

Five Acres Fact Sheet - December 2023

Swimming Pool

Position Statement: There are currently no plans to develop a swimming pool on this site. See reasons below.

1) Money / Budget

There is currently no grant funding available for a swimming pool. The Levelling Up funding will be fully spent in the provision of the planned community and leisure facilities.

- How much would it cost to build a swimming pool at Five Acres?

The quarter 2 2023 Sport England Facility costs for a 4 lane 25m swimming pool is £4.5m.

- How much would it cost to run a swimming pool facility per year?

Broadly income would be expected to cover running costs but would not generate any additional profit to repay any capital investment. So if grant funding was obtained which covered the full build cost a pool would potentially breakeven in operation.

- Do we have historic Five Acres pool usage figures?

We don't have any historical data on the old Five Acres site, although looking at the average participation data for casual swimming during quarter 1 of 2023 for the three Freedom Leisure run centres in the district, the average participation level was 1,500 per site.

2) Construction Constraints

- If we had a pool, what space would we lose?

Space is earmarked on the site for future expansion of leisure facilities. There is sufficient space and only informal green space would be lost.

- Is there space for a pool in the future?

Yes. The Sports Hall layout has been re-orientated & corridor access included to improve future buildability. In practice this would mean that if funding is identified, a new pool or sports/leisure building could be easily built on without affecting access/flow through the sports complex for users.

Local Swimming Pool Location Facts:

- Monmouth pool is 6.2 miles away
- Cinderford pool is 7 miles away
- Newent pool is 14 miles away
- Lydney pool is 9 miles away
- Whitemead is 4.8 miles away
- Lydney Outdoor Lido is 9.1 miles away

3G Pitch

Position Statement: A lot of questions have been raised about the future of 3G artificial pitch and the infill currently used. Here is position statement from national governing bodies and government stakeholders:

“The European Commission has not banned the use of intentionally added microplastic infill (rubber crumb) for 3G football turf pitches (FTPs) however, new legislation came into place in September 2023 that will place a restriction on the future sale of intentionally added microplastics, which includes polymeric infill (rubber crumb). To ensure that pitches currently in use across Europe can continue to be used and maintained until they reach their ‘end-of-life’ (typically a football turf pitch has a lifespan of 10 years), the new restriction has a transition period of eight years. It’s not yet clear what, if any, legislation on micro-plastics will be brought in by the United Kingdom (UK) Government. However, the Department for Environment, Food and Rural Affairs (DEFRA), the lead body for UK REACH, is conducting its own assessment of the situation. The Football Foundation is working with its counterparts at DEFRA and other sports bodies to understand what this will mean for 3G FTPs in England and timings for any legislative decisions. It is expected that any future decision should provide clubs and organisations sufficient time to build a sinking fund for the replacement of the surface.”

1) How many people are expected to use the 3G pitch?

Exact usage figures of the new pitch are difficult to determine at this stage, but the development of a programme of use is currently underway, in consultation with local sports clubs and Gloucestershire Football Association, to support the application to the Football Foundation - <https://docs.google.com/spreadsheets/d/1JnIutUULrbpnGvZvbLA7J-KxX9wE-c4Ot/edit?usp=sharing&oid=102641183735440667800&rtpof=true&sd=true>

But if the 3G usage follows other pitch utilisation we would expect to fill all sessions with community clubs between 5-9pm each weekday. Five Acres High School are also likely to enter into a hire agreement to secure daytime usage.

2) Why are we moving the 3G pitch closer to the leisure centre and thereby moving the tennis courts?

Due to the size of the required 3G pitch and the location of the capped mining shaft and root protection zones at the woodland edge of the site the pitch has had to shift down to be able to accommodate it.

3G pitch current spec plans

- Full sized World rugby Reg22 compliant 3G artificial pitch
- Suitable for Football and rugby training and competitive fixtures.

3) Future Sports Strategies in the Forest

- The Playing Pitch Strategy commissioned by FODDC identified a short fall of 2x full size 3G pitches across the district for the 165 teams who were identified and included in the report.

<p>Multi-Purpose Sports Hall</p>	<p>1) How many people are expected to use the Sports Hall? At this stage it is difficult to determine expected use, as a programme of use for the site hasn't been established. It also depends on the needs of residents e.g. if football is more of a priority you could have two games of 5v5 happening at once therefore 20 participants using space, or if it was a singles badminton tournament there would only be 8 participants. Consultation with local Sports clubs and community groups is continuing to inform the anticipated usage and shape elements like line marking for different sports in the hall.</p> <p>2) Why don't we have a theatre in the plans? A standalone theatre would not break even financially because its usage would be fairly limited. We have planned facilities that are flexible so the use of space is maximised, increasing income and making the project more financially stable for the future. The latest plans include a small performance venue which could accommodate static displays/exhibitions or live performance.</p> <p>The sports hall is planned to be a multi-functional space. If funding can be secured, retractable Bleacher seating to accommodate 450 people would fit inside the Sports Hall to also be used as assembly/performance space.</p> <p>Theatre Location Facts:</p> <ul style="list-style-type: none"> - The Wesley in Cinderford is 7 miles away - The Miners Hall in Cinderford is 7 miles away - The Savoy Theatre in Monmouth is 6.6 miles away - Lydney Town Hall in Lydney is 9.2 miles away - The Phoenix Theatre in Ross on Wye is 10 miles away
<p>Tennis Courts</p>	<p>1) How many people play tennis in the area? Will the courts be popular or could they be multi-purpose i.e. basketball, netball etc too...</p> <p>According to the Forest of Dean Playing Pitch Strategy, there are four tennis clubs in the Forest of Dean. Lydney TC is the largest club in the District with 212 members whilst Taynton and Tibberton TC is the smallest with 97 members.</p> <p>There are a total of 36 tennis courts identified in the Forest of Dean across 13 sites, all of which are available for community use. Of these courts, four are assessed as good quality, 13 as standard quality and 19 as poor quality.</p> <p>The tennis courts at Five Acres were identified as 'poor' and in need of upgrading.</p> <p>There has been no formal tennis played at Five Acres since Oct 2018 but the council will continue to monitor the need for upgraded tennis facilities in the</p>

	<p>district and work with the Lawn Tennis Association at the appropriate time for development.</p> <p>New build tennis courts at Five Acres will therefore need to form a future delivery phase subject to evidence of user need and funding availability. Making the courts multi-purpose for other sports will be considered during the appropriate time of development.</p>
<p>Athletics Track</p>	<p>Is the Athletics track being improved?</p> <p>The athletics track is owned by Five Acres High School. Any upgrade will be led by them, supported by the Council.</p> <p>Current Council plans have been amended to allow for a metric size athletics track to be accommodated on site in future.</p> <p>Discussions have also taken place with England Athletics regarding the New:Gen tracks. Unfortunately there is no funding but they have cost effective models which could be implemented on the site.</p>
<p>Education Facilities</p>	<p>Hartpury University & Hartpury College:</p> <ul style="list-style-type: none"> - Hartpury will be leasing two rooms within the refurbished Speedwell building for their new Aspiration Centre as a teaching outreach space. - Hartpury will need to book and pay for any additional space in the Community Sports & Leisure Hub, Sports Hall and outdoor facilities alongside other local user groups. - Making education facilities more accessible to students who live in Coleford and the surrounding area. Creating new opportunities. Less travel time and saving on carbon emissions. Potential access to electric shuttle buses. - The Hartpury Aspiration Centre plans to host a programme of events and activities aimed at raising the aspirations of young people in the Forest of Dean, particularly those most underserved. This will include raising awareness of further education, higher education and business/employer pathways harnessing local, regional and national networks.
<p>Long Term Vision & Social Value Impact</p>	<p>We are creating a hub for community activity, with sports and leisure facilities but also spaces where people can meet as community groups or meet friends for a coffee. Attractive accessible space which will encourage people to be more active and to participate in community activities. This social interaction is particularly important for people that may live on their own.</p> <p>Hartpury's presence on site will mean local young people who may not have considered further or higher education, or considered it accessible to them can access education and learning opportunities.</p> <p>Space for small businesses, may help local businesses start or grow and connect them with other people who may support and encourage them.</p>

	Longer term there is space for expansion on the site, should funding be secured for additional facilities. There is also space for a Hotel which would support the existing tourism in the area, although no proposals have been developed for this, at this stage.
--	---

For more information, please contact: Regeneration@fdean.gov.uk