

Scored criteria (0=no score, as not possible to meet the criteria, low fit = 1, medium fit = 2, high fit = 3)	Weighting (1 = low, 2 = medium, 3 = high)	Felixstowe Leisure Centre site	Brackenburg Leisure Centre site	North Development Site - Council land	North Development Site options
1 - Site capacity					
Does the site have adequate capacity to accommodate the building and car parking required? (capacity to accommodate all options fully = 3, insufficient capacity to accommodate any options fully = 0)	1.0	1.0	3.0	3.0	3.0
Score	Sub Total	1.0	3.0	3.0	3.0
2 - Strategic fit					
Would development of a new centre on the site fit well with the Council's vision for Felixstowe and the leisure strategy? (strong fit = 3, poor fit = 0)	1.0	2.0	1.0	2.5	3.0
Score	Sub Total	2.0	1.0	2.5	3.0
3 - Council ownership and availability					
Is the site in the ownership of the Council or a willing partner and available for development, therefore minimising the capital cost and improving deliverability? (the site is owned by the Council and available for development swiftly = 3, the site is not in Council ownership = 1)	1.0	3.0	3.0	3.0	2.0
Score	Sub Total	3.0	3.0	3.0	2.0
4 - Accessibility (Private Car)					
How well is the site served by road access for cars & coaches including parking?	1.0	1.0	1.0	3.0	3.0
Score	Sub Total	1.0	1.0	3.0	3.0
5 - Accessibility (Public Transport)					
How easily accessible is the site by public transport, cycling and walking?	1.0	2.0	2.0	2.0	2.0
Score	Sub Total	2.0	2.0	2.0	2.0
6 - Continuity of service for existing facilities' users					
Ability to offer continuous service to users of the existing facilities during construction with minimal disruption.	1.0	0.0	2.5	3.0	3.0
Score	Sub Total	0.0	2.5	3.0	3.0
7 - Planning issues					
Impact of planning issues likely to affect/restrict the proposed development	1.0				
Score	Sub Total	0.0	0.0	0.0	0.0
8 - Possible site constraints e.g. flood risk, poor ground conditions, environmental, archaeology etc.					
Impact of site issues likely to affect/restrict the proposed development or cost/delivery of the programme	1.0				
Score	Sub Total	0.0	0.0	0.0	0.0
9 - Visibility of the site / potential frontage					
Is the site in a visible location that will help attract new users to the site.	1.0	2.0	1.0	2.0	3.0
Score	Sub Total	2.0	1.0	2.0	3.0
10 - Synergies with surrounding land use/activities					
The extent to which use of the site will complement other related activities on neighbouring sites	1.0	2.0	1.0	2.0	2.0
Score	Sub Total	2.0	1.0	2.0	2.0
11 - Future extension potential					
The extent to which use of the site offers scope to provide future expansion to meet changing leisure needs	1.0	1.0	2.0	3.0	3.0
Score	Sub Total	1.0	2.0	3.0	3.0
Total Score		14.0	16.5	23.5	24.0
Ranking		4	3	2	1

Site	Total Score	Ranking
Felixstowe Leisure Centre site	14.0	4
Brackenburg Leisure Centre site	16.5	3
North Development Site - Council land	23.5	2
North Development Site - wider options	24.0	1

Criteria	Felixstowe Leisure Centre site	Brackenbury Leisure Centre site	North Development Site - Council land	North Development Site - wider options
1 - Site capacity	The area of the site is approximately 6,500 sqm. Therefore, it is unlikely to be large enough to accommodate the core facility mix and desired number of parking spaces. It is also unlikely to be able to accommodate the optional facilities.	The area of the site is approximately 17,000 sqm. Therefore, it should be large enough to accommodate the preferred facility mix, optional facilities and car parking. It should also allow the retention of the existing centre/the facilities it includes.	The site covers a significant area so should be able to accommodate the preferred facility mix, optional facilities and car parking.	The site covers a significant area so should be able to accommodate the preferred facility mix, optional facilities and car parking.
2 - Strategic fit	The development of a new centre on this site would fit with the Council's objective to encourage growth. However, allocating the site to develop the seafront could target tourism more and would therefore suit the Council's strategy to be a leading coastal town.	The site is in a residential area, therefore less likely to act as a gateway for tourism or promote Felixstowe.	The council would like the new Leisure Centre to act as a gateway for tourists, therefore the positioning of this site (on the outskirts of the town) suits the gateway vision. However, the location of the Council-owned land within the site would compromise the potential of a very prominent location.	The council would like the new Leisure Centre to act as a gateway for tourists, therefore the positioning of this site (on the outskirts of the town) suits the gateway vision. Depending on the exact location within the North Development Site, the centre has the potential to occupy a very prominent position.
3 - Council ownership and availability	The site is owned by the Council.	The site is owned by the Council.	The site is owned by the Council.	The various sites are not own by the Council, so it would require a land purchase or swap with Council land within the site. This is likely to be achievable; however, there may be a cost implication for the Council.
4 - Accessibility (Private Car)	The site is accessible by private car, however involves driving through the town (therefore has the potential to increase congestion) and has no main roads leading up to it. In terms of population, a total of 88,000 (48,500 aged 16-59) live within a 15-minute drive.	The site is accessible by private car however is not off a main road and is located in a residential area. In terms of population, a total of 100,000 (55,000 aged 16-59) live within a 15-minute drive. Click to see 15-minute drivetime	The site is accessible off Links Avenue (which leads from the A154) or Gulpher Road. Links Avenue is a residential road, therefore creating an access point could be an issue. Gulpher road is single lane narrow road therefore may not have the capacity to accommodate for the traffic from a new leisure centre. In terms of population, a total of 167,000 (95,000 aged 16-59) live within a 15-minute drive. Click to see 15-minute drivetime	The site is accessible by main road (A14 and A154) therefore easy to reach by car. The A14 comes in from Ipswich therefore has the potential to attract members from the Ipswich area (about 20 minute drive time from central Ipswich). The site is also easily accessible from Felixstowe High Street. In terms of population, a total of 167,000 (95,000 aged 16-59) live within a 15-minute drive. Click to see 15-minute drivetime
5 - Accessibility (Public Transport)	The site is a 20 minute walk from the rail station and the 77 Ipswich bus stops just within a 4 minute walking distance from the site. The site is also accessible from Old Felixstowe via the 173 Woodbridge bus, however requires an additional 20 minutes walking. Therefore, the site has reasonable access by public transport but could restrict those with limited mobility due to the additional walking required.	The site is a 15 minute walk from the rail station and the 76 Ipswich bus stops just within a 2 minute walking distance from the site. Therefore, the site has a reasonable access by public transport.	The site is a 15 minute walk from the rail station (to Links Avenue) and the 76 bus stops within a short walking distance from the site. However, if the site's access point is located on Gulpher Road, there will be very limited access by public transport as there are currently no buses that travel along the road or leading up to it.	The site is a 20 minute walk from the rail station however there are no buses along the A154.
6 - Continuity of service for existing facilities' users	The current facilities at the existing leisure centre would need to be demolished and then rebuilt, therefore there would be no continuity of service.	The current facilities at the existing leisure centre would still be able to be used whilst building on this site, however the dry side facilities on this site might need to be demolished before building the new leisure centre, therefore could cause disruption for users. The site is fairly large and it may be possible to keep the facilities running whilst the new leisure centre is built on a different section of the site.	The current leisure centre could continue to provide services until the new leisure centre is built on this site.	The current leisure centre could continue to provide services until the new leisure centre was built on this site.
7 - Planning issues				
8 - Possible site constraints e.g. flood risk, poor ground conditions, environmental, archaeology etc.				
9 - Visibility of the site / potential frontage	The site is located on the seafront, therefore may be able to attract people who are visiting the seafront/beach area. However, the site is fairly hidden from those visiting Felixstowe for the first time or just passing through.	The site is located in a residential area with poor frontage.	The site potentially has reasonable frontage, however depends largely on where the centre is located within the site.	The site has very good frontage as it is located on the main road leading up to Felixstowe.
10 - Synergies with surrounding land use/activities	The site has the potential to complement the activities in the neighbouring area, however it will depend largely on the seafront development plans.	The site will not complement the area, as it is located in a largely residential area with few complementary commercial opportunities.	The site has the potential to complement the activities in the area (there was a suggestion of co-located the leisure centre and a new school on this site) however depends largely on the development plans.	The site has potential to complement the activities in the area (there was a suggestion of co-located the leisure centre and a new school on this site) however depends largely on the development plans.
11 - Future extension potential	The site's size (6,500 sqm) means that future extension potential is very limited.	The site is large (17,000 sqm), therefore there is some potential for future extension. However, the site is constrained by the residential housing and extending the centre in the future could be an issue with local residents.	The site is large and has good extension potential.	The site is large and has good extension potential.

Felixstowe Leisure Centre
Site Options Appraisal
 Scoring Summary

Site	Total Score
Felixstowe Leisure Centre site	14.0
Brackenbury Leisure Centre site	16.5
North Development Site - Council land	23.5
North Development Site - wider options	24.0

Scored criteria (0=no score, as not possible to meet the criteria, low fit = 1, medium fit = 2, high fit = 3	Felixstowe Leisure Centre site
1 - Site capacity	1.0
2 - Strategic fit	2.0
3 - Council ownership and availability	3.0
4 - Accessibility (Private Car)	1.0
5 - Accessibility (Public Transport)	2.0
6 - Continuity of service for existing facilities' users	0.0
7 - Planning issues	0.0
8 - Possible site constraints e.g. flood risk, poor ground conditions, environmental, archaeology etc.	0.0
9 - Visibility of the site / potential frontage	2.0
10 - Synergies with surrounding land use/activities	2.0
11 - Future extension potential	1.0
Total	14.0
Ranking	4

Ranking
4
3
2
1

Brackenbury Leisure Centre site	North Development Site - Council land	North Development Site - wider options
3.0	3.0	3.0
1.0	2.5	3.0
3.0	3.0	2.0
1.0	3.0	3.0
2.0	2.0	2.0
2.5	3.0	3.0
0.0	0.0	0.0
0.0	0.0	0.0
1.0	2.0	3.0
1.0	2.0	2.0
2.0	3.0	3.0
16.5	23.5	24.0
3	2	1

Felixstowe Leisure Centre
Site Options Appraisal
 Accessibility Population Statistics

Felixstowe							
ID	From	To	Population	Male	Female	Age <5	
1	0	5	13,547	6,463	7,084	611	
2	5	10	16,879	8,285	8,594	961	
3	10	15	57,764	28,375	29,389	3,799	
			88,190	43,123	45,067	5,371	
						Under 5	

Brackenbury							
ID	From	To	Population	Male	Female	Age <5	
1	0	5	14,817	7,076	7,741	691	
2	5	10	17,997	8,853	9,144	1,016	
3	10	15	66,802	32,838	33,964	4,408	
			99,615	48,767	50,848	6,115	
						Under 5	

North Development Site							
ID	From	To	Population	Male	Female	Age <5	
1	0	5	22,277	10,737	11,540	1,127	
2	5	10	34,932	17,162	17,770	2,198	
3	10	15	110,236	54,437	55,799	7,122	
			167,445	82,336	85,109	10,448	
						Under 5	

	Felixstowe	Brackenbury	North Development Site
Total	88,190	99,615	167,445
Male	43,123	48,767	82,336
Female	45,067	50,848	85,109
Under 5	5,371	6,115	10,448
5-15	11,460	12,856	21,283
16-59	48,549	55,206	94,941
60 and over	22,810	25,438	40,773

Age 5-7	Age 8-9	Age 10-14	Age 15	Age 16-17	Age 18-19	Age 20-24	Age 25-29
400	239	713	164	317	281	605	532
592	371	1,046	215	447	378	824	787
2,174	1,312	3,510	725	1,508	1,246	3,138	3,697
3,166	1,922	5,269	1,104	2,272	1,905	4,567	5,016
5-15	5-15	5-15	5-15	16-59	16-59	16-59	16-59

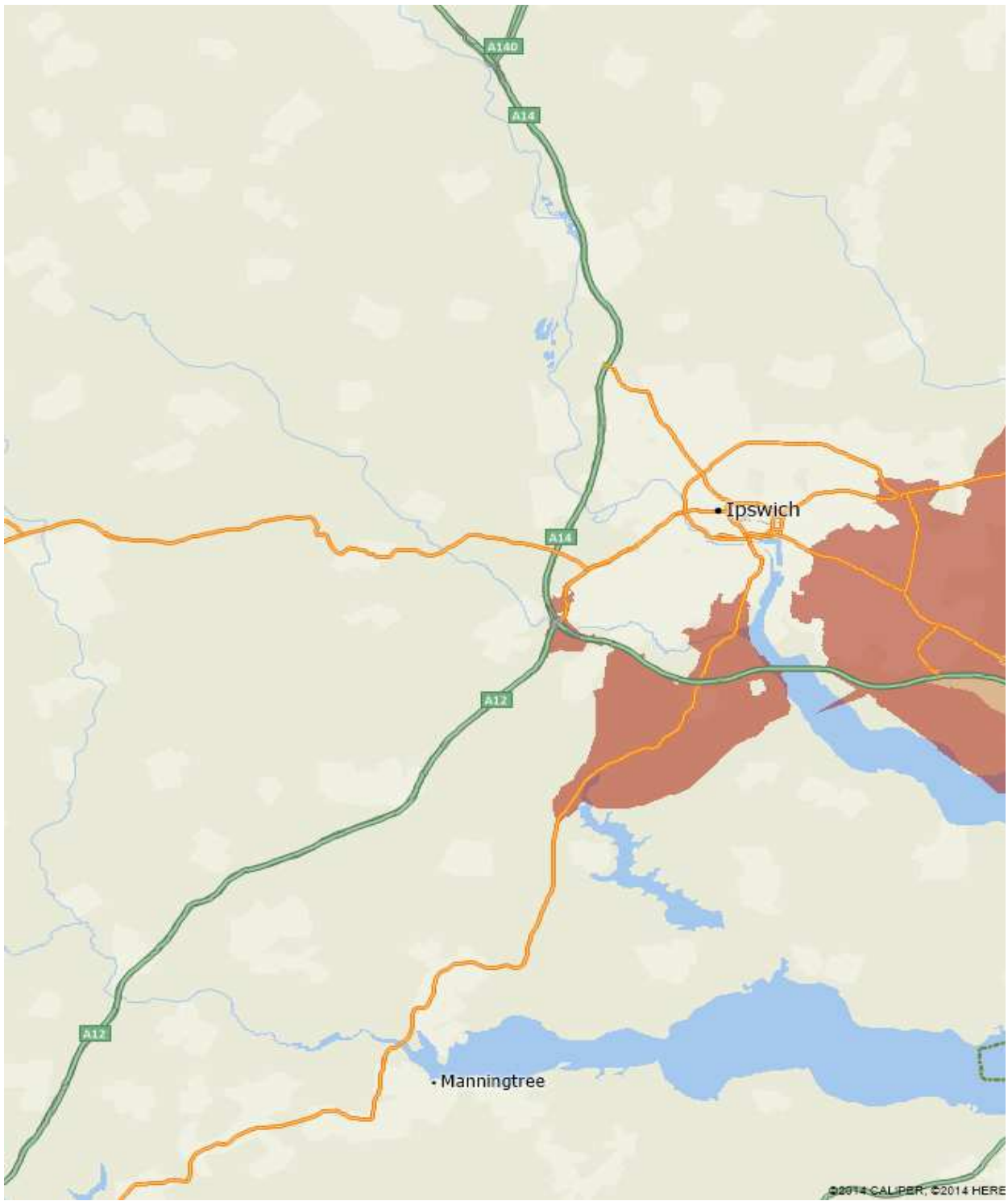
Age 5-7	Age 8-9	Age 10-14	Age 15	Age 16-17	Age 18-19	Age 20-24	Age 25-29
449	268	786	181	349	313	681	598
633	400	1,137	231	484	399	860	833
2,480	1,484	3,983	826	1,711	1,468	3,760	4,437
3,562	2,152	5,905	1,237	2,544	2,180	5,302	5,868
5-15	5-15	5-15	5-15	16-59	16-59	16-59	16-59

Age 5-7	Age 8-9	Age 10-14	Age 15	Age 16-17	Age 18-19	Age 20-24	Age 25-29
711	426	1,237	273	544	492	1,080	969
1,346	844	2,262	459	977	750	1,702	1,903
3,834	2,279	6,299	1,311	2,805	2,705	7,020	7,864
5,892	3,550	9,797	2,044	4,326	3,947	9,802	10,736
5-15	5-15	5-15	5-15	16-59	16-59	16-59	16-59

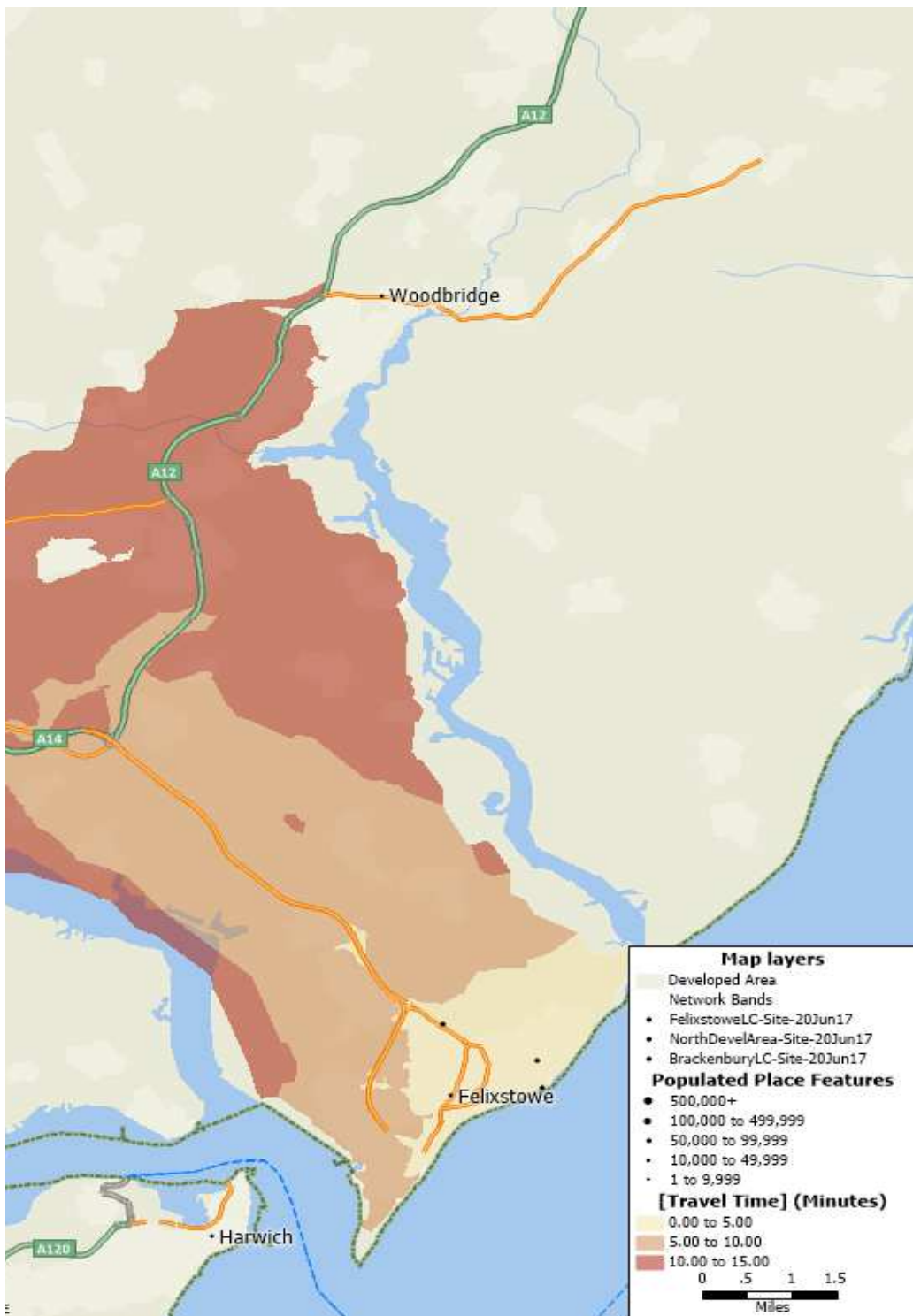
Age 30-44	Age 45-59	Age 60-64	Age 65-74	Age 75-84	Age 85-89	Age 90+
2,062	2,772	1,120	1,798	1,271	402	259
3,175	3,698	1,217	1,633	1,097	285	152
11,908	11,174	3,574	4,899	3,614	947	541
17,145	17,643	5,911	8,330	5,982	1,634	953
16-59	16-59	60 and over	60 and over	60 and over	60 and over	60 and over

Age 30-44	Age 45-59	Age 60-64	Age 65-74	Age 75-84	Age 85-89	Age 90+
2,300	3,031	1,206	1,921	1,351	424	268
3,401	3,965	1,288	1,728	1,171	294	157
13,850	12,764	4,092	5,613	4,153	1,120	653
19,552	19,760	6,586	9,262	6,675	1,837	1,078
16-59	16-59	60 and over	60 and over	60 and over	60 and over	60 and over

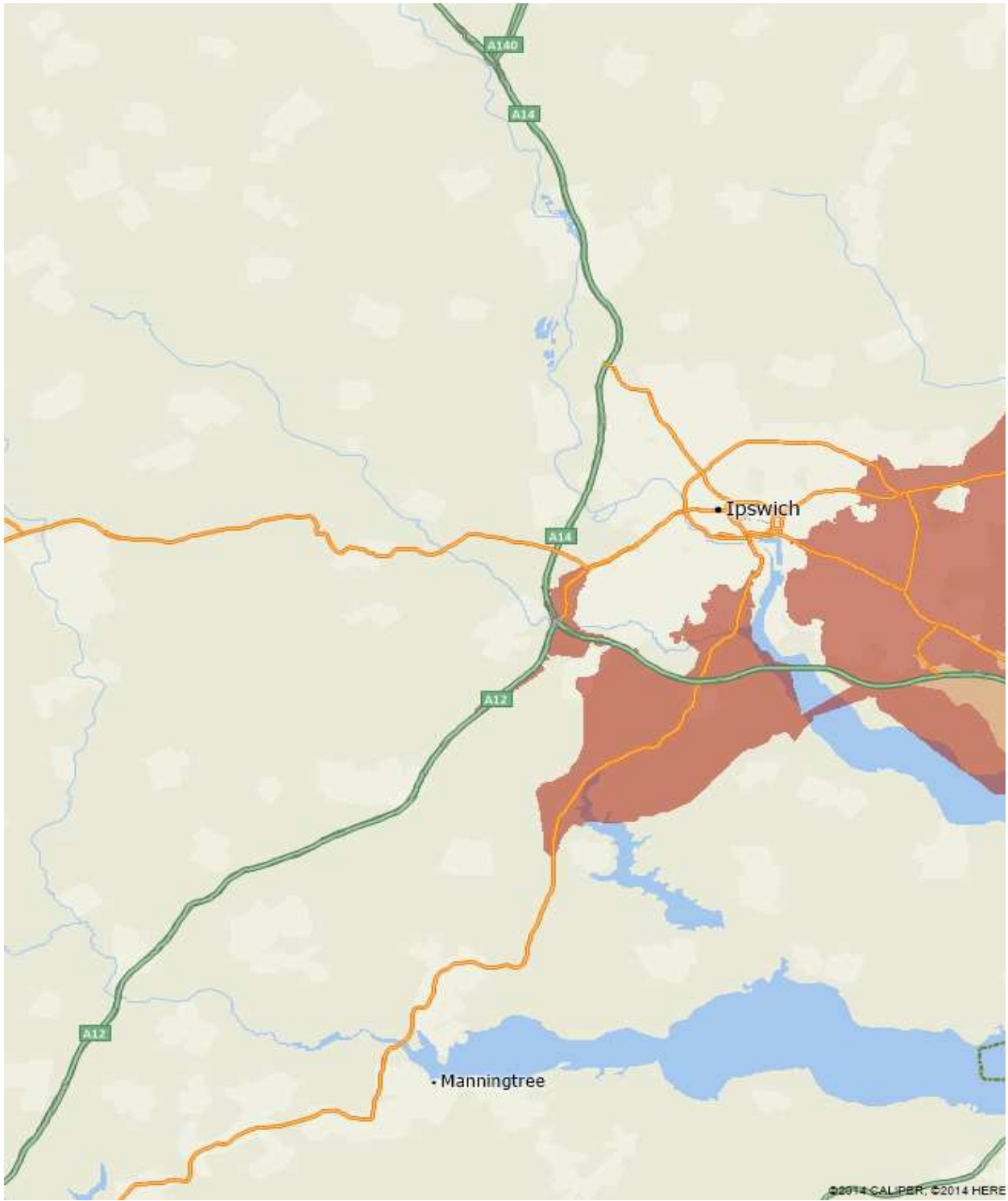
Age 30-44	Age 45-59	Age 60-64	Age 65-74	Age 75-84	Age 85-89	Age 90+
3,715	4,667	1,738	2,605	1,808	549	336
7,026	7,140	2,268	3,069	2,178	533	273
22,636	20,944	6,610	9,118	6,727	1,856	1,107
33,378	32,751	10,616	14,792	10,712	2,937	1,716
16-59	16-59	60 and over	60 and over	60 and over	60 and over	60 and over



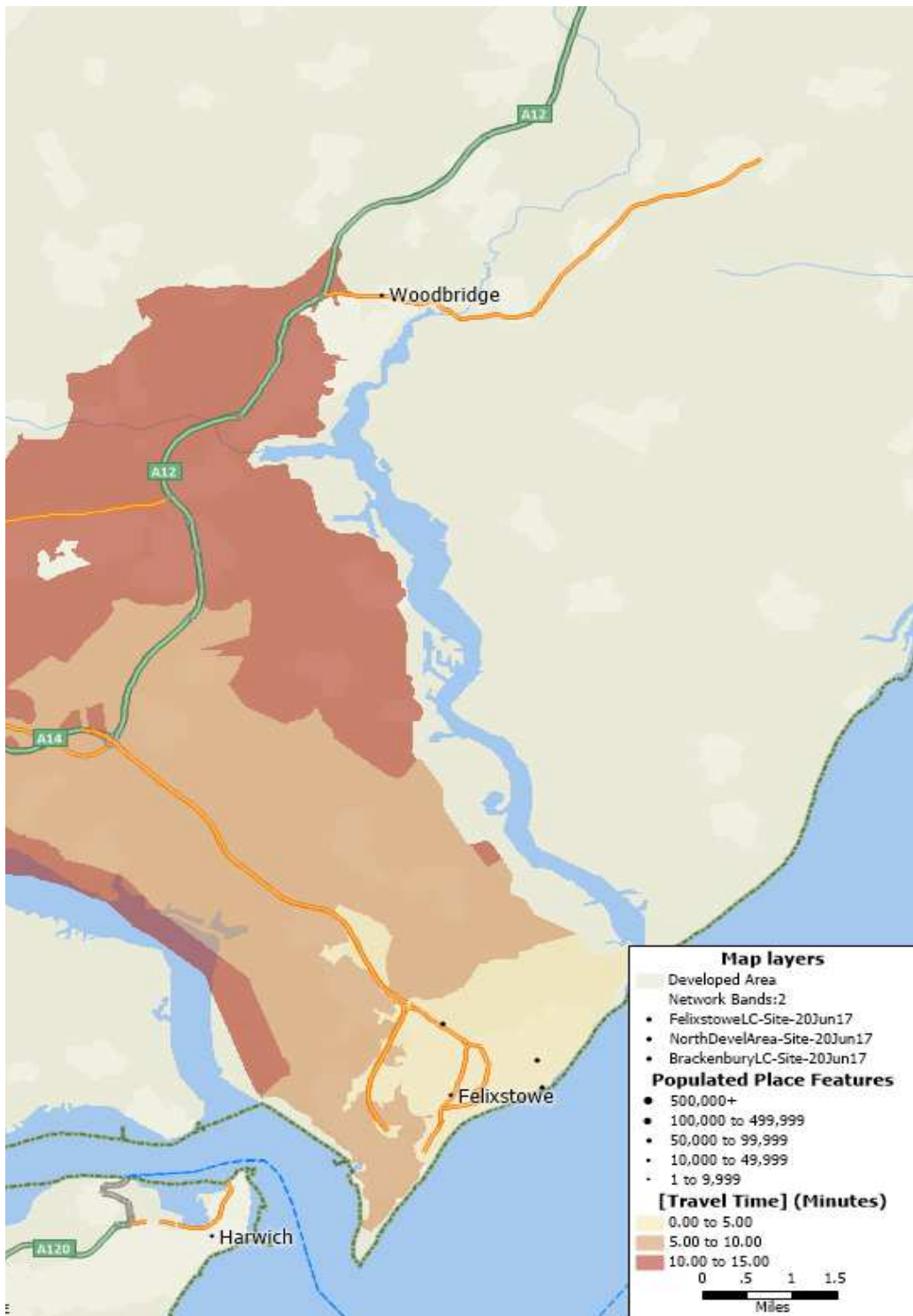
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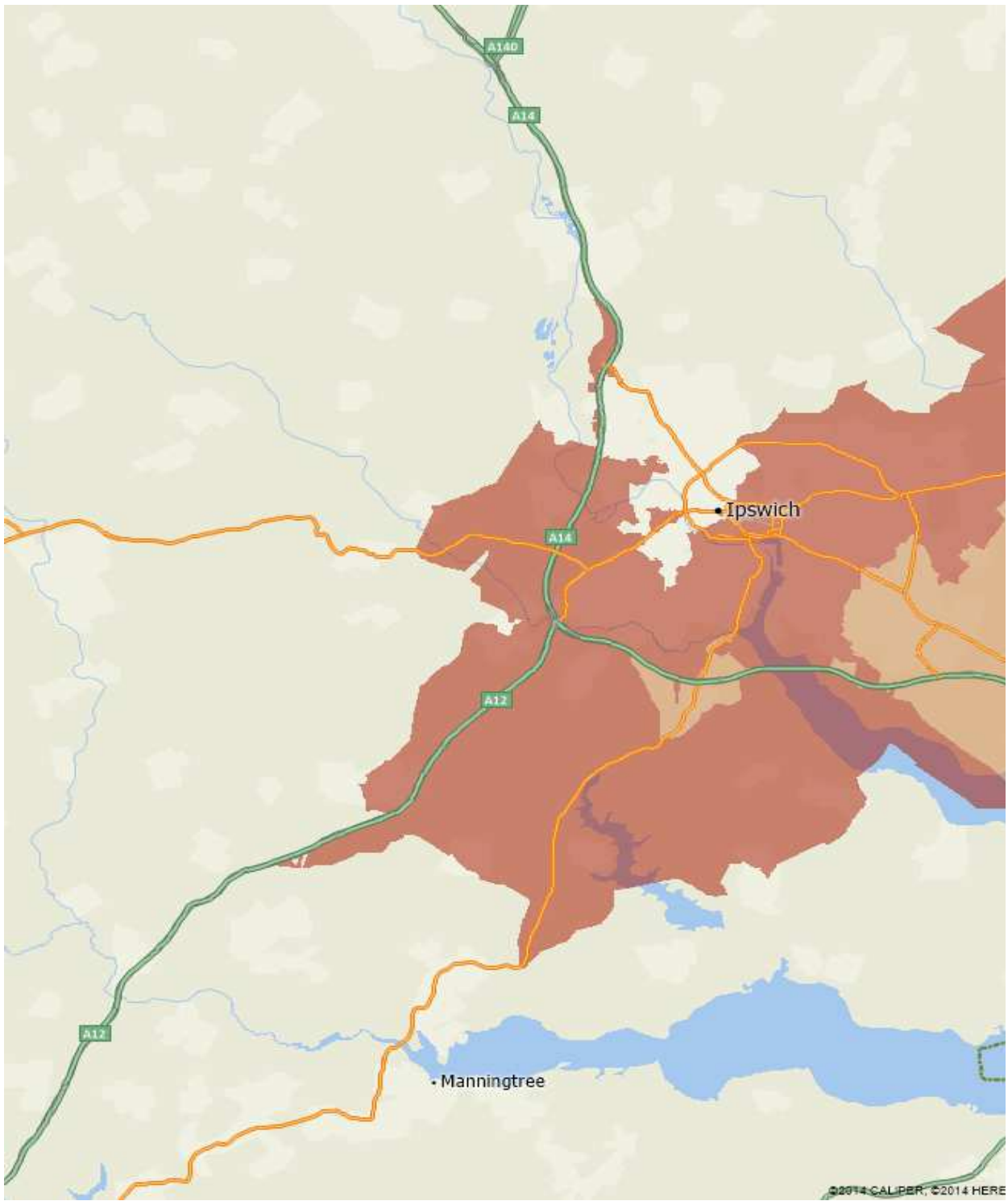
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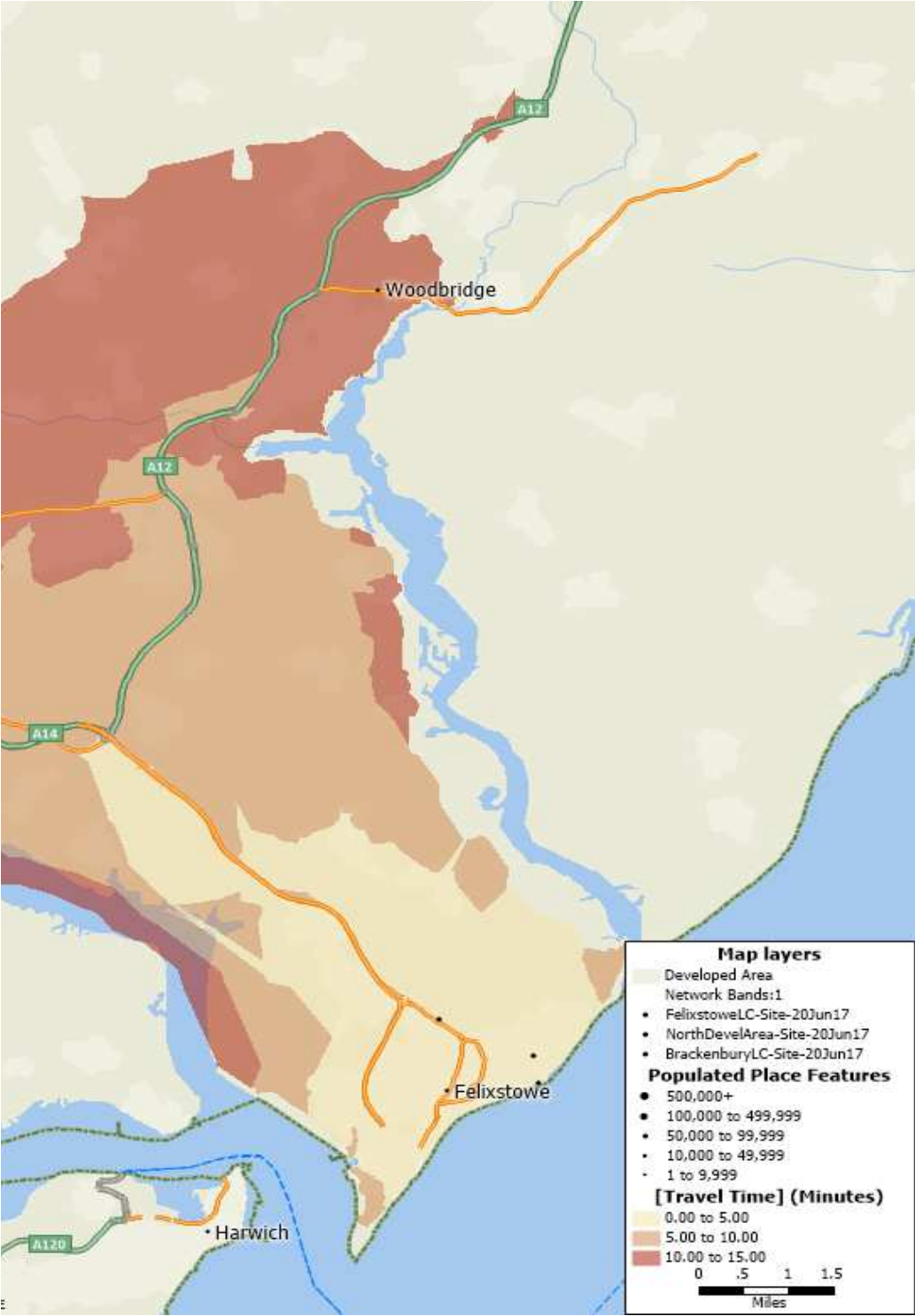
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