



## **SEVENOAKS DISTRICT COUNCIL**

# **SPORTS FACILITIES STRATEGY STRATEGY & ACTION PLAN - FINAL REPORT**

**AUGUST 2024**

QUALITY, INTEGRITY, PROFESSIONALISM

**Knight, Kavanagh & Page Ltd**  
Company No: 9145032 (England)

**MANAGEMENT CONSULTANTS**

Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF  
T: 0161 764 7040 E: [mail@kcp.co.uk](mailto:mail@kcp.co.uk) [www.kcp.co.uk](http://www.kcp.co.uk)



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# SEVENOAKS DISTRICT COUNCIL SPORTS FACILITIES STRATEGY – FINAL REPORT

## PART 1: INTRODUCTION

This is the Sevenoaks District Council (SDC) Sports Facilities Strategy and Action Plan report for the period 2024-2040. Recommendations draw upon the Sevenoaks District Needs Assessment Report 2024. Both documents were prepared by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP).

The Sports Facilities Assessment and Strategy is part of a wider series of inter-related documents for sport and recreation that include a Playing Pitch and Outdoor Sports Strategy (PPOSS). The inter-relationship between the portfolio of documents must be noted as some of the sports covered by the PPOSS also access indoor facilities for matches/training or use such areas on an informal basis. Similarly, there are indoor sports venues at/alongside which playing pitches and/or other outdoor facilities are located.

The Needs Assessment and the Strategy were both prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities Guidance - for Indoor and Outdoor Sports Facilities) and in consultation with SDC, Sport England, national governing bodies of sport (NGBs), Active Together, local sports clubs and key stakeholders.

### 1.1: Purpose

The Strategy provides SDC with a comprehensive assessment of the current facilities available and future supply and demand needs for provision over the next 16 years. It delivers a clear evidence base and recommendations to inform future development and/or consolidation of facilities, partnership development opportunities and funding applications.

SDC is committed to catering effectively for the changing economic and demographic (i.e., rise in the number and proportion of older population) profile of the area. Based on the needs assessment, it can make informed decisions to ensure that facilities are located in the right places to enable the maximum number of local people to take part in regular, meaningful physical activity and sport.

Built on a comprehensive, up-to-date evidence base in line with the Local Plan, it sets out a strategic, action plan-based approach to the enhancement of existing, and creation of new, sporting provision – designed to ensure that residents can be physically active, healthier and, where appropriate, achieve their physical, sporting, health, and wellbeing ambitions in the local community. The Sevenoaks Sports Facilities Strategy report shall look to succinctly present the current position for indoor sports facilities and identify a list of priorities to support the development of sport across the Authority. It shall also provide a list of recommendations for all sites as to how sport can be better supported through enhancing existing provision, developing new facilities where needed and ensuring existing facilities continue to operate effectively.

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## PART 2: NEEDS ASSESSMENT FINDINGS

### 2.1: General findings

SDC recognises the importance of its leisure facility stock to physical activity, health and wellbeing, and is committed to its retention via the presumption (in planning policy) against any net loss of active sport and leisure facilities. With White Oak Leisure Centre in the North of the Authority (Swanley), Sevenoaks Leisure Centre servicing the largest town and population centre and Edenbridge Leisure Centre to the South there are three public leisure facilities catering for the District's need for sport.

Alongside the three public leisure centres there are several well catered school sites with lots of sporting provision. These facilities play a large role in accommodating the need for sport with a particular importance for sports halls and swimming pools with eight accessible 4+ court sports halls and five school 4+ lane swimming pools open to community use.

Accompanying the Council's priorities for sport there is the need to align with Active Kent and Medway's latest strategy, Move Together (2023-2027). This looks to get more people more active by connecting communities, instilling strong foundations for children to enjoy being active and supporting local organisations to better understand their community by creating partnerships with individuals and groups.

SDC also has a commitment to tackle the challenges of climate change by working closely with local communities to improve the resilience of the District. As such, energy efficiency savings to public leisure centres should be prioritised as an objective from the Strategy.

Apart from this, in general, existing stock (and provision in neighbouring areas) is meeting current resident demand. There is a need to maintain/improve quality and ensure that facilities remain community accessible, good quality and attractive. There is also a specific need to plan for the long-term refurbishment / replacement of Edenbridge Leisure Centre and Sevenoaks Leisure Centre.

### 2.2: What do we know about facilities and activities in Sevenoaks?

This section includes summary findings from the needs assessment for the key indoor facility types (sports halls, health and fitness, swimming pools, squash, gymnastics, indoor bowls, indoor tennis and climbing walls).

#### Sports halls

There are 30 sports halls at 26 sites (a total of 68 badminton courts) in Sevenoaks. 12 halls have 3+ court halls (52 courts). In quality terms, there are five halls (24 courts) rated above average quality, four below average (16 courts) and one poor quality court (please see Needs Assessment Report for details on the locations of these). Two four court halls at Orchards Academy and Radnor House Sevenoaks were not assessed.

In the SDC area, 45,116 residents (38.2% of the total population) live within one mile of a community accessible sports hall. Of the remaining 73,049 people (61.8% of the population) living outside the one-mile radius, 8% (6,343 people) are deemed as living in areas of higher deprivation.

There are 29 sports halls with 3+ courts located within two miles of the Authority boundary. The largest of these halls is located at the Angel Centre (Tonbridge and Malling) which provides a 6-court hall and is accessible on a pay and play basis. All are considered likely

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to be attracting residents from all realms of the District. For some residents their closest facility may be located in a neighbouring authority.

There is some capacity at existing facilities (within the Authority) to accommodate an increase in population and there are several instances where schools have limited community use opening hours. The sports halls provided at Knole Academy, Trinity School Sevenoaks, St Michaels School, Weald of Kent Grammar School and West Heath School are all open to community use but have much shorter opening times than what would be expected from a fully accessible sports hall. This significantly limits the potential useable space within the Authority.

Most sports halls in the Authority are owned and managed in house by the respective education institution. SDC's influence on overall sports hall programming, pricing and management is limited by the fact that it only owns Edenbridge, Sevenoaks and White Oak leisure centres all of which are operated by Everyone Active.

There are five sports halls showing 80% usage of their total opening hours meaning they are operating as 'comfortably full' through Sport England capacity guidance threshold. As such there is limited capacity at facilities to accommodate additional demand generated via increased participation and/or a population increase. As previously stated however, there are instances where schools have restricted opening hours which if increased could address this issue. Priorities should therefore be placed on increasing opening hours capacity of existing stock rather than enhancing and developing new provision.

There will also be a need to consider how the increasingly ageing population chooses to use leisure time which may affect levels of demand for different activities. Access to daytime facilities for older people, the unemployed, home workers and stay at home parents is key and school facilities, unless specifically designed for this, are not able to provide community access for safeguarding reasons.

Overall, while the Authority has sufficient sports hall courts available and accessible to meet current demand, there is a need to maintain the quality of its above average sites and invest in the below average sports halls to ensure that they meet modern user expectations.

Sports halls across Sevenoaks hold particular importance for basketball and badminton, with a majority of netball taking place on outdoor courts. Badminton England confirm Kent is deemed a very strong county and supporting growth in the area is a priority, with Sevenoaks BC and Hildenborough BC the two affiliated clubs within Sevenoaks. Netball reports high demand for sports hall but a lack of availability on the days and times to suit junior members (early evening) and within reasonable travelling distance.

Sevenoaks Suns Basketball Club has over 400 members and access eight venues across three local authorities to accommodate all demand. It is actively working with Knole Academy as it has aspirations to develop an indoor arena with FIBA and netball Super League dimensions and a show court with 500+ spectator seating. The development of such a facility would better support the clubs long term ambitions to progress as a professional club but will have lots of associated costs and result in a loss of playing field at the school.

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### Swimming pools

The audit identified 19 swimming pools at 16 sites of varying size. Of this total supply there are nine main/general pools across as many sites that provide 4 or more lanes and are 20m+ in length.

Pools are predominantly located in the more densely populated settlements such as Sevenoaks, Edenbridge to the South and Swanley to the North. The largest venues are at Sevenoaks Leisure Centre, Sevenoaks School (Sennocke Centre) and White Oak Leisure Centre each providing a 6-lane 25m pool. Both leisure centre sites have accompanying learner pools provided.

The average age of swimming pools in the authority is 16 years old. This is largely swayed by White Oak Leisure Centre and West Heath School having opened or been refurbished in 2022. They are, as a result, generally well positioned to meet modern user expectations. Quality ratings portray that of the nine main pools one is of a good quality, four are above average, two are below average and two have not been assessed (as access to the schools (Radnor House and The Granville School) was not obtained).

Edenbridge Leisure Centre swimming pool was built in 1986 and at 38 years old, is now operating beyond its anticipated life expectancy. There is a need to undertake an options appraisal to determine whether it should be extensively refurbished or replaced.

Sevenoaks Leisure Centre was built in 1985 and subsequently refurbished in 2001. It has been 23 years since the pool was last enhanced resulting in a below average quality rating. Again, the long-term future of the facility needs to be determined. Sevenoaks District Council has been successful in applying for funding through phase one of the Swimming Pool Support Fund for Sevenoaks Leisure Centre however, this facility is of an age and its long-term future also needs consideration.

The remaining pools are located at education sites. All of which are assessed as above average where quality is known. The most notable findings from school consultations are the pool at St Michaels School has a need to install new air handling units within the next 10 years, and the pool at Sevenoaks School requires new filters and replacement of the dosing unit pumps in the short term. It is also considering installing a pool cover to increase energy efficiency.

Analysis confirms that 51,836 (43.9%) of the population lives within one mile of a main swimming pool (4 lanes x 20m) or larger. Of the 6,343 people living in areas of higher deprivation in Sevenoaks (i.e., those living in the 30% most deprived areas), all (100%) live within one mile of a swimming pool.

The three public leisure pools are accessible on a pay and play basis. Of the remaining school-based swimming pools, only Sevenoaks School (Sennocke Centre) is accessible on a pay and play basis however, there are significant limitations on this, and Granville School is not accessible and used privately by the school. The remaining 20m+ swimming pools are open to sports clubs and community associations (private swim schools/ swimming clubs).

There is a need to maintain current provision and plan for the long-term future of Edenbridge Leisure Centre and Sevenoaks Leisure Centre to ensure that the District has adequate water supply for public swimming, clubs, learn to swim etc. Failure to replace it is likely to create a water deficit when considering the heavy reliance upon swimming pools based at school sites across the District where long term access is not guaranteed.

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There is high demand from swimming clubs within Sevenoaks and it is also an importer of demand from clubs outside Sevenoaks.

There are 11 main swimming pools within two miles of the SDC boundary. Four offer pay and play access, four require registered membership and three are accessed via sports club/community association.

### **Health and fitness**

There are 15 health and fitness gyms in Sevenoaks offer 717 stations. Ten venues provide over 20 stations which give a combined total of 644 stations. They are, primarily, located in main settlement areas. Of the ten health and fitness sites, two are rated good, seven are rated above average and one (Moor Energy Fitness Club) is below average.

There are 23 qualifying sites i.e. venues with 20+ stations (totalling 1,628 stations) located within two miles of the Sevenoaks boundary. Four offer pay and play access, one is available to sports clubs/community organisations whilst the remainder all require some form of membership. All are considered likely to attract/cater for some SDC residents.

Since the site audit, Edenbridge Leisure Centre has been extended and the number of stations increased by 14 stations to 50 stations.

Over 46% of Sevenoaks population lives within 20 minutes' walk of a health and fitness facility with 20+ stations and community access. Consequently, 53.4% of the population is likely to need to use a car or public transport to access facilities. Almost all (99.4%) of the population lives within 20 minutes' drive of a health and fitness facility. There are six 20+ station health and fitness centres with pay and play accessibility, with the remaining three open on a registered membership policy.

Based upon UK penetration rates there is a current need for 673 stations in Sevenoaks. This will grow to 789 by 2040 taking account of a comfort factor (particularly at peak times). When comparing the number of current community available stations (717) and accounting for the comfort factor, there is a current supply demand balance however, in the future there is a shortfall of 72 stations by 2040. It is, however, recognised that the significant supply of 1,628 stations within two miles of the local authority boundary to a degree counterbalances this shortfall.

All three public leisure centres are owned by SDC and managed and operated by Everyone Active. The quality breakdown identifies two above average centres and one good quality site at White Oak Leisure Centre.

As noted, health and fitness facilities are an important facet of leisure provision. Income derived can offset the cost/underpin the viability of other aspects of provision, especially swimming and targeted physical activity programmes such as exercise on referral. The challenge is to continue to provide overall opportunity while ensuring that people with specific health needs or people in rural locations can access health and fitness facilities on a casual and regular basis.

There are 25 studios in Sevenoaks. The Howard Venue, a purpose built dance venue is an exemplar community asset that has commercial and community partnerships to the benefit of the local community. The extensive programming and range of partnerships is commendable.



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It however requires a new moveable wall (the existing one has reached the end of its anticipated life (costs c.£64k) and a new electronic seating system (costs c.75k) to improve efficiency and maximise operations.

### **Gymnastics**

There is one dedicated gymnastics facility in Sevenoaks located at Walthamstow Hall Senior School. There are a further five sites that accommodate gymnastics demand within Sevenoaks. Most provision caters for recreational gymnastics, artistic (floor and vault) and there is some boys gymnastics available.

In total 90% of the district population lives within a 20-minute drive of a gymnastics club/facility. Of the area's six gymnastics clubs, only Lightning School of Gymnastics operates out of a dedicated gymnastics venue.

Consultation identified high demand in the locality, particularly in the pre-school age group. Overall, there is a need for more high-quality gymnastics provision.

Lightning School of Gymnastics accesses the space at Walthamstow Hall Senior School who confirm the ceiling is too low for aerial gymnastics and reports occasional roof leaks and a faulty heating system.

The Club identified that it has recently secured a much larger venue which will be able to accommodate all its demand in the one centre. The ceiling at this location is higher as it is a converted hay barn. It is currently arranging the head of terms and raising funds to make the building watertight and convert it for gymnastics. It will have a ten-year lease and intends to have conversion/repair work completed by the end of 2024. The new facility is of significant size and will attract from a larger catchment area of 30 minutes' drive time which will serve almost all the Authority with the exception of a small rural area in the far south of the authority.

White Oak Gymnastics Club is based at White Oak Leisure Centre in the sports hall and studio for its weekly sessions. It reports that it would like to expand and recruit additional coaches to increase capacity of the existing groups. The long term succession planning of the Club is required as the current owner is approaching retirement age.

### **Squash**

Sevenoaks's current population is 121,106 (2022 Census) and it has 11 courts. Applying the England Squash benchmark for provision would suggest that there is demand for one additional court to meet local community needs. When taking future population growth (to 2040) into account there is a need for a total of 13 courts. Drivetime catchment suggests that approximately 97% of Sevenoaks residents live within a 20-minute drive of a squash facility within the Authority.

Courts are located at Ash Green Sports Centre; Edenbridge Leisure Centre; Walthamstow Hall (1), Knole Park Golf Club (2) and Hartley Country Club and Sevenoaks School (3). The courts at Edenbridge Leisure Centre, Knole Park Golf Club and Sevenoaks School are available on a pay and play basis, Ash Green Sports Centre and Hartley Country Club require a membership for access and Walthamstow Hall is only for private use.

The quality of courts is evenly split with six above average courts (Ash Green Sports Centre, Hartley Country Club and Knole Park Golf Club) and five below average courts (Edenbridge Leisure Centre, Sevenoaks School and Walthamstow Hall). Sevenoaks School has plans to



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install new flooring and cosmetic work to its walls, whilst Knole Park Golf Club has aspirations for a third court installation at the site to enable it to have a show court for league matches and so that it can better accommodate spectators. However, the Club also confirms that it has capacity to take on more members as its two courts are underutilised and booking sheets online confirm that there is significant capacity within its existing two courts.

Current provision is meeting current demand, there is no need for additional squash courts in the District. Should the demand for squash increase, there is opportunity to explore the option of making existing courts available to the community prior to developing new provision.

Edenbridge Leisure Centre has seen a decline in the demand for squash and currently utilises its courts for alternative provision, chiefly table tennis.

### **Indoor bowls**

There are two dedicated indoor bowls facility in Sevenoaks at Sevenoaks Indoor Bowls Centre and White Oak Indoor Bowls Centre both of which provide eight rinks.

Sevenoaks Indoor Bowls Centre is assessed as above average and requires a new heating, carpet underlay, a new door and improved energy efficiency. Since the production of the Needs Assessment report, the Club has signed a new lease with Sevenoaks District Council for a period of 25 years which will to expire in 2049. An update provided in July 2024 suggests that the District Council and bowls club have made progress with this.

White Oak Indoor Bowls has a good quality rink that has a leaking roof. The Club has six years remaining on its lease with Sevenoaks District Council which it would like to extend.

In total 99% of the district population lives within 30 minutes' drive of the facilities at Sevenoaks Indoor Bowls Centre and White Oak Indoor Bowls Centre.

The increasing number/proportion of older people in the Authority makes it likely that demand will increase but not to the extent that new provision is required. There is, thus, no requirement for additional purpose-built indoor bowls facilities now or in the near future.

### **Indoor tennis**

There is one indoor tennis facility in the Authority at Sevenoaks School which is accessible on a pay and play basis with limited access. The site provides three above average indoor courts that were first installed in 1984 and were re-furnished in 2005. The courts are now due to be re-lined and may be resurfaced if the school can afford to do so despite the courts being assessed as above average.

The majority (95%) of the Authority's population lives within a 30-minute drive of Sevenoaks School. In the wider area, there are seven indoor tennis facilities available on a registered members, pay and play or sports club/ association basis.

The audit identified demand for padel tennis and Sevenoaks School has expressed an interest in installing padel tennis courts at the site to better support tennis demand. An assessment of outdoor tennis provision is yet to be conducted and will be provided in the Playing Pitch and Outdoor Sports Strategy full summer Needs Assessment report.

Consultation with Sevenoaks Padel Club has shown an ambition to develop 6-indoor padel tennis courts with meeting room and bar/cafe in the Sevenoaks area and has identified a

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location at Polhill Garden Centre. It is currently in discussions with the garden centre and has sought pre planning advice with the intention of submitting a planning application later in 2024. The Club has the support of the Lawn Tennis Association for the development of indoor courts in the area.

### **Climbing walls**

There are no climbing walls (bouldering or top roped) in the Sevenoaks area. There are four facilities within 30 minutes drivetime catchment of the district. 95% of Sevenoaks residents are within the 30 minutes drivetime catchment of a climbing wall centre.

It is likely, on the basis that there are no facilities in Sevenoaks, that the BMC would support the development of dedicated rope climbing facilities, especially where there is potential to support performance training and competition hosting.

The audit did not identify demand for a climbing facility in Sevenoaks, however, this could change with the inclusion of speed climbing in the Olympics, which may increase awareness and demand.

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## PART 3: VISION AND STRATEGIC RECOMMENDATIONS AND ACTION PLAN

The principal opportunity/challenge for Sevenoaks is to ensure that there is continuous investment in indoor and built facilities and that they are, consequently, fit for the future. There is a need to balance the needs of the core market of sports consumers who already participate with ensuring the growth of existing or new activities which meet the needs of new participants and the authority's growing population of older residents.

Sevenoaks District Councils vision for sport and leisure provision in the area for the period 2023 - 2040 reflects the clear requirement to ensure that facilities are meeting the needs of the people of Sevenoaks, support the growth of sport and provide spaces for people to enjoy being active. The proposed vision is:

“To work with partners to create high quality, sustainable sports facilities which meet community need, increase participation and support mental and physical wellbeing now and in the future.”

### 4.1: General strategic objectives

Below are the recommended short, medium and long-term objectives. (Short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years). Not all of these are the responsibility of the Council and can / should be completed by SDC. Some of these actions are the responsibility of leaseholders and facility owners. KKP advise that SDC works with relevant partners and sporting clubs to pursue these outcomes.

SDC and/or other agencies including Everyone Active (where applicable in partnership) will:

#### Short term

- ◀ Determine the leisure provider for Edenbridge Leisure Centre and Sevenoaks Leisure Centre, with the current contract granted to Everyone Active scheduled to expire in April 2025.
- ◀ Undertake an options appraisal of Edenbridge Leisure Centre and Sevenoaks Leisure Centre to determine whether they should be extensively re-furnished or replaced.
- ◀ Commission the Sport England Facilities Planning Model for sports halls and swimming pools to further provide a detailed quantitative and spatial assessment of the supply and demand of pools. This will be used to inform the options appraisal as it accounts for cross boundary movement and improves the robustness of this report for the Local Plan.
- ◀ Develop a system to, as early as possible, identify and tackle investment, maintenance, and refurbishment requirements to protect and improve the District's existing sports facilities.
- ◀ Seek to reduce sports facility energy consumption in line with SDC Climate Change Strategy. Existing facilities should be adapted to ensure that they are as energy efficient as possible and any new developments should, as a priority consider where and how to enable reductions in energy use/costs and carbon emissions.
- ◀ Work with schools to maintain and where necessary improve the quality and availability of their sports hall facilities, particularly in relation to the extensive facilities at Sevenoaks School.
- ◀ Ensure that Sevenoaks residents, especially communities which face specific barriers to participation (e.g., people living in rural areas and those with specific health needs) can access sport and physical activity provision.
- ◀ Ensure that affordable pay and play/casual participation opportunity is available and accessible in the Authority.

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- ◀ Replace the four-court sports hall at Orchards Academy with a new sports hall and ensure a CUA agreement is secured to support the growth of sport across the Authority.
- ◀ Look to increase the opening hours of community accessible sports halls provided at Knole Academy, Trinity School Sevenoaks, St Michaels School, Weald of Kent Grammar School and West Heath School as an affordable means to improve access to sports halls.

### Medium term

- ◀ Look to formalise longer term lease agreements for White Oak Indoor Bowls Club when the existing lease expires in 2029 to ensure the long-term sustainability for indoor bowls across the Authority.
- ◀ Given the increases in the number of people aged 35-44 and over 65, consider options to support providers to increase the volume of activity and participation opportunity for people in these age groups.
- ◀ Invest in and install appropriate energy-efficient products including heating, ventilation, fittings, controls, sensors, heat pumps and recovery systems.
- ◀ Implementation of the recommendations from the Options Appraisal regarding Sevenoaks Leisure Centre and Edenbridge Leisure Centre.

### Longer term

- ◀ Take opportunities to support other developments (via planning, developer contributions and officer expertise) geared to improving sport and physical provision and activity in the wider community.
- ◀ Look to increase the number of accessible health and fitness stations in the Authority to address the forecasted shortfall of 72 stations predicted by 2040. (Consider extending the fitness gyms at Edenbridge and Sevenoaks Leisure Centres in the first instance).
- ◀ Drive increases in participation generally (challenging themselves to innovate) via delivery of high quality, varied activity programmes to enhance participation from underrepresented groups and those with barriers to participation and health challenges.

### Action plans

The following action plan contains two sections:

- ◀ Management and programming.
- ◀ Indoor and built sports facilities action plan.

As above, in respect of timescales, short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years. Action plan priorities are categorised either as protect, enhance or provide in line with Sport England objectives. The Sport England definitions for these 'headings' are as follows:

- ◀ **Protect**- to protect the right opportunities in the right places.
- ◀ **Enhance** - to enhance opportunities through better use of existing provision.
- ◀ **Provide**- to provide new opportunities to meet the needs of current and future generations.
- ◀ **Overarching** – roughly works across all three of the above.

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## 4.2: Indoor built facilities action plan

SDC should pursue/implement the following strategic recommendations.

### 4.2.1: Management and programming

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Invest to ensure that sports facilities remain attractive and fit for purpose. <b>Protect/Enhance</b>	See site by site recommendations and ensure that ongoing review of facility condition takes place.	Develop a system to, as early as possible, identify and tackle ongoing investment, maintenance and refurbishment requirements to protect and improve existing facilities. (See site by site actions below).	Short	SDC, Active Kent and Medway, schools/college, community organisations	High
Environmental sustainability and climate crisis. <b>Protect/Enhance/Provide</b>	In line with the SDC Climate Change Strategy ensure that existing facilities are made as energy efficient as possible and that any new developments consider energy efficiency as a high priority.	<p>Improve the performance of Council buildings, aiming to reduce carbon emissions, improve energy efficiency and maximise funding opportunities.</p> <p>Encourage leaseholders of Council owned buildings to maximise opportunities to maintain and improve the energy efficiency the buildings they operate.</p> <p>Design all new Council-controlled/influenced sport/ leisure centre buildings, extensions and refurbishments seeking to reduce carbon emissions and improve energy efficiency.</p> <p>Focus on the switch away from oil and natural gas use.</p> <p>Deliver ongoing ‘invest to save’ energy efficiency projects to reduce overall emissions and reduce running costs.</p> <p>Maximise onsite renewable energy generation opportunities.</p>	Short	SDC, Sport England, Active Kent and Medway, schools/ College, community organisations	High
Maintain/increase community use of education facilities (sport halls) <b>Enhance</b>	<p>Increase community available school sports hall hours. Reinforce this with CUAs.</p> <p>Market and promote the availability of the current stock of sports halls to more sections of the community.</p>	<p>Continue to work with schools with good levels of community use to ensure complementary programming across the Authority.</p> <p>Where possible deliver binding CUAs.</p> <p>Ensure that the new Orchards Academy sports hall has a community use agreement in place.</p>	Medium	Schools/College, Active Kent and Medway, SDC	High
Formalise a long-term contract for the leisure provider of public facilities <b>Provide</b>	Tender for a long-term contract to manage the three public leisure facilities across the Authority.	<p>Formalise a long-term management contract for the two public leisure centres (Edenbridge, and Sevenoaks).</p> <p>A contract is already in place for White Oak Leisure Centre.</p>	Short	SDC	High

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Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Planning <b>Protect/Enhance/Provide</b>	Act upon Strategy recommendations.	Adopt the Strategy as an evidence-based document supporting the Local Plan and development management decisions.	Medium	SDC	High
<b>Monitor and review</b>	Keep this Facilities Strategy relevant and up to date.	Complete a light touch annual strategy review and deliver a complete review within 5 years of adoption.	Medium	SDC	High

## 4.2.2: Site specific recommendations

Facility	Management	Settlement	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Edenbridge Leisure Centre	Everyone Active (SDC)	Edenbridge	Public leisure centre opened in 1986 and refurbished in 2004, there is one 4-court sports hall (below average), a 5-lane x 25m swimming pool (below average), a 10m learner pool, a 50-station health and fitness gym (above average), a studio (below average), and one squash court (below average). All are available to the community via pay and play. There is also a disused hockey pitch (see PPOSS 2024 for findings).	Determine the long-term future for the site - whether it should be extensively re-furbished or replaced. In the short term, continue to invest in decarbonisation projects in line with the Council's Climate Change Strategy.	Everyone Active, SDC	Medium	High
Sevenoaks Leisure Centre	Everyone Active (SDC)	Sevenoaks	Public leisure centre opened in 1985 and refurbished in 2001, it has a 4- court sports hall (below average), a 6-lane x 25m swimming pool (below average), a 13m learner pool (below average), a 52-station health and fitness gym (above average), and two studios (one above average and one below average). All are available to the community via pay and play excluding the studios which are provided to registered members.	Determine the long-term future for the site - whether it should be extensively re-furbished or replaced. In the short term, continue to invest in decarbonisation projects in line with the Council's Climate Change Strategy.	Everyone Active, SDC	Medium	High
White Oak Leisure Centre	Everyone Active (SDC)	Swanley	SDC's newest public leisure centre, opened in 2022, it has a 6-lane x 25m swimming pool (good), a 13m learner pool (good), 120 station health and fitness gym (good) and one studio (good). All are available to the community via pay and play. The current lease agreement expires in 2029.	Continue to invest in the facilities to maintain the quality. Ensure that the programme reflects the needs of the residents including those with physical / health challenges.	Everyone Active, SDC	Long	Low

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Facility	Management	Settlement	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Ash Green Sports Centre	Sports club (in house)	Hartley	There is one two court sports hall, a 16-station health and fitness gym and one squash court (all are above average quality). A membership is required to access the venue.	Continue to maintain and invest to retain the good quality. Explore if pay and play opportunities could be introduced at the venue.	Sports club	Long	Low
Corinthians Sports Club	Sports club (in house)	Hartley	The site has a 4-court sports hall (poor quality) which has a 3G carpet and is used specifically for football. Facility opened in 1972 and has not been refurbished. It has poor quality lighting and the roof leaks. The AGP carpet was installed in 2014. It accommodates football demand from Corinthians FC.	Source the funds required to improve the quality of the sports hall and invest in a new surface.	Corinthians Sports club	Medium	Medium
Hartley Country Club	Sports club (in house)	Hartley	There are three squash courts (above average) and a 1-court activity hall. A membership is required to access the facilities.	Continue to invest and sustain squash court quality.	Hartley Country Club	Long	Low
Knole Academy	In house	Sevenoaks	Opened in 1970 the school has one four court hall (above average), an activity hall with no marked courts, a 20-station health and fitness gym (above average) and two studios (one above average and one not assessed). School has an ambition to develop a new basketball arena with 500 spectator seats, two basketball training courts, a weights room, an office and meeting space, new changing provision, four outdoor basketball courts and eight half courts. The development is outlined to be in partnership with Sevenoaks Sons Basketball Club. (See PPOSS for pitch and outdoor sports actions).	Continue to invest in the facilities to maintain the quality.  Explore the feasibility of installing a new basketball centre at the site and all implications it shall have such as a loss in playing field and associated development costs.	Knole Academy Sevenoaks Sons Basketball Club	Long	Medium
Knole Park Golf Club	Sports club (in house)	Sevenoaks	Two squash courts (above average) which are available on a pay and play basis. One court was resurfaced three years ago and is in need a new front in the near future. The second court has a new front but needs a new floor replacing.	Seek funds to enhance the front wall of one court and the flooring of the second court.	Knole Park Golf Club	Medium	Medium



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Facility	Management	Settlement	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Orchards Academy	In house	Swanley	School opened in 1965 and was refurbished in 2002. It has a 4-court sports hall, and a one court sports hall. There are plans at the site to install a replacement 4-court sports hall and an activity studio, with timescales yet to be determined. The site also provides a studio that is also outlined to be re-developed. Swanley Gym Fit is currently based at the site. (See PPOSS for pitch and outdoor sports actions).	Replace the 4-court sports hall with a new sports hall. Ensure that access to the new hall is secured through a CUA.	Orchards Academy, SDC, Sport England.	Short	High
Radnor House Sevenoaks	Independent school	Sundridge	School opened in 2003 and has a 4-court sports hall, a 25m 5-lane swimming pool and a health and fitness suite with 18 stations. Quality ratings of the swimming pool and sports hall are unknown. Desk based research indicates both facilities are not known to have been refurbished since 2003. The swimming pool is used by a number of swimming clubs however the sports hall doesn't appear to be available for community use.	Explore the need to invest in the quality of the swimming pool and sports hall.	School	Medium	Low
Sevenoaks Indoor Bowls Club	Sports club (in house)	Sevenoaks	Site has an eight-rink indoor bowling green that is managed by the sports club and accessed on a membership policy. The rink is assessed as above average and accommodates 200 members. The Club reports the building requires new heating, a new door and a new carpet underlay replacement in five years. It is also looking to invest into improving the energy efficiency of the building.	Support the sports club in installing solar panels and a suspended ceiling to improve the energy efficiency of the building.	Sports club	Medium	High

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Facility	Management	Settlement	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Sevenoaks School (Sennocke Centre)	In house	Sevenoaks	<p>Opened in 2005 and refurbished in 2017 the school provides an eight-court sports hall (above average), a health and fitness suite with 46 stations (above average), three squash courts (below average) and three indoor tennis courts (above average).</p> <p>The provision is managed in house by the school and can be accessed on a registered membership basis. Both the squash courts and indoor tennis courts can be accessed on a pay and play basis.</p> <p>The indoor tennis courts are outlined to be re-lined and potentially resurfaced.</p> <p>(See PPOSS for pitch and outdoor sports actions).</p>	If the school has the required funding look to enhance the squash courts provided.	School	Long	Low
The Howard Venue	Sports club (in house)	Swanley	<p>Built in 2003, this is a thriving community hub. In addition to its community available four studios, it has a partnership with the NHS to deliver community clinics e.g. diabetes clinics from the venue and a partnership with a private healthcare provider. It is operated by volunteers and has a licenced bar and café within.</p> <p>There is a need to replace a moveable wall (c.£66k) and install an electronic seating system (c.75k).</p>	Seek funds to replace the moveable wall and to install the electronic seating system.	The Howard Venue	Short	High
St Michaels School	In house	Ortford	<p>School was opened in 2005 and has a four-court sports hall (above average) and a 25m x 4 lane pool (above average) both of which are open to community use.</p> <p>The school has identified a need to install new air handling units in the next 10 years and is in the process of considering energy efficiency upgrades.</p>	<p>Look to increase the opening hours of the sports hall to better support sport across the Authority.</p> <p>If feasible look to enhance the air handling unit provided.</p>	School	Short	Medium
The Granville School	In house	Sevenoaks	<p>School opened in 1957 and was refurbished in 2017. The site has one 7m x 20m learner pool with no lanes marked (quality unknown). The pool is only accessible to private members.</p>	Consider opening the pool to general public use to better support swimming demand.	School	Long	Low

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Facility	Management	Settlement	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Trinity School Sevenoaks	In house	Sevenoaks	Opened in 1974, refurbished in 2015, the 4-court hall is above average quality with below average changing rooms. The sports hall is open to community use and used at 60% capacity. (See PPOSS for pitch and outdoor sports actions).	Look to increase the opening hours of the sports hall to better support sport across the Authority. Sustain court quality with a thorough maintenance regime of provision.	School	Short	Medium
Walthamstow Hall	In house	Sevenoaks	School opened in 2015 and provides one 4-court sports hall (above average), a second hall with no marked courts, and 6-lane x 25m pool (above average) that is open to sports clubs and community associations. School has one 12 station health and fitness suite, a dance studio (above average) and squash court (below average). The school recently invested in two new gas boilers and is considering installing a pool cover. Site also hosts the only dedicated gymnastics facility in a filled in swimming pool which is accessed by Lightning School of Gymnastics. The Club confirm the ceiling is too low for aerial gymnastics and reports occasional roof leaks and a faulty heating system.	Look to install a pool cover to enhance the pool quality and generate energy savings. Look to fix the heating system and leaking roof to the sports hall.	School	Medium	Medium
Weald Of Kent Grammar School	In house	Sevenoaks	Opened in 2017 the school provides one four court sports hall (below average) that was not invested into when the school was refurbished. The hall is open to community use and accessed at 50% capacity.	Enhance the sports hall provided to improve the quality of provision.	School	Medium	Medium
West Heath School	In house	Sevenoaks	Opened in 1970 and refurbished in 1998 and has one four court sports hall (below average) that requires a new floor and modernisation. The sports hall is open to community use for 20 hours a week making it below the recommended opening hour guidelines. Site also has a 4 lane 20m pool (above average) which received investment in 2022 to the pool tank and surrounds. Finally, it has an above average studio that is open to sports clubs and community associations.	Provide a replacement floor to the sports hall to improve the quality of provision. Look to increase the opening hours of the sports hall to better support sport across the Authority.	School	Medium	Medium

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Facility	Management	Settlement	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
White Oak Indoor Bowls Centre	Sports club (in house)	Swanley	One good quality eight rink indoor bowling green which had a new carpet laid in 2022. The Club has 340 playing members and it reports a leaking roof that is in the process of being fixed. The Club has six years remaining on its lease with Sevenoaks District Council which it would like to extend.	Club to initiate lease renewal discussion prior to the existing lease expiring in 2029.	Sports club	Medium	High
Commercial fitness gyms	Commercial	All	<p>The commercially operated health and fitness facilities contribute to the diverse offer of facilities available across Sevenoaks.</p> <p>The following sites represent the commercially operated health and fitness facilities with over 20 stations:</p> <ul style="list-style-type: none"> <li>-Brands Hatch Place Hotel and Spa</li> <li>-Mercure Dartford Brands Hatch Hotel</li> <li>-Moor Energy Fitness Club</li> <li>-Puregym</li> </ul>	Continue to monitor use and gauge the extent to which they complement other activity across the Authority.	Commercial operators	Long	Low

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## PART 5: MONITORING AND REVIEW

This Strategy identifies and recommends the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Sevenoaks District for the period up until 2040.

It is important that it is (and is treated as) a live document and is used in a practical manner to prioritise investment, develop key work programmes and partnerships, guide planning gain investment and ensure that built sports facilities are a vital component contributing to the quality of life of Sevenoaks District residents.

Strategy production is just the start of the process and there is a requirement for all partners to engage in ongoing dialogue and review to ensure that a considered perspective and approach is maintained throughout the strategy period.

It will be important for Sevenoaks District Council and its partners to develop a 3–5-year action plan based around the Strategy and for this to be annually monitored and reviewed. This should not only evaluate progress made against the action plan but should identify actual/potential changes in supply and demand in the Authority. This is on the basis that the Strategy is as much about how facilities are used as it is about ensuring that local infrastructure is of a good quality.

The annual review process should include:

- ◀ A review of progress in respect of actions taken with regard to action plan recommendations made; taking account of any changes required to the priority of each action (e.g. the priority of some may increase/reduce following implementation of others).
- ◀ Lessons learnt throughout the period.
- ◀ New facilities coming on stream (or being made newly available to the community) which will need to be taken into account.
- ◀ Any specific changes in the use of key district sites (e.g., sport specific specialisms of sites, changes in availability, etc.).
- ◀ Any specific changes in demand at particular facilities and/or clubs in the area (e.g., reduction or increase in club numbers, new housing growth).
- ◀ New formats of traditional sports that may need to be considered.
- ◀ Any other new or emerging issues and opportunities.

The outcome of the 3–5-year review will be to develop a new annual and medium-term action plan for indoor and built sports facilities across the Authority.

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## APPENDIX 1: PLANNING GAIN CONTRIBUTION TOOLKIT

### Introduction

The purpose of this toolkit is to ensure that planning gain contribution sought from an individual development is based on a tailored approach, using the robust evidence bases provided as part of the Sevenoaks Built Facilities Strategy and Action Plan. This will help to clearly justify the needs arising from the development and how they are to be met.

It provides a step-by-step guide which should be used by those stakeholders which are directly involved in negotiating developer contributions either by local authority case officers or housing developers/planning consultants acting on their behalf.

The following processes should be followed to inform the potential additional demand that a new housing development generates. This sets out the process for leisure facilities.

There is also a checklist summary for the process which should be completed as evidence of working through each step. In terms of social sustainability, a series of questions to explore are provided with possible options to consider.

For all developments (regardless of size) developer contributions should be sought towards social, sport and open space facilities. Where a development may be considered too small to provide a contribution, consideration should be given to where several small developments may have a cumulative impact on the community infrastructure and refer to local planning policy.

In instances where a development may fall within two or more local authorities it is recommended that the demand from the more urban area or locally reflective area are applied in calculating the requirements. This is in order to reflect the on the ground use of provision in the context of its setting. If provision is to be provided on the outskirts of an urban settlement and therefore is to act as an extension of that settlement, it is justifiable to utilise the demand/standards most appropriate.

The suite of evidence documents which should be used to assess demand includes:

- ◀ Sevenoaks DC Built Facilities Strategy - Needs Assessment Report: August 2024
- ◀ Sevenoaks DC Built Facilities Strategy - Strategy Report August 2024

### Process

Step 1:

Determine the key indoor sports facility requirement resulting from the development	Navigation
<p>The key tools to assess this are provided within Sport England's Sports Facility Calculator which is accessed via the Active Places Power website. <a href="https://www.activeplacespower.com/">https://www.activeplacespower.com/</a> This will enable you to determine the demand for sports halls, swimming pools and indoor bowls facilities that the new population from a development generates.</p>	<p>Access to the calculator is restricted and requires a username and password to be set up.</p>

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The Sevenoaks Strategy provides an estimate of future demand for key indoor sports facilities based on population forecasts as a result of key housing growth areas. This key demand is translated into units of badminton courts, swimming pool lanes and indoor bowls rinks.

As the exact number of units are identified from specific housing developments then the Council will need to apply the household occupancy rate to this to determine the total population.

***Number of dwellings x household occupancy rate<sup>1</sup> = associated population***

This is the population that is applied within the Sports Facilities Calculator (SFC) to determine the additional provision that is required to meet the additional demand. The SFC is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. The model has no spatial qualities or dimension and can only be used to estimate the facility needs for whole area populations. The model makes no reference to:

- ◀ Location of existing facilities compared to demand.
- ◀ Capacity and availability of facilities (i.e. opening hours, how well they are used).
- ◀ Cross boundary movements of demand.
- ◀ Travel networks and topography.
- ◀ The attractiveness of the existing facility network.

The SFC uses information that Sport England has gathered on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations take on board the population profile (e.g. age, gender, etc) of the local area.

The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits. For swimming pools, it uses 25m lane equivalents and for sports halls it uses the number of badminton courts.

Registration is required to access Active Places Power (APP) and therefore the SFC. If you are not already registered, you can register for free via the link under the login button on the APP homepage.

Please note the SFC is one tool and should not be used on its own to determine the need for sports facilities from a single development.

Step 2:

Determine the other indoor sports and community facilities required as a result of the development	Navigation
Use the Indoor Built Facilities Strategy to identify level of need that may be generated from new development(s) for indoor sporting provision not included within the SFC. This should also extend to community centre facilities within the area.	Indoor and built facilities strategy

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC) as a result of a new housing development. In this instance, the Indoor & Built Facilities Strategy should be used to determine the need

<sup>1</sup> National occupancy rate of 2.3 persons per household is used



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for additional facilities within any specific area within the Authority. This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this.

The Assessment Report (in specific sections) identifies need for other provision. This results from consultation with specific clubs and organisations, sports facility managers and NGBs. It also takes account of the size, scale, and quality of existing provision. Facilities identified within the Assessment Report are determined by the scope of the study which the Council commissions. This will also be informed by how busy existing facilities are. As an example, if an existing leisure centre (adjacent to the new housing development) is fully programmed with high demand for space, it is unrealistic to expect this facility to accommodate the demand generated from the new development. Therefore, additional provision will be required.

Step 3:

Demonstrate an understanding of what else the development generates demand for	Navigation
<p>Consideration also needs to be given to the other infrastructure that will be generated as a result of the development. As an example, this could include primary and secondary schools, health centres, library etc.</p> <p>The key focus here is to determine where there may be duplication of facilities and where there may be opportunities for shared provision.</p>	<p>Consultation with other council services, partners and developers.</p>

In reality, it will take a significantly large development to generate the requirement for a new stand-alone wet and dry leisure centre. Therefore, it is important to identify where other provision may be required as a result of the development in order to determine if this could replace or supplement the need to provide sports facilities or community facilities.

A key example of this is the requirement for primary and secondary school provision as a result of the development. A primary school will require a multi-purpose indoor hall, playground and playing field space to deliver its national curriculum requirements for PE. A secondary school will require at least a three-court sports hall and playing field space in order to deliver its national curriculum requirements for PE.

Therefore, further investigation should be undertaken to identify if there is an opportunity to ensure that community use of school sports facilities can be guaranteed, thus minimising potential duplication.

In this instance the 'contribution' associated with the increased demand for sports facilities could be used to enhance the school provision to ensure it was appropriate for community use (e.g., extend fitness facilities, community access arrangements, etc.).

In relation to other services (e.g. library, health centre, etc) there is a need to consider how these could be co-located alongside sports and community facilities, thus creating a community hub. This is a key driver for sports facilities in attracting users that might not otherwise use these types of facilities.

The financial, social, and sporting benefits which can be achieved through development of strategic sites (also known as hub sites) are significant. Sport England provides further guidance on the development of community sports hubs at:

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<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

Step 4:

Consider whether existing facilities within close proximity could be enhanced or extended to accommodate increased demand.	Navigation
Further investigation is required to determine if there is an existing facility that is close enough to the development site which, if extended /refurbished / remodelled could accommodate the increased demand generated from the new development.	Facility mapping within the Indoor and Built Assessment Report

Detailed analysis of facilities within the vicinity of the new development should be undertaken to assess the suitability of these facilities to accommodate the increased demand generated from the development.

As an example, the following information should be pulled together in order to determine if this is an appropriate solution to accommodate the increased demand:

- ◀ Is the facility close enough to the development to accommodate the increased demand?
- ◀ The quality of the facility.....does it need investment?
- ◀ Is there capacity to accommodate increased demand.....how well used is the facility?
- ◀ Are there any restrictions in access to the facility?
- ◀ Are there plans in place to maintain or refurbish the facility?
- ◀ What type of activities are accommodated within the facility?
- ◀ Are the current management arrangements appropriate to accommodate changes or increased demand at the facility?
- ◀ Are there opportunities to co-locate other services alongside or within the facility?

In addition to the above, it will also be important to assess the potential impact of the additional demand on clubs and organisations within the vicinity. As an example, some clubs and organisations may already be at capacity; therefore, there may be no capacity to accommodate increased demand within the existing infrastructure.

Step 5:

Consider the design principles for new provision	Navigation
The exact nature and location of provision associated with either onsite or off-site developments should be fully determined in partnership with leisure and community specialists (e.g. NGBs, local authority, advisers, etc.) and community groups themselves.	<a href="#">Sport England design and cost guidance</a>

It is important to ensure that the design of new or extended facilities is in line with the needs of local clubs and organisations as well as relevant design guidance. It will be important that any design reflects best practice design guidance taking into account all the key considerations which will be relevant to each facility. As an example, this will include aspects such as: health and safety, safeguarding, storage, sport specific design features, etc.

Where an extension or refurbishment of an existing facility takes place, it will be important to ensure that the local community is involved in that design. It will also be important to ensure that continuity of provision is also considered as clubs and organisations will need alternative accommodation during the construction period associated with a refurbishment or extension. This is important in ensuring these organisations continue to exist in the longer term.

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Development of community hubs is a key focus for many organisations as benefits derived from facility co-location are often greater than those derived from stand-alone facilities. There is a need for developers and stakeholders to consider how different facilities may ‘fit’ together. This could, for example, include the following which may be required as part of a development:

- ◀ Indoor and outdoor sports facilities.
- ◀ Primary and secondary schools.
- ◀ Health centres and GP surgeries.
- ◀ Library.
- ◀ Early years provision.
- ◀ Community centre.
- ◀ Children’s play areas.
- ◀ Allotments and community growing areas.
- ◀ Local retail centres.

The master plan for new developments needs to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community. There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

Step 6:

Strategic pooling of financial contributions to deliver new provision	Navigation
Consideration needs to be given to the multiple developments across the local authority or a combination of local authorities in order to determine if the combined increased demand is sufficient to warrant a contribution to a strategic leisure development.	Wider housing growth strategies.

If the authority considers each housing growth area in isolation, then it is unlikely that there will be sufficient demand generated from a single development to warrant a new stand-alone leisure provision, especially swimming pools.

As such the Council needs to consider how the cluster of housing developments within the local authority boundary, or relevant cross border area should make a contribution to strategic sport and leisure facilities. As discussed previously, this may be to provide new provision or to enhance existing in order that it can accommodate increased demand.

This in turn requires the Council and developer to consider the wider housing growth within the area which may also include that within a neighbouring authority. Where the combined increased demand generates the requirement for a strategic facility this should be pooled via developer contributions to a strategic development. However, it should be noted that the contribution may go towards a facility which is outside of the local authority boundary but reflects how people will live their lives within that specific development.

In order to calculate the contribution from each housing development into a strategic leisure facility fund the Council should use the Sport England Sports Facilities Calculator. Using the population growth and process identified from stage 1 this will provide a basis for negotiation with developers on the contribution from each development.

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[Active Places Power](#)  
[Sport England Design and cost guidance](#)

## Checklist summary

Prompt	Evidence	Navigation
<b>Step 1:</b> Determine the indoor sports facility requirement resulting from the development	-	<a href="#">Active Places Power</a>
<b>Step 2:</b> Determine the other indoor sports and community facilities are required as a result of the development	-	Leisure Strategy
<b>Step 3:</b> Demonstrate an understanding of what else the development generates demand for	-	Consultation with other council services, partners, and developers)
<b>Step 4:</b> Consider if there are existing facilities within close proximity that could be enhanced or extended to accommodate increased demand.	-	Facility mapping within the Sports Facilities Assessment Report
<b>Step 5:</b> Consider the design principles for new provision	-	Consultation <a href="#">Sport England Design and cost guidance</a>
<b>Step 6:</b> Strategic pooling of financial contributions to deliver new provision	-	<a href="#">Active Places Power</a> <a href="#">Sport England Design and cost guidance</a>

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## APPENDIX 2: INDICATIVE COSTINGS

### Indicative costs

The indicative costs of implementing key action plan elements are detailed below. (Further detail on Sport England’s website [Sport England facility cost guidance](#). Costs outlined below are for development of community sports facilities. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead - Sport England.

### Facility capital costs

These are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, taking account of varying conditions, inflation and regional adjustments. Costs are updated regularly in conjunction with information provided by the BCIS and other quantity surveyors. The document is often referred to as the Planning Kitbag costs as the figures are often used by planners and developers when reviewing potential planning contributions to site developments.

Facility type/details	Area (m <sup>2</sup> )	Capital cost (£)
<b>Affordable sports halls</b>		
1 Court (18m x 10m)	382	860,000
2 Court (18m x 17m)	515	980,000
4 Court (34.5m x 20m)	1,532	2,860,000
5 Court (40.6m x 21.35m)	1,722	3,095,000
6 Court (34.5m x 27m)	1,773	3,135,000
8 Court (40m x 34.5m)	2,240	3,920,000
10 Court (40.6m x 42.7m)	2,725	4,715,000
12 Court (60m x 34.5m)	3,064	5,195,000
<b>Affordable community swimming pools</b>		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,450,000
25m Pool 5 Lane (25m x 10.5m)	1,344	5,390,000
25m Pool 6 Lane (25m x 12.5m)	1,543	5,850,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	6,970,000
25m Pool 8 Lane (25m x 17m)	1,878	7,050,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	8,090,000
<b>Affordable sports centres with community 25m pool</b>		
4-lane pool, 4-court hall, 50-station gym, studio	2,879	9,560,000
6-lane pool, 4-court hall, 100-station gym, 2 studios	3,553	11,220,000
6-lane pool, learner pool, 4-court hall, 100-station gym, 2 studios	3,906	12,360,000
8 lane pool, learner pool, 5-court hall, 100-station gym, 2 studios	4,509	13,685,000
<b>Indoor bowls centre</b>		
6 Rink (excludes Club/Function Room)	1,914	2,595,000
8 Rink (includes Club/Function Room)	2,500	3,390,000

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Facility type/details	Area (m <sup>2</sup> )	Capital cost (£)
<b>Indoor tennis centre</b>		
3 court	2,138	2,930,000
Extra court	-	955,000

NB – The costs for:

- ✦ Affordable sports halls.
- ✦ Affordable community swimming pools.
- ✦ Affordable sports centres with community 25m pool options.
- ✦ Affordable sports centres with 50m pool options.

Align with the costs included within Sport England publications of the same name updated to 3Q2023. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

- ✦ External works (car parks, roads, paths, services connections etc) are included at an average cost of 12% in addition to the costs of the works.
- ✦ 12 months maintenance/grow in costs for grass pitches.
- ✦ Allowance for fees inclusive of PM, SI, planning, and associated fees.

The costs exclude the following:

- ✦ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ✦ Natural turf pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- ✦ Inflation beyond 3Q2023.
- ✦ VAT.
- ✦ Land acquisition costs.
- ✦ Regional cost variations in materials and labour.

### Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime. They include costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

The importance of regular maintenance should not be underestimated nor should the expense associated with maintaining a facility throughout its life.

The table below provides typical annual allowances expressed as a percentage of the overall estimated total project cost per annum based on a 25-year cost model.

Facility type/details	Sinking fund (%)	Maintenance (%)
<b>Multi – use sports hall</b>		
Good quality sports hall – irrespective of size	0.7	0.5
<b>Affordable community swimming pools</b>		

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Facility type/details	Sinking fund (%)	Maintenance (%)
Good quality community swimming pool, irrespective of size	0.4	1.1



# SEVENOAKS DISTRICT COUNCIL

## BUILT FACILITIES STRATEGY

### – STRATEGY FINAL REPORT

#### Sinking fund

Major replacement costs. Typical items for consideration include:

- ◀ Scheduled replacement of major systems and components, i.e. upgrades/replacement of mechanical and electrical equipment (HVAC, tanks, filtration/chlorination/dosing plant, CCTV and the like). Re-configuration of wet areas, replacement of sports flooring, reception refurbishment.
- ◀ Scheduled refurbishment and adaptations, including replacement of sports specific equipment/netting. Re-sealing / re-lining of sports flooring, replacing carpets and signage, replacement of external seating and fittings.
- ◀ Cyclical redecoration.

#### Maintenance

Day to day repairs and planned preventative maintenance (PPM). Planned preventative maintenance includes the costs for servicing and maintaining mechanical and electrical plant and systems in accordance with recommended standards/frequencies and statutory/mandatory inspections (i.e. legionella, lift and boiler insurance inspections etc).

Day to day repairs include:

##### External walls

Repairs to external walls, cladding, glazed screens, external doors and windows. Roofs  
Repairs to roofs, roof lights and the like, together with all associated work such as roof flashings, DPC's, gutters and downpipes.

Other items: repairs to ducts, internal doors and frames and the like, fittings and fixtures, repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like.  
Excludes loose furniture such as chairs, curtains/blinds etc.

##### Other items

Repairs to ducts, internal doors, and frames and the like.

##### Fittings and fixtures

Repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like.  
Excludes loose furniture such as chairs, curtains/blinds etc.

##### Internal finishes

Repairs to internal floor, wall and ceiling finishes.

##### Plumbing and internal drainage

Repairs and PPM to plumbing and internal drainage including work to; rising mains, storage tanks and cisterns; hot and cold-water services; sanitary ware; waste, soil, overflow, and vent pipes; internal manholes, rodding eyes, and access covers.

# **SEVENOAKS DISTRICT COUNCIL BUILT FACILITIES STRATEGY – STRATEGY FINAL REPORT**

## Heating and ventilation

Repairs and PPM to fuel tanks, boilers, flues, plant, pump, motors, filters, switches, expansion tanks, pipework up to and including calorifiers, radiators, ducts, valves, fans and heating and other HVAC equipment.

## Power and lighting

Repairs and PPM to electrical switch gear, fuse boxes, busbars, casings, wiring and conduit to lighting and power supply.

## Other M&E services

Repairs and PPM to other M&E services which are part of the building, such as filtration/ chlorination/dosing plant, fire alarm and bell systems, emergency lighting, clock systems, PA systems, firefighting equipment, flood lighting and lighting conductors.

## External Works

General grounds maintenance, repairs to car parks and external paving.

## Exclusions:

Operation, occupancy, end of life costs, fees, and VAT are excluded from the allowances. The definitions of these are provided below:

Operation costs: The cost of operating the facility rather than its occupancy excluding maintenance costs. Includes utility costs, administrative costs, overheads, and taxes etc.

Occupancy cost: User support costs relating to the occupation of the facility e.g. security.

End of life: Notional costs payable and credits accruing after 25 years. Includes disposal inspection and reinstatement to meet potential contractual requirements.