



TENDRING DISTRICT COUNCIL INDOOR & BUILT SPORT FACILITIES ASSESSEMENT REPORT

LEISURE FACILITIES FRAMEWORK

JANUARY 2023

QUALITY, INTEGRITY, PROFESSIONALISM

Knight, Kavanagh & Page Ltd
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TENDRING DISTRICT COUNCIL INDOOR BUILT FACILITIES STRATEGY REPORT

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PART 1: INTRODUCTION

This is the Tendring District Council (TDC) Leisure Facilities Framework for the period 2022-2031. Recommendations are drawn from the Needs Assessment Report 2022 prepared by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP).

The Needs Assessment Report and the Framework 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 the Council, Sport England, national governing bodies of sport (NGBs), local sports clubs and key stakeholders.

1.1: Purpose

The Strategy provides TDC with a comprehensive assessment of the current level of facilities available and future supply and demand needs for facility provision over the next 10 years. It delivers a clear evidence base and recommendations to inform future development and/or consolidation of facilities, partnership development opportunities and funding applications.

TDC is committed to catering effectively for its growing population and the changing economic (post-Pandemic) and demographic (i.e., rise in the number and proportion of older population) profile of the area. Based on the needs assessment TDC 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.

The focus is, thus, to provide clear direction for all partners so that they can collectively plan and develop the more modern, efficient, and sustainable range of community-based leisure, physical activity and sport facilities that Tendring residents require. Built upon a comprehensive, up-to-date evidence base in line with the emerging Local Plan, it sets out a strategic, action plan-based approach to the enhancement of existing, and creation of new, sporting provision. This will ensure that residents can be physically active, healthier and, where appropriate, achieve their physical, sporting, health, and wellbeing ambitions in their local community.

1.2: National strategic context

Sport England: Uniting the Movement 2021

Sport and physical activity has a key role in improving the physical and mental health of the nation, supporting the economy, reconnecting communities and rebuilding a stronger society for all following the global pandemic. Reflecting this, Sport England's 10-year strategy vision to transform lives and communities through sport and physical activity sets out to tackle the inequalities that it states are long seen and makes the point that 'providing opportunities to people and communities that have traditionally been left behind, and helping to remove the barriers to activity, has never been more important'. The three key Strategy objectives are:

1

Advocating for movement, sport and physical activity

2

Joining forces on five big issues

3

Creating the catalysts for change

As well as advocating sport and physical activity, via the building of evidence and partnership development, the Strategy identifies five big issues which people and communities need to address by working together. Described as the major challenges to England being an active nation over the next decade and the greatest opportunities to make a lasting difference, each is designated as a building block that, on its own, would make a difference.

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However, delivered together they could change things profoundly. The issues are:

- ◀ *Recover and reinvent*: Recovering from the biggest crisis in a generation and reinventing as a vibrant, relevant and sustainable network of organisations providing sport and physical activity opportunities that meet the needs of different people.
- ◀ *Connecting communities*: Focusing on sport and physical activity's ability to make better places to live and bring people together.
- ◀ *Positive experiences for children and young people*: Unrelenting focus on positive experiences for all children and young people as the foundations for a long and healthy life.
- ◀ *Connecting with health and wellbeing*: Strengthening the connections between sport, physical activity, health and wellbeing, so more people can feel the benefits of, and advocate for, an active life.
- ◀ *Active environments*: Creating and protecting the places and spaces that make it easier for people to be active.

To address these five issues, the right conditions for change need to be created: across people, organisations and partnerships to help convert plans and ideas. This will include a range of actions, including development of effective investment models and applying innovation and digital technology to ensure sport and physical activity are more accessible.

The impact of Uniting the Movement 2021 will be captured via funded programmes, interventions made and partnerships forged. For each area of action, key performance indicators will be developed to evidence progress being made by all involved supporting sport and physical activity.

Sport England - Understanding the impact of Covid-19 January 2021

Activity levels for adults were reportedly increasing until coronavirus restrictions were introduced in March 2020. This led to unprecedented falls in activity levels during the first few weeks of full lockdown (mid-March to mid-May 2020). The proportion of the population classed as active dropped by 7% (meaning that there were just over 3 million fewer active adults).

Some audiences found it harder to be active pre-Covid and are finding it hard now. Inequalities between different groups have persisted since lockdown restrictions began in March. Those who have found it most difficult to stay active include:

- ◀ People with long-term health conditions/disabilities.
- ◀ People from lower socio-economic groups.
- ◀ Women aged 16–34-year-olds and 55 years and above.
- ◀ Adults from Black, Asian and other ethnic groups.

The proportion of children and young people active mid-May to late July 2020 (the summer term) fell by 2.3%. Just over 100,000 fewer children met recommended levels of activity compared to the same period 12 months earlier. All groups were impacted in terms of activity levels, but girls fared far better than boys, whilst those from black and mixed backgrounds saw a noticeable decline in activity levels.

Sporting activity decreased with over one million fewer children and young people (16.3%) reporting having taken part in swimming and team sports in the last week* compared to the same period 12 months earlier. Walking, cycling and fitness achieved large increases in numbers reporting having taken part in the last week compared to the same period 12 months earlier. 1.6 million more children and young people went for a walk (+22%) or did fitness activities (+22%), whilst 1.4 million more cycled for fun or fitness (+19%).

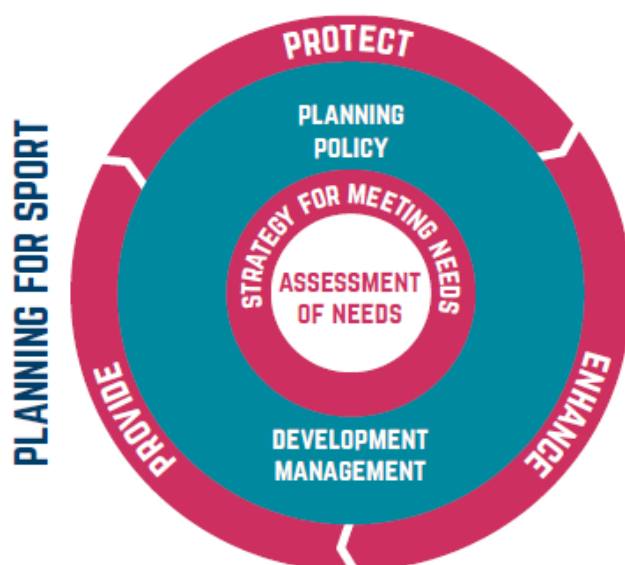
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Lack of disposable income can cause a reduction in sports sector spend and can have a negative impact upon take-up of activities which cater for children and young people as well as adults. Uncertain employment and financial circumstances mean that greater numbers of people will be looking for affordable, flexible opportunities to stay active. Fewer people will be in a position to make an ongoing financial commitment to participate.

Sport England's planning aim

Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on an up-to-date assessment of needs for all levels of sport and all sectors of the community. As noted earlier, this assessment report was produced for the TDC applying the principles and tools identified in Sport England's ANOG guidance.

Figure 1.1: The Sport England Planning for Sport Model



Assessment of need is core to planning for sporting provision. It is underpinned by 12 planning-for-sport principles which help the planning system to contribute to sustainable development by fulfilling the key role of the NPPF in creating strong, vibrant and healthy communities. Applying them ensures that the planning system plans positively to enable and support healthy lifestyles, delivers community and cultural facilities and services to meet local needs, and provides opportunity for all to experience the benefits that taking part in sport and physical activity brings. They apply to all areas of the planning system and to planning at local authority and neighbourhood levels.

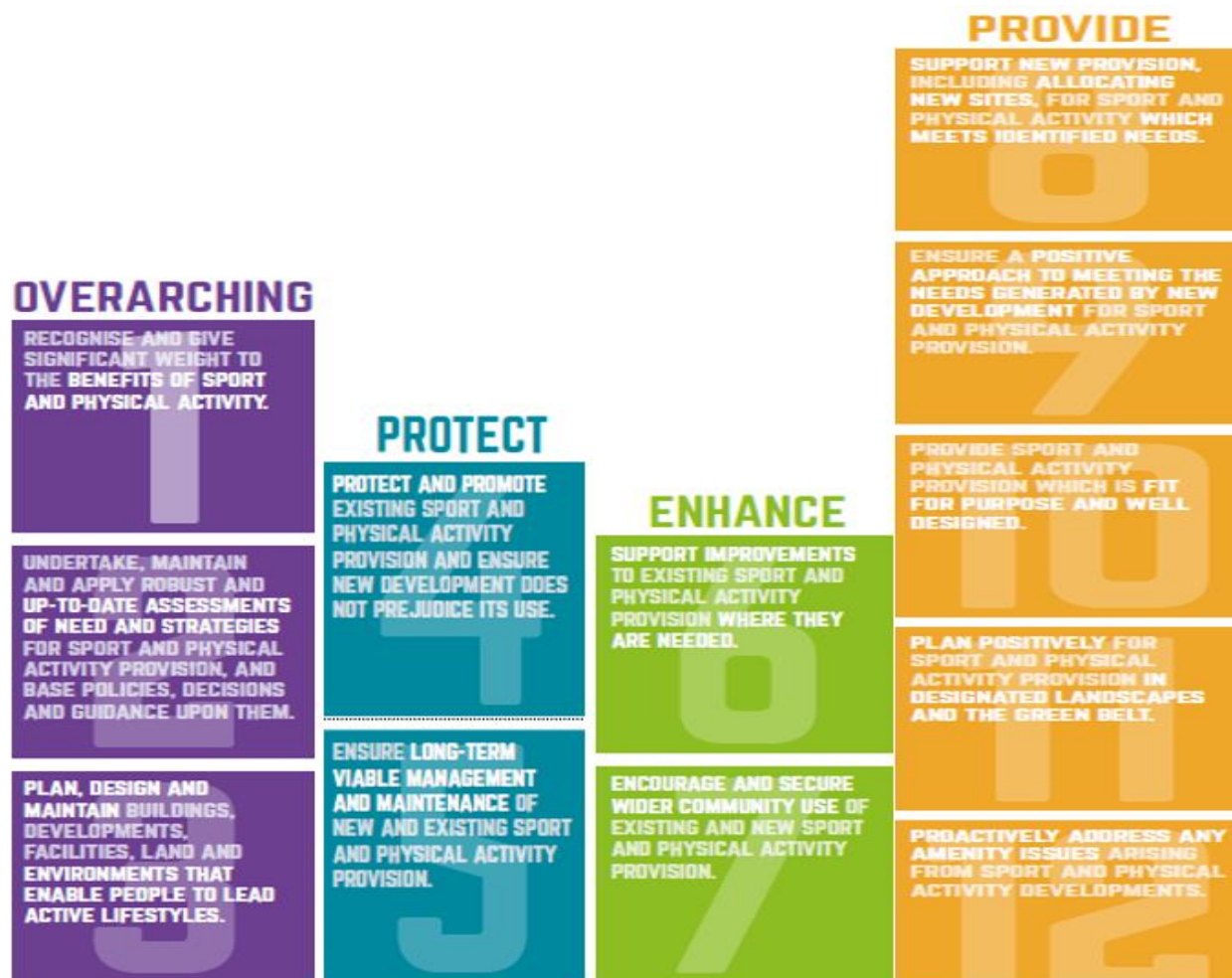
As such they are of relevance to all involved in, or looking to engage with, the planning system.

Table 1.1: Sport England planning objectives

Protect	Enhance	Provide
To protect the right opportunities in the right places.	To enhance opportunities through better use of existing provision	To provide new opportunities meet the needs of current and future generations.
Existing provision should be protected unless an assessment has demonstrated there is an excess of the provision and the specific buildings or land are surplus to requirements; or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the former or current use.	The use of existing provision should be optimised, for example, through quality, access and management improvements supported by appropriate ancillary facilities.	Appropriate new provision that meets needs and encourages people to play sport and be physically active should be provided by adapting existing places and through new development.

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Figure 1.2: Sport England's 12 planning principles



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PART 2: LOCAL AREA CONTEXT

2.1: Local strategic context

Tendring's Corporate Plan 2020-2024

This sets out its aim to shape and develop the district. Its purpose is to focus resources on improving and sustaining economic, social, and environmental fabric so that Tendring is a place that residents, businesses and visitors can be proud of. Key priorities to achieving this are:

- ◀ Delivering high quality services.
- ◀ Community leadership through partnership.
- ◀ Building sustainable communities for the future.
- ◀ Strong finances and governance.
- ◀ A growing and inclusive economy.

Tendring District Local Plan: 2013-2033 and Beyond

The Local Plan sets out the vision and key policies to implement between 2013-2033. The vision is to ensure that TDC is a vibrant, healthy, and attractive place to live, work and visit. This will be achieved through the following key objectives:

- ◀ Provide new dwellings within Tendring District up to 2033 of sufficient variety in terms of sites, size, types, and tenure. Deliver high quality sustainable new communities.
- ◀ Provide for the development of employment land on a variety of sites to support a diversity of employment opportunities and to achieve a better balance between the location of jobs and housing.
- ◀ Promote the vitality and viability of the town centres, exploiting the benefit of enhanced growth of the town whilst retaining the best and valued aspects of its existing character.
- ◀ Make efficient use of existing transport infrastructure and ensure sustainable transport opportunities are promoted in all new development.
- ◀ Enable provision of upgraded broadband infrastructure and services. Ensure that new growth brings opportunities to enhance existing services, facilities, and infrastructure for the benefit of existing and new communities.
- ◀ Improve and provide good quality educational opportunities and prospects for Tendring's residents as part of sustainable community strategy.
- ◀ To work with partners in the National Health Service, local health organisations and local community groups to ensure adequate provision of healthcare facilities to support growing communities.
- ◀ Locate development within Tendring District where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, and other services locally or in locations which minimise the need to travel and where there are modes of transport available in addition to the use of car.
- ◀ Conserve and enhance Tendring District's heritage, respecting historic buildings and their settings, links, and views
- ◀ Provide a network of multi-functional green spaces which secures a net gain in biodiversity, provides for the sporting and recreational needs of the population, promotes healthy lifestyles, and enhances the quality of the natural and built environment.
- ◀ Reduce the risk of flooding by securing the appropriate location and design of new development, having regard to the likely impact of climate change
- ◀ Work with partners to provide an enhanced environment for tourism and the maritime sector and its associated services.

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Livewell Tendring

Livewell is a campaign designed to engage communities, families, and individuals with the aim of providing information about all that is on offer in Essex to improve health and wellbeing. All Essex local authorities and partners are collaborating on the health and wellbeing agenda and working jointly to achieve better health outcomes for people across the County. Livewell comprises six key themes including:

- ◀ *Startwell* - Giving children the best start in life. We will endeavour to help families have the best start in life.
- ◀ *Bewell* – People of all ages, shapes, sizes and abilities can benefit from being physically active. We will encourage more people to undertake regular physical activity, which will in turn produce longer term health benefits.
- ◀ *Eatwell* – Healthy eating means consuming the right type and quantity of food from all food groups in order to lead a healthy life. We will raise awareness across the district about healthier eating.
- ◀ *Feelwell* – A state of mental wellbeing in which every individual realises his or her potential and can cope with the normal stresses of life. We will improve the access to services that address mental wellbeing.
- ◀ *Staywell* – Clinical wellbeing, a state of health. We will work together with the community and professionals to ensure our residents have access to the best clinical services.
- ◀ *Agewell* - Plan now for the future, for a healthier retirement. We will endeavour to encourage people to look at improving their health and wellbeing now, to be able to lead a better quality of life in the future.

Active Essex

Active Essex is a county wide Active Partnership, one of 44 Active in England which work collaboratively with local partners.

Its vision is to improve everyone's health and wellbeing. It wishes to level up the playing field across Essex, support those who are already active and tackle head on the inequalities that currently prevent everyone from the life changing impact of an active lifestyle. It is keen to ensure that this is done together, by continuing to strengthen communities, providing tools to enable young people to have the best and most healthy start to life, creating attractive local spaces and places to encourage people to be active and ensuring that good physical and mental wellbeing can be accessed by everyone.

Five key priorities are listed in its strategy '*Fit for the Future: The Physical Activity and Sport Strategy for Essex, Southend, and Thurrock 2021-2031*'. These are:

- ◀ *Strengthening communities*: use the power of physical activity and sport with citizen led and asset-based approaches to strengthen communities.
- ◀ *Sport and physical activity sector*: to support the recovery, development and growth of our sector in order to collectively increase opportunities for all.
- ◀ *Children and young people*: ensuring every child in Essex has the best start in life, which is active, healthy, and happy.
- ◀ *Active environments*: to work, collectively to develop and provide well connected, accessible places and spaces that encourage people to be active.
- ◀ *Levelling up health and wellbeing*: Change behaviours, enabling and empowering people to do things for themselves and their local communities. Physical activity is the highest priority for good health.

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Local Delivery Pilot (LDP) 2019-2025

Sport England is funding a long term £100m national pilot to test new ways to tackle population levels of physical inactivity. Essex is one of 12 locations in England selected. All learning will be shared extensively to radically change the way organisations and sectors go about this. Described as a once in a generation opportunity to use physical activity to make a difference to the lives of people, the Essex LDP has three test areas; Tendring, Basildon and Colchester.

All LDP resources in Tendring are focused on getting sedentary people more active in low-income communities. Potential major physical activity projects identified for Tendring in 2022 (subject to funding), included:

- ◀ Beat the Street in Clacton and Jaywick engaging 10,000 people over six weeks of summer.
- ◀ The first ever district wide disability cycling project engaging 7,500 people with disabilities and long-term health conditions in regular cycling.
- ◀ Extending Essex Pedal Power in Clacton and Jaywick from 2023 to 2025.
- ◀ Establishing Essex Pedal Power in Harwich and Dovercourt with a plan to giveaway 1,000 new quality bikes.
- ◀ New Street Tag games in Walton and Harwich.
- ◀ New Park Play in Clacton, Jaywick, Walton and Harwich.
- ◀ A major new pilot in active travel social prescribing.
- ◀ A major new walking project to establish up to 50 new community walking groups.
- ◀ Two new outdoor gyms in Clacton and Harwich.
- ◀ A major new physical activity activation plan for Harwich and Dovercourt developed via innovative regular engagement with over 3,000 residents.

South-East Local Enterprise Partnership (SELEP)

Tendring is part of SELEP which comprises Kent, Essex, and East Sussex. LEPs are designed to offer local areas the opportunity to take control of their future economic development as part of the Government's drive to promote local decision making. As a partnership between local authorities and business, the LEP plays a central role in determining local economic priorities and undertaking activity to drive economic growth. TDC works alongside other local authorities and businesses in the partnership to identify barriers to local economic growth, to stimulate a prosperous economic future for the District.

Summary of local context

There is a real focus on improving the quality of life of TDC residents with major references being made to increasing levels of participation in sport and physical activity and reducing health inequalities. The core messages running through local strategies are:

- ◀ Reducing social and economic inequalities with a focus on Jaywick, Clacton and Harwich.
- ◀ Reducing levels of inactivity.
- ◀ Promoting and encouraging healthy and active lifestyles by providing a range of activities and services, in partnership with a range of organisations for all age groups.
- ◀ Improving access to facilities within all communities, ensuring there are increased activities for people of all ages.
- ◀ Ensuring services and facilities are developed in parallel with future housing growth.

It is important that a partnership approach with key stakeholders is developed between different agencies to ensure these core messages are delivered.

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2.2: About Tendring

Tendring is a largely rural area. Its eastern and southern areas are largely urbanised and host the market towns of Clacton upon Sea, Walton-on-the-Naze and Harwich. It is worthy of note that Colchester, which borders Tendring, to the west, is relatively heavily populated.

Population and distribution (Data source: 2020 Mid-Year Estimate, ONS): The total population of Tendring was 147,353 of which 70,931 are males and 76,422 females. The settlement distribution is as identified in Figure 2.1

Figure 2.1: Population density 2020 MYE, ONS

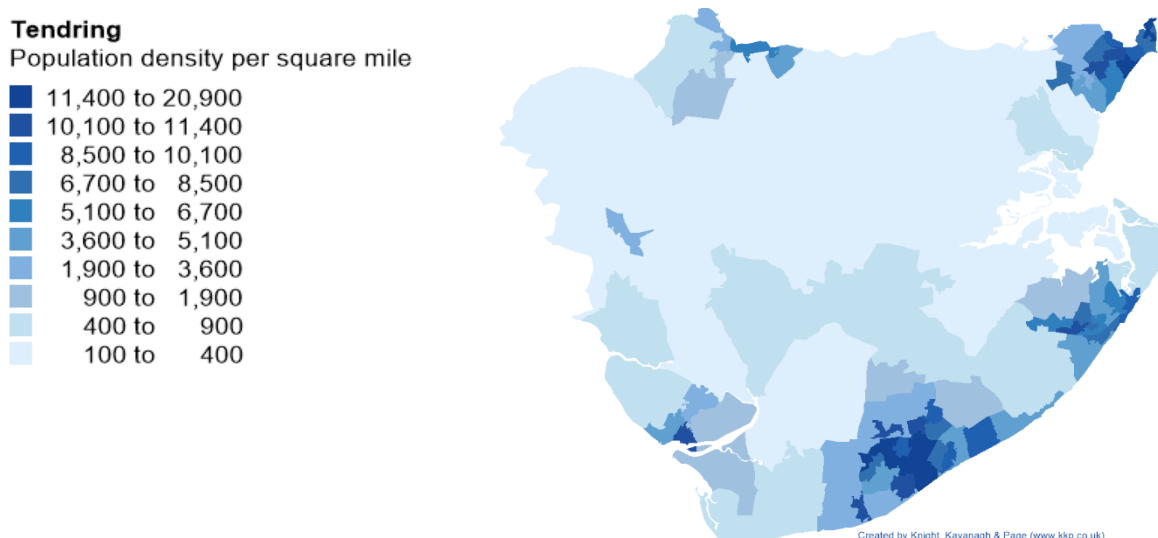
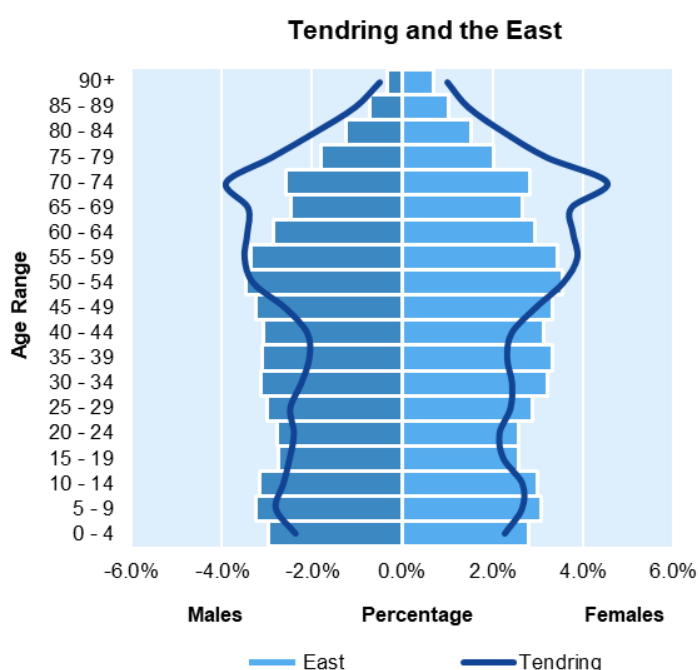


Figure 2.5: Comparative age/sex pyramid for Tendring and the East



Set against that of the region. Data indicates that there is a lower proportion of 10–34 year-olds (Tendring; 24.1% - East: 29.1%). This may suggest a lower level of demand from what are generally regarded as the main sports participation groups and also from young families. There are, however, proportionately fewer people in the age groups from 35-64 (Tendring; 35.9% - East; 38.8%). These groups are likely to have higher disposable income and may also still be physically active.

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There will be a continuous increase in the numbers of persons aged 65+. This will be +22.4% (+9,643) in the first period and will continue to rise to +43.9% (+18,887) over the whole period from 2018 to 2043. While this age group represented 29.5% of Tendring's population in 2018 it is projected to be 35.3% of the total by 2043 - over one third of the population.

Ethnicity (Data source: 2011 census of population, ONS): Tendring's ethnic composition does not reflect that of England as a whole. According to the Census, the largest proportion (97.6%) of the local population classified their ethnicity as White; this is considerably higher than the comparative England rate of 85.4%. The next largest population group is Asian, at 0.9% this is considerably lower than the national equivalent (7.8%).

Income and dependency (Data source: NOMIS (2020)): The median figure for full-time earnings (2021) in Tendring is £29,796; the comparative rate for the East is £32,687 (+9.7%) and for Great Britain; £31,881 (+7.0%). In January 2022, there were 4,345 people in Tendring claiming out of work benefits; this represents an increase of 19.5% when compared to March 2020 (3,635).

Deprivation (Data source: 2019 indices of deprivation, MHCLG): Relative to other parts of the country Tendring experiences low levels of deprivation. Four in 10 of the population (43.7%) fall within the areas covered by the country's three most deprived cohorts compared to a national average of c.30%. Conversely, 4.1% live in the three least deprived groupings (again, this compares to a 'norm' of c.30%). A similar pattern, to that seen for multiple deprivation, is seen in relation to health, yet more so. Around two thirds of Tendring's population (64.7%) lives in areas covered by the three most deprived cohorts, this compares to a national average of c.30%. Conversely, 1.6% live in the three least deprived groupings compared to a 'norm' of c.30%.

Health data: (Data sources: ONS births and deaths, NCMP¹ and NOO²): In keeping with patterns seen alongside higher levels of health deprivation, life expectancy in Tendring is lower than the national figure; the male rate is currently 77.8 compared to 79.6 for England, and the female equivalent is 81.6 compared to 83.2 nationally.

Weight and obesity: Obesity is widely recognised to be associated with health problems such as type 2 diabetes, cardiovascular disease and cancer. At a national level, NHS costs attributable to overweight and obesity³ are projected to reach £9.7 billion by 2050, with wider costs to society estimated to reach £49.9 billion per year. These factors combine to make the prevention of obesity a major public health challenge.

In common with many other areas, obesity rates increase significantly between the ages of 4 and 11. In reception year at school, 11.7% of children in Tendring are considered obese and 16.6% overweight. By Year 6 these figures rise to 20.6% obese and 13.6% overweight. In total by Year 6 more than one third of children (34.2%) are either overweight or obese.

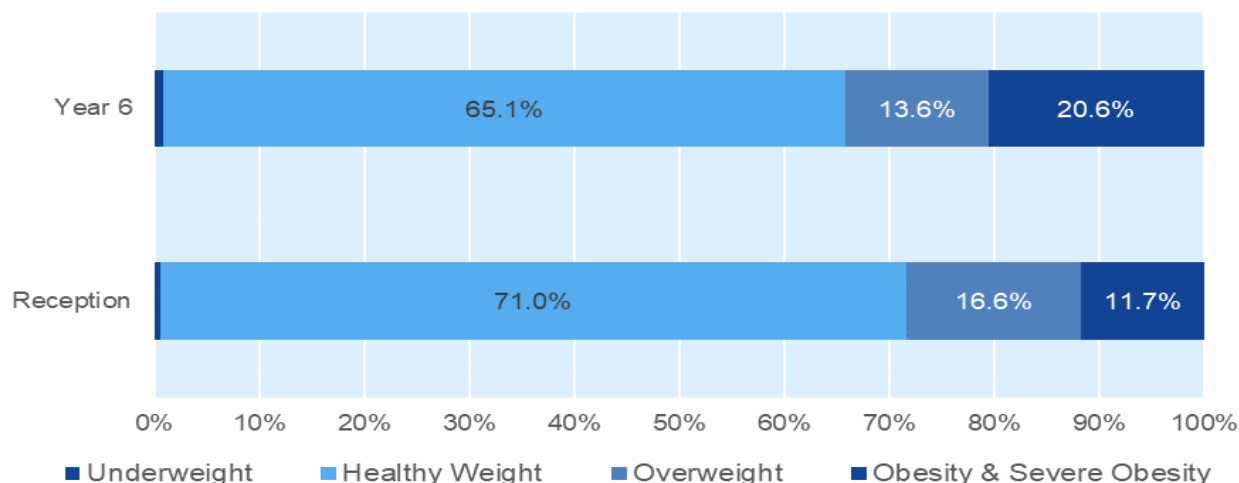
¹ National Child Measurement Program

² National Obesity Observatory

³ Adult Weight Data is for the period 2016-2017. The child data is for the period 2017-2018

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Figure 2.12: Child weight – reception and year 6 (2018/19)

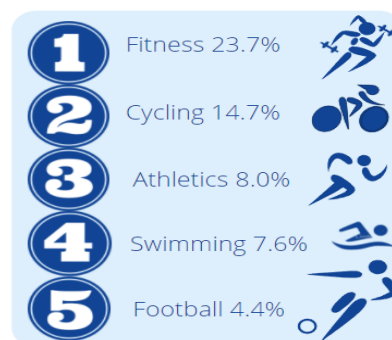


Sport England: Active Lives Survey (ALS) 2019/2020

This is based on 16+ year olds taking part in walking, cycling, fitness, dance, and other sporting activity (excluding gardening). The percentage of the population considered to be inactive in Tendring is 36.2%. This is above both the regional average (28.2%), and the national (27.5%) average. Tendring has fewer active people (53.7%) than both the national average (60.9%) and regional average (60.2%) as identified in Figure 2.12

The most popular sports and physical activities

The Active Lives Survey also makes it possible to identify the top five sports within Tendring. In common with many other areas, fitness and cycling are among the most popular and it is known that they cut across age groups and gender. In Tendring almost one quarter of adults take part in fitness activities, on average, at least twice a month. The next most popular activity is cycling which 14.7% of adults take part in on a relatively regular basis.



Population projections

The most recent ONS projections indicate a rise of 20.3% in Tendring's population (+29,624) over the 25 years from 2018 to 2043. Over this extended timeframe numbers/proportions rise and fall at different points in the majority of age groups. Key points for Tendring are that:

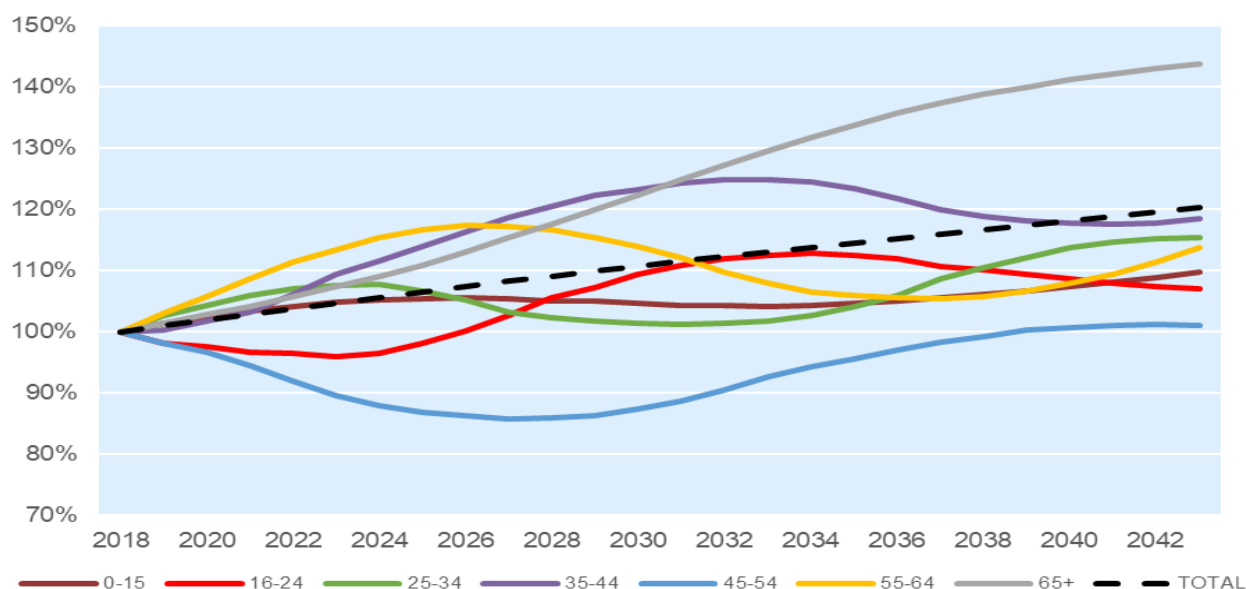
- ◀ The number of 45-54 year-olds, falls by -2,393 (-12.6%) over the first half of the projection (to 2030).
- ◀ The number of 35–44-year-olds will increase; by +23.2% in the first period (+3,067) followed by a decline of -3.8% (-623) in the second period.
- ◀ Between 2018 and 2041, there will be a continuous increase in the numbers of persons aged 65+ from 2043. While they represented 29.5% of Tendring's population in 2018 it is projected that they will account for 35.3% of the total by 2043 - over one third of the population.

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Table 2.5: Tendring - ONS projected population (2018 to 2043)

Age (years)	Number			Age structure %			Change 2018 – 2043		
	2018	2030	2043	2018	2030	2043	2018	2030	2043
0-15	24,114	25,225	26,451	16.5%	15.6%	15.1%	100.0%	104.6%	109.7%
16-24	12,390	13,560	13,254	8.5%	8.4%	7.6%	100.0%	109.4%	107.0%
25-34	13,549	13,729	15,631	9.3%	8.5%	8.9%	100.0%	101.3%	115.4%
35-44	13,196	16,263	15,640	9.1%	10.1%	8.9%	100.0%	123.2%	118.5%
45-54	19,007	16,614	19,194	13.0%	10.3%	10.9%	100.0%	87.4%	101.0%
55-64	20,478	23,344	23,302	14.0%	14.5%	13.3%	100.0%	114.0%	113.8%
65+	43,069	52,712	61,956	29.5%	32.7%	35.3%	100.0%	122.4%	143.9%
Total	145,803	161,447	175,427	100.0%	100.0%	100.0%	100.0%	110.7%	120.3%

Figure 2.17: Projected population change (2018 -2043) Source ONS 2018



TDC Housing Strategy

This housing strategy for Tendring has been developed at a time of major actual and proposed changes to the national housing landscape and financial constraints for the Council. Recent years have seen the introduction of neighbourhood planning and the Localism Act 2011, changes to the National Planning Policy Framework (NPPF), welfare reforms, increased regulation in the private rented sector, the tragedy of Grenfell Tower, the most fundamental change in homelessness legislation in many years, the Homelessness Reduction Act 2017 and the Covid-19 pandemic.

TDC retains its own housing stock and currently has 3,121 homes in its ownership. It is the largest landlord in the district and remains fully committed to this role and to consulting with and continuing to support tenants to ensure that they all have a decent, affordable home in an area that they feel proud of.

As noted, Tendring has a high proportion of over 65s. Numbers in this age group will continue to increase. Addressing the housing and other needs of the elderly is of key importance. TDC is

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committed to ensuring that everyone has a decent home to live in that meets their needs regardless of the sector they live in. Its view is that good health begins at home and housing is pivotal in addressing health inequalities and improving community health and well-being. Housing growth in Tendring has stalled in recent years and the number of homes delivered has not met targets. Although it is now seeing more homes being supplied and the signs for future delivery are encouraging, the number of affordable homes has been low.

To meet national policy requirements to establish the number and type of new homes, Tendring, Colchester, Chelmsford and Braintree commissioned Peter Brett Associates to produce an Objectively Assessed Housing Need Study building on earlier work. This was first published in July 2015 and updated in November 2016. It meets NPPF requirements to prepare a Strategic Housing Market Assessment (SHMA). Housing requirements per annum for each authority plus the total minimum housing requirement for the plan period (2013- 2033) are shown below

Local authority	Housing requirement per annum	Total minimum housing requirement for the plan period (2013-2033)
Tendring	550	11,000
Colchester	920	18,400
Total	1470	29,400

Source: North Essex Authorities Shared Strategic Section 1 Plan (2021)

The Council is working with neighbouring authorities on an ambitious settlement to be delivered on its border with Colchester. The councils are joint sponsors of the Tendring Colchester Borders Garden Community (TCBGC) development of between 7,000 and 9,000 homes.

Figure 2.18: Identified area for the Garden Communities Settlement



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New Garden Community

Colchester and Tendring councils are joint sponsors of the Tendring Colchester Borders Garden Community development of between 7,000 and 9,000 homes. This new community will need to include all the services and facilities required for a development of this size, such as employment spaces, education provision, health and community facilities, and sports, leisure, and open space facilities.

They, therefore, require an up-to-date PPOSS, IBF and OSS, not only for the new Borders Garden Community but for the spatial areas across the whole of Colchester and Tendring. This will inform strategic spatial planning and the approach taken to sport, recreation and open space facilities in the wider authorities and the Garden Community in particular.

Summary of demographic profile and population projections

Tendring's population, over the next 25 years is expected to increase by four times the national rate (6.9%) with a substantial rise in the 65+ age group (by 22.4%). Moreover, 26% of the population falls into the Mosaic defined Senior Security group; elderly singles and couples who still living independently in comfortable homes that they own. Property equity gives them a reassuring level of financial security. This includes people who have remained in family homes after their children have left, and those who have chosen to downsize to live among others of similar ages and lifestyles.

The projected rise in the size of the local population is unlikely to lead to major increases in the number of people wishing to take part in sports and physical activity (potential customers of leisure facilities).

Furthermore, the joint Garden Community development will create a need to improve and adjust the employment spaces, education provision, health and community facilities, and sports, leisure, and open space facilities.

2.3: Planning policy

Revised National Planning Policy Framework 2021

The NPPF sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies the need to focus on three themes of economic, social, environmentally sustainable development:

A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making, the NPPF states that local plans should meet objectively assessed need. It is clear about sport's role delivering sustainable communities through promoting health and well-being. Sport England, working within the provisions of the NPPF, wishes to see local planning policy protect, enhance and provide for sports facilities based on robust and up-to-date assessments of need, as well as helping to realise the wider benefits that participation in sport can bring.

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The promoting healthy communities theme in paragraph 98, identifies that planning policies should be based on robust, up-to-date assessment of need for open space, sports and recreation facilities and opportunities for new provision. Specific needs, quantitative/qualitative deficiencies and surpluses should be identified and used to inform provision requirements in an area.

National Planning Practice Guidance (NPPG)

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and adds further context to the [National Planning Policy Framework](#). It is intended that the two documents should be read together.

When considering how local planning authorities and developers assess the needs for sports and recreation facilities the guidance states that authorities and developers may refer to Sport England guidance.

PART 3: NEEDS ASSESSMENT FINDINGS

3.1: General findings

Tendring 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. There is also recognition that the Council must operate within a climate of financial constraints (increasingly so, following the Covid-19 pandemic and the on-going cost of living increases).

As noted above, there is a large projected increase in the size of the population of 20.3% by 2043 (+29,624) and a continuous rise in the number/proportion of persons aged 65+. The key issue is, therefore, likely to be how an increasingly ageing population chooses to use its leisure time and whether/how this may lead to changes in demand for different activities.

It will be important to ensure that the proportion of the population which is currently active remains so and that more of those who are currently inactive become active (sustaining and improving the general health of the local population). Indoor and built facilities, and programmes of activity therein, need to be capable of adapting to changing demand and need associated with demographic change.

The principal opportunity/challenge for TDC is to ensure that its stock of facilities continues to be fit for the future and viable. There is a need to balance the requirements of the core market of people already taking part in sport and physical activity while ensuring that the growth of existing or new activities meets the needs of a more diverse and ageing population. Sustaining and improving the general health of the local population will become increasingly relevant.

The quality of facility stock is mixed with the majority of fitness provision rated as above average but most other stock in below average condition. It is, however, generally meeting the current demands of residents. There is a need to maintain/improve quality and ensure that facilities within the education estate retain community access post pandemic.

3.2: What do we know about facilities and activities in Tendring?

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

Sports halls

There are 27 sports halls (50 courts) in Tendring nine of which have 3+ courts (40 courts). There is no known upcoming sports hall investment in the area. Clacton County High School's 4-court hall opened in 2021 and is the only one assessed as good quality. Of the remainder, two are above average, five below average. Two sports halls remained unassessed. Half of all sports halls have received some level of investment in the last 20 years.

Almost one quarter of residents (22%) of Tendring residents do not have access to a car meaning that they are reliant on public transport or walking to get to a sports hall. 97% of the district population lives within 20 minutes' drive of a publicly available sports hall with 3+ courts.

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Overall, there is low accessibility to a sports hall within walking distance, less than one third (30.2%) of the total population lives within 20 minutes' walk (one mile) of a sports hall. However, of the residents from more deprived localities who are statistically less likely to participate in sport than those from more affluent areas, 69.2% live within one-mile walking distance of a sports hall.

Thus, while the location of current sports halls is challenging for the wider population and residents who live in more rural areas (and require transport to access facilities) it is reasonably good in respect of those living in the Authority more deprived areas.

There are six sports halls in neighbouring authorities located within two miles of the Authority boundary however, there are no large Tendring settlements in close proximity to them.

Sports hall used capacity at most sites is reportedly high. The majority offer some level of community availability and there is scope to increase the number of hours made available at some sports halls in the area - to increase capacity.

The two sports halls that do not presently offer community use are both at schools. One of these has no intention of making its facility available to the community while the other (Clacton County High School) is the above-mentioned new 4-court sports hall and is on a site where there is already a 3- court (community available) sports hall. Consultation suggests that the (non) community use status of the new hall is unlikely to change in the short term and the longer-term prognosis is difficult to predict.

One sports hall in TDC is available during the daytime on weekdays, the others are located on education sites and cannot be accessed primarily for reasons related to existing schools use, safeguarding and facility design.

TDC owns and operates one sports hall facility (at Clacton Leisure Centre). Most other sports halls are owned and managed by schools themselves. TDC, therefore, has limited influence on sports hall management and programming in the area and options to enable casual use of sports halls are, thus, for directly linked reasons also very limited.

Key sports indicate potential for their clubs to grow and diversify membership offers targeting different/extended audiences. There is a need to consider increasing the number of sports halls which have volleyball courts (line markings) or to consider providing volleyball clubs with priority access to sports hall sites which have appropriate markings. Any new sports hall developments should consider the installation of volleyball line markings and posts due to the high demand in the area.

There is some capacity at certain existing facilities to accommodate additional demand generated via increased participation and/or population increase. Key sports identifying the need for additional access for sports halls are volleyball and netball.

Overall, however, the Authority does not have sufficient courts available and accessible to meet current demand. The highest level of unmet demand is in Clacton-on-Sea.

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Swimming pools

The audit identifies 20 swimming pools at 14 sites of varying size – they include:

- ◀ Six main swimming pools 160m² or larger (equivalent of 4 lanes x 20m) however three have been discounted. The pool at Lifehouse is only 18m in length, The Bridge Housing Training pool is only 2m wide and cannot offer a full swimming programme and Clacton County High School's pool is not available to the community.
- ◀ Eight pools are lidos, and as such are not included in the main assessment due to the fact, they only open on a seasonal basis.
- ◀ Two are learner/teaching pools.
- ◀ Four are leisure pools.

Provision is predominantly located in the north east and the south of the Authority where the majority of Tendring's population is based.

No known new swimming pool developments are planned in the area. However, the long-term future of Colchester Leisure World is being considered by Colchester City Council and it is likely that it will either be significantly refurbished or replaced in the near future (subject to the Council sourcing adequate funding). Timescales, funding, and plans are all yet to be determined. This is relevant to Tendring due to its proximity to the Authority and its regional pull due to facility size and scale.

In terms of quality of Tendring pools, of the three sites with community accessible main swimming pools, Clacton Leisure Centre is in above average condition while Dovercourt Bay Lifestyles and Walton-On-The-Naze Lifestyles are both rated as below average.

Dovercourt Bay Lifestyles is the oldest swimming pool (opened in 1984). The three Council pools are reported to have been refurbished over the last 15 years, the most recent work being undertaken at Walton-On-The-Naze Lifestyles. However, all three sites require investment primarily in plant as they are reaching the end of their anticipated working life. This incurs significant cost but has little or no impact on facility aesthetics. It will, nonetheless, bring down utility costs, improve efficiency and help meet Council carbon emission objectives.

Approximately 81% of the population of Tendring lives within 20 minutes' drive of a swimming pool. Less than one third (30.3%) reside within 20-minutes' walk of a pool. Fewer than half (47.4%) of those living in areas of higher deprivation live within 20 minutes' walk of a swimming pool.

In part because of the rural and dispersed nature of the Authority, swimming pools are not particularly well located to attract users from areas of higher deprivation. Assuming that other barriers to access can be overcome. A reported 22% of Tendring's population does not have access to a car which means that they are reliant on other people, public transport or walking to a pool venue - which is a significant barrier *per se* and can add to the cost of participation.

All three Council pool sites offer pay and play opportunity. However, in general, facilities have insufficient space/time to cater for public, clubs and lessons-based demand. Some of this pressure is partially alleviated over summer months when the lidos are open.

A high number of swimming lessons run in leisure centres and several swim schools operate in the area. There is a need to balance the swim programme in public pools with casual swimming, swimming lessons and club swimming - to meet the needs of the whole community.

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There is insufficient water space in the area - it may not be able to accommodate an increase in demand from projected population growth. There is a particular need for additional provision to cater for residents in the West of Tendring and to work with Colchester CC to ensure that resident need/demand is met. Consideration should be given to making provision in the Tendring Colchester Borders Garden Community area.

Health and fitness

There are 16 health and fitness facilities (nine with 20+ stations) in Tendring providing a total of 476 stations plus 11 studios. Facilities are, in general, located in more densely populated areas. The largest venue is Anytime Fitness (Clacton-on-Sea) with 200 stations – this is one third (36.1%) of Tendring's health and fitness supply. It is part of a national chain.

Nine health and fitness facilities were assessed. Of these, one is good quality, three are above average and five are below average. There is a need to maintain quality and where possible improve the condition of the average/below average rated gyms and studios.

There are 14 sites with 20+ stations in neighbouring authorities, none of which are available on a pay and play basis. Six of these have 100+ stations and, on this basis, are likely to attract people from a wider area and to be serving some of the west of the District.

All main population areas have health and fitness facilities. Almost half (47%) of the population lives within one mile of a facility; The majority (90.7%) of the residents live within 20 minutes' drive of one. The key need is to ensure that fitness facilities cater fully for the full range of market segments in the Tendring community.

Almost half (47%) of Tendring's population lives within 20 minutes' walk of a health and fitness facility with 20+ stations. Consequently, 53% of the population is likely to need to use a car or public transport to access this form of activity.

Some settlements in the North (Manningtree), West, (Elmstead Market) and the South West (Jaywick - one of the most deprived areas in the Authority) do not have access to any provision. Access is made that much more difficult for many residents of these areas where there is greater reliance on limited public transport or people have to walk/cycle to a facility.

Locally, there is undersupply of health and fitness facilities at present and projected forward to 2030 and 2043. When comparing the number of community available stations currently available (476) and accounting for the comfort factor, there is a negative supply/ demand balance. This does look significant, (376 stations at present, 507 by 2030 and 632 by 2043). Consultation, therefore, indicates that there is insufficient capacity to accommodate current and/or increased demand at existing venues. It would also be of value to identify whether there is a specific 'hotspot' of under provision. Further work is required to review this on a settlement basis – linked to the potential impact of new housing development.

It should be noted that the private sector is adept at ensuring that current demand is catered for (at least in areas with a certain demographic profile) and current estimated undersupply should be considered in this possible context. The key issue is that budget operators tend not to look to service harder to reach groups and people from areas of (relative) disadvantage.

Consideration should be given to increasing the scale of fitness provision at Walton-on-The-Naze Lifestyles both to give residents access to a public facility and because a better fitness offer and a good quality group fitness programme would enhance the viability of the centre.

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Gymnastics

There is one dedicated gymnastics facility in the area, Performers Gymnastics Academy. Gymnastics activity also takes place at Clacton Leisure Centre - in the sports hall.

Specialist gymnastics facilities appeal beyond local authority boundaries. Consequently, provision within with a 30-minutes' drive time catchment is considered. 88% of Tendring's population live within the catchment of a dedicated gymnastics facility.

The offer made by Performers Gymnastics Academy is limited due to its size which it reports being insufficient to meet its requirements. The Club may need support to achieve its future expansion plans. It will also have to increase the scale of its coaching workforce to increase its capacity.

Indoor bowls

The three dedicated indoor bowls facilities in Tendring are of, respectively, good, below average and poor quality. All residents live within a 30-minutes' drive of an indoor bowls facility.

All three are available to the public via a sports club/community association membership. There is capacity to accommodate additional members at all three.

Walton & District Bowls Club needs to invest in a new carpet and underlay as this has not been replaced since it opened in 1993.

There is no requirement for additional indoor bowls provision at present or in the near future.

Squash

Of the nine squash courts at four sites in Tendring, three are glass backed. Seven of these are of above average quality while two are below average. The majority, 91.3% of Tendring's residents currently reside within 20 minutes' drive of a squash court. In addition, there is one court within two miles of the Authority boundary.

Seven courts in Tendring are available for pay and play access, while the two at Frinton Lawn Tennis & Squash Club require a membership to access.

Although squash appears to be relatively well catered for with courts available across the authority, it is very popular (particularly in comparison with many other parts of the country). Clubs are strong and all are working to increasing participation. Harwich Sports Centre is in the process of changing ownership and is a particular concern. Local stakeholders are hoping that it will still remain open for community use as the area has very limited provision. Moreover, the number of courts at the University of Essex has reduced from five to two over the years.

There is a need to continue to invest in and maintain facilities. There is capacity at some venues to deal with increased demand but there is a requirement to protect the current facilities given the sport's popularity in the area.

Population increases are not likely to lead to demand for more squash courts as there is sufficient capacity now and to cope with growth up to 2043.

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Indoor tennis

Frinton Lawn Tennis & Squash Club is the only indoor tennis facility in the area, it has two courts and is of above average quality.

Almost half (48%) of Tendring residents live within 30 minutes' drive time of an indoor facility. There are no permanent indoor courts located in neighbouring local authorities accessible to Tendring residents (within 30-minutes' drive time). It is also worthy of note that residents in the west of the Authority are not within 30-minutes' drive time of Frinton Town Lawn & Squash Club.

Residents wishing to play indoor tennis are required to be a member of the club and purchase a membership. There are no pay and play indoor tennis facilities in Tendring.

It is reported to have capacity to meet additional demand.

There is no requirement for additional indoor tennis provision.

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PART 4: VISION, FRAMEWORK RECOMMENDATIONS AND ACTION PLAN

The principal opportunity/challenge for Tendring is to deliver continuous investment in indoor and built facilities to ensure that its facilities are fit for the future. There is a need to balance the needs of the core market of sports consumers already participating at leisure centres and in local clubs whilst enabling the growth of existing or new activities to meet the needs of new participants and the Authority's growing population of older residents.

Tendring's vision for sport and leisure provision in the area for the period 2022 -2031 reflects the clear requirement to ensure that facilities are fit for purpose (e.g., modern, welcoming, clean, attractive, flexible, enable a wide programme, ability to offer a good quality learn to swim programme and cost-effective to operate). The vision is:

To create and maintain high quality, sustainable leisure and sports facilities which meet community need, increase participation, help tackle health and age issues and provide accessible, inclusive activities for Tendring residents as part of an active lifestyle.

4.1: General framework objectives

(Short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years).

Short term

- ◀ Due to the need for additional water space to meet current and future needs, work with Colchester City Council to commission an aquatic facilities strategy covering Tendring, Colchester and the TCBGC. This strategy needs to consider both authority's needs.
- ◀ Continue to work with Colchester City Council to address the facility needs of residents in the West of the District and the TCBGC through new/improved provision.
- ◀ (Given the age of the public leisure facilities) commission condition surveys for each site to ensure that essential maintenance requirements are known, budgeted for and met.
- ◀ Develop a system to, as early as possible, identify and tackle investment, maintenance, and refurbishment requirements to protect and improve existing sports facilities.
- ◀ In line with TDC carbon reduction targets, ensure that existing facilities are made as energy efficient as possible, and that any new development considers energy efficiency as a high priority.
- ◀ As a first measure, reduce energy consumption to reduce carbon emissions/energy costs.
- ◀ Expand the scale of health and fitness provision at public leisure centres particularly Walton-On-The-Naze Lifestyles where it needs to be expanded to help address the overall Authority shortfall. This would enable a better fitness offer and delivery of an enhanced group fitness programme as well as enhancing centre viability.
- ◀ Should TDC wish to initiate a programme of development of more rurally located fitness/studio sites at, for example, village halls.in former retail units, do so – but after the core offer at mainstream sites has been enhanced and matches contemporary standards elsewhere. This will enable those whose participation is initiated in outlying areas to, if they choose to do so, to progress to membership of Authority mainstream venues
- ◀ Linked to the above, maintain a watching brief on health and fitness provision within Tendring generally (and provision made outside the Authority) to ensure that residents in rural areas progressively have a greater level of access to fitness opportunities/group exercise provision.
- ◀ New developments need to contribute towards providing additional capacity for the facility types for which there are deficiencies through financial contributions especially sports halls and swimming pools.

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Medium term

- ◀ Work with schools to improve the standard of the four below average community available sports halls (Brightlingsea Sports Centre, Clacton Coastal Academy Town Campus, Harwich Sports Centre, and Tendring Technology College - Frinton) and maintain the quality of those which are currently above average.
- ◀ Working with NGBs and engage with local education providers, increase community group access to existing sports facilities, starting with Clacton County High School.
- ◀ Invest to maintain the standard of the area's public swimming pools. There is a need, to install new plant and filters at all three as existing equipment is approaching the end of its anticipated life. This should also enable a significant contribution to be made to meeting Council carbon emission targets.
- ◀ Take steps to better enable Tendring residents from harder to reach groups; those living in rural areas, people with specific health needs and older people can access sport and physical activity provision.
- ◀ Work with key clubs and agencies to ensure that the scale/number and condition of squash, gymnastics, indoor tennis and indoor bowls facilities is maintained and/or improved.
- ◀ In addressing all of the above, take full account of the need to make some sport and leisure facilities and opportunity available during the day to meet the needs of the growing older population. This may need to be accompanied by introducing new and redesigned activity programmes to drive and cater for increases in participation among older people.
- ◀ Explore options to address the fact that there is limited opportunity for casual use of sports halls in the Authority.
- ◀ Invest in appropriate energy-efficient products including heating, ventilation, fittings, controls, sensors, heat pumps and recovery systems.

Longer term

- ◀ Work with local sports clubs, TDC/schools sports facility managers to ensure that facilities and workforce development programmes meet the needs of all clubs and residents.
- ◀ Give volleyball priority access to courts that offer the appropriate specification. Any new sports hall provision should consider installation of volleyball line markings and socked-mounted posts plus a roof height suitable for club level competition.
- ◀ There is a need to be prepared to 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.
- ◀ TDC and key providers should work effectively together to drive increases in participation (challenging themselves to innovate) via delivery of high quality, varied activity programmes.
- ◀ Ensure that all new developments consider energy consumption and green technology at the earliest possible design stage.

Action plans

The following action plan contains two sections:

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

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:

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- ◀ **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 the three of the above.*

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4.2 Indoor built facilities action plan

Taking account of the needs assessment, the demographic make-up and current vision of the Council and other organisations, plus Sport England's Facilities Planning Model, TDC should adopt the following strategic recommendations.

4.2.1: Management and programming

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Facility investment to ensure that sports facilities remain attractive and fit for purpose. Protect/Enhance/Provide	See site by site recommendations and ensure 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	TDC, AE, schools/ College, community organisations	High
Maintain/increase community use of education facilities (sport halls) Enhance	Increase/sustain the number of school sports halls available to the community. Market and promote the availability of the current stock of sports halls to more sections of the community.	Work closely with schools that are/have expressed an interest in becoming community available – to implement this. Continue to work with schools with good levels of community use to ensure complementary programming across the Authority. Develop a site-by-site engagement action plan for schools with limited or no current community use.	Medium	Schools/College, AE, TDC	High
Environmental sustainability and climate crisis. Protect/Enhance/Provide	In line with TDC carbon reduction targets, ensure that existing facilities are made as energy efficient as possible and that any new developments consider energy efficiency as a high priority.	Improve the performance of Council buildings aiming to achieve net zero emissions by 2030 and maximise funding opportunities. Ensure that all newly constructed Council-controlled/influenced buildings, extensions and refurbishments are designed to achieve net zero emissions by 2030. Focus on the switch away from oil and natural gas use by 2030. Deliver ongoing 'invest to save' energy efficiency projects to reduce overall emissions and reduce running costs. Maximise onsite renewable energy generation opportunities.	Short	TDC, AE schools/College, community organisations	High
Planning Protect/Enhance/Provide	Act upon Strategy recommendations.	Adopt the Strategy as an evidence-based document supporting the Local Plan and development management decisions.	Medium	TDC	High
Monitor and review	Keep this Facilities Strategy relevant and up to date.	Complete a light touch annual strategy review. Deliver a complete review within 5 years of adoption.	Medium	TDC	High

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4.2.2: Sport specific recommendations

Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Swimming / Aquatic sports	<p>The three public leisure swimming pool sites are all of strategic importance to the area. There is under supply of provision in the west of the authority - this should be considered as part of the Tendring Colchester Garden Community project.</p> <p>There are two Swim England affiliated competitive clubs in the area.</p>	<p>Continue to ensure that the clubs, aquatic activities and community users are satisfied via effective programming and pricing at pools.</p> <p>Make swimming lessons fully available to residents in areas of higher deprivation.</p> <p>Continue to review TDC pool programmes in the context of increasing swimming participation and improving short term financial return/capability.</p>	TDC, Swim England	Medium	Enhance, Provide
Badminton	<p>There are 50 indoor badminton courts, spread across 18 sites. Clacton Leisure Centre's sports hall (6-courts) is the largest in the authority. Overall, 29 badminton courts are actually available for community use in the Tendring area.</p> <p>Based upon the Badminton England assessment process, there is a weekly requirement of 1,134 court hours to meet current badminton demand in the district.</p> <p>Three fifths of badminton courts in the authority meet the Badminton England quality threshold. This proportion is lower than the national average.</p>	<p>Grow participation especially at clubs, working with local stakeholders. Help support these clubs to grow and diversify memberships.</p> <p>Support volunteer and coach development.</p> <p>Improve court quality and increase community availability of sports halls.</p>	TDC, AE, Badminton England, badminton clubs, schools/College.	Medium	Enhance
Basketball	<p>There is an opportunity to grow basketball provision if appropriate indoor facilities for it are provided.</p> <p>Currently, only one sports hall (at Brightlingsea Sports Centre) accommodates basketball on a regular basis – for Brightlingsea Sledgehammers Basketball Club,</p> <p>The recent change of management at Brightlingsea Sports Centre (back to the school) and the potential consequences of this in respect of Club access to court time are of particular concern to basketball as this is a key site for the sport.</p>	<p>Support clubs to grow/diversify memberships.</p> <p>Support volunteer and coach development.</p> <p>Where possible increase community availability of sports halls to increase court availability.</p>	Basketball England, basketball clubs, TDC	Medium	Enhance

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Gymnastics	Performers Gymnastics Academy (PGA) is the one dedicated facility. Activity is also delivered at Clacton Leisure Centre. PGA is unable to expand due to the limited scale of its current venue. It will need support with its expansion plans if the volume of gymnastics opportunity in the area is to increase.	PGA may, in time, require assistance to enable it to offer a full range of women's artistic gymnastics disciplines, equipment for boy's/ men's gymnastics and additional storage It will also need to increase its coaching workforce to raise club capacity.	British Gymnastics, PGA, TDC	Medium	Enhance, Provide
Indoor bowls	There are three dedicated indoor bowls facilities in Tendring. Clacton & District Indoor BC Ltd is the only one which currently offers good quality rinks and changing room provision. Harwich & District Indoor BC has poor quality rinks and the Walton & District Indoor BC are of below-average quality. The EIBA agrees that there is no necessity for additional purpose-built indoor bowls facilities in Tendring now or in coming years.	Maintain and meet demand for the three indoor bowls facilities. Maintain facility quality and improve where required. This relates particularly to Harwich & District Indoor Bowls Club which planned to replace rink carpets in 2022. Assist clubs to market their offer to encourage new members and retaining existing ones	EIBA, TDC, indoor bowls clubs	Medium	Enhance, Provide
Indoor Tennis	The one indoor tennis facility in Tendring is Frinton Lawn Tennis & Squash Club. It has two indoor courts, both of above-average quality. The key challenge is to maintain/ increase participation.	Maintain demand level for Frinton Lawn Tennis & Squash Club. (Work with the LTA to help drive up participation at the existing site, leading to a more financially sustainable facility). Help the Club to market itself to encourage new members and to retain existing one. Ensure that the indoor tennis facility is more readily available for all Tendring residents.	LTA, Frinton Lawn Tennis & Squash Club, TDC	Medium	Enhance, Protect
Squash	Squash is popular in the area and has good participation levels. There are nine squash courts based at four sites. Clubs are strong and working to increase participation. There is a need to ensure that courts are well used and protected to enable squash to thrive and continue to grow. Population increases are likely to lead to demand for more squash courts, squash courts should be considered as part of the facility mix of any new leisure facility.	Support clubs to grow/diversify membership. Support volunteer and coach development. Ensure that existing squash courts in the Authority are protected.	Squash England, Squash clubs, TDC	Medium	Enhance, Protect

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Netball	<p>Clacton Leisure Centre accommodates regular Colchester & Tendring Netball League competitive matches, 'Back to Netball' sessions (led by Tendring Netball Club) and two 'walking netball' sessions</p> <p>Identified aspirations to grow participation in netball are presently limited by the lack of indoor netball facilities in the locality.</p>	<p>Work with existing venues to ensure that indoor courts remain accessible to accommodate training and match-play needs.</p> <p>Maintain/increase the number of Back to Netball and Walking Netball sessions and retain the player pathways between these and local clubs.</p> <p>Support netball clubs/leagues with their volunteer and coach development.</p>	<p>England Netball, netball clubs, TDC, schools</p>	Medium	<p>Enhance, Protect</p>
Volleyball	<p>Tendring Volleyball Club is the only volleyball club in the area. It runs four adult teams in the National Volleyball League (NVL) and the Essex Volleyball League (EVL). It has achieved high levels of growth over recent years but is now full to capacity, even at recreational level and has waiting lists.</p> <p>To expand capacity, there is a need for access to additional facilities and to increase the number of active coaches.</p>	<p>If/when investing in new facilities, be cognisant of local demand for volleyball and deliver NGB sports hall specifications for club volleyball provision.</p> <p>Should the opportunity arise, install volleyball infrastructure in existing sites.</p> <p>Give volleyball clubs priority access to sites with appropriate court provision and markings.</p> <p>Support the Club with its volunteer and coach development.</p>	<p>Volleyball England, Tendring Volleyball Club TDC, schools, College</p>	Medium	<p>Enhance, Provide</p>

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4.2.3: Site specific recommendations

Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Brightlingsea Sports Centre	Academy	<p>This has recently (April 2022) undergone a change of management from being a TDC managed dual use site to being run by the Colne Community School & College.</p> <p>Opened in 1991, it has a 4-court sports hall (below average) and a 1-court activity hall. Although refurbished in 2010, its changing rooms are rated below-average. Halls are primarily used for badminton & basketball provision, with good levels of community usage.</p> <p>It also has a 25-station fitness gym, an above-average dance studio and two below-average squash courts.</p>	<p>Market and promote the availability of the sports hall to increase usage.</p> <p>Continue to invest in facilities to maintain/improve quality.</p> <p>Upgrade the currently 'below-average' quality squash courts.</p> <p>Ensure that a long-term community use is formally established to guarantee increased and inclusive access.</p>	The Colne Community School & College, TDC	Medium	Medium
Clacton Coastal Academy (Town Campus)	In house	<p>Opened in 2004, it has a 4-court sports hall and a 1-court activity hall – both rated as of below average quality and requiring refurbishment.</p> <p>It is mainly used for badminton and offers community access.</p> <p>It also has a 27-station fitness gym (rated below average) which is unavailable for community hire and two dance studios which are available for hire and rated above average quality.</p>	<p>Continue to invest in facilities to maintain/improve quality.</p> <p>Improve the quality of the sports halls.</p> <p>Ensure that a long-term community use is formally established to guarantee increased and inclusive access.</p>	Clacton Coastal Academy (Town Campus)	Medium	Medium
Clacton County High School	Sigma Trust	<p>The school opened in 2006 and initially had a 3-court sports hall.</p> <p>In 2021, it opened a new 4-court sports hall (outside the school PFI FM agreement thus not incurring PFI facility management costs).</p> <p>The 3-court hall is available for community use but the new 4-court hall is not. Consultation with the School suggested that this is unlikely to change in the short term</p> <p>The 3-court sports hall is above-average quality but has below-average quality changing rooms. The new sports hall is good quality.</p> <p>It also offers two above-average quality dance studios available for community use and a 4-lane x 18m swimming pool which is unavailable to the community.</p>	<p>Explore the opportunity to enable community use of</p> <ul style="list-style-type: none"> - The 4-court sports – to service, for example local netball demand and; - The swimming pool to enable unmet demand in the area to be accommodated. <p>Continue to invest in the facilities to improve the changing rooms and maintain overall quality.</p>	Clacton County High School, Sigma Trust, TDC	Medium	High

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Clacton & District Indoor Bowls Club Ltd	Sports club	This has a six-rink facility which is rated good quality. A membership is required to access the facilities. In May 2022, it replaced the carpet (underpinning its good quality rating). It has further aspirations to modernise bar and social areas but needs to source the funding required.	Continue to invest in facilities to maintain the quality. Assist in finding adequate funding to ensure the bar and social areas can be improved.	Clacton & District Indoor Bowls Club Ltd EIBA	Long	Medium
Clacton Leisure Centre	In house (council)	A key public leisure centre facility, built in 1987, it has a 6-court sports hall rated below average having last been renovated in 2000. It is the only facility in Tendring to provide daytime access which is of particular importance for older residents (and increasingly important as the population ages). Badminton, netball, gymnastics & trampolining are the main sports accommodated in the sports hall. Its 6-lane x 25m swimming pool is rated above-average quality as are the wet changing rooms. The 60-station fitness gym is of good quality following recent refurbishment (2021). The two good quality dance studios are used to deliver a high-quality fitness programme and are also available for hired on a pay-to-play basis. There is a need to improve energy efficiency and invest in green technology in order to meet the TDC carbon reduction targets.	The sports hall floor requires replacement due to its age and general use. This should be a priority as it is the largest hall in the authority and caters for most indoor sports. Continue to invest to maintain the quality of the fitness provision and improve other facilities to ensure they are high quality for residents. Improve the energy efficiency of building fabric, including M&E to reduce overall running costs (and carbon emissions). There is a need to replace the oil heating system.	Clacton Leisure Centre, TDC	Short	High
Dovercourt Bay Lifestyles	In house (TDC)	A key public leisure centre facility, opened in 1984, it has a 6-lane 25m swimming pool (below-average quality) with changing rooms rated above-average due to modernisation in 2021. Pool plant is approaching the end of its anticipated life and need significant investment. The 30-station fitness gym is rated below average quality. There is a need to improve energy efficiency and invest in green technology in order to meet the TDC carbon reduction targets.	Review options to improve the energy efficiency of building fabric, including M&E to reduce overall running costs (and carbon emissions). Prioritise replacing//refurbishing pool plant to reduce utility costs and improve efficiency. Invest in the fitness provision to improve overall offer quality.	TDC	Short	High

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Frinton Lawn Tennis & Squash Club	Sports club	It has an indoor tennis court, two tennis courts in an air-hall, a 20-station fitness suite and two squash courts (one glass-backed). All facilities are of above average quality apart from the squash courts which are below average. A membership is required to access facilities.	Continue to invest to ensure that facility quality does not deteriorate. Ensure that current demand can still be housed at the facility going forward	Frinton Lawn Tennis & Squash Club, LTA, Squash England	Medium	Medium
Hamford Primary Academy	In house (school)	Opened in 1963 this 3-court hall is the oldest in the area. It is not available for community use and is used privately by the school only. The hall is reportedly in below average or poor condition and in need of refurbishment and modernisation.	Invest to improve sports hall quality. Explore whether the school is willing to enable community access.	Hamford Primary Academy	Medium	Medium
Harwich & District Indoor Bowls Centre	Sports club	A 6-rink indoor bowls facility assessed as poor quality. The plans to replace rink carpets in 2022 should improve quality. Membership is required to access the facility.	Assist if required with planned rink refurbishment. Continue to invest to maintain quality. Market and promote the facility to ensure viability.	Harwich & District Indoor Bowls Centre, EIBA.	Medium	Medium
Harwich Sports Centre	In house (school)	Opened in 1974, it has a below average quality 4-court sports hall. It is of particular importance for badminton but does has restricted run-offs and is, thus, not suitable for sports such as netball. The two squash courts (one glass-backed) are of 'above-average' quality, having recently been renovated. The management regime has recently changed; it is now managed directly by Harwich and Dovercourt High School.	It requires investment and refurbishment to modernise and improve quality. There is a need to ensure that facilities continue to be accessible post recent management changes. Ensure that a long-term community use is formally established to guarantee increased and inclusive access.	Harwich and Dovercourt High School, TDC	Short	High

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Manningtree High School	In house (school)	Opened in 1977, it has a 2-court activity hall and a 4-court sports hall (rated above-average quality), Changing rooms are below average. The sports halls offer good levels of community use, mostly for netball and badminton. As of 2021, the High School took over control from the Council.	The sports hall floor requires repair and resealing in the short term. Sports halls need to continue to be accessible to the community following recent management changes. Ensure that a long-term community use is formally established to guarantee increased and inclusive access.	Manningtree High School, TDC	Short	High
Performers Gymnastics Academy	Sports club	A dedicated gymnastics facility, operated by the Club. Growth is currently hindered by the size of the facility. This Club may require assistance to enable it to expand and offer the full range of women's artistic gymnastics disciplines, equipment for boy's/ men's gymnastics and additional storage.	Invest in expansion and improvement of club facilities to maintain quality. Retain/improve membership numbers. Assist with any Club expansion plans.	PGA, British Gymnastics, Sport England, TDC	Medium	Medium
Tendring Education Centre	Sigma Trust	Opened in 2005, it has a 4-court sports hall assumed to be in above average condition due to its age (not assessed). The site currently offers limited community use reportedly due to lack of demand. Should this increase, there is an opportunity to increase community hours available at the site. This is a strategic site for outdoor netball.	Continue to invest in facility to maintain/improve the quality. Should demand increase work with the Trust to increase available hours. Ensure that a long-term community use is formally established to guarantee increased and inclusive access.	Tendring Education Centre, TDC	Long	Low
Tendring Technology College (Frinton)	In house (school)	Opened in 1995 its 4-court sports hall is of below average quality. It has three further activity halls, two with 1-court and one with no marked badminton courts plus a studio. Changing facilities are also of below average quality. The sports hall floor requires replacement, and the roof leaks. It offers good community access and is a key site for volleyball. It aspires to improve provision quality but funding is yet to be sourced	Secure investment to repair the sports hall floor and address the roof leaking issue. Help source funding to improve overall facility quality. Work to extend available peak time court hours for volleyball use.	Tendring Technology College (Frinton), TDC, Volleyball England	Medium	Medium

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Walton & District Indoor Bowls Club	Sports club	Walton & District Indoor Bowls Club has a 4-rink facility which is of below average quality. The carpet requires replacement in the short term however, the funding required has yet to be sourced. It is available to users on a sports association basis. The 2-court activity hall on site is used primarily for informal badminton sessions and as a theatre.	Seek funds to invest in carpet replacement. Continue to invest in the venue to maintain/improve quality. This would drastically improve overall site quality.	EIBA, Walton & District Indoor Bowls Club	Medium	Medium
Walton-On-The-Naze Lifestyles	In house (council)	Opened in 1991, this is a key public leisure centre. Despite being refurbished in 2017, both the 4-lane 25m main pool and the leisure pool are considered to be of below average quality. It requires investment in plant (due to age) and new filters – to tackle the issue of sand entering the swimming pool - this needs to be rectified as a short-term priority. The small (15-station) fitness suite on site needs to be expanded to help address the overall Authority shortfall, enable a better fitness offer, and the delivery of an enhanced group fitness programme. This would also enhance centre viability of the centre. There is a concurrent need to improve energy efficiency and invest in green technology to meet TDC carbon reduction targets.	Prioritise refurbishment/replacement of swimming pool plant to reduce utility costs and improve efficiency. Invest in expanding the fitness gym, add (say two) studios to enhance the fitness offer and centre viability. Concurrently invest in improved market and promotion of the venue to increase membership numbers. Continue to invest in the facilities to maintain/improve quality. Improve the energy efficiency of building fabric, including M&E to reduce overall running costs (and carbon emissions).	TDC	Medium	Medium
Wick Lodge Squash Club	Sports Club	It has three squash courts all of above average quality. They are available to users on a pay and play basis.	Continue to invest in facilities to maintain/improve quality.	Wick Lodge Squash Club, England Squash	Long	Low
Commercial fitness gyms	Commercial	There are several commercially operated health and fitness facilities which all contribute to the diverse offer of facilities available across Tendring.	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 the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Tendring for the period up until 2031.

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 Tendring 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 Tendring 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 on the recommendations made and the 3-5 year action plan; 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 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 Tendring Leisure 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 local authority case officers or housing developers/planning consultants acting on their behalf.

The following processes should be followed in order 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 a number of 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:

- ◀ Tendring Indoor Built Facilities Strategy - Needs Assessment Report: December 2022
- ◀ Tendring Indoor Built Facilities Strategy – Strategy Report January 2023

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.</p> <p>https://www.activeplacespower.com/</p> <p>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 Tendring 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 rate⁴ = 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.

⁴ National occupancy rate of 2.3 persons per household is used

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In this instance, the Leisure Facilities Strategy should be used to determine the need 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 service (e.g. library, health centre, etc) there is a need to consider how these could be co-located with 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 if there are existing facilities within close proximity that 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.	Sport England design and cost guidance

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 the benefits derived from facility co-location is often greater than from stand-alone facilities. There is, thus, a need for developers and stakeholders to consider how different facilities may ‘fit’ together. This could, for example, include the following facilities 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 need 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.

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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.

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

Checklist summary

Prompt	Evidence	Navigation
Step 1: Determine the indoor sports facility requirement resulting from the development	-	Active Places Power
Step 2: Determine the other indoor sports and community facilities are required as a result of the development	-	Leisure Strategy
Step 3: Demonstrate an understanding of what else the development generates demand for	-	Consultation with other council services, partners, and developers)
Step 4: 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
Step 5: Consider the design principles for new provision	-	Consultation Sport England Design and cost guidance
Step 6: Strategic pooling of financial contributions to deliver new provision	-	Active Places Power Sport England Design and cost guidance

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APPENDIX 2: INDICATIVE COSTINGS

Indicative costs

The indicative costs of implementing key elements of the Action Plan are detailed below. Further details can be found on the Sport England website:

[Sport England facility cost guidance](#)

The costs outlined below are for the 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 of Sport England.

Facility capital costs

Facility capital costs are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, naturally taking into account varying conditions, inflation and regional adjustments.

Costs are updated regularly in conjunction with information provided by the BCIS (Building Cost Information Service) 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 (m2)	Capital Cost (£)
Affordable Sports Halls		
1 Court (18m x 10m)	382	830,000
2 Court (18m x 17m)	515	940,000
4 Court (34.5m x 20m)	1,532	2,755,000
5 Court (40.6m x 21.35m)	1,722	2,985,000
6 Court (34.5m x 27m)	1,773	3,020,000
8 Court (40m x 34.5m)	2,240	3,755,000
10 Court (40.6m x 42.7m)	2,725	4,540,000
12 Court (60m x 34.5m)	3,064	5,005,000
Affordable Community Swimming Pools		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,290,000
25m Pool 5 Lane (25m x 10.5m)	1,344	4,195,000
25m Pool 6 Lane (25m x 12.5m)	1,543	5,635,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	6,715,000
25m Pool 8 Lane (25m x 17m)	1,878	6,795,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	7,795,000
Affordable Sports Centres with Community 25m Pool		
4 lane pool, 4 court hall, 50 station health and fitness gym plus studio	2,879	9,210,000

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Facility Type/Details	Area (m2)	Capital Cost (£)
6 lane pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,553	10,810,000
6 lane pool plus learner pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,906	11,905,000
8 lane pool plus learner pool, 5 court hall, 100 station health and fitness gym plus 2 studios	4,509	13,185,000
Indoor Bowls Centre		
6 Rink (excludes Club/Function Room)	1,914	2,500,000
8 Rink (includes Club/Function Room)	2,500	3,270,000
Indoor Tennis Centre		
3 court	2,138	2,825,000
Extra Court	-	920,000

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 3Q2022. 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 3Q2022.
- ✦ VAT.
- ✦ Land acquisition costs.
- ✦ Regional cost variations in materials and labour.

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Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime.

It includes costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

It should not be underestimated the importance of regular maintenance and the expense in 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 (%)
Multi – Use Sports Hall		
Good quality Sports Hall – irrespective of size	0.7	0.5
Affordable Community Swimming Pools		
Good quality Community Swimming Pool, irrespective of size	0.4	1.1

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.

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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.

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 definition 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.

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