

Tunbridge Wells Borough Indoor/Built Sports Facility Needs Assessment

Final report

June 2018

2017 – 2033

Report produced on behalf of The Borough of Tunbridge Wells Council

by Leisure and the Environment

in association with Ethos Environmental Planning Ltd

Tunbridge Wells Borough Indoor/Built Sports Facility Needs Assessment

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GLOSSARY OF TERMS

Term		Meaning
AL		Active Lives
ANOG		Assessment of Needs and Opportunities Guide
APP		Active Places Power
APS		Active People Survey
CIL		Community Infrastructure Levy
FPM		Facility Planning Model
H&FS		Health & Fitness Suites
MS		Market Segmentation
NGB		National Governing Body (of sport)
NPPF		National Planning Policy Framework
SFC		Sports Facility Calculator
VPWPP		Visits per week (at) peak period

1 INTRODUCTION

Description of report

1.1 This is one of a suite of reports covering Tunbridge Wells Borough, and which have been prepared for Tunbridge Wells Borough Council as part of a detailed assessment of open space, sport and active recreation needs and opportunities within the Borough. It considers the provision of built (principally indoor) sports and active recreation facilities for the community within the Borough.

Study Overview

1.2 The National Planning Policy Framework (NPPF) requires local planning authorities to set out policies to help enable communities to access high quality open spaces and opportunities for sport and recreation. These policies need to be based on a thorough understanding of local needs for such facilities and opportunities available for new provision.

1.3 The purpose of the overall project has been to assess the availability, quality, quantity and accessibility of open space, sport and recreation opportunities within the Borough in the context of existing and future needs. Information provided by the assessment will enable the Council to adopt a strategic approach to the future provision, maintenance and enhancement of opportunities.

1.4 The key objectives for the overall project have been to:

- identify specific needs and quantitative and qualitative deficits or surpluses of provision within the Borough;
- contribute to aims and objectives for improving health and well-being and increasing participation in sport;
- provide robust and comprehensive evidence to underpin the implementation of the emerging new Local Plan (with a time-frame of 2013-2033);
- provide an evidenced position to justify the collection of developer contributions towards sports facilities and to inform the spending of Community Infrastructure Levy/s106 receipts;
- set locally derived recreation provision standards, based on which developers will be expected to provide or contribute to the enhancement of existing facilities;
- ensure the most efficient management and maintenance of sports facility provision in response to ongoing budgetary pressures; and,
- develop a long-term strategic framework which will help both meet current deficiencies, whilst providing for future demands; and, feed into wider infrastructure planning.

1.5 As part of the emerging local plan significant additional housing is being proposed within the Borough up to the time horizon of 2033. The Council is looking to provide for new housing in accordance with the new Government Standard Methodology, the application of which requires new housing to be provided at a rate of 692 units per annum. Over the 20-year period (2013-2033) this would require provision of 13,840 new houses. Taking into account units that have either been completed, or are in the pipeline, within the 20-year period means that the new Local Plan needs to provide for approximately additional 7,928 units accommodating an estimated population of 17,600.¹

1.6 The above growth will have major implications for the demand for sports and active recreation facilities in general.

Methodology

1.7 This report is based on the Sport England guide 'Assessment of Needs and Opportunities Guide' (ANOG) methodology, which advocates a broad approach to be undertaken looking at supply and demand and considering need in terms of:

- **Quantity** - what facilities there are in the area, how many you have?
- **Quality** – how good are they in terms of condition and being 'fit for purpose'?
- **Accessibility** - where they are located?
- **Availability** - how available are they? (The degree of 'availability' is analogous to the level of 'Community Use' (see para 1.12)).

1.8 ANOG states that it is only by understanding all these elements together and their inter-relationship that a rounded view can be obtained of the supply and demand for facilities in an area. As also advocated by ANOG extensive consultation has been undertaken to inform the analysis. Questionnaire surveys were undertaken:

- A residents' sample survey.²
- Surveys of national governing bodies of sport and local clubs.
- A survey of parish councils and schools.

¹ The figure of 17,600 people is derived from multiplying the figure of 7,928 dwellings by the projected average household size in the Local Plan period (which is 2.22 persons per household by 2033). The figure of 2.22 is itself derived from dividing the ONS 2014-based Borough population estimate for 2033 by the number of households that are projected for the Borough in the year 2033 (taken from Table 401: Household projections, United Kingdom, 1961-2039 (from Household projections for England and local authority districts (2014 based))).

² A questionnaire survey was distributed to a random sample of 3000 households. In addition, an online version was promoted by the Borough Council's Communications Team. Respondents were asked to respond to provide a view on behalf of their household, rather than simply as individuals. 811 surveys were completed. The total number of people represented through the household survey was 1,953 and the average household size of the households was 2.4 – the same as the average for England and slightly higher than of Tunbridge Wells Borough as a whole (2.3).

1.9 Discussions were also undertaken with key Borough Council officers and representatives of other relevant agencies and organisations.

1.10 Other relevant policies and assessments undertaken on behalf of the Council have also been reviewed as part of a trawl for relevant information and data. (Such documents will be mentioned at appropriate points within this report).

1.11 The assessment has also been informed by the use of analytical techniques, which include GIS mapping, and Sport England on-line analytical tools such as the Facility Planning Calculator (FPM), Active Lives (AL), Active People Surveys (APS), and Market Segmentation (MS). Active People and Market Segmentation tools are explained further in Appendix 2 of this report. The analyses and projections in this report are based on a standardised approach in respect of the use of Active People, Market Segmentation, and population data, and it is important for the reader to understand this approach. Rather than provide a wordy explanation in each discrete sports/facility specific section, a single explanation is provided as **Appendix 1** ('Fuller explanation of the standard approach to demographic analysis'). Readers who wish to understand the methods employed in this assessment (as opposed to just understanding headline findings) should read Appendix 1.

Report Framework

1.12 The report is made up of 6 main sections:

- Section 2 provides context for the study in respect of planned change within the local authority, and an analysis of the characteristics of the population that have a relevance to planning for sport and recreation. Key policies of other stakeholders are also noted.
- Sections 3,4,5,6, and 7 provide an assessment of provision for different facilities/activities, based on a consideration of their quantity, quality and accessibility, and availability for 'community use'. The term 'Community Use' is central to this study and is defined below. At the end of each section there is a short summary in respect of key findings, issues and options.
- Section 8 considers the impact of future planned population change on those facilities/activities considered in the sections 3 to 7. As appropriate it outlines some potential standards of provision for key facilities, and other appropriate strategic recommendations to help meet both existing and future demand for facilities.

What is community use?

1.13 At its simplest 'community use' is a term that is used to describe the extent to which a given sport or recreation facility is available for use by members of the general community- either on a pay-as-you go informal basis, or as part of an organised club or group.

1.14 In practice, the above definition of community use will include a wide range of management regimes whose admission policies will span informal 'pay-as-you-go' access, by the general community; and, through to use by organised clubs and groups by booking or longer-term agreements etc. Whether, individual facilities are considered to be available for significant community use depends on several factors, including:

- Type of facility (and whether its size and design might be of use to the community at large, or at least significant groups within the community);
- The cost of using facilities, and whether these might generally be considered to be affordable;
- The times and days of availability (times of most demand for the general community are likely to be in the evenings and at the weekends, as well as during mid-week lunchtime (popular for people at work); and,
- The extent to which such use by the community is 'assured' over the longer-term.

1.15 In terms of utility for the general community different facilities will therefore have diverse value by nature of because of their varying scale, location, and management/pricing policies. This is not to deny the importance of other smaller provision for local clubs and groups, as well as those residents who prefer to pay for access to private/commercial facilities.

Borough-wide, local, and wider perspectives

1.16 The report examines provision at both the Borough-wide and local levels. Given the geographical spread of the Borough, it is essential for the needs assessment to provide this two-tier insight.

1.17 As the following section recognises, there are certain facilities within neighbouring local authorities that may be used by residents of the Borough (and vice versa), and this is reflected in the cross-border analyses undertaken for key facility types (such as leisure centres, and specialist venues).

2 CONTEXT

General

2.1 This section includes important contextual information about the Borough relevant to the analysis contained in this report. It considers:

- A brief review of the policies and priorities of the local authority, as well as other key stakeholders and that have relevance to planning for sport and recreation within the local authority.
- The current demographic character of the local authority, and how it is likely to change in the coming years, up to 2033.
- A review of the particular characteristics of the adult population in respect of how this influences people's inclination to take part in sport and active recreation³.

2.2 Key issues have been identified, taking into account the above.

2.3 Policies and strategies are subject to regular change, therefore the summary provided in this section was correct at the time of writing.

Strategic Context

National Strategic Context

National Planning Policy Framework (NPPF)

2.4 The NPPF sets out the Government's planning policies for England and how they should be applied. The NPPF must be adhered to in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. The NPPF contains the following references that relate to green infrastructure and open spaces:

2.5 **Para 17 - Achieving Sustainable Development - Core Planning Principles:** Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.

2.6 **Para 58** - Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. **Para 73** - Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative

³ Of course, participation in sport and active recreation is not limited to adults, and many young people will be involved. However, much of this activity takes place within the school curriculum, which is largely outside the scope of this report, except in the sense that there is much dual use of many of the key sports facilities within the Borough by both schools and the general community. Also, Sport England analytical tools and data, such as Active People, Active Lives, and Market Segmentation include only adults (16 years and over) in the data. Where the needs of children and young people are relevant, they have been identified in this report.

deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

2.7 **Para 74** – Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development 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 needs for which clearly outweigh the loss.

2.8 **Para 75** - Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

2.9 **Para 99** - Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape.

2.10 **Para 109** - The planning system should contribute to and enhance the natural and local environment.

Sporting Future - A New Strategy for an Active Nation

2.11 This cross-government strategy seeks to address flat-lining levels of sport participation and high levels of inactivity in this country. Through this strategy, government is redefining what success in sport means, with a new focus on five key outcomes: physical wellbeing, mental wellbeing, individual development, social and community development and economic development. In future, funding decisions will be made on the basis of the outcomes that sport and physical activity can deliver.

2.12 It is government's ambition that all relevant departments work closer together to create a more physically active nation, where children and young people enjoy the best sporting opportunities available and people of all ages and backgrounds can enjoy the many benefits that sport and physical activity bring, at every stage in their lives.

2.13 Government is reaffirming its commitment to Olympic and Paralympic success but also extending that ambition to non-Olympic sports where it will support success through grassroots investment in those sports, and by sharing UK Sport's knowledge and expertise. The strategy outlines what is expected of the sector to deliver this vision, and how the government will support it in getting there.

2.14 Public investment into community sport is to reach children as young as five years of age, as part of the strategy. The move will see Sport England's remit changed from investing in sport for

those aged 14 and over to supporting people from five years old right through to pensioners, in a bid to create a more active nation.

2.15 Investment will be targeted at sport projects that have a meaningful, measurable impact on how they are improving people's lives – from helping young people gain skills to get into work, to tackling social inclusion and improving physical and mental health.

2.16 Funding will also be targeted at groups who have low participation rates to encourage those who do not take part in sport and physical activity to get involved. This includes supporting women, disabled people, those in lower socio-economic groups and older people. Sport England has established a fund to get inactive people physically active and will support and measure participation in sport and wider physical activity going forward.

Sport England Strategy – 'Towards an Active Nation' 2016-2021

2.17 In response to the Government's strategy, Sport England's new strategy vision is that everyone in England, regardless of age, background or ability, feels able to take part in sport or activity. Sport England's new vision and its supporting aims will therefore contribute to achieving the government's. Key features of the new Strategy are:

- Dedicated funding to get children and young people active from the age of five, including a new fund for family based activities and offering training to at least two teachers in every secondary school in England to help them better meet the needs of all children, irrespective of their level of sporting ability.
- Working with the sport sector to put customers at the heart of everything they do, and using the principles of behaviour change to inform their work.
- Piloting new ways of working locally by investing in up to 10 places in England – a mix of urban and rural areas.
- Investing up to £30m in a new volunteering strategy, enabling more people to get the benefits of volunteering and attracting a new, more diverse range of volunteers.
- Helping sport keep pace with the digital expectations of customers – making it as easy to book a badminton court as a hotel room.
- Working closely with governing bodies of sport and others who support people who already play regularly, to help them become more efficient, sustainable and diversify their sources of funding.

2.18 With respect to the final bullet point (above) a projected 38% of Sport England controlled investment will be directed through the National Governing Bodies of Sport. This is the largest of Sport England's funding programmes.

2.19 In addition to the above, there are several National Governing Body (NGB (of sport)) strategies that set out medium to longer-term aspirations for the growth of sports concerned, and which will have relevance to this study. NGBs will have been guided by their own national strategies in responding to the consultation underpinning this assessment.

Local Context (refer to Figure 2.1)

2.20 The population of Tunbridge Wells borough has increased by more than the national average. A growing population and successful businesses create significant pressures on transport infrastructure. The Borough experiences some of the slowest journey to work times in Kent, and commuters regularly contend with delays and congestion.

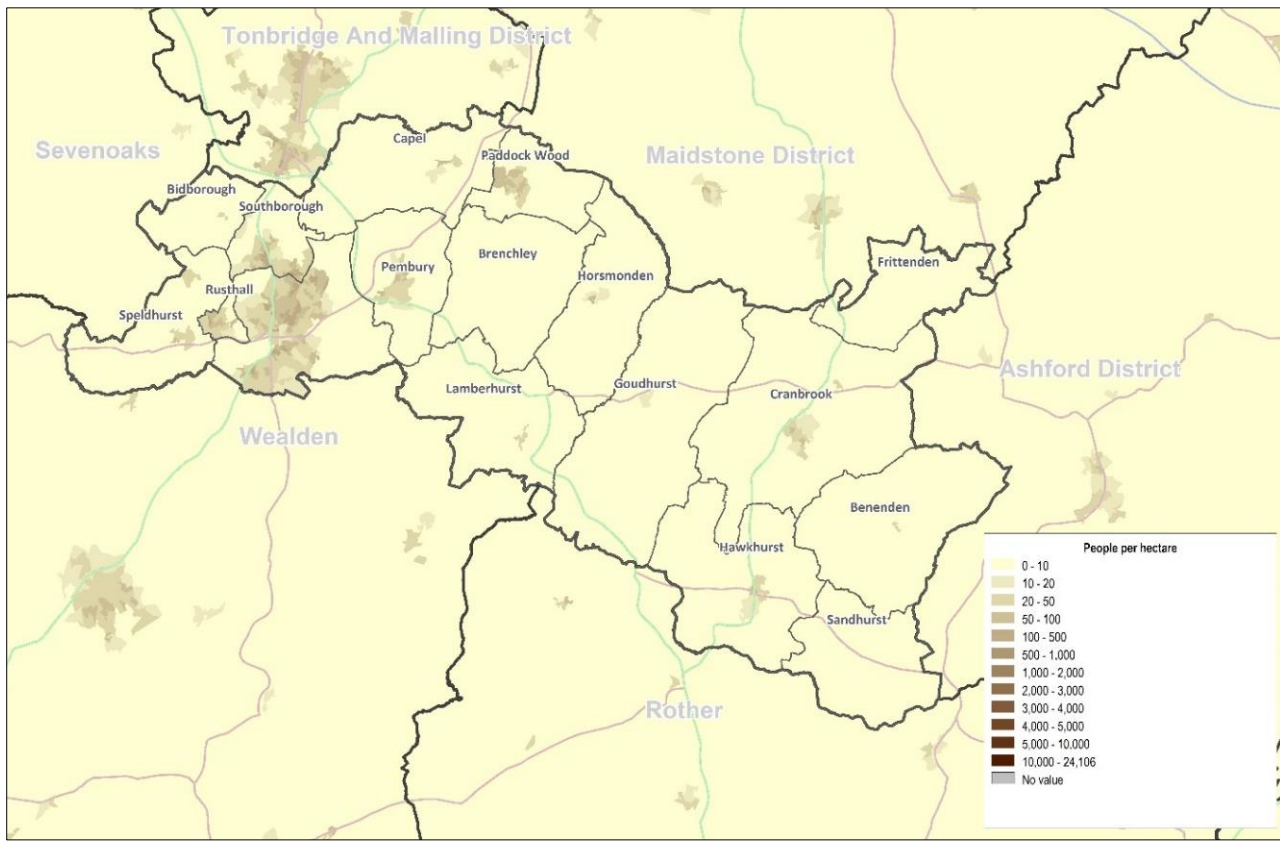
2.21 Economic success and population growth have put pressure on housing demand, and the cost of housing is increasing. This is a difficult challenge, given congestion problems, and because many areas are classed as Green Belt or Areas of Outstanding Natural Beauty.

2.22 Much of Tunbridge Wells borough is prosperous and healthy, and the Council is committed to supporting residents in maintaining healthy lifestyles, and access to good homes, jobs and education. Social and health inequalities do however exist. Some areas are in the 10 per cent most deprived in the country (see 'Affluence and Deprivation', below).

2.23 The historic spa town of Royal Tunbridge Wells, and its environs is the principal settlement in the Borough, located at the western end. The central and eastern parts are home to various attractive small towns and villages with a rich natural history, a pleasant built environment and thriving rural businesses. Approximately 70 per cent of the land is designated as an Area of Outstanding Natural Beauty. Other towns within the Borough (such as Cranbrook, Paddock Wood, and Southborough) are essential focal points for the local economy and access to services.

2.24 In its 5-year Plan (2017-22) the Borough Council recognises the value its residents attach to activities for promoting health and wellbeing, and the consequent need to invest in sports and recreation provision to encourage greater participation.

Figure 2.1: Tunbridge Borough



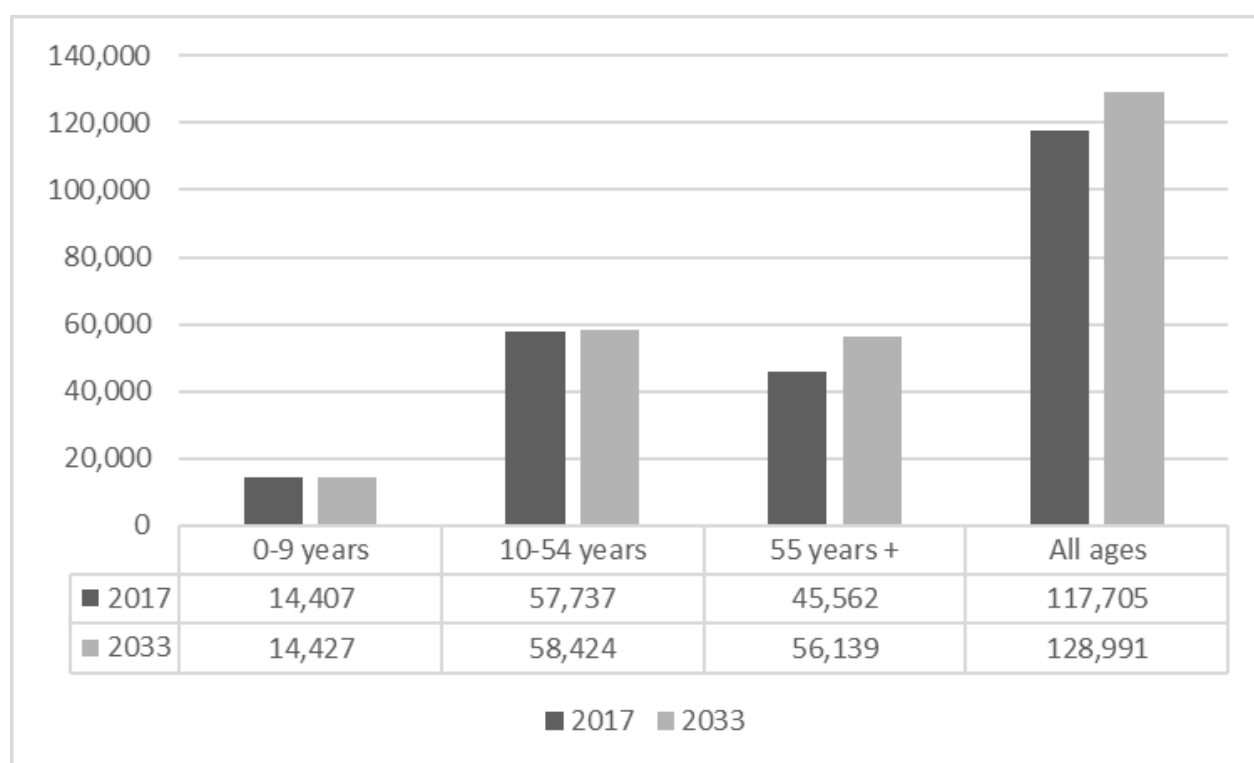
Demographic Character and how it is likely to change up to 2033

Population

2.25 As at 2017 the Borough was estimated to have a population of 117,705. This figure is based upon population projections provided by the ONS.⁴ The same projections calculate that by the year 2033 the population will have increased to 128,991. This figure is itself only based upon previous trends, and does not necessarily take into account the impact of planned new residential growth yet to be determined.

2.26 This ONS projected growth will affect the local demography in different ways. **Figure 2.2** shows the impact it is likely to have on general age cohorts within the population.

⁴ Office of National Statistics Population projections by single year age groups (2014 base)

Figure 2.2: Changing local population and age structure⁵

2.27 The most noteworthy feature of the above changes is that whilst there is an overall growth in the population generally, the biggest numerical increases are in the oldest age groups and especially within those in the post retirement age groups.

2.28 Generally, it is the younger adult age groups between 16 and 45 years of age that have the greatest propensity to participate in sports and active recreation. Whilst these age groups will continue to grow within the local authority it is clear that the greater percentage of the overall population growth will come from within the older age groups, and this will have implications for the way in which sport and recreation facilities are planned.

2.29 What the above projections don't take into account is the impact of planned new growth allocated within the emerging new Local Plan up to 2033.

Anticipated distribution of housing growth (2013-33)

2.30 The Borough Council is preparing a new Local Plan. The new Plan will cover the period 2013-2033. In terms of the current position, the Plan period is from 2013-2033.

2.31 The Council's Objective Needs Assessment is identifying an unconstrained target of 13,840 or 692 dwellings per annum, within the above period. The Council has recorded 1,215 dwellings completed between 2013-2016/17, and an additional 2,635 either under construction or

⁵ Office of National Statistics Population projections by single year age groups.

not yet started. Taking the above in to account – approximately 5,912 dwellings are either completed or in the pipeline (i.e. completions, extant consents either under construction or not yet started, current allocations and a modest windfall allowance) and so this figure can be taken off the 13,840. The Council is therefore looking to allocate sites within the new Local Plan to meet this need of approximately 7,928 dwellings, which are estimated to accommodate 17,600 people.⁶

2.32 The Issues and Options Stage of the new Local Plan published 5 potential options for accommodating (individually or as a hybrid solution) this required growth. These being, as follows.

2.33 Option 1: Focused Growth. Development distribution focused as per existing Core Strategy, i.e. majority of new development directed to Royal Tunbridge Wells/Southborough, a smaller proportion to the other three main settlements of Paddock Wood, Cranbrook and Hawkhurst and limited development within the villages and rural areas.

2.34 Option 2: Semi-dispersed Growth. Development distribution semi-dispersed, with the majority of new development directed to Royal Tunbridge Wells/Southborough and a proportion distributed to the other three main settlements of Paddock Wood, Cranbrook and Hawkhurst (as per Option 1), but additionally a percentage of development directed to some of the larger villages (taking account of settlement hierarchy). Limited development within the remaining villages and rural areas.

2.35 Option 3: Dispersed Growth. Development distribution proportional across all of the borough's settlements.

2.36 Option 4: Growth Corridor-led Approach. Development distribution focused around the A21, close to Royal Tunbridge Wells and Pembury, as a new 'growth corridor'.

2.37 Option 5: New Settlement Growth. New freestanding 'Garden Village' settlement. There is no location identified with this option. A new settlement could be located anywhere within the borough (we are inviting views on the principle of a new settlement in providing for the future development needs of the borough).(but accepting that this is a longer term option and would not really deliver significant growth within this plan period)

2.38 *The danger of double counting:* For the purpose of this assessment and later sections, it is best to use population estimates derived from local plan identified housing requirements. This is because the figure can be linked directly to the impact of new housing, and is therefore a more rational figure in respect of the negotiation of developer contributions.

⁶ The figure of 17,600 people is derived from multiplying the figure of 7,928 dwellings by the projected average household size in the Local Plan period (which is 2.22 persons per household by 2033). The figure of 2.22 is itself derived from dividing the ONS 2014-based Borough population estimate for 2033 by the number of households that are projected for the Borough in the year 2033 (taken from Table 401: Household projections, United Kingdom, 1961-2039 (from Household projections for England and local authority districts (2014 based))).

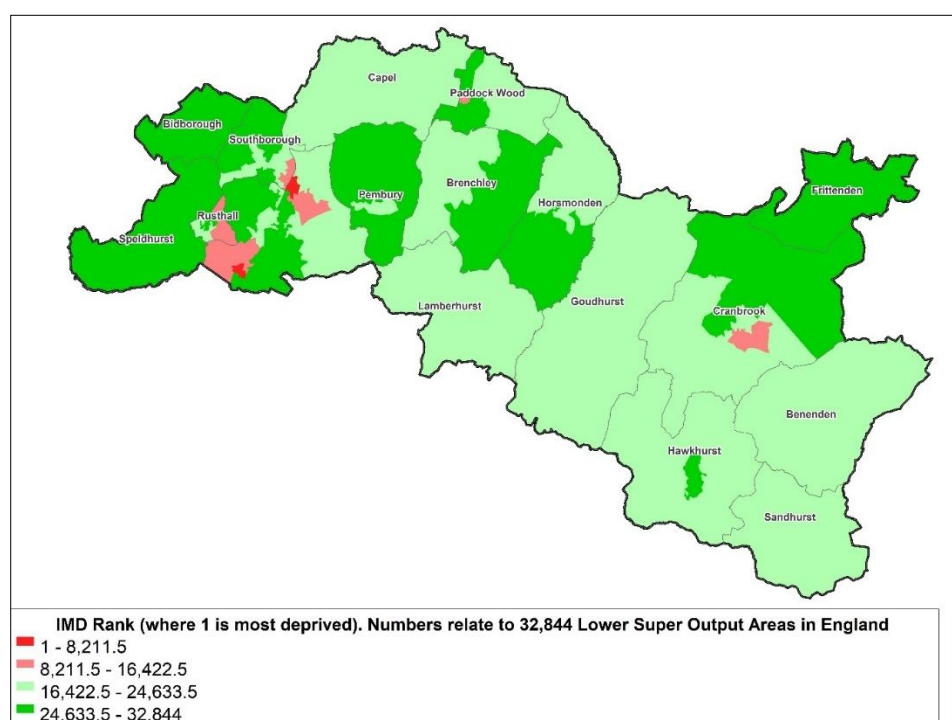
Affluence, deprivation, and participation in sport

2.39 **Figure 2.3** has a traffic light colour scheme reflecting the Index of Multiple Deprivation (IMD)⁷ scores for the locality. All of the approximately 30,000 plus Census Super Output Areas (SOAs) within England have been categorised into one of four quartiles based on their ranking in the most recent available government IMD at the time of this study. The red represents SOAs in the highest ranked (most deprived) quartile whilst, the dark green represents those in the lowest ranked (most affluent) quartile.

2.40 There are some parts of Royal Tunbridge Wells and Southborough which appear in the worst quartile.

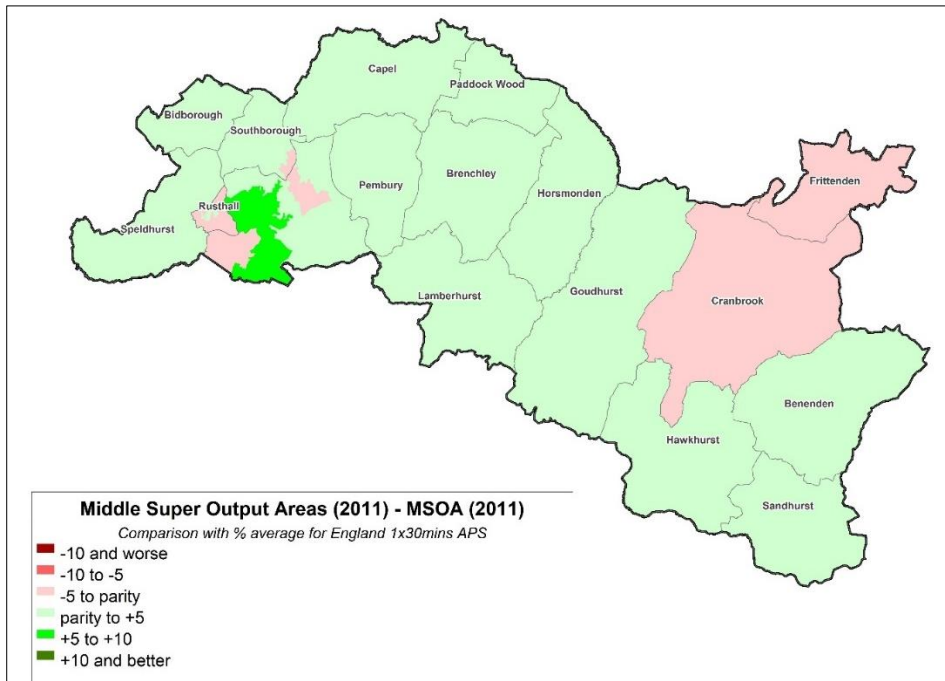
2.41 The Sport England Active People surveys ran for ten years. Further details of the Active People Surveys (APS) are contained in **Appendix 2**. Essentially, the analysis was based on a regular sample survey of participation by the adult public aged 16 years and over. The sequence of surveys reached Active People year 10 (AP10), and has now been discontinued, and replaced by an Active Lives Survey in 2016. Research has shown that there is a high correlation between levels of deprivation, and participation levels in sport and recreation. (i.e. the more deprived an area the lower the tendency for residents in those areas to participate, and vice versa), and this correlation is largely evident in **Figure 2.4** (when compared with Figure 2.3). However, Frittenden and parts of Cranbrook parishes do not appear to follow this pattern, interestingly.

Figure 2.3: Deprivation



⁷ IMD stands for Index of Multiple Deprivation. This is a government sponsored suite of social, economic and other indicators that seek to inform the assessment of relative deprivation and affluence, geographically within England. The index/indices are based on ONS geographical units, and are updated periodically.

Figure 2.4: Participation in sport and active recreation by the adult population (at least 1 x 30 minutes/week)



Key Messages

2.42 The character of the local authority's population continues to change and this has a profound effect on the types of sport, play and leisure activity appealing to local people.

2.43 Many 'conventional' sports and facilities are seeing a decline in popularity- and in some cases participation and use is unlikely to return up to former levels. Other activities (sometimes derivatives of traditional sports) are becoming increasingly popular. In a modern, fast-moving world income, time, and social media also help dictate what people can and do with their free-time.

2.44 The Council is working in a financially challenging environment- this brings challenges, but it also presents a clear opportunity for reviewing the Council's leisure service and facilities it operates.

2.45 Similarly, many agencies, groups and organisations have shared aspirations in respect of the 'health agenda' and great potential exists for collaboration between public and voluntary sectors, as well as social and commercial enterprises to realise these aspirations.

2.46 The various factors considered above suggest that the following will be the major determinants in the demand for sports and active recreation into the foreseeable future within the local authority:

- A growing but ageing population, which will be further influenced by planned new residential growth.

- **Generally, relatively high levels of Borough-wide affluence and sports participation when compared to the national patterns. However, there are some pockets in the Borough with relatively high levels of deprivation, and low levels of participation. Low regular participation in sport and active recreation can often be linked with relatively high levels of social and economic deprivation but also, perhaps, to a lack of access to suitable opportunities to take part in sport and active recreation.**
- **The potential ageing of the overall population, will present a challenge in terms of maintaining and improving overall participation levels, but also in the provision of appropriate facilities and opportunities.**
- **At the stage of preparing this assessment, no preferred growth option had been identified. Given that a principal driver of this assessment is to inform the local plan, it would be inappropriate to identify potential projects involving new or improved facilities until such time as a preferred growth option has been agreed, as the selection of an option will influence greatly where and how developer contributions can be invested.**

3 LEISURE CENTRES IN GENERAL

General

3.1 Sections 4 and 5 deal with sports halls and swimming pools, which are basic components of community indoor/built sports provision. They can be essential elements of the overall community sporting infrastructure. Between them they can host a range of 'wet' and 'dry' activities and facilities. However, they are in themselves just basic units, and are often part of larger complexes which might host a range of other built facilities and associated activities, in the form of 'Leisure Centres'.

3.2 Leisure Centres continue to form the bedrock of local authority built sports provision. In largely rural local authorities, such as the Borough, leisure centres and the associated outside facilities can often be the only sports and recreation facilities that are owned/operated by the local authority (as opposed to parish and town councils).

3.3 Sections 4 and 5 examine the local supply and demand of indoor swimming pools and sports halls, and this analysis is important. However, functioning leisure centres hosting pools, sports halls and other facilities can offer something more than the sum of the total parts, and the synergy between different elements and activities within a leisure centre can provide economic, health and social benefits that are significantly more than if pools, sports halls, and other elements are built in isolation.

3.4 Essentially, this section deals with the primary leisure centres, which are owned by the Borough Council; it also covers provision in the education sector where relevant. However, the contribution made by private and commercial leisure facilities in meeting local needs is recognised within the report as a whole. For example, indoor swimming pools, health & fitness suites, and studios are included in Section 4, as well as Appendix 4. There are clearly synergies between provision in different sectors- for example, provision at commercial venues may help to alleviate pressure at local authority facilities, whilst also offering their customers an environment within which they feel more comfortable. However, the main focus of this assessment is on facilities that are in 'community use' and, this term must embrace many variables (see paragraph 1.13).

Existing provision with Tunbridge Wells Borough (quantity and quality)

3.5 There are three facilities operating in the Borough which have the character of community leisure centres.

- Tunbridge Wells Sports Centre ('wet and dry', with key facilities including sports halls, 3-pool complex, squash courts, indoor tennis centre, gyms and studios, restaurant, café);
 - Putland Sport & Leisure Centre ('dry' with sports hall, gym and studio); and,
 - The Weald Sports Centre ('wet and dry' with swimming pool, sports hall, gym, and studio).
-

3.6 The above facilities are managed on behalf of the Council by Fusion Leisure Ltd. The exception is the indoor tennis complex which is managed by a separate tennis group and under a separate contract.

3.7 At the time of undertaking this assessment the Tunbridge Leisure Centre was undergoing a major renovation (described later in this section).

3.8 Some of the larger state-funded and independent schools in the local authority have very impressive built sports facilities (see below). Whilst these can sometimes be available for outside use by clubs and organisations, their primary function is to meet the needs of the school, and they are used for that purpose for long hours throughout the week.

3.9 The main senior schools in the Borough considered to provide significant⁸ 'built' sports facilities are:

- Benenden School (Cranbrook) (Independent school: 4-court sports halls, 6-lane indoor pool, studio, health & fitness suite, squash courts, gymnasium, as well as external courts and pitches, gymnasium. The school states that there is use by community groups of facilities, primarily during holiday periods (such as local swimming groups).
- Bennett Memorial Dioscescan School (state-supported Academy school: 4-court sports hall, and health & fitness suite, outdoor courts and pitches). The sports hall is let regularly to football, trampoline, badminton, and cricket clubs.
- Bethany School (Independent school: 4-court sports hall and supporting hall, indoor and outdoor swimming pools, squash courts, climbing wall, health and fitness studio, outdoor courts and pitches).
- Cranbrook School (state-supported Academy school: 4-court sports hall, and supporting hall, health & fitness suite, studio, squash courts).
- High Weald Academy (state-supported Academy school: 4-court sports hall, and studio, outdoor courts and pitches). The School links with local community and partner clubs which use indoor facilities.
- Holmwood House School (Independent school: 4-court sports hall, indoor swimming pool, squash courts, outdoor courts and pitches).
- Kent College, Pembury (Independent school: 4-court and 6-court sports hall, indoor swimming pool, and health & fitness suite, outdoor courts and pitches).
- Marlborough House School (Independent school with 4-court sports hall, outdoor courts and pitches).
- Mascalls Academy (state-supported Academy school: 3 sports halls of varied size, activity room, and studios, outdoor courts and pitches). The large (4-court) sports hall is used evenings and

⁸ Some secondary schools will therefore not be included in this list, but are referenced elsewhere in the report.

weekends for many community club activities, including athletics training, football, martial arts, badminton. A smaller hall is used by exercise and dance groups.

- The School at Somerhill (Independent school with 4-court sports hall, indoor pool, climbing wall).
- The Skinners' Academy (state-supported Academy school: 4-court sports hall, fitness suite, dance studio, external pitches and courts). There is community use as part of 'school policy', with cricket and netball clubs being important users of the sports hall. The dance/activity hall is also used to a lesser extent.
- The Skinners School' (voluntary-aided school: 4-court sports hall, climbing wall, and health and fitness studio, 'spinning' room, outdoor pitches and courts (on a split campus)). There is some use of the sports hall by informal agreement with local climbing clubs, handball and disabled hockey clubs.

3.10 The above schools allow varying amounts of community access to their facilities, subject to the priority demands of the school.

Site visits

3.11 In more detail, the provision at each of the key local authority venues is described below:

- **Tunbridge Sports Centre:** Swimming pool complex (Main/General: 25m x 6 lanes, Teacher/Learner, Diving. Spectator seating and viewing); Sports Halls (2 x 4-court halls with viewing gallery); Tennis Hall (4-court halls with acrylic carpet); Squash Courts (3 glass-back courts, with some spectator accommodation); Wet Changing; Dry Changing; Gym (c.100 stations plus weights); Studios (x 2); Restaurant; Café; Sauna; Creche; Soft Play; Disability access; Reception; Car parking.
- **The Weald Sports Centre:** Swimming Pool (25m x 5 lanes); Sports Hall (1 x 4-court hall); Gym (c.50 stations); Studio; Wet Changing; Dry Changing; Disability Access; Reception; Car Parking.
- **Putlands Sports Centre:** Sports Hall (1 x 4-court hall); Gym (c. 30 stations); Studio (small); Sauna; Therapy Room; Dry Changing; Disability Access; Reception; Car parking.

3.12 Non-technical assessments have been made of all three of the above venues which rated condition and 'fitness for purpose' of facilities. In the main, these facilities have been provided and are maintained to a high standard. The Tunbridge Sports Centre is by far the largest of the three venues and, largely because of its recent refurbishment, it is of the highest standard in terms of modernity of facilities and overall décor. Putlands Sports Centre, whilst still attractive, is the smallest of the three venues, and offers only 'dry' facilities.

Outside the local authority

3.13 Outside the local authority, the only significant leisure centres within convenient distance of parts of the Borough are likely to be:

- Angel Leisure Centre, Tonbridge (Tonbridge and Malling District- ‘dry’ venue with 6-court sports hall, gym and studios);
- Tonbridge Swimming Pool (Tonbridge and Malling District- ‘wet and dry’ venue with main pool, outdoor lido, gym, studio, but no sports hall);
- Crowborough Leisure Centre (Wealden District- ‘wet and dry’ venue with main pool including leisure/lane features, sports hall, gym, studios);
- Tenterden Leisure Centre (Ashford District- ‘wet and dry’ venue with main pool including leisure/lane features, sports hall, gym, studios); and,
- Mote Park Leisure Centre AKA Maidstone Leisure Centre (Maidstone Borough Council- ‘wet and dry’ venue with five swimming pools including a fitness pool for lane swimming, two teaching pools, diving boards and dive pit and a fun pool with exciting water features for toddlers, spa, waves and a flume; two-storey fitness suite; workout studios; sports hall, events hall.

3.14 The potential accessibility to external centres is considered further in the relevant sections dealing with Swimming Pools and Sports Halls (Sections 4 and 5)

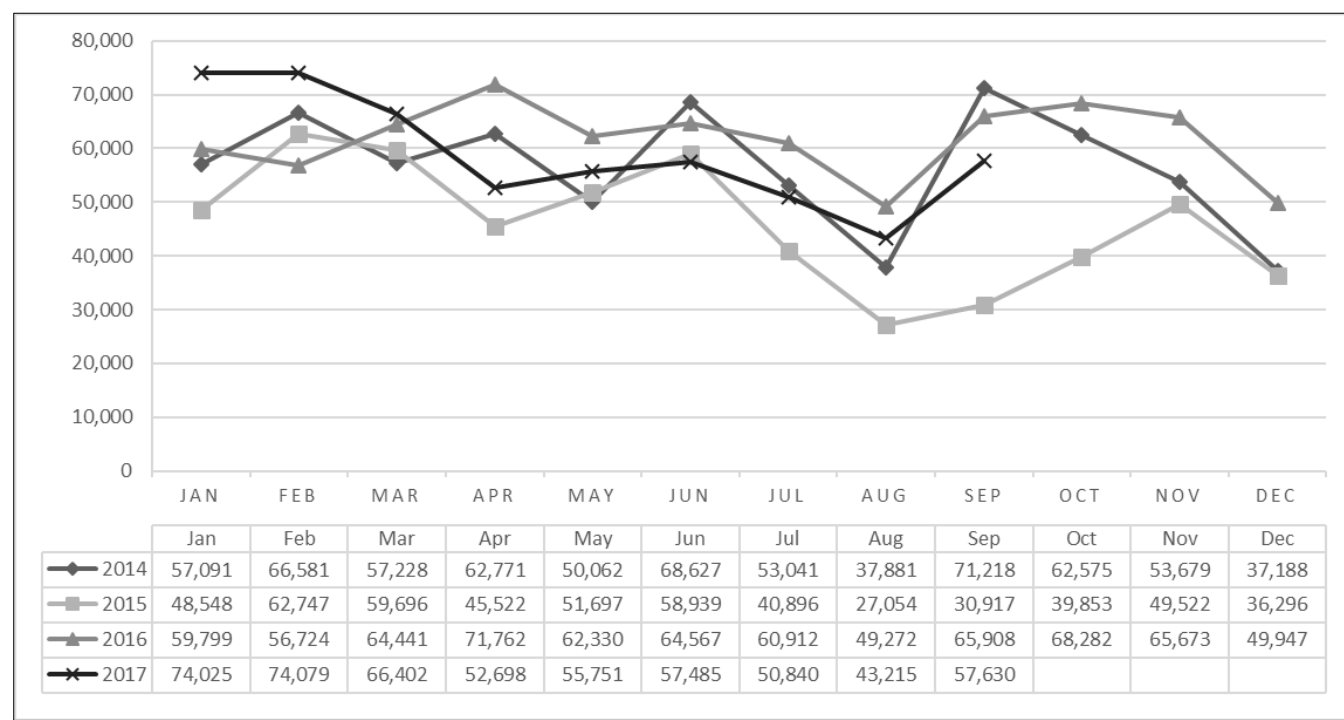
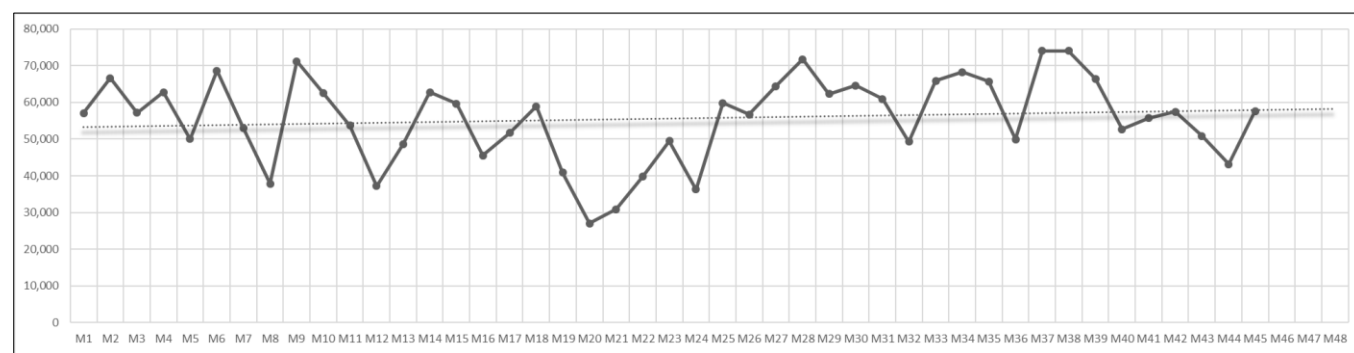
Key Stakeholders

The views of local residents

3.15 As part of the overall assessment a sample residents/household survey has been conducted. The survey highlighted that sport and leisure centres are used regularly by significant numbers of households on a regular basis; more detail is provided in the two sections of this report dealing with swimming pools and sports halls (sections 4 and 5).

Data on usage

3.16 Fusion Leisure has provided data on the usage of Tunbridge Sports Centre between 2012 and 2017 inclusive (data were not available for the final quarter of 2017). The data are summarised in **Figures 3.1 and 3.2**. The figures relate to visits by both members and non-members over the period and, as can be seen, there has been considerable variation from month to month, with low points commonly occurring during the principal holiday periods. However, the overall trend in the near 5-year period has seen a modest growth. Amongst other things, the modernity and attractiveness of a leisure centre can be a factor influencing levels of use. It is hoped that recent refurbishments and developments at the Sport Centre will improve further levels of visits and use.

Figure 3.1: Usage of Tunbridge Sports Centre (2012/17 (part))

Figure 3.2: Overall time-sequence trend of usage of Tunbridge Sports Centre (2012/17 (part))


3.17 Similar data and trends are presented for the two other Council-controlled leisure centres (Putlands and The Weald- **Figures 3.3 to 3.6**). As with the Tunbridge Sports Centre, The Weald has experienced a modest growth in visits and use over the last 4 years. The Putlands venue, however, has experienced a significant drop in numbers.

Figure 3.3: Usage of Putlands Sports Centre (2014/17 (part))

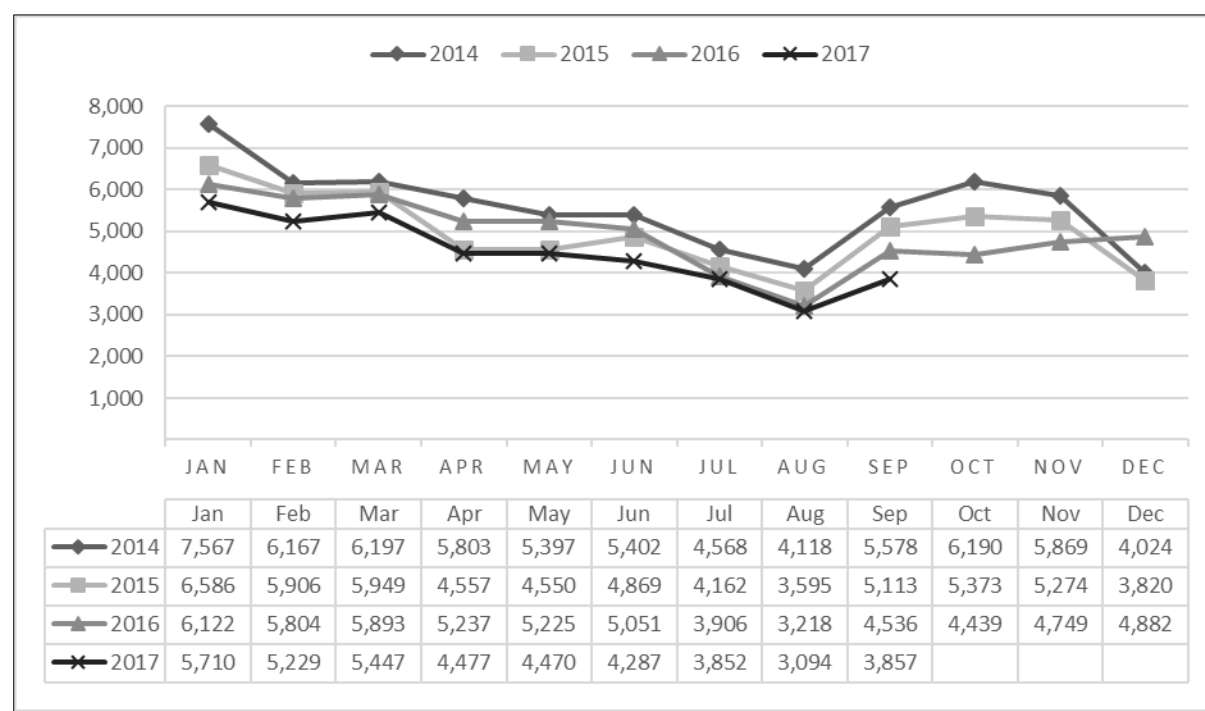


Figure 3.4: Overall time-sequence trend of usage of Putlands Sports Centre (2014/17 (part))

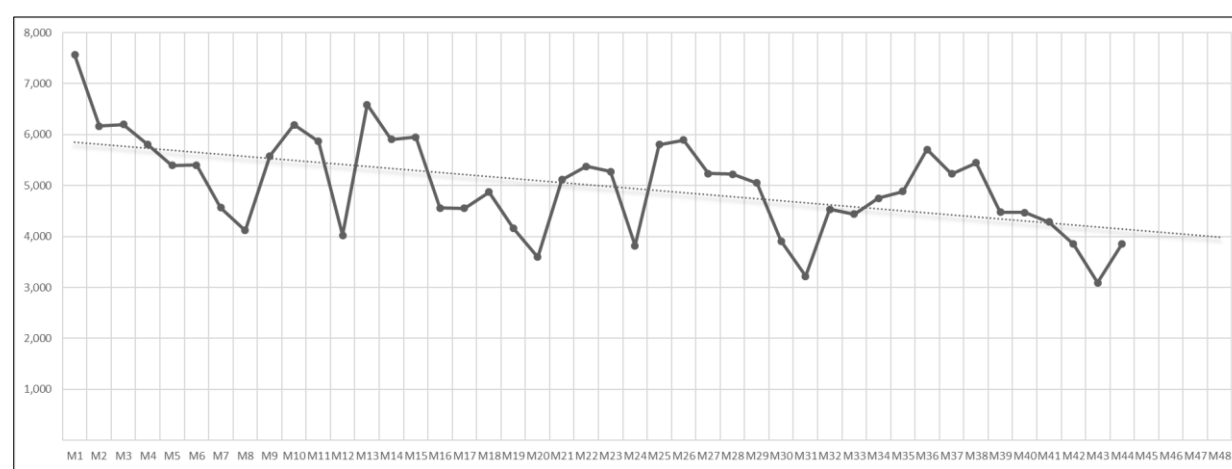
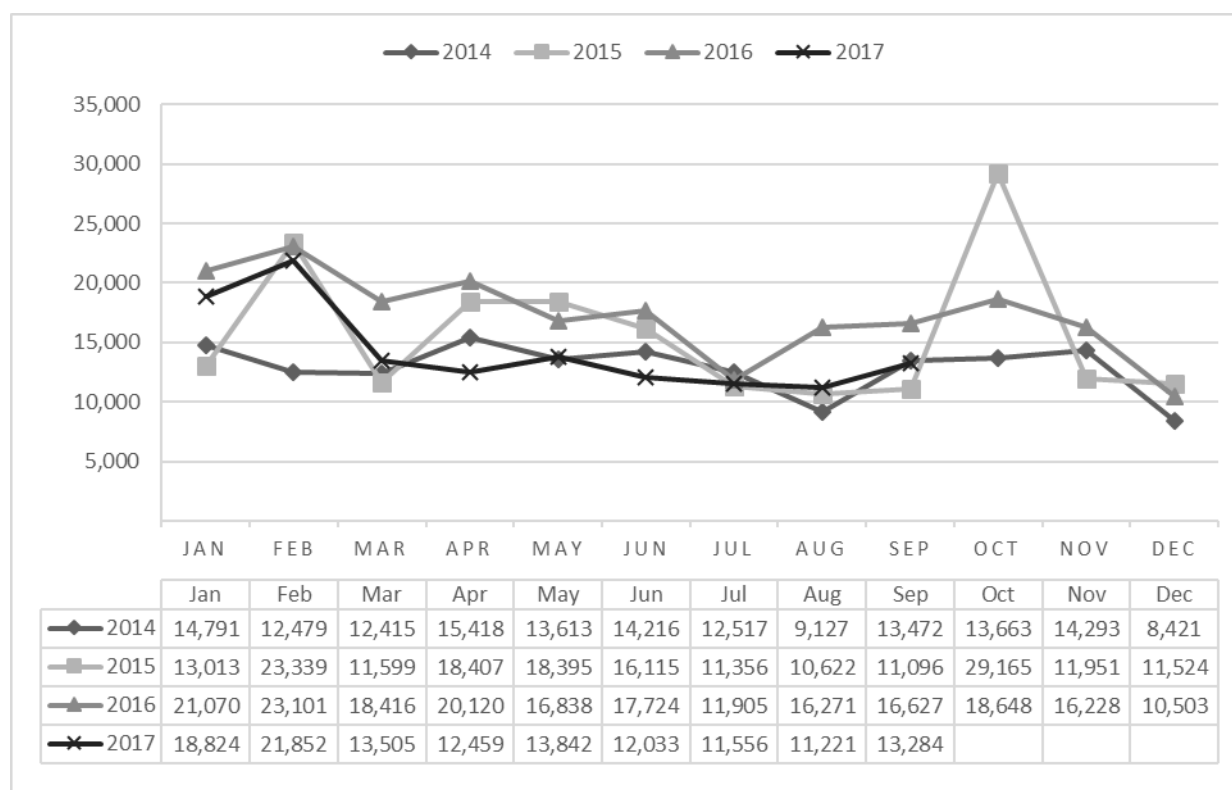
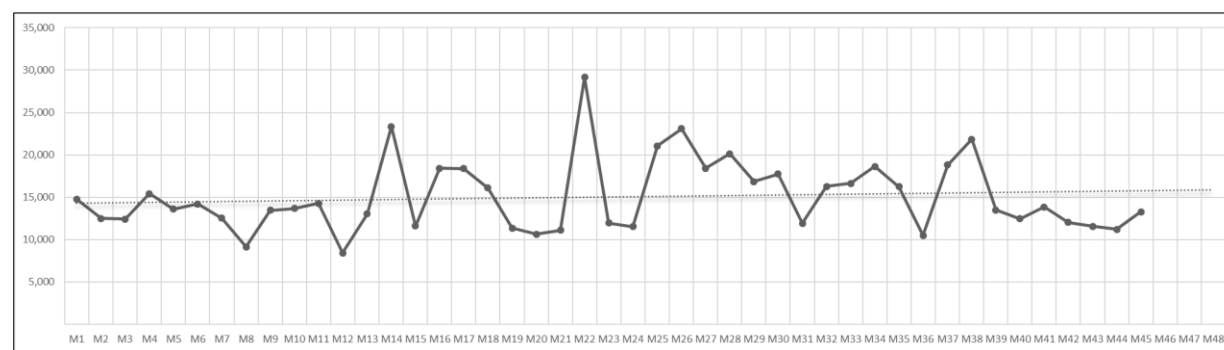


Figure 3.5: Usage of The Weald Sports Centre (2014/17 (part))

Figure 3.6: Overall time-sequence trend of usage of The Weald Sports Centre (2014/17 (part))


Other significant components of successful leisure centres.

3.18 The key to a successful leisure centre is that it should be planned, designed and managed in a way that best meets the needs of the target community and market niche. The key components of a successful leisure centre also vary greatly- some of the bigger facilities can offer ice rinks, extreme sports accommodation, indoor bowls greens. Outdoor provision like floodlit artificial turf pitches are also very popular with users. However, in respect to indoor facilities there are two types of provision (beyond swimming pools and sports halls) that provide popular facilities which can often underpin the finances of centres – these are ‘health and fitness suites’ and ‘studios’. These

latter two facilities can accommodate a great range of ‘individualistic’ activities popular amongst certain demographics groups, and these include⁹:

- **Exercise, Movement and Dance:** Includes dance exercise;
- **Fitness & Conditioning:** Includes body building, conditioning activities / circuit training, cross training, exercise bike / spinning class, exercise machine / running machine / treadmill, health and fitness, keep fit / sit ups, step machine, skipping, powerlifting and weight training;
- **Gym:** Includes exercise sessions classified by respondents as 'gym' without reference to specific machines (which are included in Fitness and conditioning); and,
- **Keepfit Classes:** Includes Body Attack, Body Balance, Body Combat, Body Jam, Body Pump, Body Step, Body Vive, Boxercise, Pilates, Yoga and Zumba.

3.20 Health and Fitness suites (H&FS) is a term used here to cover indoor ‘gym’ facilities with a range of equipment designed to help with aerobic and anaerobic health, fitness and training regimes. They can be found as standalone venues, or often as part of a larger sports and leisure complex such as council leisure centres and commercial ‘health spas’ etc. These activities tend to have high participation rates amongst both women and men. Many are run on a commercial club basis, and those in local authority leisure venues can help to cross-subsidise other facilities.

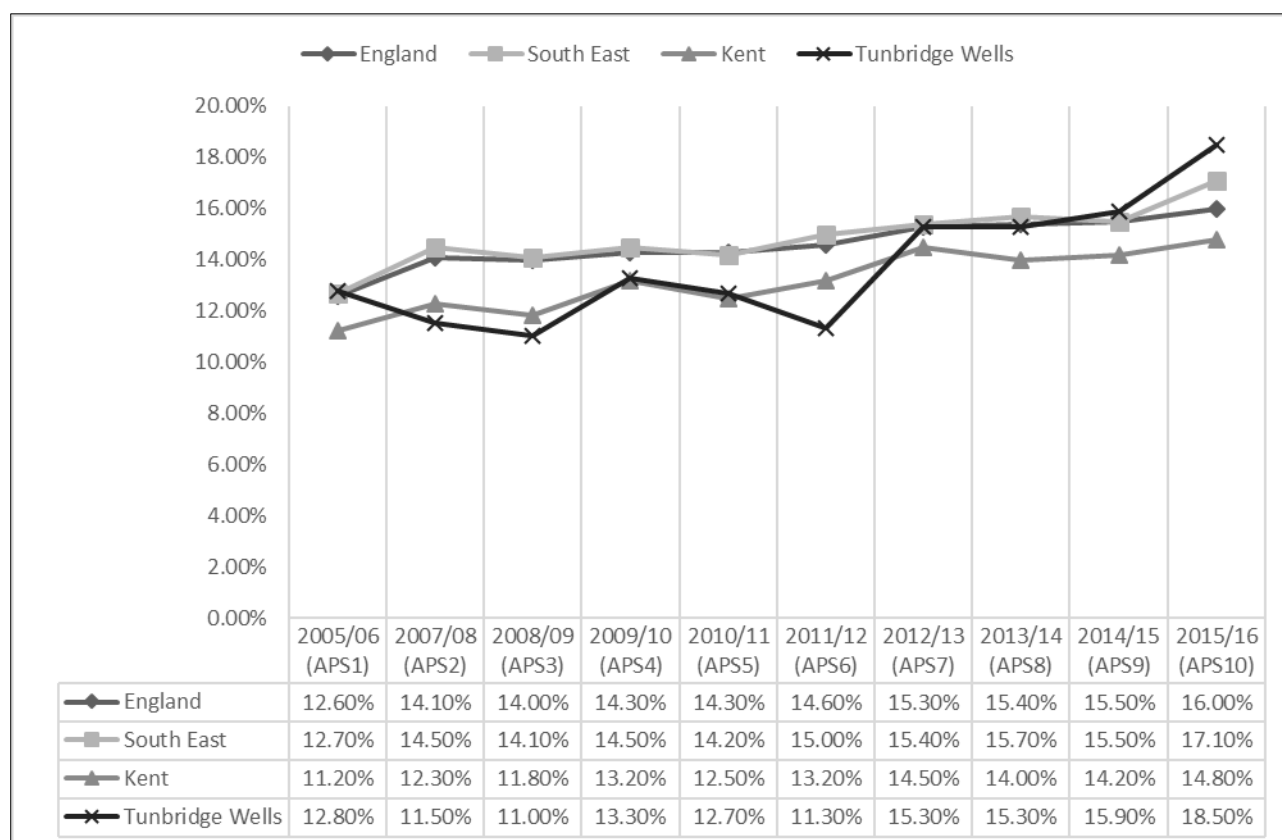
3.21 The provision of flexible studio and activity spaces is an increasingly important element of any local provision, meeting the increasing need for more various physical activity programmes as opposed to formal sport opportunities. They are most commonly used for dance and aerobics sessions, but can also host martial arts and many other activities that do not require large spaces. Provision covers various sectors including local authority, private, commercial, club, and education. These sectors afforded by a variety of access opportunities ranging from pay and play (such as those found in the Council’s leisure centres) to up-market commercial club facilities.

3.22 Details on the current location of known such facilities is provided in **Appendix 4**.

3.23 The importance of these two types of facility in respect of usage by local people is shown by reference to Sport England Active People Survey data. The Active People Surveys and the method of sampling is explained in **Appendix 2**. Amongst other activities covered these surveys provide data on the number of adults regularly taking part in ‘gym and keep fit’ activities (see above definition), which is considered to be fairly representative of use of health and fitness suites.

⁹ The bullet-pointed terms and definitions are based on guidance provided by Sport England’s Active People website.

Figure 3.7: Adults participating in gym and keep fit activities at least once a week.



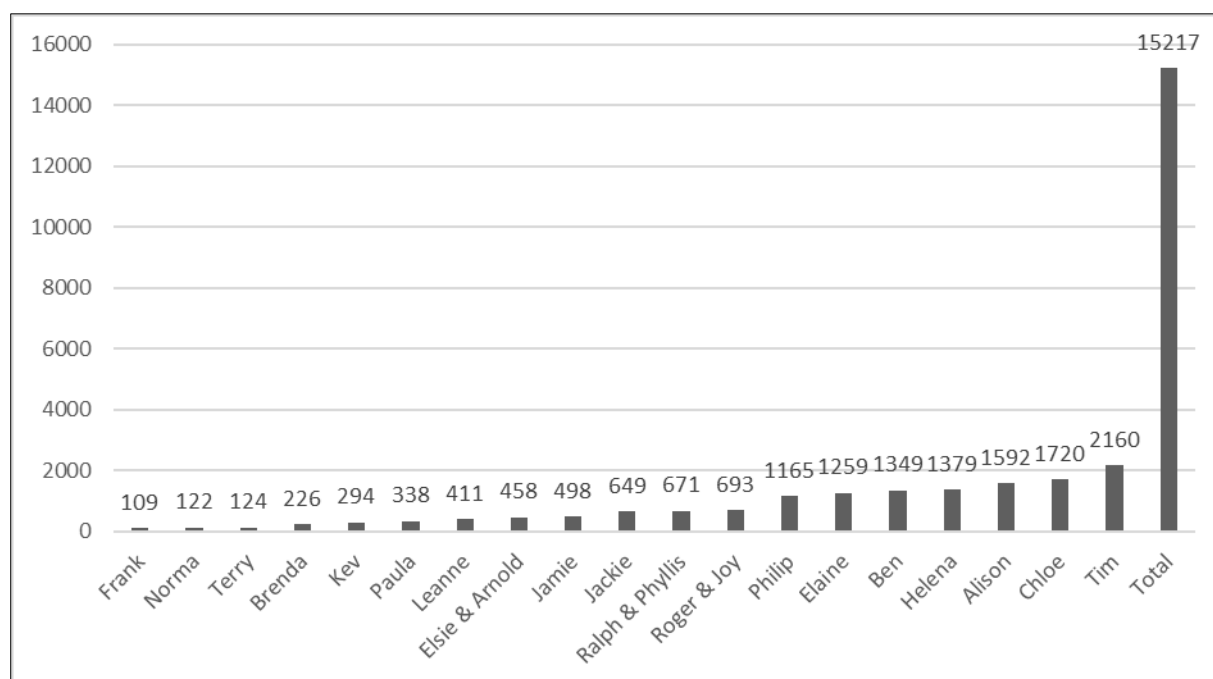
3.24 From these the headline figures are as follows:

- England: Maximum 16.00%; Average 14.61%
- South East: Maximum 17.10%; Average 14.87%
- Kent: : Maximum 14.80%; Average 13.17%
- Tunbridge Wells: Maximum 18.50%; Average 13.76%

3.25 The maximum survey point reading for the Borough is higher than any of the other tiers, although the overall average is not as high (but better than Kent as a whole). The 18.5% high point count would work out at 17,119 of the adult population taking part on a regular basis, and at least weekly.

3.26 The Market Segmentation data and tool from Sport England are explained further in **Appendix 2** of this report, but the 'names' relate to socio-economic groupings within the adult population that are defined in Appendix 2. Furthermore, Market Segmentation data suggest that the number of adults who would like to do more sports activity and who stated their preferred option for this would be keep fit and gym (including aerobics classes) projected to the following:

Figure 3.8: Adults with the propensity to take part in Keep Fit and Gym activity.



3.27 Market Segmentation therefore estimates 15,217 adults in the Borough have the propensity to take part in aerobics/gym activity, which is approaching the Active People highpoint reading- these are big numbers.

3.28 The Fitness Industry Association (FIA) has devised a model that provides guidance on the supply of stations against the current anticipated demand.

3.29 The model defines health and fitness users as all people participating in health and fitness, including private club members and users of local authority facilities. The model is based on peak period demand, and the peak times are identified as follows:

- Mon-Fri, 6pm – 10pm
- Sat-Sun, 12pm – 4pm

3.30 For modelling purposes, it is assumed that 65% of the total weekly usage occurs at the busiest (peak) time periods. Based on research with health and fitness operators it has been assumed that the average member/user visits the facility 2.4 times per week. This might seem high, but is premised on the knowledge that many people who take part in such activities take place both regularly and very frequently. If there is local evidence of lower usage rates then the assumption about weekly usage could be reduced.

3.31 If based on the Market Segmentation figure of c.10% of the adult population,

3.32 **Table 3.1** (below) applies the FIA model to this cohort.

Table 3.1: Demand calculation for health and fitness (using the FIA model)

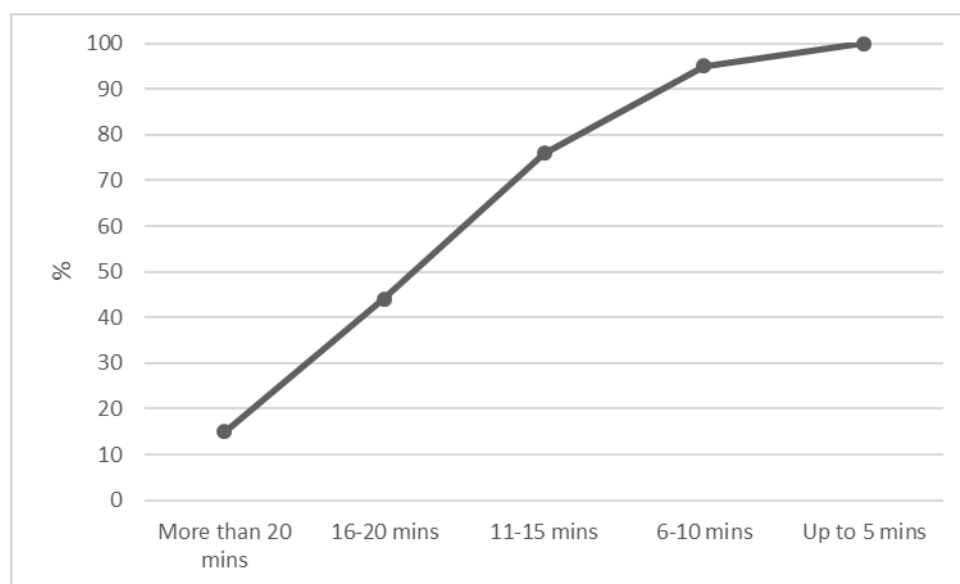
Standard	Values	Total
Population (over 16)		92,539
% of population participating in health and fitness activity	15%	c.13,880
Average number of visits per week	2.4	33,312
No. of visits in peak time	65%	21,653
No. of visits on one hour of peak time	28 hours	773 (21,653/28 hours)
TOTAL NO. OF STATIONS REQUIRED (PEAK TIME)		773

3.33 This shows that, on this basis, a total of 773 stations are required during the peak time period to accommodate anticipated current levels of demand. According to Active Places, the current supply (**See Appendix 4**) is 742 (if facilities that are for 'private use' are excluded). **The two figures therefore almost tally, which suggests that the market for such provision might be nearing maturity, as things stand.**

Accessibility (Geographical)

3.34 The household survey consultation conducted as part of the overall study identified where households make use of the opportunities identified. In the case of sports/leisure centres 76% of users are prepared to travel up to 15 minutes to make use of such facilities. 29% of these would travel up to 20 minutes and 15% more than 20 minutes This indicates the majority (75 percentile) being somewhere between 11 and 15 minutes. The most popular mode being by car - **See Figure 3.9.**

Figure 3.9: Residents' preparedness to travel to Leisure Centres



3.35 Acceptable travel times to major community facilities such as swimming pools, sports halls, and leisure centres generally are discussed in later sections. However, the following maps plot the postcodes of registered users of the three Council venues. Records used here include live members, expired members, casual users using the centres on pay as you go basis and all juniors for swim school and other activities. The results are revealing in the sense that the maps show for the Tunbridge facility that the 50 and 75 percentiles user catchments of are compacted around the facility- perhaps unsurprising given its location in a densely populated urban area. The pattern is different for The Weald, which is probably because of its rural catchment. The 50 and 75 percentile catchments for the Putlands Sports Centre are also compact, which might be in part due to its relatively limited provision (compared with the two other venues, which both have swimming pools).

Figure 3.10: Membership geography- Tunbridge Sports Centre

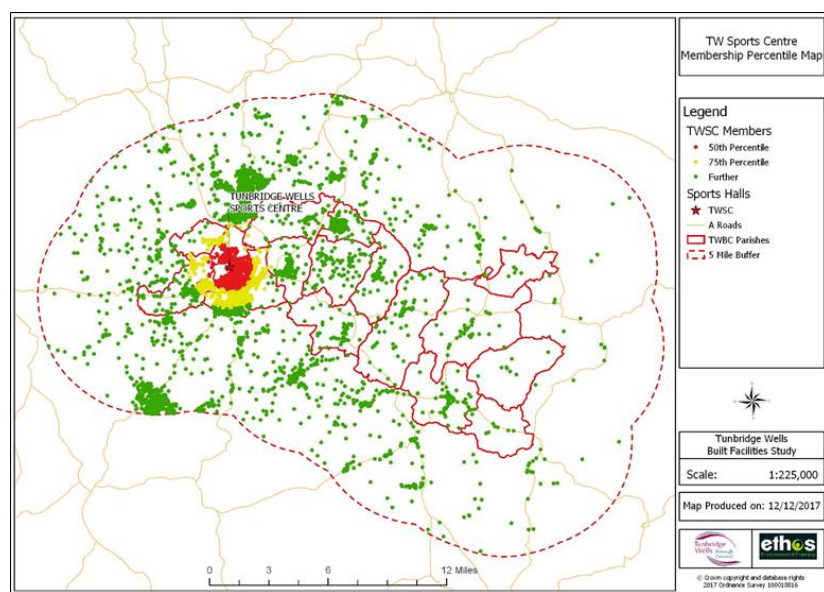


Figure 3.11: Membership geography- The Weald Sports Centre

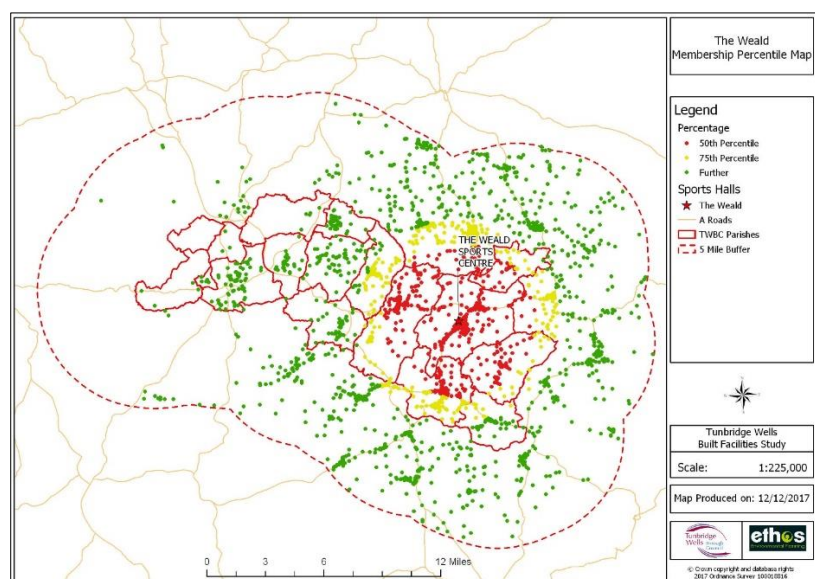
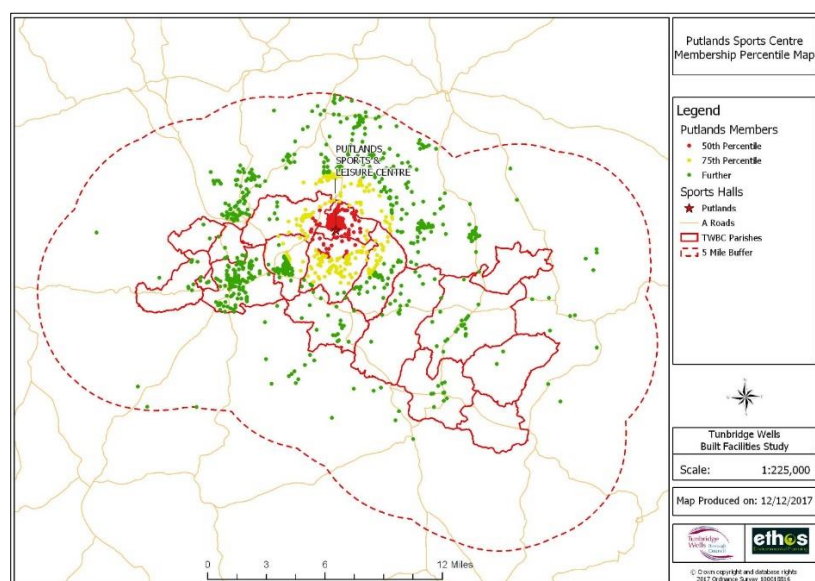


Figure 3.12: Membership geography- Putlands Sports Centre



Plans for future new provision

3.36 Tunbridge Wells Sports Centre is undergoing a £1.7m redevelopment, which is seeing many aspects of the facility improved. The newly transformed and upgraded facilities has provided a new, modern first floor gym; new multi-use functional space; new indoor cycling area on gym floor; new ground floor multi-purpose studio; refurbished swimming pools; spa facilities within gym changing space; a new café; and, improved children's provision.

3.37 In respect of other provision within the Borough, local schools have some plans and aspirations that have been referenced in consultations relevant to the scope of this report. Beechwood Sacred Heart School has planning permission to replace its small and ageing sports hall with a larger 5-court hall. The Mascalls Academy has stated a desire to improve the quality of its

changing accommodation for indoor activities. The latter venue is well-used by community clubs and groups.

3.38 The projections made in later sections of this report suggest that the weight of population increase in parts of the District by 2033 will require significant improvements to the capacity and quality of existing sports halls and swimming pools. But, at least as important, it will mean an increase in the demand for H&F and studio-based activities.

Key messages for leisure centres

3.39 **Leisure trends and demands change, and so too should local authority controlled leisure provision, if the 'offer' is to be sufficiently attractive to get more people into beneficial physical activity.**

3.40 **Leisure centres offer more than the sum total of all their parts, and the right mix of facilities can improve the financial sustainability of centres.**

3.41 **Provision of H&F and studio provision are now integral to the successful operation of the best leisure centres, and these should not be thought of as just supporting the traditional main components of pools and sports halls. They are 'big hitters' in the quest to provide viable and attractive venues. However, the H&F market has expanded rapidly within the Borough in recent years, and may now be reaching maturity in respect of the existing population. An expanded population will though increase the demand for such facilities.**

3.42 **Whilst the Tunbridge Sports Centre is undergoing major refurbishment, there will continue to be aspects of council provision that require updating and expansion.**

3.43 **Major funding opportunities arising out of developer contributions, should allow for a review of the way in which leisure centres are provided within the District. Section 9 identifies that the scale of growth predicted in the Borough by 2033 will generate substantial demands for new leisure centre facilities.**

4 INDOOR SWIMMING POOLS

General

4.1 This section considers the provision of swimming facilities within the local authority with respect to its quantity, quality, and accessibility and availability (for community use). Issues and options for swimming provision will then be summarised. Swimming as an activity will cover not just casual swimming by members of the public, but also race swimming, synchronised swimming, and water polo etc. Pools can also be used as training venues for canoeing and sub-aqua, although the utility of conventional pools for such activities is limited.

Quantity

Existing provision (general)

4.2 **Figure 4.1** below show the location and description of key community swimming pools within the Borough and just outside the Borough. **Table 4.1** lists all indoor pools within the Borough of which this study has a record.

Figure 4.1: Location of key swimming pools

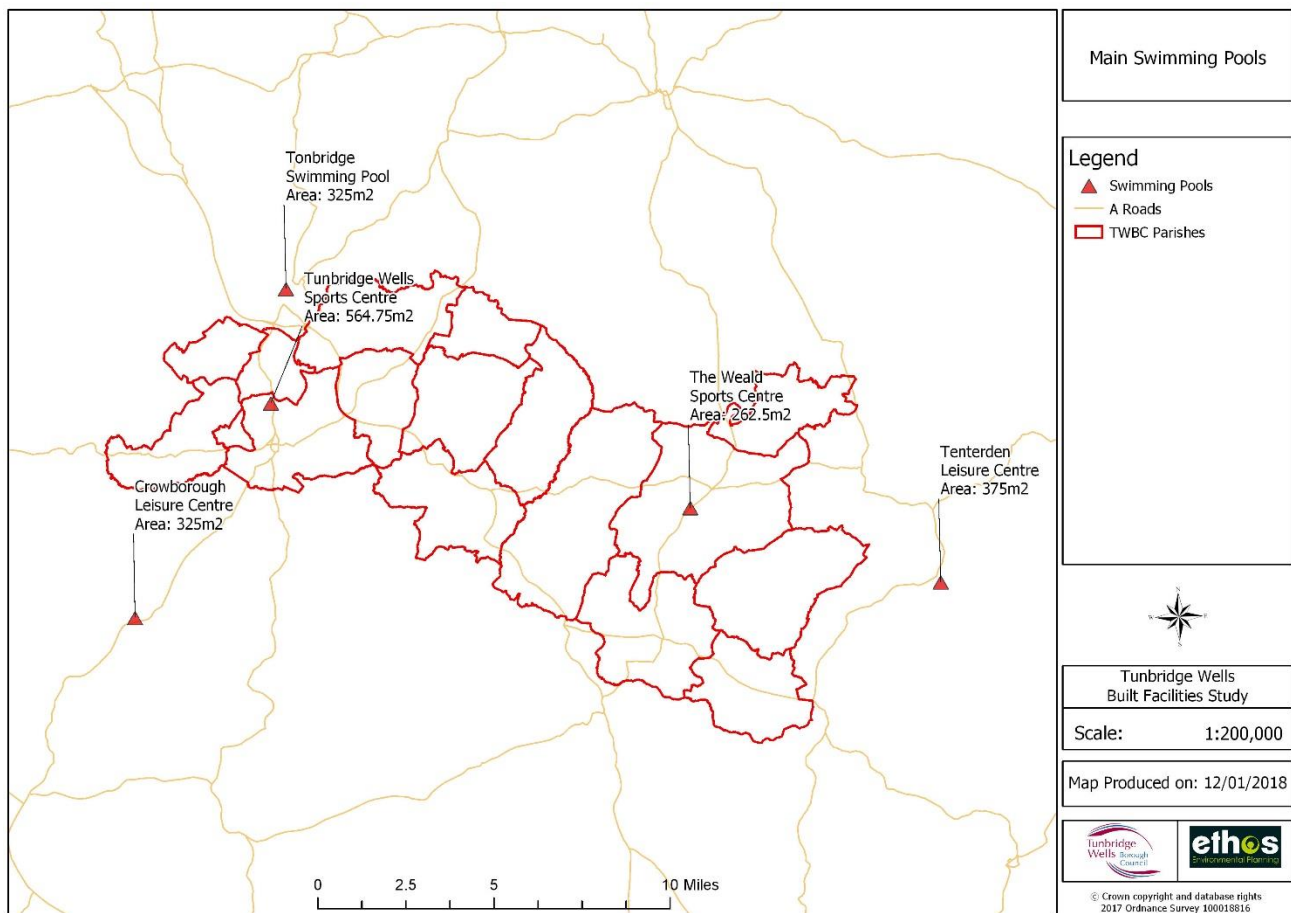


Table 4.1: Description of known pools in the Borough (Categorisation adopted from the Sport England Active Places Power database- (see Appendix 3)

Site Name	Parish (if applicable)	Facility Sub Type	Estimated size (Sq.m)	Facility Status	Access Type	Ownership Type	Management Type	Year Built	Refurbished
BENENDEN SCHOOL, BENENDEN	Benenden	Main/General	375	Operational	Sports Club / Community Association	Other Independent School	School/Colleg e/University (in house)	1990	No
BETHANY SCHOOL, GOUDHURST	Goudhurst	Main/General	300	Operational	Private Use	Other Independent School	School/Colleg e/University (in house)	2015	No
FEEL GOOD HEALTH CLUB (MERCURE TUNBRIDGE WELLS HOTEL), TUNBRIDGE WELLS	Pembury	Learner/Teac hing/Training	88	Operational	Registered Membership use	Commercial	Commercial Management	1990	No
HOLMEWOO D HOUSE SCHOOL, LANGTON GREEN	Speldhurst	Main/General	200	Operational	Sports Club / Community Association	Other Independent School	School/Colleg e/University (in house)	2004	No
KENT COLLEGE PEMBURY	Pembury	Main/General	170	Operational	Private Use	Other Independent School	School/Colleg e/University (in house)	1999	No
NUFFIELD HEALTH (TUNBRIDGE WELLS)	<i>(Royal Tunbridge Wells urban area)</i>	Main/General	160	Operational	Registered Membership use	Other	Other	1999	Yes

Tunbridge Wells Borough Built and Indoor Sports Facility: Needs Assessment

Site Name	Parish (if applicable)	Facility Sub Type	Estimated size (Sq.m)	Facility Status	Access Type	Ownership Type	Management Type	Year Built	Refurbished
RISEBRIDGE HEALTH & SPORTS CLUB, GOUDHURST	Goudhurst	Learner/Teac hing/Training	100	Operational	Registered Membership use	Commercial	Commercial Management	1995	Yes
SPA HEALTH & BEAUTY, TUNBRIDGE WELLS	Rusthall	Learner/Teac hing/Training	50	Operational	Registered Membership use	Commercial	Commercial Management	1986	No
THE SCHOOLS AT SOMERHILL, TONBRIDGE	Capel	Main/General	250	Operational	Private Use	Other Independent School	School/Colleg e/University (in house)	2009	No
THE WEALD SPORTS CENTRE, CRANBROOK	Cranbrook	Main/General	262	Operational	Pay and Play	Local Authority	Trust	2000	No
TUNBRIDGE WELLS SPORTS CENTRE, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Diving	156	Operational	Pay and Play	Local Authority	Trust	1974	Yes
TUNBRIDGE WELLS SPORTS CENTRE, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Learner/Teac hing/Training	96	Operational	Pay and Play	Local Authority	Trust	1974	Yes
TUNBRIDGE WELLS	<i>(Royal Tunbridge</i>	Main/General	312	Operational	Pay and Play	Local Authority	Trust	1974	Yes

Tunbridge Wells Borough Built and Indoor Sports Facility: Needs Assessment

Site Name	Parish (if applicable)	Facility Sub Type	Estimated size (Sq.m)	Facility Status	Access Type	Ownership Type	Management Type	Year Built	Refurbished
SPORTS CENTRE, TUNBRIDGE WELLS	<i>Wells urban area)</i>								

4.3 There may also be some small (primarily outdoor) pools that have not been identified, but which are too small in any event to be included in the analysis considered in the following paragraphs.

Availability/community use¹⁰

4.4 Borough Council controlled pools are managed by Fusion Leisure. Both of the Borough Council-controlled pool venues have significant levels of education use during school hours. Both venues are physically close to user schools, and The Weald is on the same site as the Weald Academy. Both venues have a varied programme of group and casual activity, and are available on a pay-as-you-go basis for much of the peak-time.

4.5 Pools sessions are diverse within each venue, but there is much commonality across the venues: 'Lanes'; 'General Swim', 'Aqua', 'Disabled', '50+', 'Club, Swim Clubs, 'Fun and Party' The Tunbridge Wells complex also has a teaching pool and a diving pool, the latter by its nature has heavily used (outside club and competition use).

4.6 The main pools are generally open between the hours of 6:30 and 22:00 during weekdays (although school sessions are also catered for in this time.) Weekend hours are more restricted in terms of opening and closing times.

4.7 Opening hours therefore generally encompass daytimes and evenings throughout the week, although there is significant block-bookings for school use. The combined water space offered by the Council controlled venues is estimated to be **828 square metres¹¹** This would work out at 7.03 square metres of pools space per thousand people and based on the existing estimated population for the District at 2017.

4.8 As identified in Table 4.1, the Borough also has swimming provision at school and commercial venues, which helps to diversify the local offer. There are clearly synergies between provision in different sectors- for example, provision at commercial venues may help to alleviate pressure at local authority facilities, whilst also offering their customers an environment within which they feel more comfortable.

4.9 Likewise, provision at schools (when not required for curricular use) will benefit clubs that might otherwise struggle to find sufficient time and space for their needs at local authority venues. Within the independent school sector there is some impressive pool provision, which is sometimes available for use by outside clubs and groups. For example, Bethany, and Benenden Schools between them have three out of the four largest indoor pools in the District. Benenden School, is in fact the largest pool in the Borough. Some of this school provision will be used by local groups, and as part of holiday-let schemes. However, such availability is unlikely to be on a secured and long-term basis.

4.10 There is no clear hierarchy of facilities, in the way in which there may exist in more urban local authorities. This is because each facility serves its own discrete geographical

¹⁰ See Section 1.15 for an explanation of this term

¹¹ This figure includes the water space of the diving pool at Tunbridge Sports Centre.

Tunbridge Wells Borough Built and Indoor Sports Facility: Needs Assessment

area, and they are largely mutually exclusive in their catchments. The Tunbridge Wells Pool serves the heaviest concentrations of population, which will be compounded by further large-scale planned-growth.

4.11 In addition to venues within the Borough, there are others in neighbouring local authorities, which may be used to some extent by the Borough's residents, and notably pools at Tenterden, Tonbridge, and Crowborough, shown on **Figure 4.1**. Accessibility to these external venues is discussed later in this section.

Sport England Facilities Calculator (FC)

4.12 The Facilities Calculator is a Sport England web-based tool which can help estimate the potential numbers of basic community facilities (such as sports halls and swimming pools) that might be generated by large-scale housing/population growth in a given location. The calculator must be used with caution and an understanding of what it is and isn't designed to do. For example, its estimations do not take into account existing provision in the locality (which will need to be factored in). In addition, as it is based on national data, it will not take into account local circumstances. Nevertheless, it is a useful analytical tool when used in conjunction with types of analysis.

4.13 Based on the current estimated population the FC suggests a provision of 1,251 sq.m square metres of waterspace for community use (or 10.62 sq.m per 1000 people), for an estimated 7,533 visits per week at peak period (VPWPP). This compares with 2,483 sq.m in total within the Borough. However, only an estimated 828 sq.m is available at the local authority-controlled pools¹² and available for community use at times of peak demand on a secured community use basis.

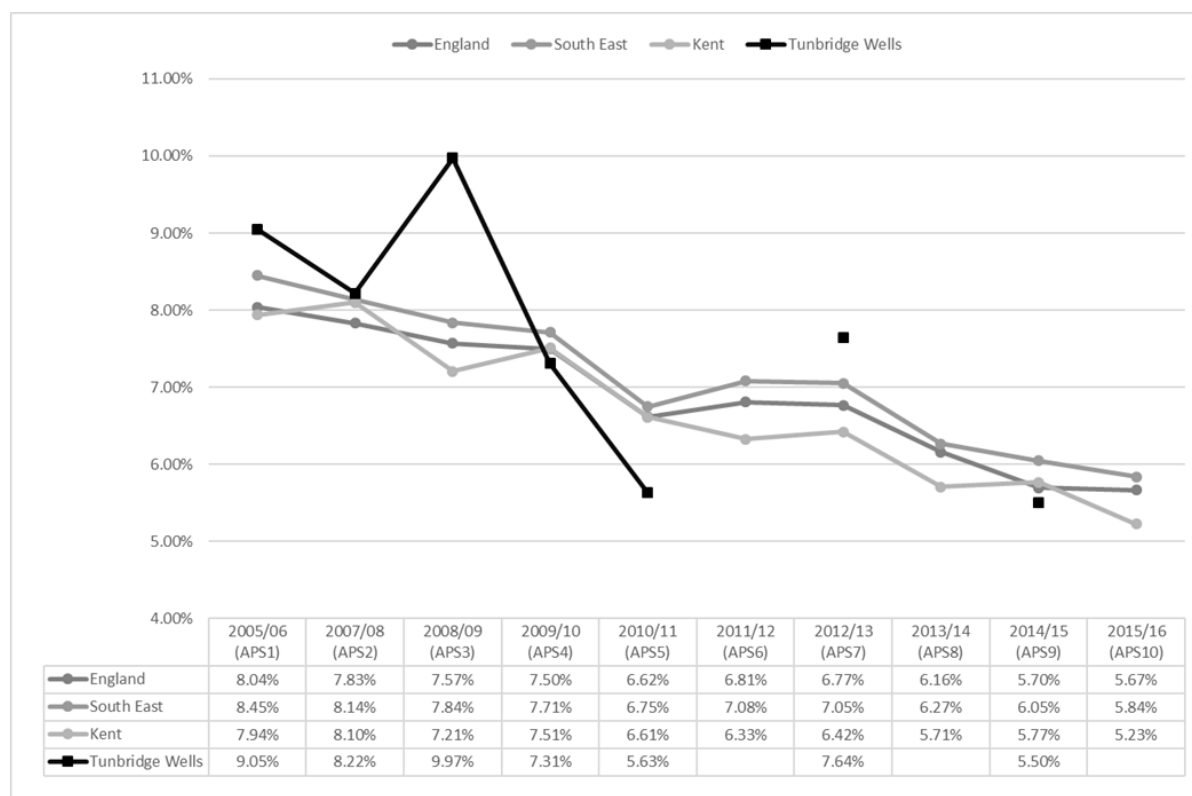
4.14 There is, potentially another 973 sq.m of waterspace that might be added to the local authority provision, and this includes 398 sq.m at local health clubs, and 575 sq.m at schools that have some form of access for organised groups.

4.15 The difference between the amount of waterspace in local authority control and that recommended by the FC is 423 sq.m (which is about the equivalent of two conventional 4 lane swimming).

4.16 The importance of swimming as a participative activity is illustrated below, by reference to Sport England Active People Survey data. The Active People Surveys (APS) and the method of sampling is explained in **Appendix 2**. Amongst other activities covered these surveys provide data on the number of adults regularly taking part in 'swimming' (indoors and outdoors).

¹² This figure includes the water space of the diving pool at Tunbridge Sports Centre.

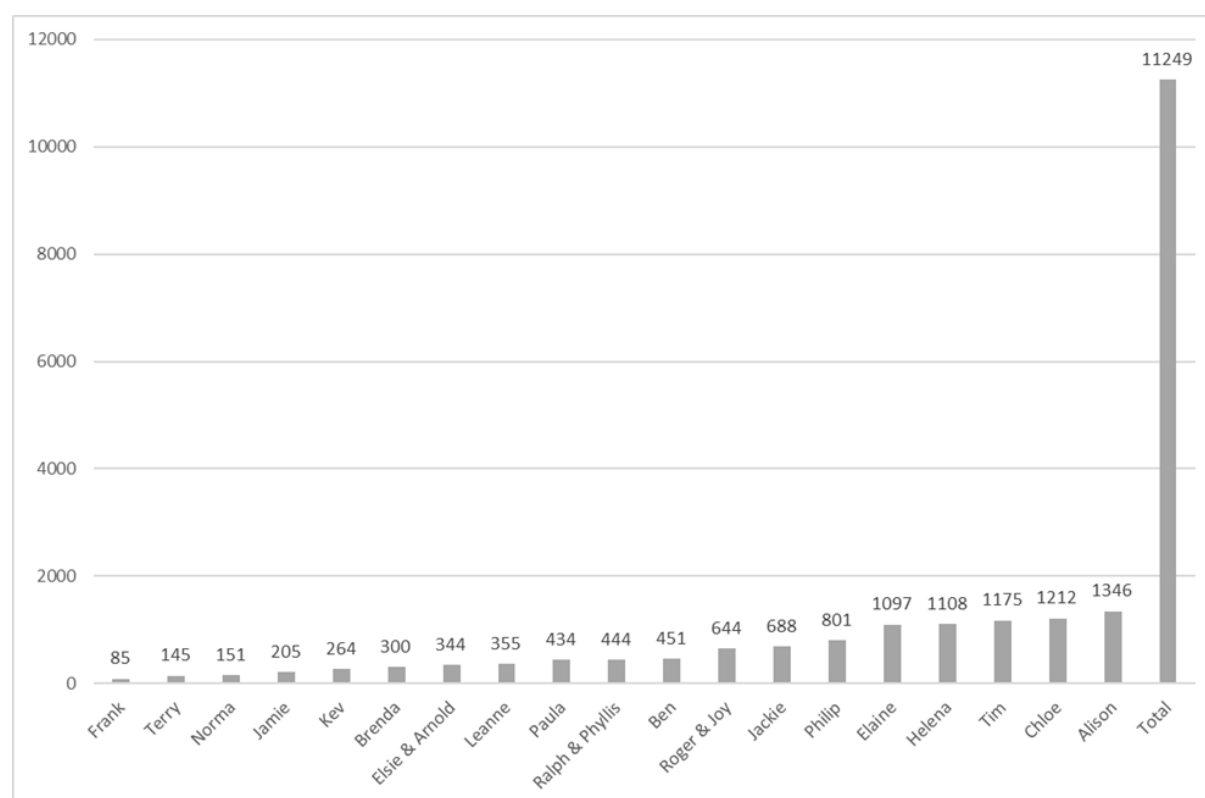
Figure 4.2: Adults participating in swimming (indoors and outdoors) at least once a week.



4.17 Due to limited data samples, there is an incomplete set of points specifically for Tunbridge Wells Borough. However, if the highest of the seven available data points is taken (9.97%), it would give a mean average of 9.97%, estimated to be 9,226 adults swimming on a weekly basis.

4.18 The Market Segmentation data and tool from Sport England are explained further in **Appendix 2** of this report, but the 'names' relate to socio-economic groupings within the adult population that are defined in Appendix 2. Market Segmentation data suggest the number of adults in the Borough likely to take part in swimming is 12,249 (**Figure 4.3**).

Figure 4.3: Representation of Sport England (adult) Market Segments in the Borough who would like to do (more) swimming



4.19 This figure is significantly higher than the Active People highpoint estimate, suggesting that there may be scope to grow adult participation further.

Views of Stakeholders

The views of local residents

4.20 The Community Stakeholder consultation conducted as part of the overall study identified that 38% of respondent households make use of swimming pools at least monthly, with around 20% using pools at least once a week. 37% of respondents suggested a need for more swimming pools. (61% said there were enough pools, with 2% stating there are too many).

Parish and town councils

4.21 The town and parish councils responding to the survey conducted for this assessment, generally made no specific references to the supply of swimming pools (with one exception, below). However, a generic concern was expressed by some councils in respect to the lack of overall access to sports facilities, given the rurality of much of the local authority's geography, and issues with public transport.

4.22 Paddock Wood Town Council stated that it has been an aspiration to have a swimming pool in Paddock Wood. Residents express that wish whenever consultations on facilities are carried out.

National Governing Bodies

Amateur Swimming Association (ASA) (Head of Facilities)

4.23 The ASA suggest there is a slight water deficit in the Borough and the main provider of pools are schools. The local authority provides 2 community use facilities, which restricts growth. The local authority community pools are nearly 40 years old¹³ and there are also some school pools that are very old. Provision could drastically reduce quickly.

Clubs

4.24 The Royal Tunbridge Wells Monson Swimming Club is based primarily at the Tunbridge Wells Sports Centre, and has approaching 300 members.

4.25 The Club's response to the survey conducted for this assessment suggests a general satisfaction with provision but that, generally, access to sufficient training facilities can be problematic.

Quality of provision

Site visits

4.26 As mentioned in Section 3, site visits were made to the key leisure centres within the Borough, including all community swimming pools. A summary of assessments is contained in Section 3, although as a general comment the quality of pools and related facilities is considered to be good.

Views of Stakeholders

The views of local residents

4.27 The Community Stakeholder consultation conducted as part of the overall study identified that 46% of respondents thought that the quality of existing pools was either Good or Very Good; 40% stated they were Average; and, 14% felt the quality was either Poor or Very poor?

Amateur Swimming Association (ASA) (Head of Facilities)

4.28 (As above) the ASA considers that the stock of community pools is old. Provision could drastically reduce quickly.

Clubs

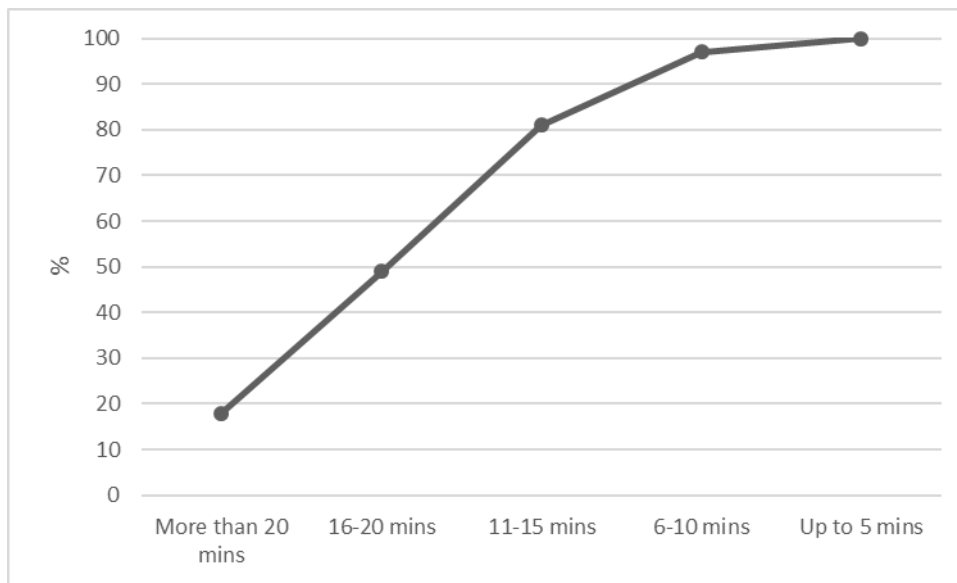
4.29 The Royal Tunbridge Wells Monson Swimming Club has suggested that there are sometimes overly high chlorine levels in the pool complex, but believes the Council and the management company are seeking to address this problem.

¹³ The comments of the ASA do not take into account the refurbishments recently undertaken at local authority venues.

Access**Views of local residents**

4.30 The household survey consultation conducted as part of the overall study identified that where households make use of the opportunities 81% of users are prepared to travel up to 15 minutes to use swimming pools. The 75 percentile is therefore between 11-15 minutes. The most popular mode being by car - see **Figure 4.4**.

Figure 4.4: Residents' preparedness to travel to swimming pools

**What is an acceptable drivetime to a pool?**

4.31 Data underpinning Sport England modelling suggests a spatial element based on 20-minute drive or walk time catchments, centred on facilities considered in the analysis. The 20-minute catchment is based on data obtained from previous national research by Sport England, which concluded that a 20-minute drive time represented 90% of the user catchment on average for swimming pools. However, the same research indicated that around 60 per cent of users were only prepared to travel up to 10 minutes.

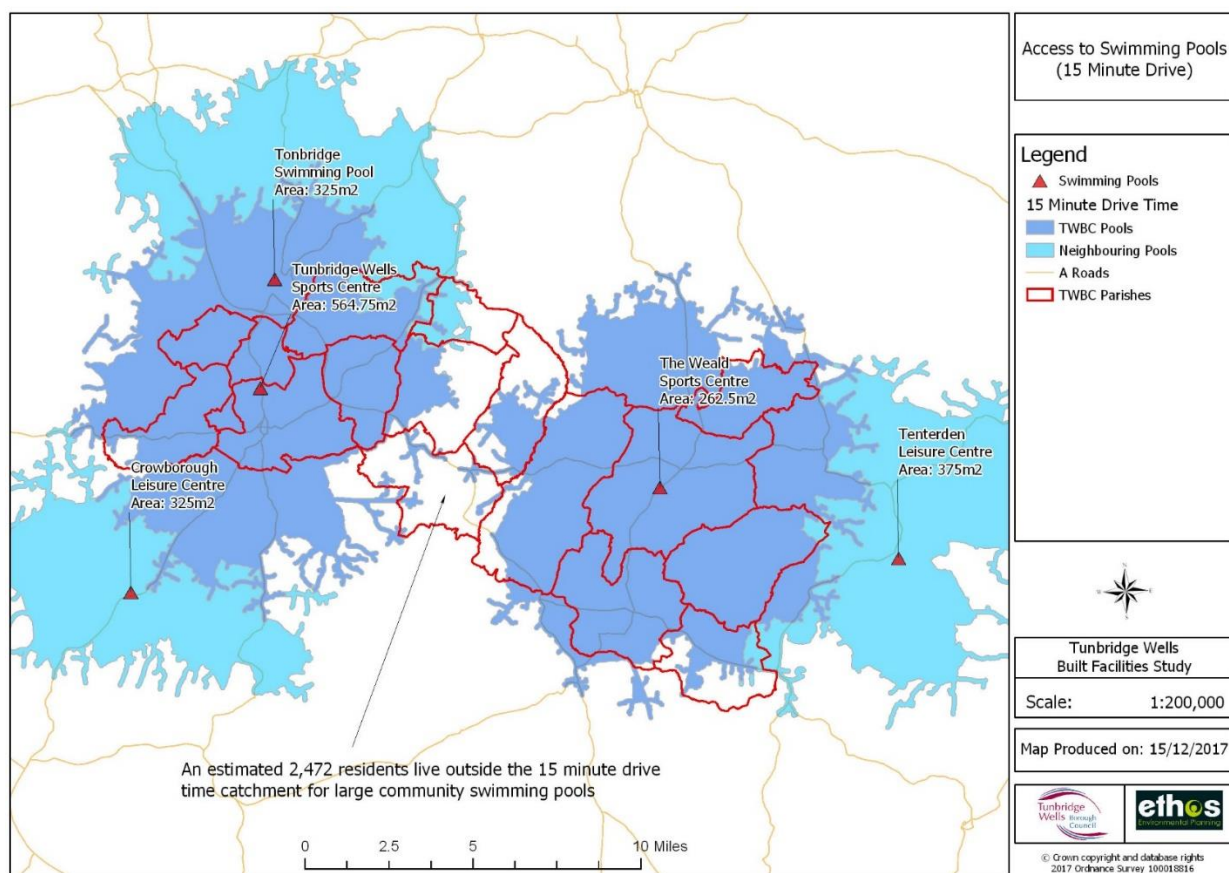
4.32 If 15 minutes is adopted as a travel time to swimming pools acceptable to 75% of the population, the resultant catchments for the two local authority venues, as well as significant neighbouring pools are shown on the **Figure 4.5**. The catchments are based on assumed average speeds for different classes of roads. The map shows that on the basis of these assumed average speeds only small parts of the Borough are not covered by the catchments of the two local authority venues. One part of the borough that is 'borderline' is the Paddock Wood area: a parish with a sizeable population, large state-funded school, but no community swimming pool. The western (and most populated) part of the parish of Paddock Wood is covered by the extremities of the catchments.

4.33 The population within the local authority falling outside the 15-minute catchment of either venue has been calculated to be 2,472 (about 2.1 % of the total local authority population). Caveats must be applied: for example, there is often significant congestion on

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the A26 north of Royal Tunbridge Wells, and on the A228, along Pembury Road in to Royal Tunbridge Wells, which will impact on travel.

4.34 **Figure 4.5: 15-minute drive catchments for key swimming pools (within and outside the Borough)**



Plans for future new provision

4.35 Beyond programmed maintenance and other works, there are currently no known major formal plans or proposals in respect of swimming pool provision within the Borough.

Key messages for swimming provision

4.35 **Quantity:** The combined waterspace offered by the Council controlled venues is estimated to be 828 square metres. An optimal amount of waterspace for the Borough is suggested to be a provision of 1,251 sq.m square metres of waterspace for community use (or 10.62 sq.m per 1000 people). Taking into account the role pools in the commercial and education sector can play in meeting some demand in the community, the Borough is probably currently not seriously under-provided. However, school and commercial provision is not in 'secured community use'.

4.36 **Quantity:** Whilst existing pool stock is largely meeting local demands, an increase in population will place future demands upon venues, as explained further in Section 8.

4.36 **Quality:** The existing Council-controlled pools are in good condition and well-used.

4.37 Accessibility: There are only small parts of the Borough outside a reasonable travel time to one of these two venues. However, the catchments are based on assumed average speeds, and may not fully embrace factors such as congestion, which will make travel by car more difficult. Paddock Wood is an area that is 'borderline' in respect of convenient access to a swimming pool within the borough.

5 SPORTS HALLS

General

5.1 This section considers the provision of sports halls within the local authority with respect to their quantity, quality, and accessibility. Issues and options for sports hall provision will then be summarised.

5.2 Sports halls can accommodate a diverse range of sports and recreational activities. They are flexible spaces that can be used for activities that include basketball, badminton, indoor football, football training, cricket winter training, table tennis, gymnastics, netball, and a host of other training activities.

Quantity

5.3 Background research indicates several sports halls within the local authority area. However, many of these will only be partly available for use by the general community, if at all. They will also be of varying sizes, and therefore utility for general and specialist use by the community.

Existing provision (general)

5.4 **Figure 5.1** below shows the location and description of key community sports halls within the Borough and just outside the Borough. **Table 5.1** lists all of the sports halls in Borough of which the study has a record. Realistically, 'main halls' that are of the size 3 badminton courts in parallel, are big enough to host activities such as basketball and 5-a-side football. Smaller activity halls are better suited to supporting activities such as keep fit, and martial arts which do not require the space or the ceiling height needed by some other sports.

Figure 5.1: Location of key sports halls

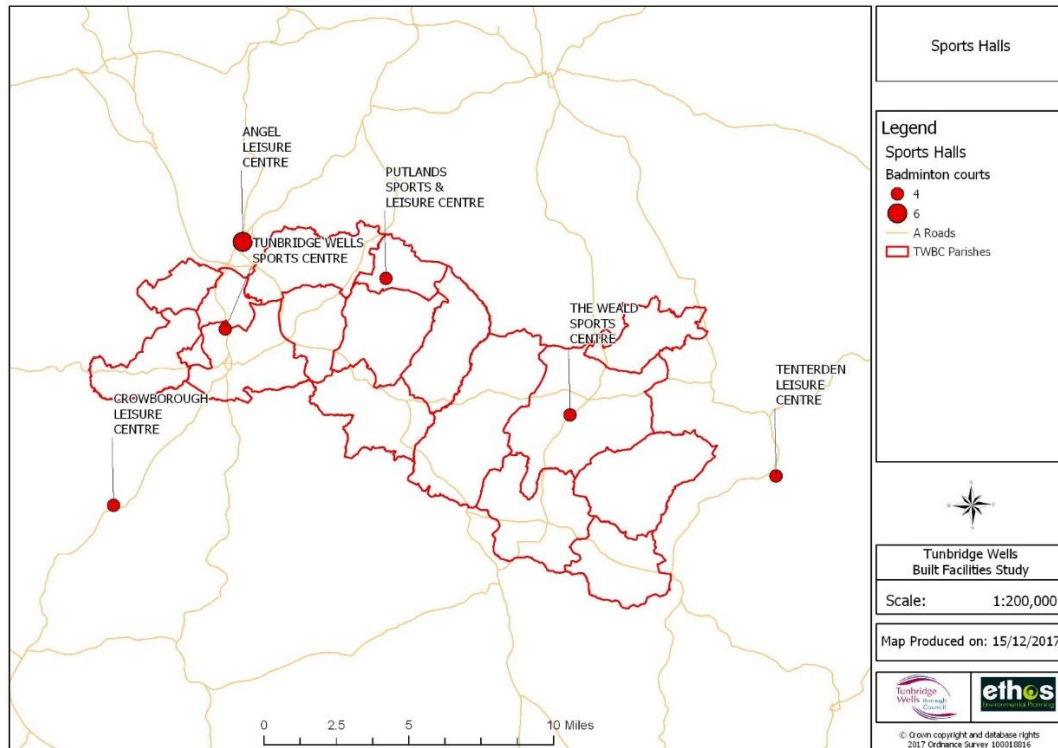


Table 5.1: Known sports halls (main halls and activity halls). Categorisation adopted from the Sport England Active Places Power database- (see Appendix 3)

Name (where facilities are in more than one building they are listed separately)	Parish (if applicable)	Facility Sub Type ¹⁴	Badminton courts	Access Type	Ownership Type	Management Type
BEECHWOOD SACRED HEART SCHOOL, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Activity Hall	2	Private Use	Other Independent School	Trust
BENENDEN RECREATION GROUND, BENENDEN	Benenden	Activity Hall	1	Pay and Play	Local Authority	Local Authority (in house)
BENENDEN SCHOOL, BENENDEN	Benenden	Main	4	Sports Club / Community Association	Other Independent School	School/College/University (in house)
BENNETT MEMORIAL DIOCESAN SCHOOL, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Main	4	Sports Club / Community Association	Academies	School/College/University (in house)
BETHANY SCHOOL, GOUDHURST	Goudhurst	Activity Hall	0	Private Use	Other Independent School	School/College/University (in house)
BETHANY SCHOOL, GOUDHURST	Goudhurst	Main	4	Private Use	Other Independent School	School/College/University (in house)

14

Main	Main multi-sports hall(s) within site. Minimum size is marked out as 3 Badminton courts and above. Dimensions Min width 18m, max width 70m, Min Length 27m Max length 90m
Activity Hall	This is a multi-sports hall (below 3 badminton courts) where activities take place that does not qualify as a main hall and is not a purpose-built studio. It can include Community/Village halls. It should be between the following dimensions: min width 9m, max width 18m, min length 17m, max length 26m. It may or may not be marked out.
Barn	Marked out with Minimum size of 4 badminton courts or 1 basketball court, or 1 netball court or 1 volleyball court. These are buildings which did not start out life as a dedicated sports hall but are now used for that purpose. Typically, the dimensions of the building are much greater than the courts they contain. May include courts marked out in the middle of a indoor velodrome or indoor running track.

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Name (where facilities are in more than one building they are listed separately)	Parish (if applicable)	Facility Sub Type ¹⁴	Badminton courts	Access Type	Ownership Type	Management Type
BIDBOROUGH VILLAGE HALL, BIDBOROUGH	Bidborough	Activity Hall	1	Sports Club / Community Association	Community Organisation	Community Organisation
BROOMHILL BANK SCHOOL, TUNBRIDGE WELLS	Broomhill	Activity Hall	1	Private Use	Community Special School	School/College/University (in house)
CAPEL PRIMARY SCHOOL, CAPEL	Capel	Activity Hall	1	Private Use	Community school	Local Authority (in house)
CRANBROOK SCHOOL, CRANBROOK	Cranbrook	Activity Hall	1	Sports Club / Community Association	Academies	School/College/University (in house)
CRANBROOK SCHOOL, CRANBROOK	Cranbrook	Main	4	Sports Club / Community Association	Academies	School/College/University (in house)
DULWICH PREP SCHOOL, CRANBROOK	Cranbrook	Activity Hall	1	Sports Club / Community Association	Other Independent School	School/College/University (in house)
GOLDSMID HALL, TUDELEY	Capel	Activity Hall	1	Pay and Play	Other	Trust
GYMNASTICS CLUB KENT, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Activity Hall	2	Registered Membership use	Commercial	Commercial Management
HIGH WEALD ACADEMY, CRANBROOK	Cranbrook	Main	4	Sports Club / Community Association	Academies	School/College/University (in house)
HOLMEWOOD HOUSE SCHOOL, LANGTON GREEN	Speldhurst	Main	4	Sports Club / Community Association	Other Independent School	School/College/University (in house)
KENT COLLEGE PEMBURY	Pembury	Main	4	Private Use	Other Independent School	School/College/University (in house)
KENT COLLEGE PEMBURY	Pembury	Main	5	Private Use	Other Independent School	School/College/University (in house)

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Name (where facilities are in more than one building they are listed separately)	Parish (if applicable)	Facility Sub Type ¹⁴	Badminton courts	Access Type	Ownership Type	Management Type
MARLBOROUGH HOUSE SCHOOL, HAWKHURST	Hawkhurst	Main	4	Sports Club / Community Association	Other Independent School	Trust
MASCALLS ACADEMY, PADDOCK WOOD	Paddock Wood	Activity Hall	1	Pay and Play	Academies	School/College/University (in house)
MASCALLS ACADEMY, PADDOCK WOOD	Paddock Wood	Main	3	Pay and Play	Academies	School/College/University (in house)
MASCALLS ACADEMY, PADDOCK WOOD	Paddock Wood	Main	4	Pay and Play	Academies	School/College/University (in house)
MEADOWS SCHOOL, SOUTHBOROUGH	Southborough	Activity Hall	1	Pay and Play	Non-Maintained Special School	School/College/University (in house)
PUTLANDS SPORTS & LEISURE CENTRE, PADDOCK WOOD	Paddock Wood	Activity Hall	0	Pay and Play	Local Authority	Trust
PUTLANDS SPORTS & LEISURE CENTRE, PADDOCK WOOD	Paddock Wood	Main	4	Pay and Play	Local Authority	Trust
ST GREGORY'S CATHOLIC SCHOOL, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Activity Hall	0	Sports Club / Community Association	Voluntary Aided School	School/College/University (in house)
ST GREGORY'S CATHOLIC SCHOOL, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Activity Hall	2	Sports Club / Community Association	Voluntary Aided School	School/College/University (in house)
ST RONANS SCHOOL, HAWKHURST	Hawkhurst	Main	4	Private Use	Other Independent School	School/College/University (in house)
THE SCHOOLS AT SOMERHILL, TONBRIDGE	Capel	Main	4	Private Use	Other Independent School	School/College/University (in house)
THE SKINNERS' KENT ACADEMY, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Main	4	Sports Club / Community Association	Academies	School/College/University (in house)
THE SKINNERS SCHOOL,	<i>(Royal</i>	Main	4	Sports Club /	Voluntary Aided	School/College/University (in

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Name (where facilities are in more than one building they are listed separately)	Parish (if applicable)	Facility Sub Type ¹⁴	Badminton courts	Access Type	Ownership Type	Management Type
TUNBRIDGE WELLS	<i>Tunbridge Wells urban area)</i>			Community Association	School	house)
THE WEALD SPORTS CENTRE, CRANBROOK	Cranbrook	Main	4	Pay and Play	Local Authority	Trust
TUNBRIDGE WELLS GIRLS GRAMMAR SCHOOL, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Activity Hall	1	Private Use	Foundation School	School/College/University (in house)
TUNBRIDGE WELLS SPORTS CENTRE, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Main	4	Pay and Play	Local Authority	Trust
TUNBRIDGE WELLS SPORTS CENTRE, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Main	4	Pay and Play	Local Authority	Trust
TUNBRIDGE WELLS T.A CENTRE, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Activity Hall	0	Sports Club / Community Association	MOD	MOD

Availability/community use¹⁵

5.5 The list comprises a range of provision covering local authority, education, and voluntary facilities. In essence, only a proportion will be available for the general community to use.

5.6 In terms of utility for the general community it is the local authority provision at Tunbridge Wells, The Weald at Cranbrook, and Putlands Sports Centre at Paddock Wood that is most significant. Opening times for all three Council-controlled venues tends to be longest during the week (up to 6:00 and 23:00) and less at weekends. School activity takes up some of the time during the week at both Tunbridge Wells and The Weald, but not so at Putlands. Programmes of activities are diverse, and across the three venues can offer, pre-school gym, 50+ activities (such as carpet bowls), badminton, trampolining, and club use bookings for activities such as football).

5.7 Added to this there is provision at state (funded) schools which will be used to some extent by local clubs and groups, and including Bennett Memorial Diocesan School, Cranbrook School, High Weald Academy, Mascalls Academy, The Skinners Kent Academy, and, The Skinners School. Access by the community to these venues will be through one-to-one agreements between a club/group and the school concerned. Normally the club/group concerned will need to have public indemnity cover in place. A similar situation will exist with provision at the various independent schools, the most noteworthy of which in terms of scale of provision are Benenden, Bethany, Holmewood, Marlborough House, St. Ronans; Kent College; and, The Schools at Somerhill.

5.8 The extent to which facilities are open to community use will, amongst other things, depend on the times they are open to the general public, or else local clubs and organisations. For local authority-controlled leisure centres that are not on school campuses, these opening hours will generally encompass daytimes and evenings throughout the week. However, for school and college-based venues, this will be limited to times when facilities are not required for curriculum use. Where information on times of availability has been sourced, this has been used and sense-checked, although it is recognised that policies and practices in respect of community availability of school facilities can change.

5.9 Halls at Bennett Memorial, and Mascalls schools are seemingly both well-used by outside groups, at evenings and weekends.

5.10 The following facilities (**Table 5.2**) are deemed to be the most significant sports halls for community use within the District, judged by their size and availability. The venues appear in the table in order of the estimated significance for community use.

¹⁵ See the end of Section 1 for an explanation of this term.

Table 5.2: Sports halls in local authority considered to offer significant community use

Name (where facilities are in more than one building they are listed separately)	Parish (if applicable)	Facility Sub Type	Badminton courts	Access Type	Ownership Type	Management Type
TUNBRIDGE WELLS SPORTS CENTRE, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Main	2 x 4 court halls	Pay and Play	Local Authority	Trust
THE WEALD SPORTS CENTRE, CRANBROOK	Cranbrook	Main	1 x 4 court hall	Pay and Play	Local Authority	Trust
PUTLANDS SPORTS & LEISURE CENTRE, PADDOCK WOOD	Paddock Wood	Main	1 x 4 court hall	Pay and Play	Local Authority	Trust
MASCALLS ACADEMY, PADDOCK WOOD	Paddock Wood	Main	1 x 3 court hall; 1 x 4 court hall	Pay and Play	Academies	School/College/University (in house)
BENNETT MEMORIAL DIOCESAN SCHOOL, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Main	1 x 4 court hall	Sports Club / Community Association	Academies	School/College/University (in house)
HIGH WEALD ACADEMY, CRANBROOK	Cranbrook	Main	1 x 4 court hall	Sports Club / Community Association	Academies	School/College/University (in house)
BENENDEN SCHOOL, BENENDEN	Benenden	Main	1 x 4 court hall	Sports Club / Community Association	Other Independent School	School/College/University (in house)
CRANBROOK SCHOOL, CRANBROOK	Cranbrook	Main	1 x 4 court hall	Sports Club / Community Association	Academies	School/College/University (in house)

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Name (where facilities are in more than one building they are listed separately)	Parish (if applicable)	Facility Sub Type	Badminton courts	Access Type	Ownership Type	Management Type
HOLMEWOOD HOUSE SCHOOL, LANGTON GREEN	Speldhurst	Main	1 x 4 court hall	Sports Club / Community Association	Other Independent School	School/College/University (in house)
THE SKINNERS' KENT ACADEMY, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Main	1 x 4 court hall	Sports Club / Community Association	Academies	School/College/University (in house)
THE SKINNERS SCHOOL, TUNBRIDGE WELLS	<i>(Royal Tunbridge Wells urban area)</i>	Main	1 x 4 court hall	Sports Club / Community Association	Voluntary Aided School	School/College/University (in house)
MARLBOROUGH HOUSE SCHOOL, HAWKHURST	Hawkhurst	Main	1 x 4 court hall	Sports Club / Community Association	Other Independent School	Trust

5.11 An overall assessment of opening hours will suggest that it is the local authority controlled facilities, which have the longest opening hours for the general community, as well as the greatest levels of throughput.

5.12 There are estimated currently to be the equivalent of 55 conventional badminton courts hosted in the various 'qualifying' sports halls across the local authority. However, the majority of these courts will be located in the larger halls – principally, those with four or more courts.

5.13 Only 16 of the above 55 courts are controlled by the local authority (managed by Fusion Leisure, and representing less than one third of the total stock). The remaining provision in the above table is from within the education sector. Provision at other non-local authority facilities listed does not necessarily provide for assured access by the general community, in the sense that such use is not guaranteed for the longer-term.

Sport England Facilities Calculator (FC)

5.14 The Facilities Calculator is a Sport England web-based tool which allows users to estimate the potential numbers of basic community facilities (such as sports halls and swimming pools) that might be generated by large-scale housing/population growth in a given location. The calculator must be used with caution and an understanding what it is and isn't designed to do. For example, its estimations do not take into account existing provision in the locality (which will need to be factored in). In addition, as it is based on national data, it will not take into account local circumstances. Nevertheless, it is a useful analytical tool when used in conjunction with types of analysis.

5.15 Based on the current estimated population the FC suggests an optimal provision within the Borough of 32 court spaces (the equivalent of 8 x 4-badminton court size sports halls) for community use- 0.27 courts per 1000 population) for an estimated 7,075 VPWPP. This compares with an existing 55 courts, but of which only 16 are controlled by the local authority.

5.16 There are clearly synergies between provision in different sectors- provision at schools (when not required for curricular use) will benefit clubs that might otherwise struggle to find sufficient time and space for their needs at local authority venues. For example, facilities at Mascalls Academy can be an alternative Putlands Sports Centre- whilst provision at the former is more basic than the latter, it is cheaper, which is likely to be an attraction to many clubs and groups.

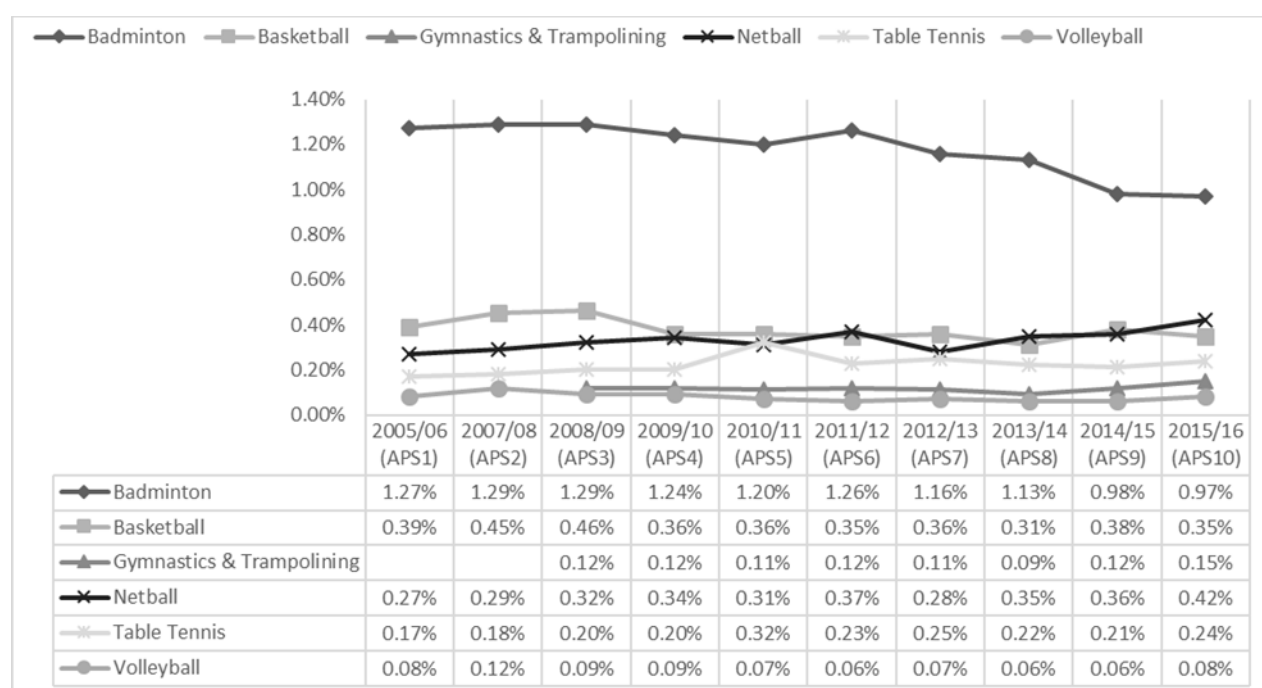
5.17 As the primary motivations of education providers are not the same as those of the local authority, it is always possible that changing curricular demands might reduce the availability of facilities for outside clubs and groups.

5.18 Sports halls are potentially very important primary venues for a range of sports, with the principle ones being Badminton; Basketball; Gymnastics and Trampolining; Netball (indoor and outdoor); Table Tennis; Volleyball (indoor and outdoor). Sports halls are also often used for indoor football and cricket training, and 'Futsal', represents the evolution of traditional indoor 5/6-a-side competitive football. There are other sports activities, such as roller skating/hockey that can take place on appropriate surfaces; and, walls can be designed to allow for indoor climbing.

5.19 The (potential) importance of sports halls as venues for many of these sports is illustrated below, by reference to Sport England Active People Survey data. The Active People Surveys (APS) and the method of sampling is explained in **Appendix 2**. Amongst other activities covered these surveys provide data on the number of adults regularly taking part in: Badminton; Basketball; Gymnastics and Trampolining; Netball; Table Tennis; and Volleyball. Where it is available, data (along with relevant comments) are provided at Regional (South East), Sub-regional (Kent); and, local (Tunbridge Wells Borough) level. The sports covered can use alternative venues (and very often do), but sports halls continue to play a central role in providing for such sports in many parts of the country.

Figure 5.2a: Adults participating in key sports hall activities at least once a week.

National Picture: England

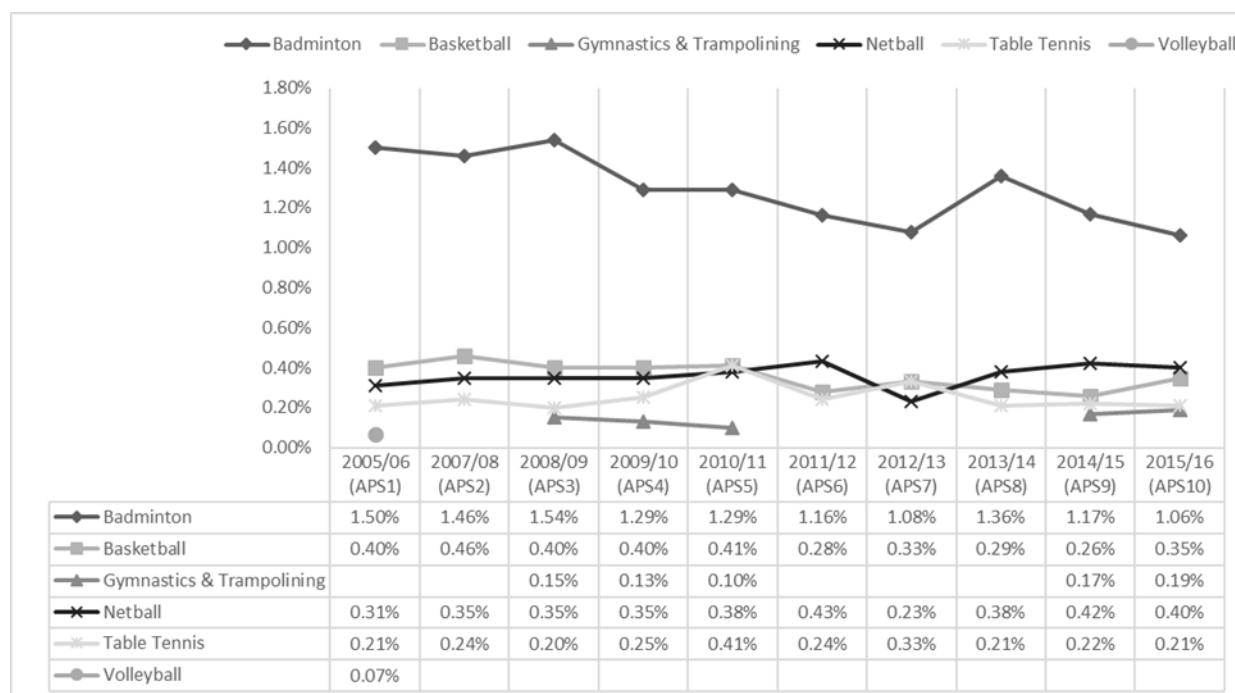


Comments: There are incomplete annual data point series for 'Gymnastics & Trampolining'. The ranges and averages for each of the sports are:

- **Badminton:** 0.97% - 1.29% range; and, 1.18% mean average
- **Basketball:** 0.38% - 0.46% range; and, 0.21% mean average
- **Gymnastics & Trampolining:** 0.09% - 0.15% range; and, 0.12% mean average
- **Netball:** 0.27% - 0.42% range; and, 0.33% mean average
- **Table Tennis:** 0.17% - 0.32% range; and, 0.22 mean average
- **Volleyball:** 0.06% - 0.12%; and, 0.08% mean average

Figure 5.2b: Adults participating in key sports hall activities at least once a week.

Regional Picture: South East

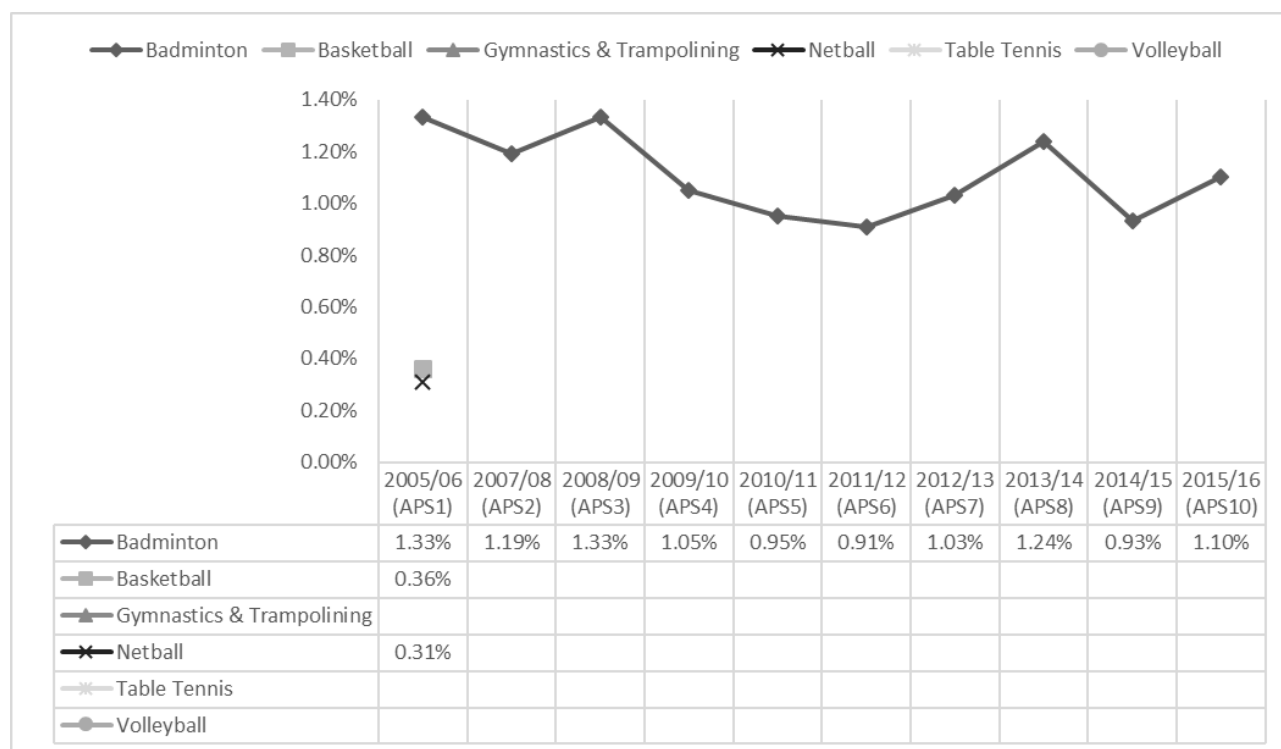


Comments: There are incomplete annual data point series for both 'Gymnastics & Trampolining', and 'Volleyball'. The ranges and averages for each of the sports are:

- **Badminton:** 1.06% - 1.54% range; and, 1.29% mean average
- **Basketball:** 0.29% - 0.46% range; and, 0.36% mean average
- **Gymnastics & Trampolining:** 0.10% - 0.19% range; and, 0.15% mean average
- **Netball:** 0.23% - 0.43% range; and, 0.36% mean average
- **Table Tennis:** 0.20% - 0.41% range; and, 0.25 mean average
- **Volleyball:** 0.07 (single data point); and, 0.07% mean average

Figure 5.2c: Adults participating in key sports hall activities at least once a week.

Sub-regional Picture: Kent



Comments: There is one (complete) annual data point series for both 'Badminton'; and no data points at all for 'Gymnastics & Trampoline', 'Table Tennis'; and, 'Volleyball'. The range and average for Badminton is:

- **Badminton:** 0.91% - 1.33% range; and, 1.11% mean average
- **Basketball:** 0.36% (single data point)
- **Netball:** 0.31% (single data point)

Local Picture: Tunbridge Wells Borough

Comments: There are no data points at all for any of the relevant sports at this geographic level.

Commentary

5.20 In the absence of complete or near complete datasets below the Regional level, it has been judged to estimate the local (Tunbridge Wells) adult participation levels from the regional data set: whilst there is some variation between the comparable data available at English and regional level.

5.21 Although the value of data points along the 10-year time span of the Active People fluctuates over the years, for consistency it has been judged that taking the regional mean averages for each sport is the most appropriate basis for estimating local participation. With the following results:

- **Badminton:** 1.19% mean average = 1,101 adults in the Borough
- **Basketball:** 0.36% mean average = 333 adults in the Borough
- **Gymnastics & Trampolining:** 0.15% mean average = 138 adults in the Borough
- **Netball:** 0.33% mean average = 305 adults in the Borough
- **Table Tennis:** 0.25% mean average = 231 adults in the Borough
- **Volleyball:** 0.07% mean average = 64 adults in the Borough

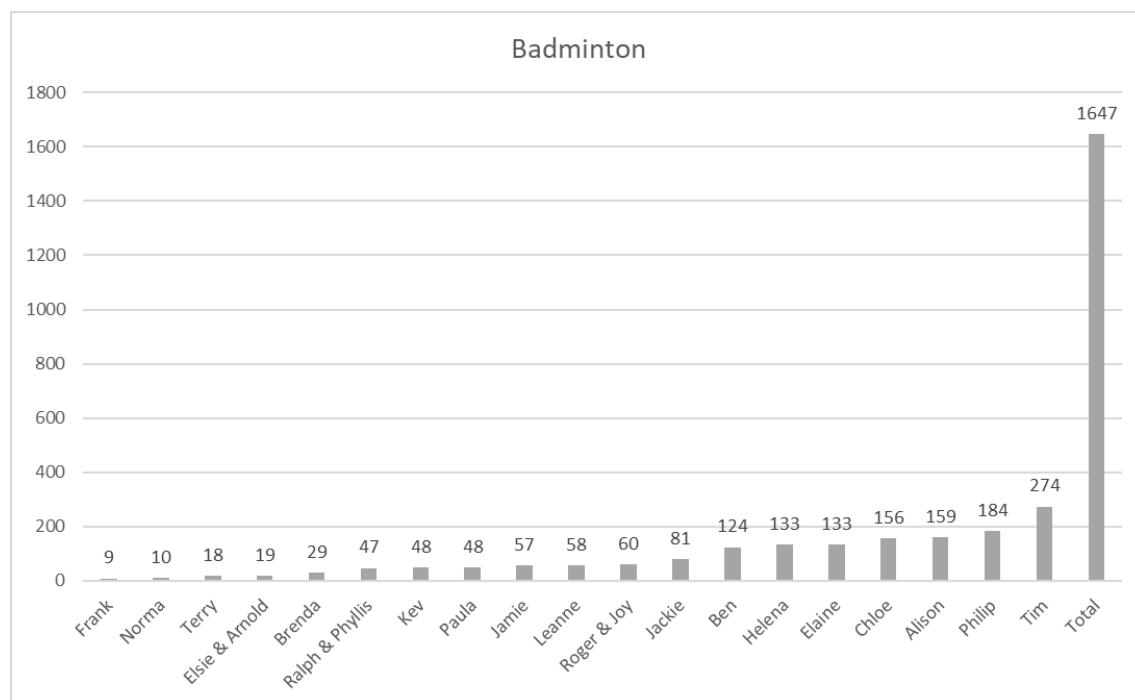
5.22 These in themselves do not appear to be high and/or significant numbers, but when they are considered in the context of the spatial and other facility requirements resulting from these levels of participation, then the implications begin to be appreciated. For example, if the needs of the estimated 1,101 adults playing badminton at least once a week (and probably for the better part of at least an hour) were measured in respect of a standard 4-court sports hall¹⁶ it would fill two such venues without, fully satisfying demand.

5.23 As an added check on the above estimated participation levels, the Market Segmentation data and tool from Sport England have been used. The data and tool are explained further in **Appendix 2** of this report, but the 'names' relate to socio-economic groupings within the adult population that are defined in Appendix 2., Market Segmentation data suggest the number of adults in the Borough likely to take part is as follows.

¹⁶ For example, if 1,101 adults played badminton each week, and the matches were equally divided between singles and doubles, then this would result in 391 x 1-hour sessions of court space to meet this demand (including turnaround time). If this need was measured in the context of a 4-court dual use community sports hall (with hours of community availability 4.5 x 5 midweek, and 24 over weekends = 46.5 hours) this would provide 186 hours of court time. In short, this level of demand would be enough to fill out the above sports hall by a multiple of 2.10. This excludes consideration of several important factors, including the need for sports hall management to cater for other activities; and, the preference of many players to opt for certain core hours within overall times of availability, which would further squeeze times of practical availability.

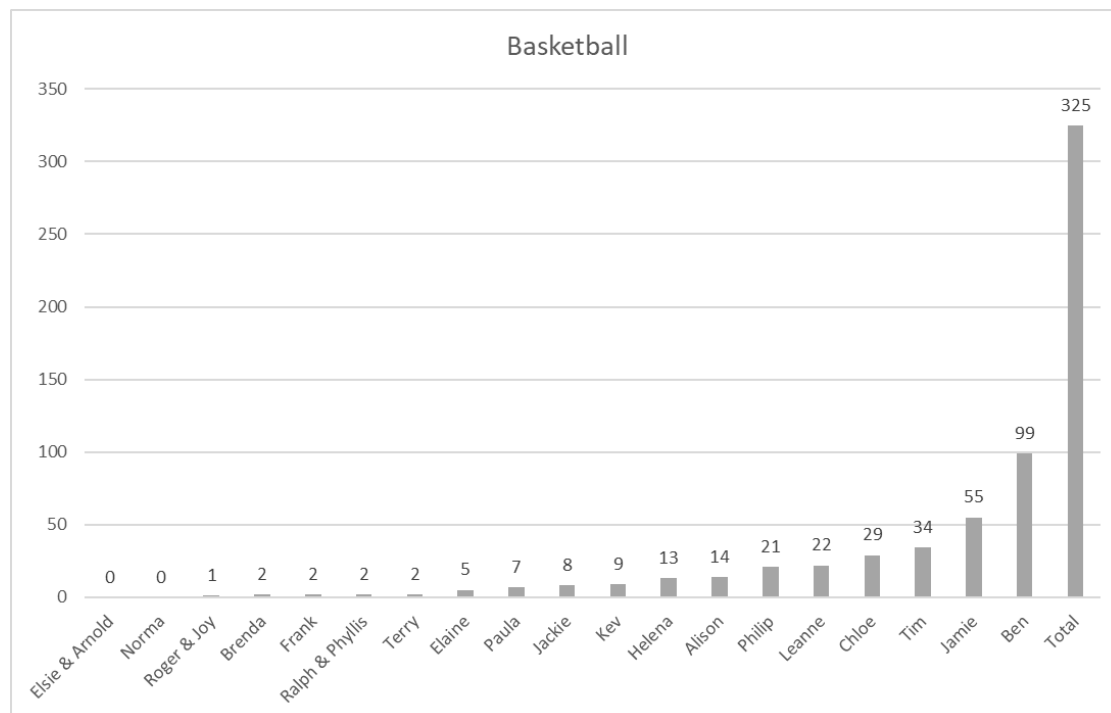
Figure 5.3 (a-f): Representation of Sport England (adult) Market Segments in the Borough who have the propensity to play key sports hall activities

a) Badminton



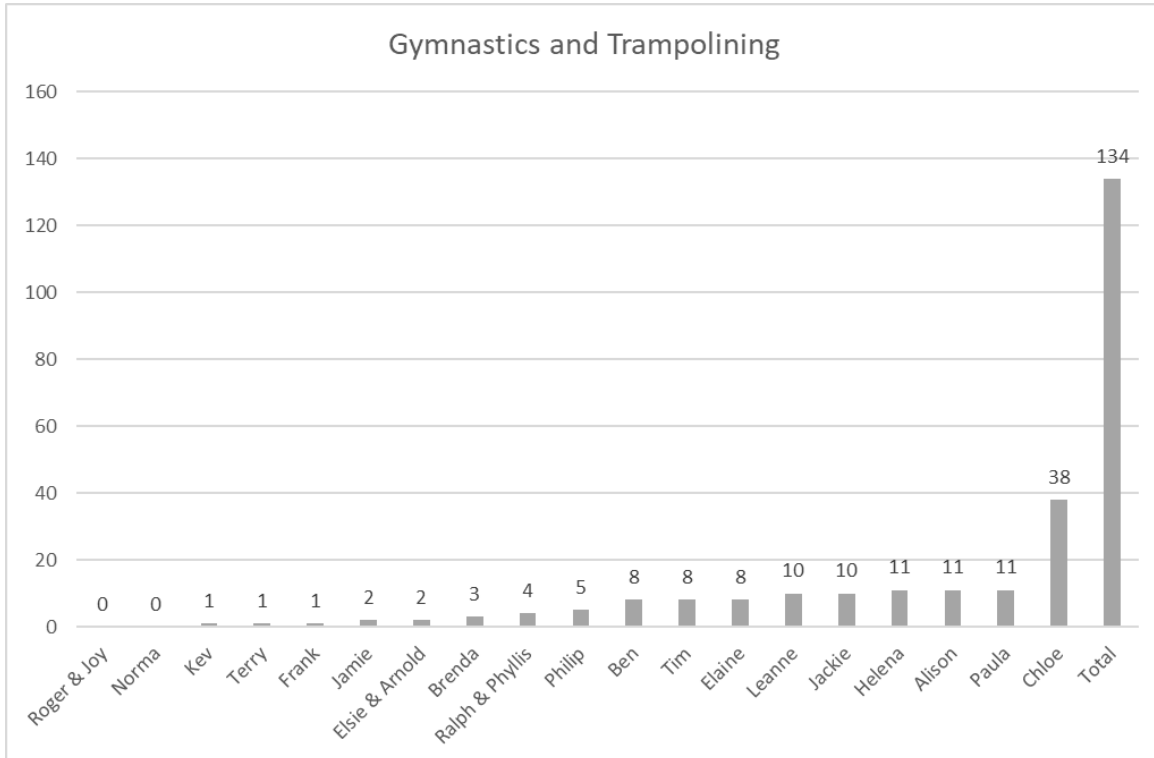
Comment: 1,647 (significantly above the Active People average value).

b) Basketball



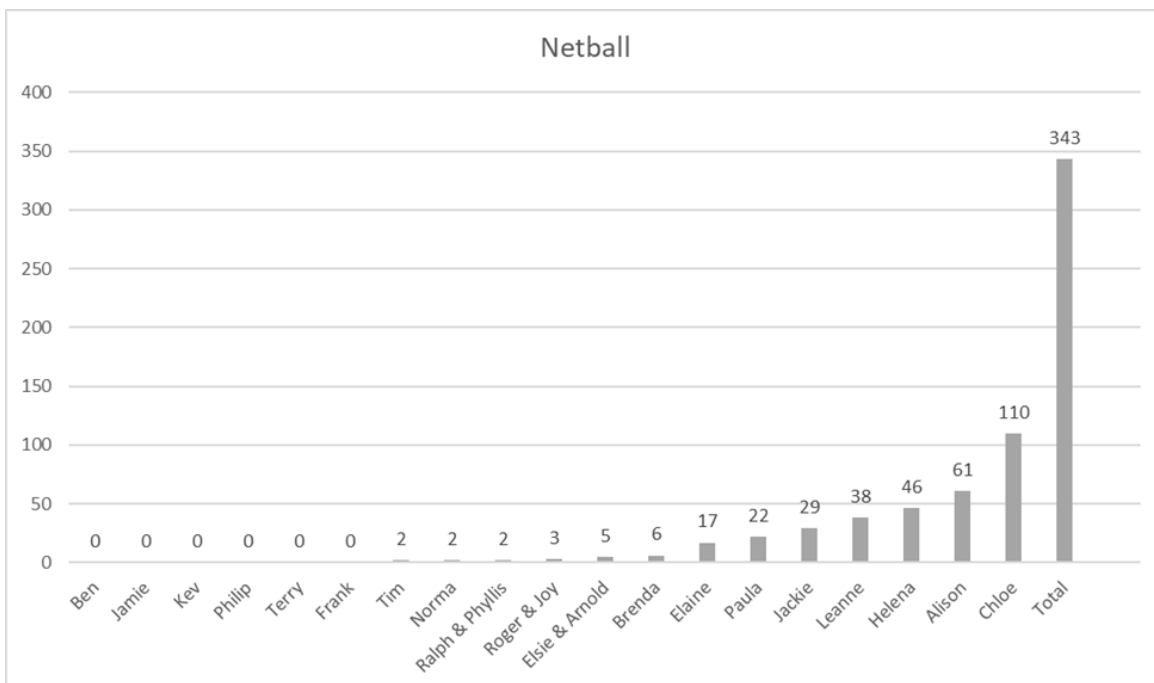
Comment: 325 (close to the above the Active People average value).

c) Gymnastics and Trampolining



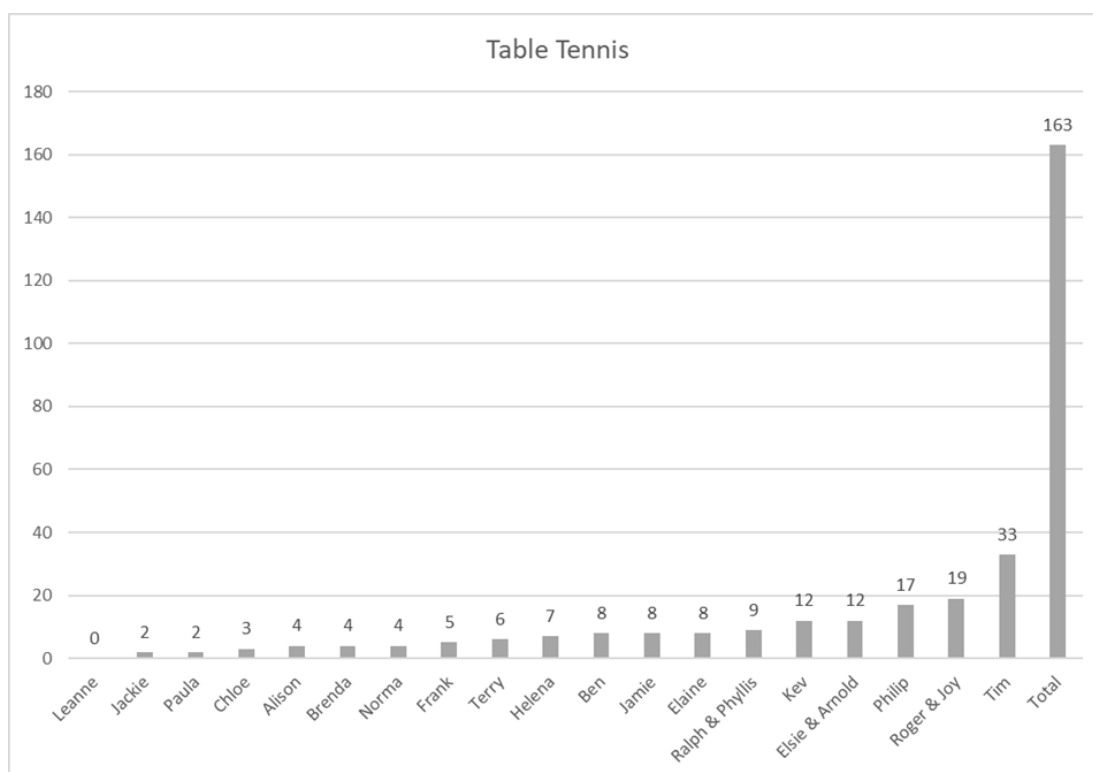
Comment: 134 (close to the Active People average value).

d) Netball



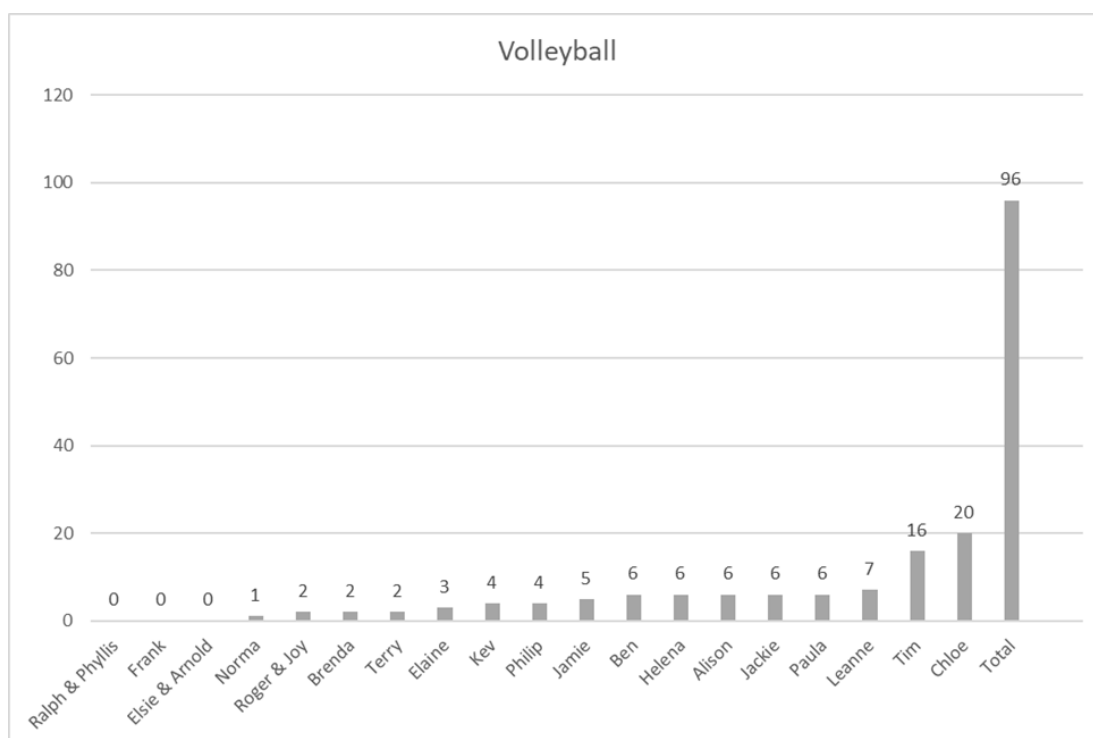
Comment: 343 (above the Active People average value).

e) Table Tennis



Comment: 163 (significantly below above the Active People average value).

f) Volleyball



Comment: 96 (significantly above the Active People average value).

5.24 With the exception of Badminton, the comparative Active People and Market Segmentation figures are close to each other, and those where there is a significant disparity the overall figures are small. For Badminton, the difference between the Market Segmentation and Active People figures used is $1,647 - 1,101 = 546$. This additional amount would be enough to fill another 4-court sports hall, using the same assumptions as before.

5.25 The sports concerned (and reviewed above) can often be undertaken in venues other than bone-fide large sports halls. For example, badminton can take place in smaller sports halls and other venues with appropriate height clearance and flooring. Table tennis clubs can operate from a variety of venues. Throughout the county gymnastics and trampolining clubs are beginning to find venues in warehouse-type venues, away from leisure centres

Views of Key Stakeholders

The views of local residents

5.26 The Community Stakeholder consultation conducted as part of the overall study identified that Sport/Leisure Centres (which include sports halls) are also the most frequently used on a weekly and daily basis (36% of households report using them at least weekly, including 12% almost every day). The consultation also suggested that 29% of respondents felt there were insufficient such venues, although 69% felt there were enough (with 3% suggesting there were too many).

Views of Parish and Town Councils, and others

5.27 With one exception (below), the town and parish councils responding to the survey conducted for this assessment made no specific references to the supply of sports halls, although a general (but relevant) concern was expressed by some of the rural councils in respect to the lack of overall access to sports facilities, given the rurality of much of the local authority's geography, and issues with public transport.

5.28 A town council supported community centre survey in Paddock Wood has identified a need for improved indoor sports facilities at Putlands Leisure Centre, including expanding the gym area, providing additional studios and range of activities. These issues have also been flagged up during previous consultations with the public.

5.29 Some parish councils referenced a desire for new or improved village/community halls, and these comments are reported in Section 7 of this report.

Views of Governing Bodies of Sport

5.30 Representatives of the relevant (responding) National Governing Bodies of Sport (NGBs) with a potential interest in sports hall use have cited the following aspirations and issues.

Sport	Summary
English Table Tennis Association	<ul style="list-style-type: none"> Clubs wanting to go into bigger venues and have more time in them.
Gymnastics and Trampoline (British Gymnastics)	<ul style="list-style-type: none"> There is a definite trend for gymnastics clubs to move into their own dedicated facilities. There is limited provision of access to facilities within the Borough with all clubs having waiting lists restricting access to gymnastic activities due to the lack of time within both dedicated and non-dedicated facilities.
Badminton (Badminton England)	<ul style="list-style-type: none"> Limited access to facilities, particularly during peak hours. In addition, court time is also sparse for casual players.

Views of local clubs

5.31 The following local clubs with an existing or potential interest in the use of sports hall space for their activities have responded to the club survey.

5.32 **Tunbridge Wells Taekwon-Do:** Based mainly at Tunbridge Wells Sports Centre, but also uses St. Gregory's School. The Club has recently established and is still growing. Lack of access to appropriate venues and equipment can be seen as a problem. The club would like to see easier block bookings, clearing away of previous badminton equipment earlier, and a discount for block booking - especially when paying for whole term upfront.

5.33 **The Gymnastics Club Kent:** The Club is based at the GCK, unit 3, Longfield Road, Tunbridge Wells. It considers that there is not enough support for gymnastics from local authorities, and demand for recreational sessions in the local area is poor. The club has ceased running Elite/competition groups, now only focusing on fun and participation. It would like to develop more club-school links.

5.34 **The Weald Table Tennis Club:** The Club has up until recently been based at Angley School/High Weald Academy, but this use has now ceased. The club is in process of re-establishing at another school. The Club believes that schools and academies have facilities, some very under used (due to high cost but based on other facilities), which has to be against the ethos of maximising community and local sport.

5.35 **St. Gregory's Badminton Club:** Club has folded due to lack of female members.

5.36 **Langton Green Badminton Club:** Members becoming older and lack of new members due to having only one court for club nights and matches.

5.37 **St. John's Badminton Club:** Based at Tunbridge Wells Sports Centre and also Bennett Memorial School. No substantive comments made.

5.38 **Tunbridge Well Ju Jitsu:** Based at Tunbridge Wells FC hall: The club cites that The venue isn't really suitable for its activities- it we will likely at some point move to a more suitable venue (e.g. sports hall).

Quality of provision

Site visits

5.39 As mentioned in Section 3, facility inspections were made to the key leisure centres within the Borough, including all community sports halls (at Tunbridge Wells, Putlands and The Weald Sports Centres). As summarised in Section 3, but the overall view was that the quality of the halls at these principal venues is good. The quality of provision at other venues on school sites could not be assessed in a similar systematic fashion. Many of the halls at the independent sector, as well as some of the more recent facilities on state school sites are of good standard although the nature of school provision is that, as it is primarily for school use, it lacks the type of ancillary facilities associated with modern bespoke community sports halls, such as community changing, reception, and social areas etc.

5.40 On a general level it is also noted that there can be shortcomings in design in respect of sports halls when considering the needs of certain sports- some of these needs might be relatively inexpensive to cater for if considered at an early stage in the design process for new facilities. Examples are storage facilities for resident clubs (such as for gymnastics and table tennis etc), and fixtures (such as for volleyball posts).

Views of key stakeholders

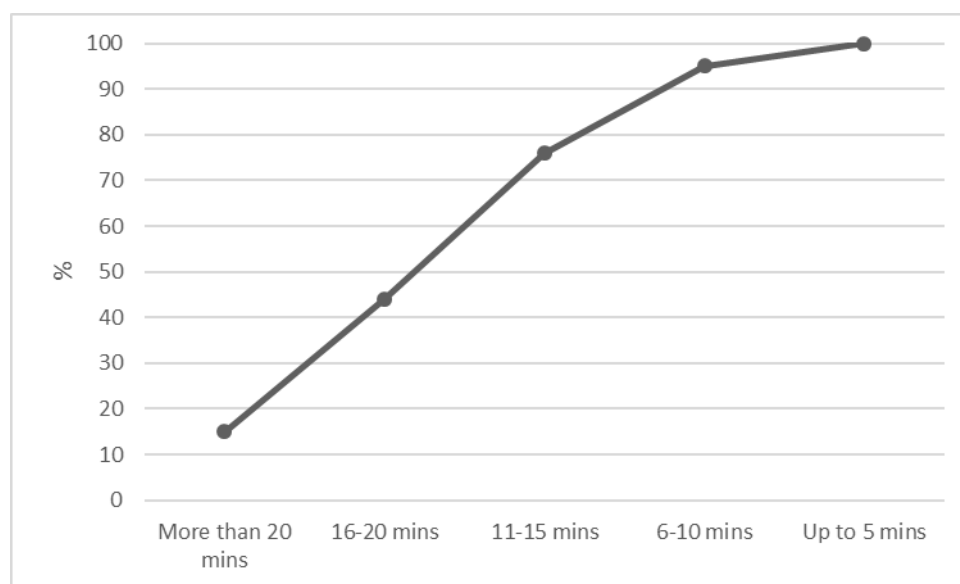
Views of local residents

5.41 The Community Stakeholder consultation conducted as part of the overall study identified that 48% of respondents felt that Sport/Leisure Centres (which includes sports halls) were of a Good or Very Good quality. 42% considered such facilities to be average quality, with 11% of respondents viewing them to be either Poor or Very Poor.

Access

Views of local residents

5.42 The Community Stakeholder consultation conducted as part of the overall study identified where households make use of the opportunities. In the case of sports/leisure centres (which includes sports halls) 76% of users are prepared to travel up to 15 minutes to make use of such facilities. 29% of these would travel up to 20 minutes and 15% more than 20 minutes. This indicates that majority (75 percentile) were prepared to travel between 10 and 15 minutes to use such facilities. The most popular mode being by car - see **Figure 5.4**.

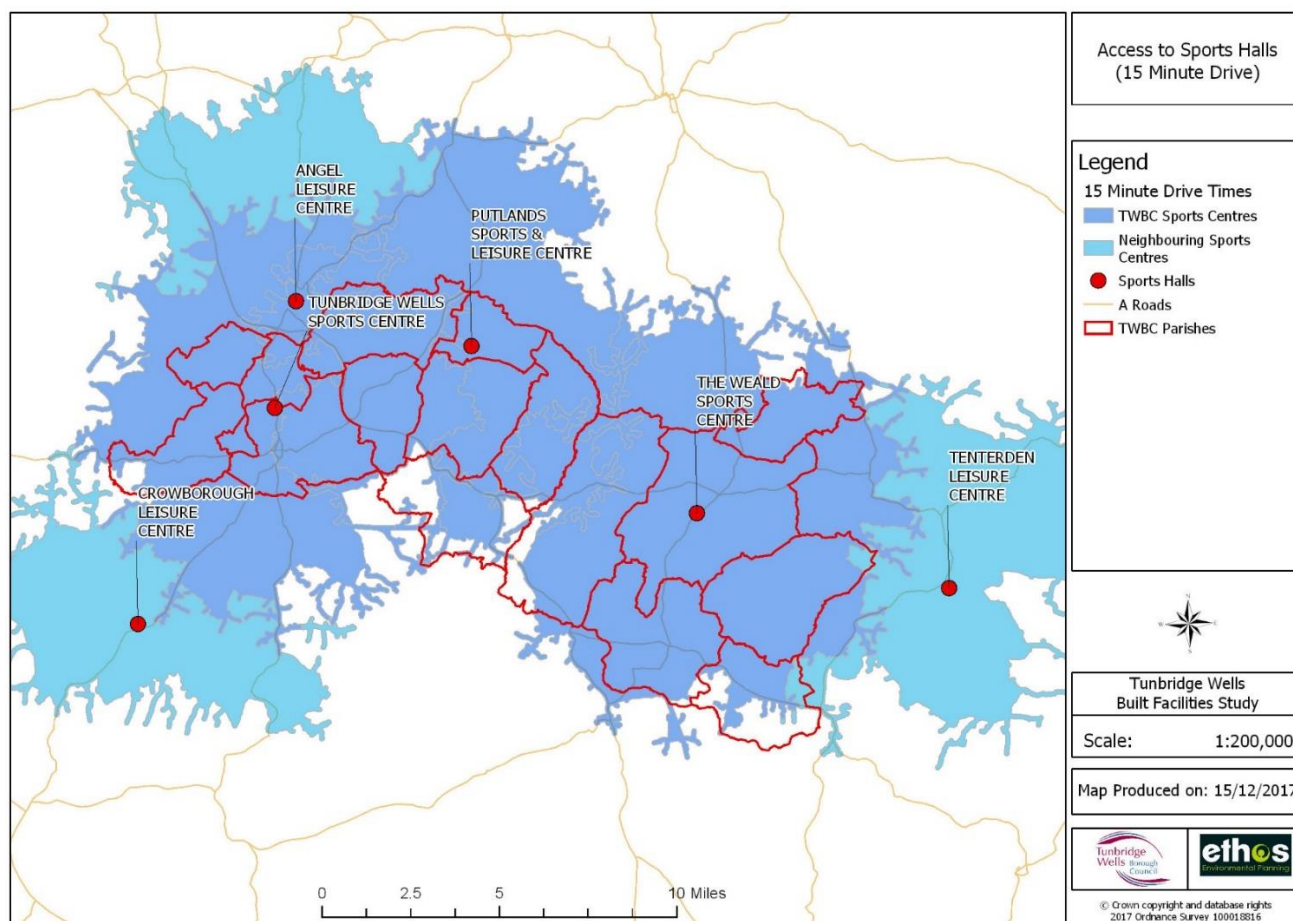
Figure 5.4: Preparedness to travel to sports and leisure centres**What is an acceptable drivetime to a sports hall?**

5.43 Data underpinning Sport England modelling suggests a spatial element based on 20-minute drive or walk time catchments, centred on facilities considered in the analysis. The 20-minute catchment is based on data obtained from previous national research by Sport England, which concluded that a 20-minute drive time represented 90% of the user catchment on average for sports halls. However, the same research indicated that around 60 per cent of users were only prepared to travel up to 10 minutes.

5.44 If 15 minutes is adopted as a travel time to sports halls acceptable to 75% of the population, the resultant catchments for the three local authority venues, as well as significant neighbouring venues are shown on the **Figure 5.5**. The catchments are based on assumed average speeds for different classes of roads. The map shows that on the basis of these assumed average speeds there is only a very small part of the Borough falling outside the catchments of the three local authority sports halls.

5.45 Caveats must be applied: for example, there is often significant congestion on the A26 north of Royal Tunbridge Wells, which will impact on travel.

Figure 5.5: 15-minute drive catchments from key sports halls in neighbouring areas (within and outside the Borough)



Plans for future new provision

5.46 As stated in Section 3 Tunbridge Wells Sports Centre is undergoing a £1.7m redevelopment, which is seeing many aspects of the facility improved.

5.47 In respect of other provision within the Borough, local schools have some plans and aspirations that have been referenced in consultations relevant to the scope of this report. Beechwood Sacred Heart School has planning permission to replace its small and ageing sports hall with a larger 5-court hall. The Mascalls Academy has stated a desire to improve the quality of its changing accommodation for indoor activities. The latter venue is well-used by community clubs and groups.

Key messages for sports hall provision

5.48 **Quantity:** There are some activities that potentially can be housed in sports halls, but which sometimes benefit from alternative accommodation of a suitable type and location, and which can be better devoted to the bespoke needs of those activities. Activities such as gymnastics and table tennis may be cases in point.

5.49 Quantity: An optimal amount of sports hall space within the Borough is suggested to be 32 court spaces (the equivalent of 8 4-court sports halls for community use- 0.27 courts per 1000 population). This compares with an existing 55 courts, but of which only 16 are controlled by the local authority. Local authority sports hall provision is limited to three venues in the Borough, and there is a reliance on school-based provision in the main. This has its advantages, but the most significant school venues are not subject to secured community use.

5.50 Quantity: Future housing and population growth will place additional demands on sports halls, as explained further in Section 8.

5.51 Quality: The existing Council-controlled sports halls are in good condition and well-used. There have been some concerns expressed, especially with regard to the lack of studio and gym space at the Putlands venue, which is by far the smallest of the three venues.

5.52 Accessibility: There are only small parts of the Borough outside a reasonable travel time to one of these three venues. However, the catchments are based on assumed average speeds, and may not fully embrace factors such as congestion, which will make travel by car more difficult.

6 OTHER INDOOR/BUILT FACILITIES

General

6.1 Beyond indoor swimming pools and sports halls (perhaps combined into larger leisure centres) there are other forms of more specialist 'built' sports facilities that can be used heavily by local residents, and these include indoor tennis courts, indoor bowls greens, athletics tracks, and Artificial Grass Pitches (AGPs). The last of these is covered by a separate assessment conducted for the Borough Council.

6.2 The above facilities can sometimes be found as part of much larger leisure centre complexes, as well as standalone venues.

6.3 **Lawn Tennis** can be played on a variety of surfaces, both indoors and outdoors. Indoor tennis facilities require a significant amount of space: the space required for a single court is around the equivalent of a 4-badminton court sports hall. They tend to be provided as part of a larger leisure complex, and usually on a commercial or club basis.

6.4 **Bowls** can be played either outdoors or indoors. Whilst most provision continues to be outdoors using traditional turf rinks, there are also many indoor facilities across the country using artificial surfaces, which are available for play throughout the year and in the evenings. It is these indoor facilities that are the subject of this section. There are other varieties of indoor bowls that take place in venues like village halls and community centres, using portable mats. These, again, are also outside the scope of this section. There will be some cross-over between indoor and outdoor bowls in terms of winter and summer activity (for example), and this needs to be taken into account in trying to assess demand for provision.

6.5 **Athletics** includes facilities required for participating in activities collectively known as track and field. However, running also takes place off-track. Synthetic surfaces are now generally required for competitive athletics.

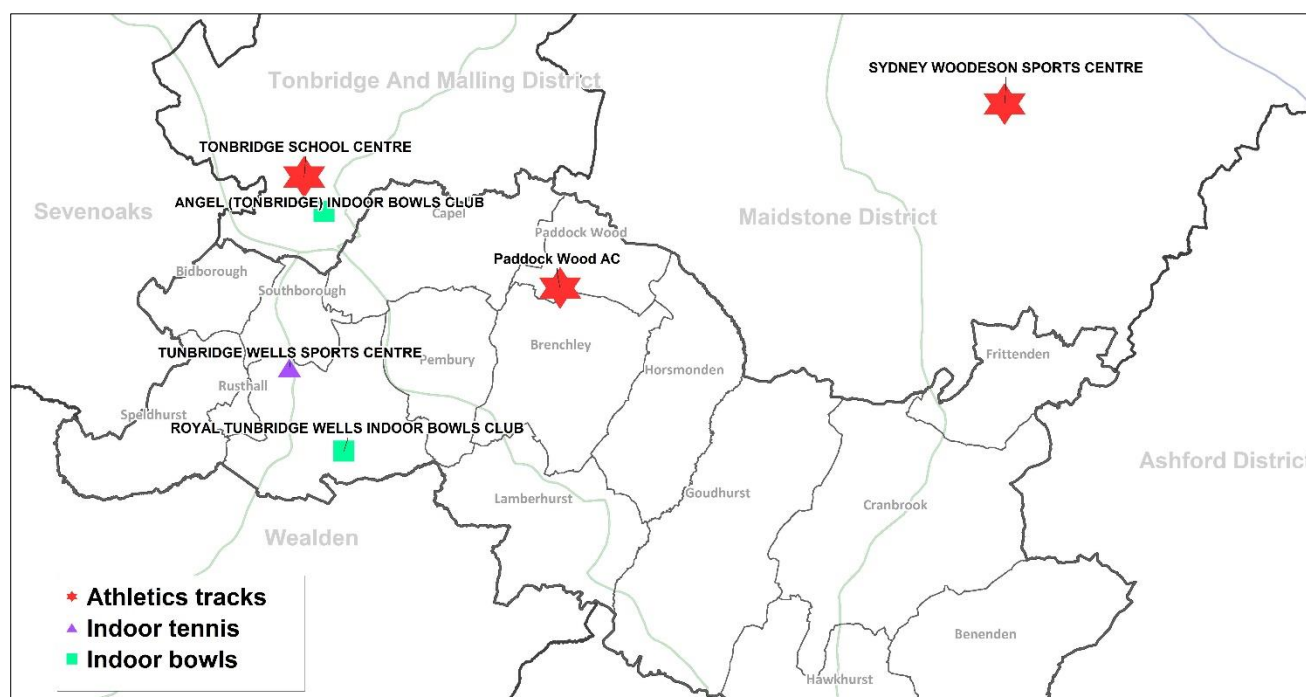
6.6 **Figure 6.1** shows the location of all known indoor tennis, indoor bowls and synthetic athletics tracks in and around the borders of the Borough.

6.7 The principal locations are at Paddock Wood (Athletics); and, Royal Tunbridge Wells (Indoor Tennis and Indoor Bowls).

6.8 The Tunbridge Wells Sports Centre hosts a racquets centre, which includes 4 indoor acrylic tennis courts, as well as three squash courts. The tennis courts are managed separately from other facilities in the centre. This venue is the only indoor bowls facility in the Borough, with the closest alternative being in Sevenoaks.

6.9 The Royal Tunbridge Wells and District Indoor Bowls Club has six indoor rinks. The closest alternative venue is in Tonbridge.

Figure 6.1: Athletics, Indoor tennis, and Indoor bowls in and around the local authority



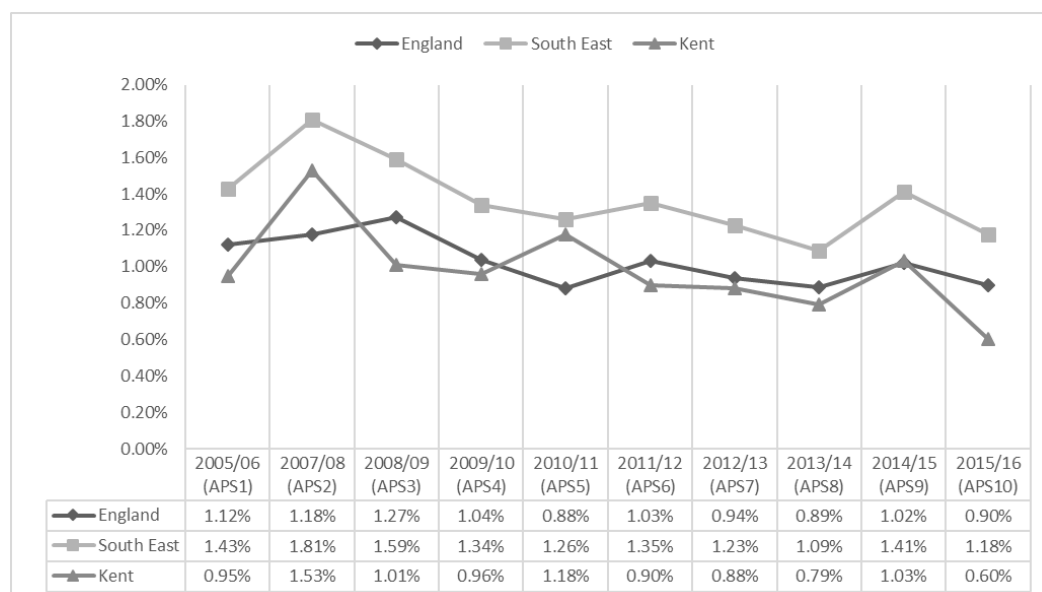
Indoor Tennis

Quantity (Indoor Tennis)

Active People and Market Segmentation

6.10 The relative importance of indoor tennis as a participative activity is illustrated below, by reference to Sport England Active People Survey data. The Active People Surveys (APS) and the method of sampling is explained in Appendix 2.

Figure 6.2: Adults participating in tennis (indoor and outdoor) at least once a week.

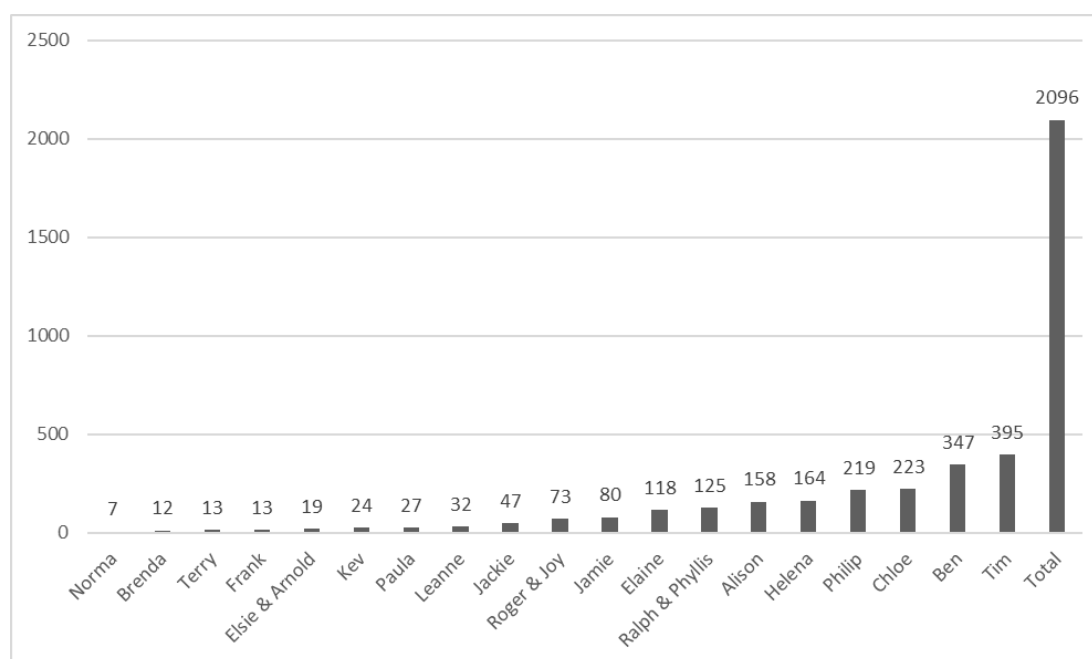


6.11 Due to the small size of the sample it is not appropriate to provide APS survey figures for the Borough. However, the average of the annual estimates available for Kent suggests about 0.98% of adults play tennis (either indoor or out) on at least a weekly basis; for the South East the figure is c. 1.37%; and for England it is about 1.07%. Given the presence of the indoor venue in Tunbridge Wells it is likely that the level of participation in the Borough will be higher than for Kent, and an average of 1.3% may be closer to the actual level of regular adult participation.

6.12 Assuming 1.3% for the Borough this means that the current number of adults playing tennis on at least a weekly basis is an estimated 1,203 adults.

6.13 As an added check on the above estimated participation levels, the Market Segmentation data and tool from Sport England have been used. The data and tool are explained further in **Appendix 2** of this report, but the 'names' relate to socio-economic groupings within the adult population that are defined in Appendix 2. **Figure 6.3** shows Market Segmentation data, suggesting that the number of adults with the characteristics making the sport potentially suited to them is 2,096.

Figure 6.3: Sport England (adult) Market Segments in the Borough with the characteristics that would make tennis attractive to them.



6.14 This figure is approaching twice the number estimated through the Active People data, suggesting that there is potentially scope for growth in the sport locally.

Views of the National Governing Body

6.15 The Lawn Tennis Association (LTA) has stated its desire to increase participation in the local authority. It has established a strategic partnership with Fusion Leisure nationally to help increase participation at their sites. Although outside the direct scope of this report the LTA states its willingness to work with local authorities to increase the amount of (outdoor) floodlit court provision to extend the tennis season beyond the summer months. In particular the LTA identifies

Tunbridge Wells Lawn Tennis Club where there may be scope to improve floodlighting of courts to the benefit of participation. There will be cross-use of indoor and outdoor facilities.

Quality (Indoor Tennis)

6.16 The indoor tennis venue at the Tunbridge Sports Centre is a relatively recent provision and is of a high quality. As mentioned in Section 3, facility inspections were made to the key leisure centres within the Borough, including all community sports halls (at Tunbridge Wells, Putlands and The Weald Sports Centres). Full ratings are provided in Section 3, but the overall view was that the quality of the Tunbridge Wells Sports Centre (including the racquets centre) is good.

6.17 The Community Stakeholder consultation conducted as part of the overall study identified that 48% of respondents felt that Sport/Leisure Centres (which includes sports halls) were of a Good or Very Good quality. 42% considered such facilities to be average quality, with 11% of respondents viewing them to be either Poor or Very Poor.

Accessibility (Indoor Tennis)

6.18 The Community Stakeholder consultation conducted as part of the overall study identified, where households make use of the sports facilities, the preparedness to travel to such facilities. In the case of sports/leisure centres, generally, 76% users are prepared to travel up to 15 minutes to make use of such facilities. 29% of these would travel up to 20 minutes and 15% more than 20 minutes. This indicates that majority (75 percentile) were prepared to travel between 10 and 15 minutes to use such facilities. The most popular mode being by car.

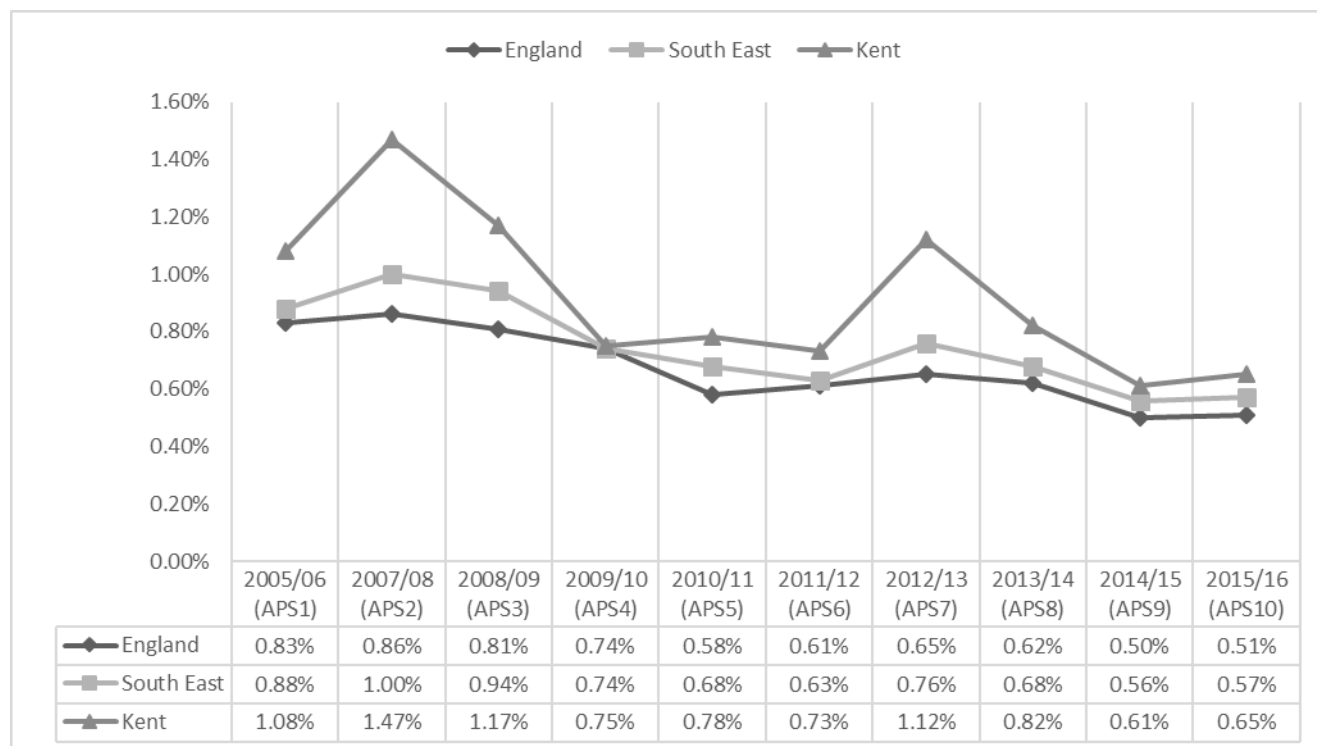
6.19 As can be seen with the drivetime map included in Section 4, if a 15-minute drive-time catchment is focussed on Tunbridge Sports Centre it would not cover the eastern part of the District. However, it might be expected that a specialist facility such as for indoor tennis would have a larger catchment than for say a standard leisure centre. Caveats must be applied: for example, there is often significant congestion on the A26 north of Royal Tunbridge Wells, which will impact on travel.

Bowls

Quantity (Indoor Bowls)

Active People and Market Segmentation

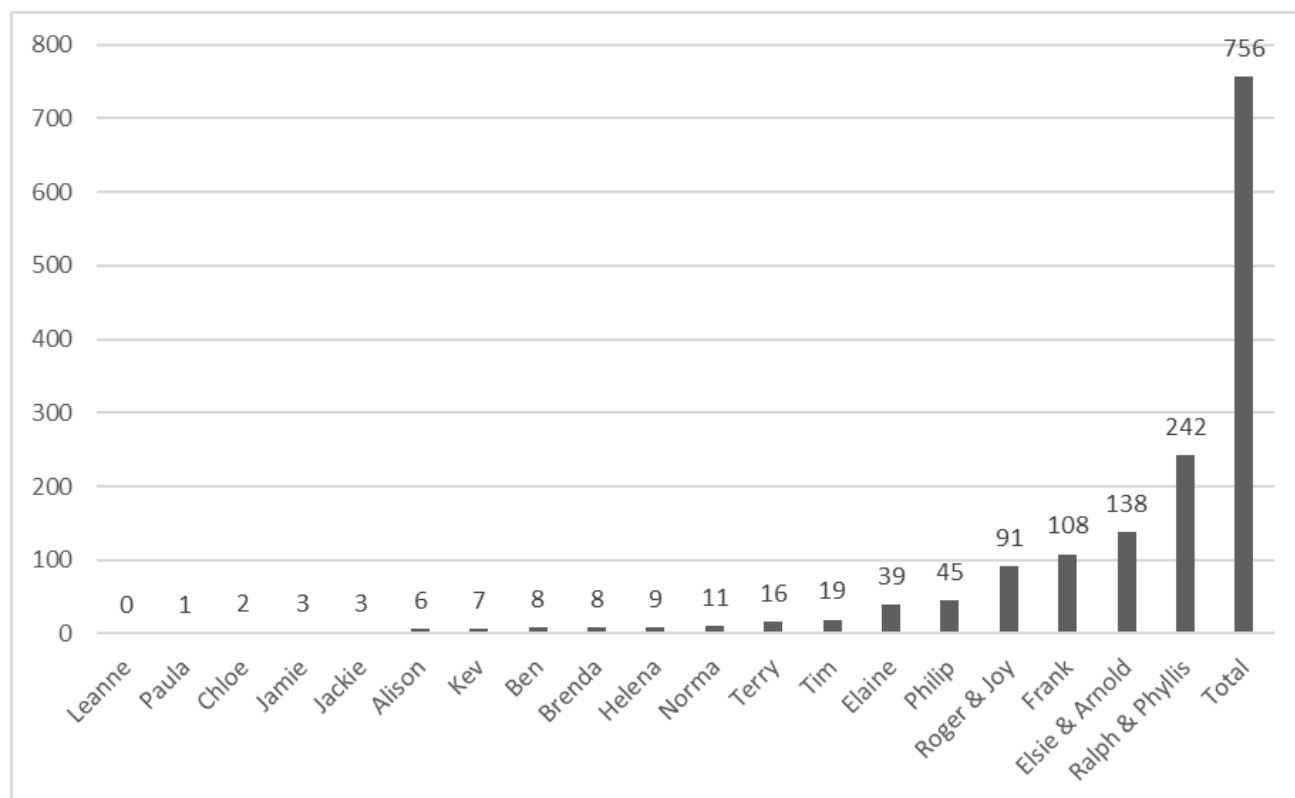
6.20 Due to the small size of the sample there is no meaningful APS survey figures for the Borough. However, the average of the annual estimates available for England suggests about 0.67% of adults play bowls (either indoor or out) on at least a weekly basis; for the South East the figure is c. 0.75%; and for Kent it is 0.92%. The average for Kent is therefore higher than for either the region or England.

Figure 6.4: Adults participating in bowls at least once a week.

6.21 Assuming an average of 0.92% for the Borough (i.e. the Kent average) this means that the current number of adults playing bowls on at least a weekly basis is an estimated 851 adults. This will include both indoor and outdoor bowls. There will inevitably be a lot of cross-over, in the sense that many outdoor bowlers will also make use of indoor provision where it exists.

6.22 As an added check on the above estimated participation levels, the Market Segmentation data and tool from Sport England have been used. The data and tool are explained further in **Appendix 2** of this report, but the 'names' relate to socio-economic groupings within the adult population that are defined in Appendix 2. **Figure 6.5** shows Market Segmentation data suggesting that the number of adults with the characteristics making the sport potentially suited to them is 756.

Figure 6.5: Sport England (adult) Market Segments in the Borough with the characteristics that would make bowls attractive to them.



6.23 This figure is less than the 851 (average) estimated through the Active People survey, but not inordinately.

6.24 The membership of the Tunbridge Wells Borough Indoor Bowls Club is (according to its website) in the order of 500 plus, although this will also include a junior section.

6.25 As a guide the English Indoor Bowls Association (EIBA) suggests that there might be expected to be a ratio of 1-indoor rink per 14-17,000 population. The current level of provision works out at around 1 rink: 19,617 population. With projected new population growth (using ONS figures) the population of the Borough by 2033 might offer a ratio of 1 rink: 21,498 population (i.e. below the EIBA guideline). The above is based on Borough-wide estimates for population, and take no account of population distribution.

6.26 The EIBA also suggest that the number of rinks required can be related to the estimated number of members: assume 80-100 members per rink. With a current recorded membership of 500 plus, the Tunbridge facility justifies between 5 to 6 rinks on this basis.

6.27 Some of the potential indoor bowls market within the Borough will possibly use the existing venue at the Tonbridge (The Angel Centre).

6.28 The Development Manager of the EIBA considers that the one existing club meets current and future needs.

Quality (Indoor Bowls)

6.29 The existing venue is a club-run facility with 6 indoor rinks, and has a spectator/social area, lockers, toilets and bar, and catering/refreshment facilities. The facility appears to be maintained to a very high standard. General access provision for people with physical disability is also present, including wheelchair access for bowling.

Accessibility (Indoor Bowls)

6.30 The Community Stakeholder consultation conducted as part of the overall study identified, where households make use of the sports facilities, the preparedness to travel to such facilities. In the case of sports/leisure centres generally 76% users are prepared to travel up to 15 minutes to make use of such facilities. 29% of these would travel up to 20 minutes and 15% more than 20 minutes. This indicates that majority (75 percentile) were prepared to travel between 10 and 15 minutes to use such facilities. The most popular mode being by car.

6.31 The existing and only facility within the Borough is located in Tunbridge Wells itself. As can be seen with drivetime maps included in Section 4, a 15 minute drive-time catchment focussed on Royal Tunbridge Wells would not cover the majority of the Borough. Bowls appeals to an older demographic, and there may be a reluctance to travel long distances beyond a short local drive.

Athletics

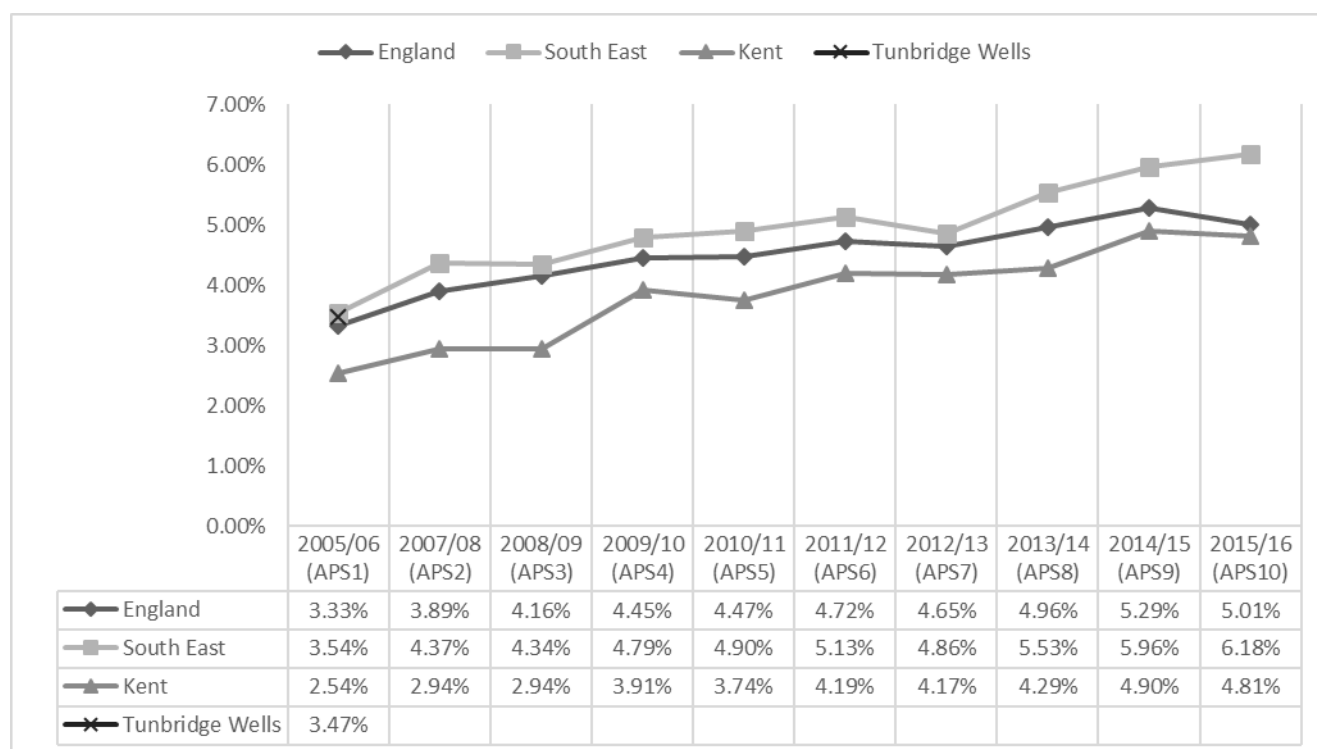
Quantity (Athletics)

Active People and Market Segmentation

6.32 In respect of Athletics (including road running and track and field), due to the small size of the sample there is only a single data point for the Borough (3.47%). The average of the annual estimates available for England suggests 4.49% of adults take part on at least a weekly basis; for the South East the figure is 4.96% and for Kent it is 3.84%. The single point reading for the Borough was for APS1 (2005/6)- at the time the reading was the highest of any of the tiers for that year. It is likely that the current level of participation in the Borough will be higher than that for Kent (and the recent provision at Paddock Wood is likely to have bolstered local participation in track and field).

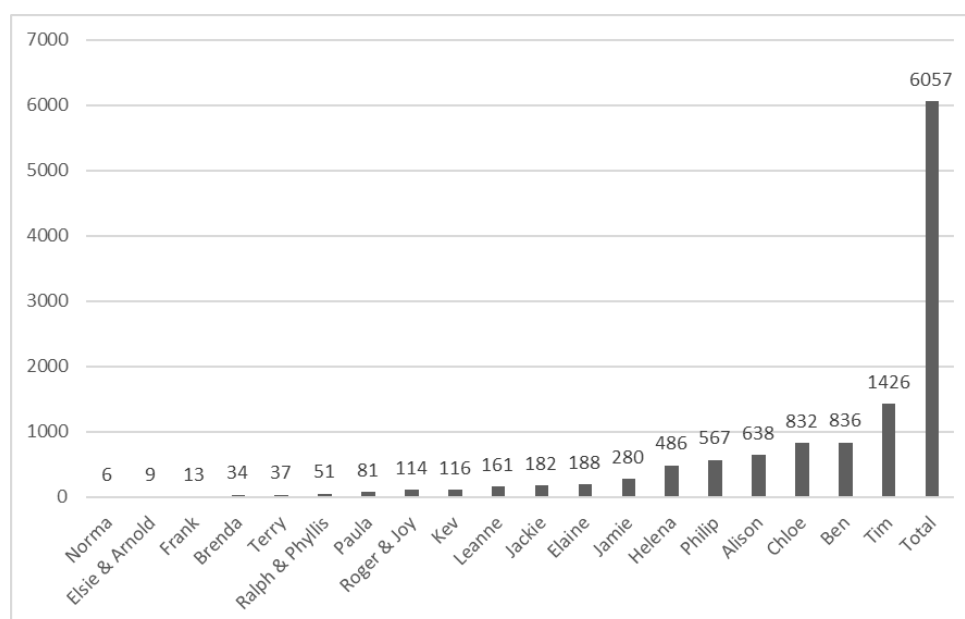
6.33 Adopting the average 4.96% (for the South East) suggests that the current number of adults in the Borough taking part in road running or track and field at least once/week is an estimated 4,590 adults. The majority of these participants will be running off-track, although there will be significant cross-over.

Figure 6.6: Adults participating in athletics at least once a week.



6.34 As an added check on the above estimated participation levels, the Market Segmentation data and tool from Sport England have been used. The data and tool are explained further in **Appendix 2** of this report, but the 'names' relate to socio-economic groupings within the adult population that are defined in Appendix 2. **Figure 6.7** shows Market Segmentation data suggesting that the number of adults with the characteristics making the sport potentially suited to them is 6,057.

Figure 6.7: Sport England (adult) Market Segments in the Borough with the characteristics that would make athletics attractive to them.



6.35 The above suggests that there is some scope for growing the sport further.

6.36 There are several clubs within the Borough that include running as a core activity, and these include Tunbridge Wells Harriers, Saxon Orienteering; and, two Triathlon Clubs (Tunbridge Wells and the Weald). There are also several less formal running groups. There is only one club which is 'track-dependent'- Paddock Wood Athletic Club. The club now trains at the recently installed synthetic, floodlit track on playing fields adjacent to the Putlands Sports Centre. The club records around 360 members, and states that the numbers have grown directly as a result of the new facility. The track is not a full-size facility, in the sense that the number of lanes varies between 6, 4, and 2. However, it is capable of expansion to a full six-lane track as the need arises. The club also uses the Mascalls Academy as a meeting point. The track is also used for school activity and associated events.

Quality (Athletics)

6.37 The Paddock Wood Club rates the quality of its new venue highly, although it believes that only by expanding the facility to a full six-lane track will the club be able to develop and expand to its full potential. The combination of 2, 4 and 6 lanes at different parts of the track makes it problematic for hosting serious events for some of the longer track races. This venue is the only synthetic track in the Borough (the closest alternatives being in Tonbridge and Maidstone local authorities). The venue does not have its own clubhouse and indoor fitness facilities on site, although the Putlands Leisure Centre (as well as Mascalls School) has the potential to serve this role.

Accessibility (Athletics)

6.38 The nature of specialist athletics facilities suggests that there will be fewer of these compared to other community sports facilities, and therefore an acceptance of longer travelling

times. Applying a 15-minute drive catchment to the Paddock Wood track would provide coverage for most of the western half of the Borough, including the Royal Tunbridge Wells urban area.

5.46 The nearest alternative synthetic tracks are in Tonbridge and just outside Maidstone. The former has a 15-minute catchment that would also cover much of the Royal Tunbridge Wells urban area. The Sydney Woodeson Track near Maidstone will have a 15-minute catchment not really impacting on the Borough. Caveats must be applied: for example, there is often significant congestion on the A26 north of Royal Tunbridge Wells, which will impact on travel.

Plans for future new provision (Indoor Tennis, Indoor Bowls, Athletics)

6.39 There is no imminent project to upgrade/expand the Paddock Wood track. Given the established club based at this venue, it would make little sense to develop new provision elsewhere in the Borough, without first expanding and optimising use of this facility, as the need arises.

Key messages for specialist provision within Tunbridge Wells Borough Council

6.40 **Quantity:** A reasonable estimate of the percentage of the adult population taking place regularly in the activities cited in this section are:

- Tennis is 1.3% of the adult population (although there may be potential for growth in this figure);
- Bowls is 0.92% of the adult population; and,
- Athletics (including off-track running) is 4.96% of the adult population (although, again, there may be potential for growth in this figure).

6.41 This suggests the following estimated additional regular participants for the above sports locally by 2033, based on ONS projections:

- Tennis: 147 additional players;
- Bowls: 104 additional players; and,
- Athletics (including off-track running): 560 extra runners, jumpers and throwers (many of these will be off-track runners).

6.42 Future housing and population growth will increase localised demand for such facilities, as explained further in Section 8. There is no overwhelming argument to suggest that these increases will require additional new venues. Subject to the final selection of a Growth Option in the local plan, additional demand would be best served through improving and expanding capacity at existing facilities within the Borough.

6.43 **Quality:** Generally, the specialist facilities covered in this section are of a high standard. The main issue currently is the lack of a full-six lane athletic track at Paddock Wood. Much 'off-track' running is recreational and for simple health and fitness: such running will often take place on the roads, streets and in parks, open spaces, and recreational corridors (such as Rights of Way). Simple way-marking and gauging of safe and attractive all-year routes would help cater further for this activity.

6.44 Accessibility: For all of the three specialist facilities, access from the west and central parts of the Borough is good (including most of the Royal Tunbridge Wells urban area). However, the catchments are based on assumed average speeds, and may not fully embrace factors such as congestion, which will make travel by car more difficult/lengthy.

7 SMALL COMMUNITY HALLS

General

7.1 This section deals specifically with village halls and community halls. There are definitional issues that influence the remit of this section, and the coverage it provides.

7.2 A practical definition of what is covered by the above heading might be *‘venues that are owned and supported by the community, and with recognised policies and practices of full community use (see **Section 1**), and which are large enough to embrace a wide range of recreation activities and functions.’*

7.3 This would tend to include facilities that are controlled by local councils and council-supported trusts, but perhaps not facilities managed by church estate, clubs, organisations, or education, health and social institutions. This is not to deny the importance of this type of venue in meeting community needs, but they are not considered here. Neither does the definition cover spaces that form part of larger venues, such as activity rooms in leisure centres.

7.4 Even with this restricted definition the remit will cover a wide range of facilities of all shapes, sizes and ages. It also covers many activities that might be hosted: including sports like table tennis, martial arts, and short mat/carpet bowls; and, other recreation pursuits like keep fit/aerobics; dances; and, other more passive activities and functions.

7.5 Outside Royal Tunbridge Wells, the Borough is predominantly rural and has many small and quite geographically isolated communities: in this respect village and other small community halls, have great local importance. Within Royal Tunbridge Wells, and away from the recognised leisure centres, there are also venues that serve an important local recreation function.

Quantity

7.6 The following **Table 7.1**, and the accompanying **Figure 7.1** list and locate those venues which have been identified and recorded as being bespoke standalone village and community halls. In total there are 23 identified venues of varying sizes, but with all hosting at least 1 community hall of a reasonable size. When these are divided into the local authority estimated population it provides a level of provision of around 1 venue per 5,117 people. This count and ratio, *excludes* the proposed facility at Paddock Wood (see Table 7.1).

7.7 In reality, the populations served by each of these venues will vary enormously, depending on the size of that local population catchment; the type/scale of venue; and, the way in which a given venue is promoted and managed.

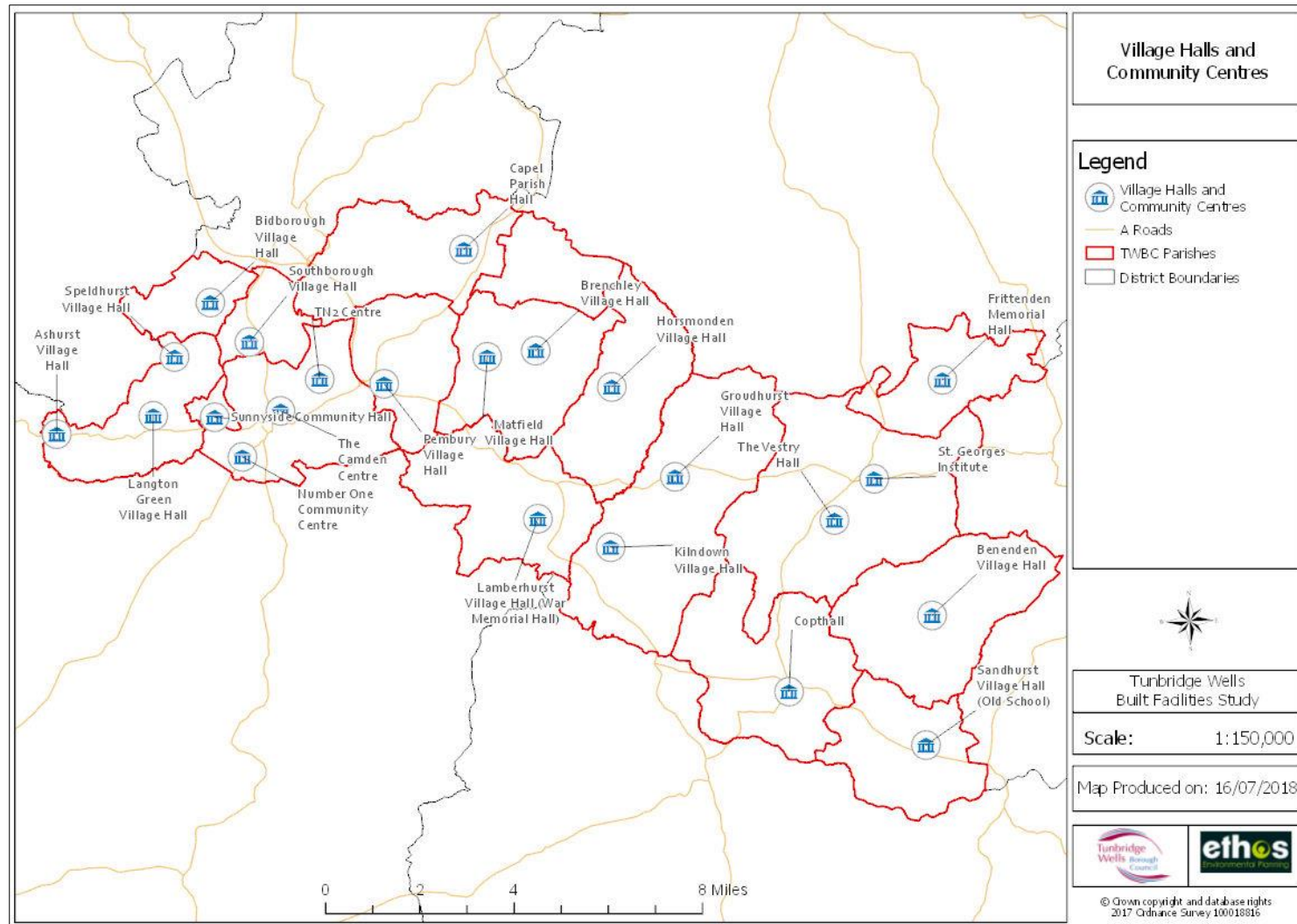
Table 7.1: Small community hall provision in the Borough

Parish	Name	Venue details
Benenden	Benenden Village Hall	Spacious, modern and well-equipped hall, in central location within village. Large and small halls, stage, changing rooms, kitchen and toilets. A large car park and wheelchair access. Located next to village playing field.
Bidborough	Bidborough Village Hall	Bidborough Village Hall: Large and small hall, each with separate kitchens.
Brenchley	Matfield Village Hall	Modern building with a recently refurbished kitchen and a large car park. Large and small halls. Large hall has sprung floor and is marked out for badminton.
Brenchley	Brenchley Village Hall	Main hall with a stage and lighting, together with kitchen. Meeting Room and Snooker Room.
Capel	Capel Parish Hall	Large main hall. Meeting/committee room. Large kitchen. Changing rooms to service adjacent playing fields.
Cranbrook	St. Georges Institute	Located in Sissinghurst next to the Jubilee Field in The Street, Sissinghurst. Suitable for parties, meetings, exercise classes.
Cranbrook	The Vestry Hall	Suitable for parties, exercise classes, meetings and exhibitions. The Council Chamber is situated above the Vestry Hall and the Addison VC Room is situated in the Weald Information Centre, both of which are suitable for holding meetings and surgeries.
Frittenden	Frittenden Memorial Hall	Small timber-clad hall building, of basic design and construction. External paved area.
Goudhurst	Goudhurst Village Hall	Main hall with good quality wooden floor. Kitchen. Upstairs room suited to small group activities, committees and business meetings.
Goudhurst	Kilndown Village Hall	Modern hall with wooden floor. Hall suited to 100 seats in rows, and 100 people standing. Modern kitchen.
Hawkhurst	Copthall	Small, old, but attractive hall.
Horsmonden	Horsmonden Village Hall	Recently refurbished, and in central location within village. The hall has a seating capacity of 120 people. Facilities entrance hall; male and female toilets plus a disabled cubicle with a baby-changing unit; a lighting box to enhance stage productions; commercial kitchen; disabled access and parking.
Lamberhurst	Lamberhurst Village Hall (War Memorial Hall)	Central location within village. Hall with hardwood floor. Stage. Well-appointed kitchen. Small hall.
Paddock Wood		Paddock Wood has no community hall of a reasonable size, but plans for a venue are currently being finalised.
Pembury	Pembury Village Hall	Main Hall with capacity for 100-150 people. Well-equipped kitchen. Meeting room. Utility Room. Small parking area.
Rusthall	Sunnyside Community Hall	Main hall is 10m by 15m, with high ceiling. Kitchen and off-road parking for about 20 cars.
Sandhurst	Sandhurst Village Hall (Old School)	Converted into village hall. Small hall, with equipped kitchen/bar and car parking for about 20 cars.
Southborough	Southborough Village Hall	AKA Southborough Community Centre. Fairly building with good disabled access.

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Parish	Name	Venue details
Speldhurst	Langton Green Village Hall	Large modern village hall with a main large hall and three additional room sand fully equipped kitchen. Off-road parking for 100 cars.
Speldhurst	Ashurst McDermott Hall	Modern village hall. It has a 'single badminton court' sized main hall and two smaller meeting rooms for hire. Equipped kitchen and parking.
Speldhurst	Speldhurst Village Hall	A large village hall with a main hall, and smaller committee room, and a kitchen. Main hall has seating capacity for up to 100.
Royal Tunbridge Wells	Number One Community Centre	Constructed in 1990. The centre offers a wide range of services including a pre-school, café and library as well as a variety of weekly clubs and groups for people of all ages. Main hall has 'granwood'. floor and is marked out for badminton and basketball
Royal Tunbridge Wells	The Camden Centre	Spacious, multipurpose hall can be used for conferences and as a venue for events such as record fairs and exhibitions. The Main Hall can accommodate up to 150 people seated in theatre style. Other rooms/ facilities can be used for meetings, and dance/keepfit. The dance studio has a sprung floor.
Royal Tunbridge Wells	TN2 Centre	On two floors with stairs, a lift and entrances at both levels. make it a fully accessible venue. The Centre has been designed for local community and business use and hosts a large and diverse range of activities. The TN2 also houses the KCC Sherwood Library and the YMCA Horizon Project. The Sports Hall comes available with changing rooms.

Figure 7.1: Village and community halls in the local authority



Views of Key Stakeholders

Local residents

7.8 The community survey of local residents undertaken as part of this assessment suggests that 16% of respondents use village and community halls at least once a week.

Views of Parish and Town Councils, and others

7.9 The survey of local parish councils undertaken for this assessment suggested an overall lack of access to key leisure facilities within the Borough, and in this context local community halls assume greater importance as a hub of community activity.

7.10 In detailed responses to the above survey the following local parish councils made relevant observations.

Local council	Requirement
Capel Parish Council	<ul style="list-style-type: none"> Village hall over-subscribed e.g. Bowls would like more days but unavailable
Cranbrook & Sissinghurst Parish Council	<ul style="list-style-type: none"> A need for a new community centre in Cranbrook, St Georges - improving the quality, Providence Chapel - improvements required.
Hawkhurst	<ul style="list-style-type: none"> Village hall suitable for sport
Horsmonden Parish Council	<ul style="list-style-type: none"> Stage and dance facilities need improvement. A small meeting room is required. Additional storage; more parking required; larger parish office required; larger catering facility required."
Paddock Wood Town Council	<ul style="list-style-type: none"> A public consultation for a new community centre has recently been undertaken. Additional indoor space is required by groups such as U3A, guiding and scouting.

Quality

7.11 The community survey conducted as part of this assessment identified that 36% of respondent residents rated village and community halls as good or very good and 18% rated them as poor or very poor.

7.12 There are no accepted benchmarks to assess the quality of such venues, other than their overall adequacy relative to access and health and safety legislation. The acceptability of a facility will, instead, tend to be defined by the needs of the local community, and 'one-fit-all', standardised approaches to assessment would not take into account the diversity of character that itself is part of the charm of the local stock of these buildings.

7.13 Overall observations suggest that the majority of these facilities are in a good state of repair, although responses to the survey undertaken for this assessment suggest that there can be significant financial issues associated with maintaining, upgrading, and promoting these facilities.

Accessibility

7.14 The community survey identified that 46% of users of village halls and community centres would not wish to travel more than 10 minutes, of which 11% would expect to travel 5 minutes or less. The preferred mode of transport is walking (51% of respondents); and, by car (41%)

7.15 Most of the Borough has close proximity to a village or community hall (as defined in Paragraph 7.2) when access is by car, and where gaps in population is sparse, and there may be other small venues (such as church halls) that serve a community function.

Key messages for small halls

7.16 **Village and community halls are local venues for active recreation. They are important basic community facilities and need to be planned.**

7.17 **Based on evidence presented in this section, Table 8.1 in Section 8 suggests a local standard for the provision of village and community halls.**

7.18 **The local authority has a good range and spread of village and community halls. However, in some locations natural and planned population change within the local authority may increase the demand for access to such venues.**

7.19 **It will be important to continue to review the level of provision, especially in areas of rapid population change.**

7.20 **Quantity: There is generally a good geographic and quantitative spread of such facilities within the local authority, and they serve an important sports function where more centrally-placed leisure centres are difficult to reach. Such venues will also be required in areas of planned growth to complement traditional leisure centre provision.**

7.21 **Quality: Most of the existing village/community halls appear to be of a good level of repair and maintenance, although of varying age and fitness for contemporary needs. In some locations their upgrading will help to meet community needs where access to more centrally placed leisure centres is difficult.**

7.22 **Accessibility: Surveys underpinning this assessment suggested that most respondents would be prepared to travel around 10 minutes (by foot or car) to a village/community hall, and this suggests that there is already a good spread of facilities.**

8 FUTURE PROVISION, STANDARDS AND RECOMMENDATIONS

General

8.1 This section considers future natural and planned changes that will impact upon the need for the facilities covered in this report. It looks at projected growth to the year 2033. It goes on to consider some outline standards (where appropriate) to guide the provision of new or improved facilities, especially in relation to planned new housing allocations, where geographically focused increases in needs are likely to be most acute. Other recommendations are made in respect of the provision of specific types of facility, and planning policy and guidance.

Natural and planned population change (to 2033)

8.2 As at 2017 the Borough was estimated to have a population of 117,705. This figure is based upon population projections provided by the ONS. The same projections calculate that by the year 2033 the population will have increased to 128,991. This figure is itself only based upon previous trends, and does not necessarily take into account the impact of planned new residential growth yet to be determined.

8.3 In seeking to meet this expanding and changing population, the Borough Council is looking to allocate sites within the new Local Plan to meet a need for approximately 7,928 dwellings, which are estimated to accommodate 17,600 people¹⁷.

8.4 The Issues and Options Stage of the new Local Plan published 5 potential options for accommodating (individually or as a hybrid solution) this required growth. These being, as follows.

8.5 **Option 1: Focused Growth.** Development distribution focused as per existing Core Strategy, i.e. majority of new development directed to Royal Tunbridge Wells/Southborough, a smaller proportion to the other three main settlements of Paddock Wood, Cranbrook and Hawkhurst and limited development within the villages and rural areas.

8.6 **Option 2: Semi-dispersed Growth.** Development distribution semi-dispersed, with the majority of new development directed to Royal Tunbridge Wells/Southborough and a proportion distributed to the other three main settlements of Paddock Wood, Cranbrook and Hawkhurst (as per Option 1), but additionally a percentage of development directed to some of the larger villages (taking account of settlement hierarchy). Limited development within the remaining villages and rural areas.

8.7 **Option 3: Dispersed Growth.** Development distribution proportional across all of the borough's settlements.

8.8 **Option 4: Growth Corridor-led Approach.** Development distribution focused around the A21, close to Royal Tunbridge Wells and Pembury, as a new 'growth corridor'.

¹⁷ See paragraph 1.5 in Section 1 for an explanation of how these figures have been derived.

8.9 Option 5: New Settlement Growth. New freestanding 'Garden Village' settlement. There is no location identified with this option. A new settlement could be located anywhere within the borough (we are inviting views on the principle of a new settlement in providing for the future development needs of the borough).(but accepting that this is a longer term option and would not really deliver significantly within this plan period)

8.10 At the stage of preparing this assessment, no preferred option had been identified. Given that a principal driver of this assessment is to inform the local plan, it would be inappropriate to identify potential projects involving new or improved facilities until such time as a preferred growth option has been agreed, as the selection of an option will influence greatly where and how developer contributions can be invested.

Guidance for the development of new and improved facilities

8.11 Taking into account the above considerations, the following **Table 8.1** provides some guidance for improvements to the sports built facility infrastructure based on the findings of Sections 3 to 7. Where appropriate, outline standards of provision will be suggested to, in particular, help guide provision in relation to new housing with respect to Section 106 contributions and the Community Infrastructure Levy (CIL)¹⁸. The guidance is based on identified needs, and its application is not intended to cover commitments that have not as yet been completed.

¹⁸ At the time of undertaking this assessment the Government had announced (in its Autumn 2017 Budget Statement) consultation on developer contributions, including changes to the current CIL system; the role of Section 106 Agreements; and, the relationship between the two.

Table 8.1: Summary of guidance in relation to specific facilities: Borough-wide

A. Facility	B. Comment: <i>key conclusions from this Built facilities assessment for facilities under Column A</i>	C. Recommended Standard of Provision (if appropriate) based on conclusions (Column B)	D. Calculation: <i>Standards (Column C) as applied to additional population increase by 2033¹⁹</i>	E. Cost of required new provision: Potential capital cost of the quantities under Column D (based on sources indicated) ²⁰
Indoor swimming pools (Section 4)	Evidence from Section 4 suggests an optimal provision of 1,251 sq.m square metres of waterspace for community use (or 10.62 sq.m per 1000 people). This compares with 2,483 sq.m in total within the Borough. However, only an estimated 828 sq.m is available at the local authority-controlled pools ²¹ available for community	<u>10.62 sq.m waterspace/1000 persons.</u> This is the per capita ideal provision of water space when divided by the current estimated local authority population. Ideally, no more than 15 minutes' drive or walk time (the latter in urban areas); and, a quality component (perhaps	If the quantitative component of the above outline standard was applied to the projected housing-led population growth between now and 2033 it suggests that the additional demand generated would lead to a need for an extra <u>187 sq.m.</u>	c. £3,207,611 ²³

¹⁹ See paragraphs 8.3 and paragraphs 2.30 (the latter for a full explanation of how these figures are derived).

²⁰ Sport England Facility Costs (2nd Quarter 2017). These were the most up-to-date figures available from Sport England at the time of the study. The current Sport England cost data should be used at all times, and is available from <https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/cost-guidance/>

²¹ This figure includes the water space of the diving pool at Tunbridge Sports Centre.

²³ A wet and dry leisure centre including 4-lane pool, 4-court hall, and 50- unit health and fitness plus studio would cost c. £7,345,000, and this might be a more cost-effective option than a standalone pool.

	<p>use at times of peak demand, and on a casual and assured community use basis. There is, potentially another 973 sq.m of waterspace that might be added to the local authority provision, and this includes 398 sq.m at local health clubs, and 575 sq.m at schools that have some form of access for organised groups. The difference between the amount of waterspace in local authority control and that recommended by the FC is 423 sq.m (which is about the equivalent of two conventional 4 lane swimming pools).</p> <p>This might form the nucleus of an acceptable guide for new or improved provision to the pool stock over the coming years, allied to appropriate access and quality component</p>	<p>referring to an expectation on the extent and character of secured community use, and the design of new or improved facilities, such as shape, dimensions, depth variation etc.)²².</p>	<p><u>of water space.- just under the size of a 25m x 4 lane pools.</u></p>	
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²² The costs provided in the above schedule are based on 'affordable' community facility designs offered on <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/>

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Sports halls (Section 4)	<p>On the evidence of Section 4 suggests as optimal provision of 0.27 courts per 1000 population. This compares with an existing 55 courts, but of which only 16 are controlled by the local authorities.</p> <p>This might form the nucleus of an acceptable guide for new or improved provision to the sports hall stock over the coming years, allied to appropriate access and quality component</p>	<p>0.27 courts/1000 persons.</p> <p>This is the per capita provision of sports hall court units by the current estimated local authority population.</p> <p>Ideally, no more than 15 minutes' drive or walk time (the latter in urban areas); and, a quality component (perhaps referring to an expectation on the extent and character of secured community use, and the design of new or improved facilities, such as shape, dimensions, etc.).²⁴</p>	<p>If the quantitative component of the above outline standard was applied to the projected housing-led population growth between now and 2033 it suggests that the additional demand generated would lead to a <u>need for approximately 4.8 extra courts (the equivalent over 1 additional 'standard size' 4-court sports hall.</u></p>	£2,808,000 ²⁵
Health & Fitness Suites (Section 3 Appendix 4)	Appendix 4 of this report identifies an estimated 742 health & fitness stations with suite venues throughout the borough.	<u>6.3 health & fitness station/ 1000 person (see under comment for explanation of how this has been derived)</u>	If the quantitative component of the above outline standard was applied to the projected	(see note under costings for indoor swimming pools)

²⁴ The costs provided in the above schedule are based on 'affordable' community facility designs offered on <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/>

²⁵ A wet and dry leisure centre including 4-lane pool, 4-court hall, and 50- unit health and fitness plus studio would cost c. 7,345,000, and this might be a more cost-effective option than a standalone sports hall.

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	<p>(Excluding those identified for 'private use). Based on the current population estimates for 2017 this number of units equates approximately to 6.3 stations per 1000 population.</p> <p>This provision includes that which is not under the control of the local authority (such as at schools commercial and membership facilities), but is not for 'private' use. No doubt, these sectors will continue to provide for such facilities.</p> <p>The public sector makes a significant contribution to the provision of such facilities driven by a community focused pay as you play ethos.</p> <p>This ratio of provision is close to that recommended by the Fitness Industry Association methodology (see paragraph 3.25)</p>	<p>Ideally, no more than 10-15 minutes' drive or walk time (the latter in urban areas); and, a quality component (perhaps referring to an expectation on the extent and character of secured community use, and the design of new or improved facilities, such as shape, dimensions, etc.)²⁶.</p>	<p>housing-led population growth between now and 2033 the Council might consider providing for at least an additional <u>111 health and fitness stations spread over one or more of it centres.</u> It would be sensible for this provision to be made in association with new or improved provision for leisure centres in line with the recommendations within the appropriate section of this report.</p>	
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²⁶ The following link provides guidance on the design of health and fitness facilities in the context of 'wet/dry' leisure centres: <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/combined-wet-and-dry-facilities/>

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Indoor bowls (Section 6)	<p>The evidence of the assessment is that the need for indoor bowls is largely being met currently, and this is supported by the view of the sport's national governing body.</p> <p>The existing (and only) venue in the Borough appears well-placed to meet existing needs.</p>	<p>A standard is not considered to be appropriate. However, see column to the right.</p>	<p>The estimated 17,600 people living in houses yet to be allocated would (according to the sport's national governing body guidance) generate a potential need for an additional indoor rink (lane). If possible, any additional provision should be made through enlarging the existing venue at (Tunbridge Wells District Indoor Bowls Club).</p>	<p>c. £368,750</p>
Indoor tennis (Section 6)	<p>The evidence of the assessment is that whilst the Borough benefits from a large 4-court facility, there may be potential to grow the sport further from within the existing population.</p>	<p>A standard is not considered to be appropriate. However, see column to the right.</p>	<p>The existing level of provision within the Borough equates to c. 29,426 people per indoor court.</p> <p>The estimated 17,600 people living in houses yet to be allocated would probably not generate sufficient demand by itself to justify expansion of the existing venue at Tunbridge</p>	<p>c.£780,000 (for the provision of an extra indoor court as an extension of an existing venue).</p>

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			<p>Wells Sport Centre (even if this were feasible).</p> <p>The above additional demand might, if coupled with a growth in participation from within the existing population, justify further expansion.</p> <p>Expansion of the venue should therefore be kept under review, along with a potential alternative of providing additional floodlight and surfacing of existing local courts to enable greater all-year round use. The latter might prove a more pragmatic solution, and may help existing clubs to thrive.</p>	
Athletics (Section 6)	<p>The existing (new) synthetic track at Paddock Wood is proving very popular. There may be potential to grow the sport further from within the existing population.</p> <p>However, given the popularity of</p>	No standard suggested but see column to right	Given the lack of an existing full synthetic track within the Borough, it is likely that expansion of the Paddock Wood track to a full 6-lane facility can already be	A full-scale 6-lane facility might be expected to cost c. £1,395,000 at current prices. As the basis of the track and

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	general running within the population there should also be a focus on safe, waymarked, off-road running opportunities, such as Run England's 3-2-1 initiative.		justified. The estimated 17,600 people living in houses yet to be allocated, will bolster demand. The expansion of this facility should be promoted as a priority.	supporting infrastructure is already in place, completion of the facility to a full 6-lane track, is likely to be less than half of the above figure.
Studios (Section 3 and Appendix 4)	Studios are considered to be a valuable and multi-functional space that should be embraced in both new and refurbished leisure centres wherever possible. They can accommodate activities that have wide appeal across the demographic groups	No standard suggested but see column to right	This should be integral to all new/improved major sports hall provision. (See under Sports Halls (above) for an indication of required needs in this regard)	(see note under costings for indoor swimming pools)
Small community hall (Section 7)	Section 7 identified the provision, and importance of village and community halls in meeting specific local needs, and especially in rural communities. Such venues may also be used by residents of development in areas of rapid growth.	The existing level of provision within the local authority is around 1 venue per 5,117 people. The evidence suggests that this stock is, overall, well-maintained, and used. Excluded from the above ratio is the proposal for a much-needed community hall at Paddock Wood. If this was	If the quantitative component of the suggested standard was applied to the projected housing-led population growth between now and 2033 it would indicate the additional demand generated would be for 3.6 additional venues	c.2,880,000 (based on an assumed unit cost of £800,000)

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	<p>Local Parish and Town councils have expressed concerns about lack of provision in Paddock Wood, Cranbrook, and Hawkhurst parishes.</p>	<p>factored into the ratio, the resultant 1 venue per 4,904 people could be the basis of an appropriate quantitative standard.</p> <p>A quality component would be essential. To retain the diversity and character of facilities (in the tradition of village halls), provision should include facilities such as a main hall suited to a range of passive and active recreation activities, a supporting kitchen, ancillary space, and parking.</p> <p>In areas where new growth requires a large venue, single, scaled-up provision could be provided instead of more than one smaller venue.</p> <p>It is emphasised though that the success of such venues depends on proactive marketing and management, and this should go hand-in-hand with the provision of a building.</p> <p>An accessibility standard could be based on a 10-minute drive/walk time, which is evidenced by the Leisure Plus Household survey</p>	<p>(or the equivalent). The main focus of this new (and/or expanded) provision would be on the areas of major growth, but also in other areas on a pro rata basis.</p>	
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Summary of the above quantities

8.11 In summary, and based upon a projected 7,928 dwellings/17,600 people, the following demands are therefore generated

Table 8.2: Summary of demand generated

Facility	Quantum	Cost
Indoor Swimming Pools	187 sq.m. of water space (just under the size of a 25m x 4 lane pools).	c. £3,207,611
Sports Halls	4.8 extra courts (the equivalent over 1 additional 'standard size' 4-court sports hall).	c.£2,808,000
Health & Fitness Suites	111- health and fitness stations spread over one or more leisure centres.	(see earlier footnotes relating to costing of 'wet and dry' leisure centres).
Indoor Bowls	Potential extension of existing venue by 1 rink, if possible.	c. £368,750
Indoor Tennis	Potential extension of existing venue by 1 court, if possible.	c.£780,000
Athletics	Expansion of existing venue to a full 6-lane facility	c. £1,395,000
Studios	Included into plans to expand existing leisure centres	(see earlier footnotes relating to costing of 'wet and dry' leisure centres).
Small community halls	3.6 additional venues (or the equivalent).	c.2,880,000

Impact of potential development scenarios

8.13 Until such time as a preferred growth option has been selected (based on the 5 options summarised earlier) it would be inappropriate to make facility and location-specific recommendations in the form of a detailed action plan, but the production of such a document should follow on from a decision on a preferred option. Each of the 5 options (or any hybrid option) would impact upon the demand for local facilities in the relevant geographic areas.

8.14 A *focussed growth* directed to Royal Tunbridge Wells/Southborough, would compound pressures on existing facilities within the urban area, especially in relation to leisure centres and their core components. The existing provision at Tunbridge Wells Sports Centre would not have the capacity to cope with additional demand generated, and new leisure centre provision on a separate site may be required. If growth were focussed solely

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on the urban area of Royal Tunbridge/Southborough, other areas would likely miss out on opportunities to improve leisure centre and other provision.

8.15 Opting for a *freestanding* settlement would, again, mean focussing new leisure provision linked to planned development in or within easy reach of the new settlement. This might mean attractive provision for the residents of the settlement, but little practical help through developer contributions could be justified for improvements in other areas.

8.16 Opting for a *hybrid* option (that might see development distributed more amongst the main settlements), would enable the existing sports built facility infrastructure to be improved and expanded, as opposed to entirely new facilities largely being required.

8.17 A *principle of enhancing existing facilities and their capacity* is likely to be a sound optimal approach to maintaining and improving community sports infrastructure, and this is likely to be best served through a growth option that allocates key growth amongst the main settlements.

Other considerations

8.18 Other than the above guidance it will be very important for the Council to provide complementary guidance through its planning policies, and these should cover the following.

8.19 Include policies and proposals in the Development Plan which are consistent with paragraphs 73 and 74 of the National Planning Policy Framework guidance and, in particular, include reference to the recommendations contained in this Section.

8.20 Include site specific proposals that cover the relevant recommendations contained in **Table 8.1** where the location and/or site of new or improved provision is determined.

8.21 In assessing all options, the potential for developing/improving bone fide community facilities on existing and new school sites should be considered.

8.22 In circumstances where there are proposals to develop and use facilities contrary to the recommendations of this assessment and any subsequent strategy and action plan, they should only be approved where:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development 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 needs for which clearly outweigh the loss.'

Appendix 1: Fuller explanation of the standard approach to demographic analysis

There are two approaches to population estimates and projections used for this assessment.

- a) Baseline population data is obtained from the Office of National Statistics (ONS) Population projections by single year age groups (2014 base). This has been used to indicate the change in population Borough-wide based on previous trends and the demographic characteristics of the population. (Estimates for the years 2017 and 2033 have been used from this source); and,
- b) Using projected new housing, together with an average household size, to allow examination of the impact that new housing allocations will have in respect of localised population change and the demand for new facilities in the areas concerned.

‘b)’ is simply an estimate of the order of population generated through planned growth, and it will be different from the ONS-based estimates. It would be wrong to combine the two totals together to produce an even higher overall total, and this is because some of the new housing will be used to accommodate a movement of the existing population within the Borough into new dwellings.

‘b)’ numbers can be linked directly to the impact of new housing, and is therefore a more rational figure in respect of the negotiation of developer contributions. However, ‘a)’ numbers allow for estimates of the size of local participation in various activities to be made.

General estimates of participation levels in various activities are based on information derived from Sport England’s Active People Surveys of the adult population (16 years +)- See Appendix 2.

The ONS figures for 2017 estimate that there are 93,539 residents of 16+ years. In the various sport-by-sport estimates provided in this assessment, % of adults participating in given activities at least once-a-week have been applied to the above figure, to provide numerical estimates.

Appendix 2: Further Explanation of Sport England Active People and Market Segmentation analyses

Carried out on behalf of Sport England by the leading social research company TNS BMRB, the Active People Survey (APS) measures the number of adults taking part in sport across England. Providing the most comprehensive and authoritative picture of sports participation in England, APS is central to Sport England's measurement of its own strategy and the performance of key partners.

Key features of APS

APS is the largest survey of its kind ever undertaken – 165,000 adults (age 14 and over) are interviewed each year

The size of the survey means results can be published for a large number of different sporting activities and for every local authority area in England

Time series data stretches back to the first wave of the survey in 2005/6

A high quality, random sampling, survey design ensures results are representative of the population

High quality survey design including:

- 1 Randomly sampled landline telephone interviews with adults aged 16 and over – extended to age 14 and over in July 2012
- 2 Calls are made throughout the year and at different times across each day
- 3 500 interviews per local authority (district and single tier) each year

The sequence of surveys has now reached Active People year eight (AP8). The APS results are not always available at the local authority level due to the inadequate size of data samples in some situations.

Market Segmentation

Sport England's market segmentation has been designed to help understand the life stages and attitudes of different population groups –and the sporting interventions most likely to engage them.

The market segmentation data builds on the results of Sport England's Active People survey; the Department of Culture, Media and Sport's [Taking Part survey](#); and the [Mosaic tool from Experian](#). It presents a picture of 19 dominant social groups in each area, and puts people's sporting behaviour in the context of complex lives. Propensity modelling – a statistical technique that matches the probability of displaying a particular behaviour or attitude to each demographic category – was used to link the survey data to wider population groups.

This created a tool with two key elements:

- 1 a Sport England segment for every adult in England
- 2 the ability to count market segment profiles for any region or community, down to postcode level.

The 19 dominant social groups are summarised in the link: <http://segments.sportengland.org/querySegments.aspx>

Segment	Forename & brief description	Gender/age/status	Sports Interested in	Motivations	Barriers	How to increase Participation	Participation Profile
01	Ben (Competitive Male Urbanites)	Male, 18-25, Single, Graduate professional	Rugby, Squash, Windsurfing, Tennis, Climbing, Gym, Football	Improving performance, Training for competition, Social, Enjoyment, Keep fit	Time, Interest	Better facilities, Improved transport	Most active in population, Approx. 20% of segment zero days

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02	Jamie (Sports Team Drinkers)	Male, 18-25, Single, Vocational Student	Basketball, Football, Weight Training, Boxing, Martial Arts	Social, Performance, Competition	Time	Better facilities, Longer opening hours	Second highest participation of all types, Approx. 30% of segment zero days
03	Chloe (Fitness Class Friends)	Female, 18-25 Single Graduate Professional	Running, Aqua Aerobics, Tennis, Gym, Swimming	Weight Fitness	Time	Cost Opening Hours Facilities People to go with	Active type. Approx. 30-35% of segment zero days
04	Leanne (Supportive Singles)	Female, 18-25, Single, Likely to have children, Student / part time vocational education	Swimming, Gym, Aerobics, Dance Exercise, Body Pump, Utility Walking	Losing weight, Activities for children	Health isn't good enough, Time	Help with child care, Longer opening hours, Cost	Least active of group A who participate. Approx 40-45% of segment zero days
05	Helena (Career Focused Females)	Female, 26-35, Single, Full time professional	Gym, Road Running, Dance Exercise, Body Pump, Yoga	Losing weight, Keeping fit, Improving performance	Time, People to go with	Longer opening hours, People to go with	Very active type. Approx. 30-35% of segment zero days
06	Tim (Settling Down Males)	Male, 26-45, Single / married, May have children, Professional	Canoeing, Cricket, Cycling, Squash, Skiing, Golf, Football	Improve performance, Keep fit, Social	Time	More free time, Help with childcare	Very active type. Approx 25-30% of segment zero days
07	Alison (Stay at Home Mums)	Female, 36-45, Married Housewife, Children	Swimming, Badminton, Aerobics, Pilates, Cycling, Exercise Bike	Taking children, Losing weight, Keeping fit	Time	Help with childcare, Better facilities	Fairly active type. Approx 30-35% of segment zero days

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08	Jackie (Middle England Mums)	Female, 36-45, Married Part time skilled worker, housewife, Children	Swimming, Dance Exercise, Body Pump, Ice Skating (with children), Aqua Aerobics	Taking children, Losing weight	Time, Cost, Lack of interest	Help with childcare, Cheaper admissions	Average activity. Approx 45-50% of segment zero days.
09	Kev (Pub League Team Mates)	Male, 36-45, Single / married, May have children, Vocational	Football, Darts, Snooker, Weights, Fishing, Pool, Ten Pin Bowling, Cricket	Competition, Social, Enjoyment, Perform	Time, Slight cost factor	More free time, Cost, Facilities	Less active within group B. Approx. 50% of segment zero days
10	Paula (Stretched Single Mums)	Female, 26-35, Single, Job seeker or part time low skilled	Swimming, Utility walking, Aerobics, Ice Skating	Lose weight, Take children	Cost, Lack of childcare, Poor transport, Lack of interest	Improved transport, Cheaper admission, Help with childcare, Better facilities	Least active type within Group B. Approx. 60% of segment zero days
11	Philip (Comfortable Mid-Life Males)	Male, 46-55, Married, Professional, Older children	Sailing, Badminton, Cycling, Gym, Jogging, Golf,	Social, Taking children, Improving performance, Enjoyment	Time, Lack of childcare	More free time, Help with childcare	Most active within Group C. Approx. 40% of segment zero days
12	Elaine (Empty Nest Career Ladies)	Female, 46-55, Married, Professional, Children left home	Swimming, Walking, Aqua Aerobics, Step Machine, Yoga Gym	Keeping fit, Losing weight, Help with injury	Time, Lack of interest	Longer opening hours, More people to go with	Reasonably active type. Approx. 40-45% of segment zero days

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13	Roger and Joy (Early Retirement Couples)	Male / female, 56-65, Retired or part-time	Swimming, Walking, , Bowls, Sailing, Golf,	Keeping fit, To help with injury, Enjoyment, Taking grandchildren	Poor health, Lack of interest, Transport	Better facilities, Improved Transport	Participate once or twice a week, Approx. 50-55% of segment zero days
14	Brenda (Older Working Women)	Female, 46-55, Single / married, May have children, Low skilled worker	Swimming, Utility Walking, Dance Exercise, Aerobics, , Keep fit	Weight, Bring grandchildren, Help with injury	Lack of interest, Time	More free time, Longer hours, Help with childcare (for grandchildren)	Sometimes participates, Approx 60-65% of segment zero days
15	Terry (Local 'Old Boys')	Male age, 56-65, Single / married, Low skilled worker, Job seeker	Fishing, Shooting, Pool, Darts, Snooker, cycling	Help with injury, Social	Poor health, Lack of people to go with, Cost	People to go with	Some low intensity participation, Approx 65-70% of segment zero days
16	Norma (Later Life Ladies)	Female, 56-65 Single / married, Low skilled worker, Retired	Walking, Keep fit, Swimming, Aqua Aerobics	Help with injury or disability	Poor health, Cost	People to go with	Lowest participation of Group C, Approx 75-80% of segment zero days
17	Ralph and Phyllis (Comfortable Retired Couples)	Male / female, 65+, Married, Retired	Bowls, Golf, Walking, Fishing, Swimming	Social, Improve performance and keep fit, Enjoyment	Transport, Lack of people to go with	Improved transport, More people to go with	Highest participation of Group D, Approx. 70% of segment zero days

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18	Frank (Twilight Year Gents)	Male 66+, Married / single, Retired	Bowls, Golf, Darts, Pool, Snooker, Walking, Fishing	Social, Enjoyment	Poor health	Improved transport, Cheaper admission	Medium participation for group D Approx. 75-80% zero of segment days
19	Elsie and Arnold (Retirement Home Singles)	Male / female, 66+, Widowed, Retired	Walking, Dancing, Bowls, Low-impact exercise	Social, Help with injury	Health problems and disability	Improved transport, People to go with	Lowest participation of Group D, Approx. 85% of segment zero days

Appendix 3: Active Places definitions of terms, in full

What are the facility Access Type definitions?

Access Types are **defined** as:

Free Public Access - There is no charge to use the facility

Pay and Play - The main means of public access to the facility is on payment of a charge. The facility may also have a membership scheme, and it may be possible to block book the facility for a specific activity or for lessons, but during the public opening hours anyone can just turn up, pay and play.

For example: Local authority swimming pool or health and fitness facility, where the casual user pays per session, although there is also a membership scheme.

Sports Club/Community Association use - The main means of public access to the facility is via sports clubs or community associations, which book it for use by their members. Membership of the club or association is based on a particular sport or community group, and is not based on performance criteria or on a particular facility. The club or association may use several different facilities.

For example: Access to indoor bowls greens is through a bowls club, or to athletics tracks through an athletics club. School swimming pool that can be used by a swimming or sub-aqua club, but cannot be used by the general public.

Registered Membership use - The main public access to the facility is by membership. Members usually pay a joining fee as well as a monthly or annual subscription. Membership is controlled by the owner or manager of the facility.

For example: Fitness First health and fitness facility can only be used by registered members

Private use - The facility cannot be used by the public, either on a pay and play basis or through a recreational club, except when playing against the owner of the site. It may be available for use by elite clubs or development squads.

For example: School grass pitches that are only available for the school teams and the teams they are playing against. University, prison, MOD etc facilities that are not available for public use.

Not Known

Access Types are **grouped** into the following categories:

- **Public Access**
 - **Private**
 - **Not Known**
-

What are the facility Management Type definitions?

Generally there is one management type for each site. Sometimes there may be more than one (e.g. outdoor facilities are managed by the LEA but indoor facilities are handled by a private contractor).

Management Types are **defined** as:

School/College/University (in house) - Managed by the school/college themselves. Community access to these facilities are often limited to fit around curriculum/University use

Local Authority (in house) - Managed by Local Authority using their own staff.

Private Contractor (PPP/PFI) - Facility managed by a private contractor as part of the Public Private Partnership / Private Finance Initiative. PPP/PFI is a partnership between the public and private sector for the purpose of delivering a project or service traditionally provided by the public sector. This is an arrangement whereby the public sector pays the contractor to build and run a facility for a set period (25 years), after which the facility is handed back to the public sector. This arrangement is increasingly common with the development of new schools and some Local Authority Leisure Provision.

Trust - Charitable Trust set up to run sports facilities. A number of Local Authorities have set up Leisure Trusts to run their leisure centres. These Trusts benefit from charitable status and work outside the Local Authority structure. The Local Authority remains the owner of the facility.

Sport Club - Where the facility is managed by a sports club.

Commercial Management - Where the facility is managed by a commercial company, such as commercial health clubs. There are also Local Authority Facilities which have been contracted in to manage Local Authority Leisure Centres.

CSSC - Civil Service Sports Council provides sports facilities for employees in Government departments and agencies, the Post Office, BT and many other public bodies and in many companies carrying out ex-civil service work. The CSSC is the largest corporate provider of sport and leisure in the UK and have a network of sports facilities across the country.

Community Organisation - Facilities that are managed and run by Community Organisations, such as community associations and user groups.

Industry Sports Club - Facilities which are managed by an Industrial/Commercial Company for the benefit and use by its staff. Use of these facilities are often limited to family members of employees.

Health Authority - Facilities which are managed by the Health Authority.

MOD - Facilities on MOD sites managed by Armed Forces. Limited community availability.

Other - Other types of management

Not Known - Facilities where the management type is not known.

Management types are **grouped** into the following categories:

- **Education**
- **Local Authority**
- **Trust**
- **Commercial**
- **Others**
- **Not Known**

What are the facility Operational Status definitions?

Operational Status means the functional status of a facility. The Operational Status of a facility is defined as:

- **Planned**
- **Under Construction**
- **Operational**
- **Temporarily Closed**
- **Closed**
- **Does not appear to meet Active Places criteria***
- **No Grass Pitches Currently Marked Out**
- **Not Known**

* The “Does not appear to meet Active Places criteria” means that the data collected under further inspection has been found to not meet the definitions of the facility type/sub type as defined in the Sports Data Model e.g. it is an AGP where the length is too small etc. It is not a reflection of the quality or it failing to meet a certain design standard. The definitions of the facility types can be found under Help > Sports Data Model (SDM).

What are the facility Ownership Type definitions?

Ownership Types are **defined** as:

(Note, for educational establishments the education type is taken from the Type of Establishment code in Edubase).

Local Authority - Facilities owned by the Local Authority, to include District, Borough, County and Unitary Councils

Community school - Similar to former County schools. LEA employs the school's staff, owns the school's land and buildings and is the admissions authority (it has primary responsibility for deciding the arrangements for admitting pupils).

Voluntary Aided School - Similar to former aided schools. The governing body is the employer and the admissions authority. The school's land and buildings (apart from playing fields which are normally vested in the LEA) will normally be owned by a charitable foundation.

Voluntary Controlled School - Very similar to former controlled schools. The LEA is the employer and the admissions authority. The school's land and buildings (apart from the playing fields which are normally vested in the LEA) will normally be owned by a charitable foundation.

Foundation School - At foundation schools the governing body is the employer and the admissions authority. The school's land and buildings are either owned by the governing body or by a charitable foundation.

City Technology College - Independent all-ability, non fee-paying schools for pupils aged 11-18. Their purpose is to offer pupils of all abilities in urban areas across England the opportunity to study successfully a curriculum geared, with the help of private sector sponsors, towards the world of work. Also encouraged to innovate in the development, management and delivery of the curriculum.

Community Special School - Is the special school equivalent of mainstream Community schools yet are catered wholly or mainly for children with statutory statements of special educational needs.

Non-Maintained Special School - Independent special schools approved by the Secretary of State for Education and Skills. They are run on a not-for-profit basis by charitable trusts and normally cater for children with severe and/or low incidence special educational needs.

Independent School approved for SEN Pupils - A special school equivalent of Other Independent catering wholly or mainly for children with statutory statements of special educational needs. Has been approved by the DfES for SEN provision.

Other Independent Special School - A special school equivalent of Other Independent catering wholly or mainly for children with statutory statements of special educational needs.

Other Independent School - Any school which provides full time education for 5 or more pupils of compulsory school age, which is not maintained by a local education authority or a non-maintained special school.

Foundation Special School - A special school equivalent of the mainstream Foundation school catering wholly or mainly for children with statutory statements of special educational needs.

Pupil Referral Unit - Any school established and maintained by a local authority which is specially organised to provide education for children who are excluded, sick or otherwise unable to attend mainstream school and is not a county or special school.

LEA Nursery School - Is maintained by a local education authority and is not a special school, providing education for children who have attained the age of 2 but are under compulsory school age.

Playing for Success - Through Playing for Success, the DfES is establishing out of school hours study support centres within top football clubs and at other sports' clubs grounds and venues. The centres use the environment and medium of football to help motivate pupils identified by their schools, as being in need of a boost to help them get back up to speed in literacy and ICT.

Academy Sponsor Led - Academies are all-ability, state-funded schools established and managed by sponsors from a wide range of backgrounds, including high performing schools and colleges, universities, individual philanthropists, businesses, the voluntary sector, and the faith communities

EY Setting - Early Years settings include private and voluntary day nurseries, pre-schools, playgroups, childminding networks, portage services and Local Authority day nurseries. The database only lists EY Settings that are registered with the Early Years Development Plan and Childcare Partnerships.

Further Education

Higher Education Institutions

Miscellaneous Education

Secure Units

Sixth Form Centres

Commercial - Site owned by a commercial company .

Sports Club - Site owned by a sports club.

Community Organisation - Facilities that are owned and run by Community Organisations, such as community associations and user groups.

Government - Sites which are owned by Government Departments, excluding Local Authority site & MOD sites.

Industry (for employees) - Facilities which are owned by an Industrial/Commercial Company for the benefit and use by its staff. Use of these facilities are often limited to family members of employees.

Health Authority - Facilities which are owned by the Health Authority.

MOD - Facilities owned by the MOD.

Other - Other types of ownership

Not known - Sites where the ownership is not known

Academy Convertors - All schools that have chosen through Governing Body Resolution and application to the Secretary of State to become an Academy under the Academies Act 2010.

Academy Free Schools - Free Schools are all-ability state-funded schools set up in response to parental demand. The most important element of a great education is the quality of teaching and Free Schools will enable excellent teachers to create schools and improve standards for all children, regardless

Academy Specials - Special Schools that have chosen through Governing Body Resolution and application to the Secretary of State to become an Academy under the Academies Act 2010. These will be handled differently to Academy convertors and will follow a different process which is currently being developed

Special College

Ownership types are **grouped** into the following categories:

- **Local Authority**
- **Education**
- **Commercial**
- **Sports Club**
- **Community Organisation**
- **Others**
- **Not Known**

Appendix 4 (A): Health & Fitness Suites and Studio provision in the Borough (Map to come)

Health & Fitness



Studios



Appendix 4 (B): List of provision

Health & Fitness Suites

Site Name	Post Town	Stations	Access Type	Ownership Type	Management Type	Year Built	Refurbished
PUTLANDS SPORTS & LEISURE CENTRE	Tonbridge	32	Pay and Play	Local Authority	Trust	1993	Yes
THE WEALD SPORTS CENTRE	Cranbrook	48	Pay and Play	Local Authority	Trust	2000	Yes
TUNBRIDGE WELLS SPORTS CENTRE	Tunbridge Wells	103	Pay and Play	Local Authority	Trust	1974	Yes
BODY MISSION	Tonbridge	20	Registered Membership use	Commercial	Commercial Management	2002	Yes
FIT4LESS (TUNBRIDGE WELLS)	TUNBRIDGE WELLS	20	Registered Membership use	Not known	Not Known	2015	No
GYMNASTICS CLUB KENT	Tunbridge Wells	21	Registered Membership use	Commercial	Commercial Management	2013	No
HALO GYM	Tunbridge Wells	70	Registered Membership use	Commercial	Commercial Management	2012	No
NUFFIELD HEALTH (TUNBRIDGE WELLS)	TUNBRIDGE WELLS	120	Registered Membership use	Other	Other	1999	Yes
PURE GYM (TUNBRIDGE WELLS)	Tunbridge Wells	220	Registered Membership use	Commercial	Commercial Management	2000	Yes
RISEBRIDGE HEALTH & SPORTS CLUB	Cranbrook	27	Registered Membership use	Commercial	Commercial Management	1995	Yes
SPA HEALTH & BEAUTY	Tunbridge Wells	36	Registered Membership use	Commercial	Commercial Management	1986	Yes
CRANBROOK SCHOOL	Cranbrook	25	Sports Club / Community Association	Academies	School/College/University (in house)	2016	No

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Studios

Site Name	Post Town	Area Sq.m	Access Type	Ownership Type	Management Type	Year Built	Refurbished
HIGH WEALD ACADEMY	Cranbrook	100	Pay and Play	Academies	School/College/University (in house)	2006	No
PUTLANDS SPORTS & LEISURE CENTRE	Tonbridge	40	Pay and Play	Local Authority	Trust	1993	Yes
THE WEALD SPORTS CENTRE	Cranbrook	180	Pay and Play	Local Authority	Trust	2000	No
TUNBRIDGE WELLS SPORTS CENTRE	Tunbridge Wells	107.01	Pay and Play	Local Authority	Trust	1974	Yes
TUNBRIDGE WELLS SPORTS CENTRE	Tunbridge Wells	54.66	Pay and Play	Local Authority	Trust	1974	Yes
BODY MISSION	Tonbridge	42	Registered Membership use	Commercial	Commercial Management	2002	Yes
GYMNASTICS CLUB KENT	Tunbridge Wells	55	Registered Membership use	Commercial	Commercial Management	2011	No
NUFFIELD HEALTH (TUNBRIDGE WELLS)	TUNBRIDGE WELLS	375	Registered Membership use	Other	Other	1999	Yes
NUFFIELD HEALTH (TUNBRIDGE WELLS)	TUNBRIDGE WELLS	375	Registered Membership use	Other	Other	1999	Yes
PURE GYM (TUNBRIDGE WELLS)	Tunbridge Wells	111.48	Registered Membership use	Commercial	Commercial Management	2000	Yes
BENENDEN SCHOOL	Cranbrook	375	Sports Club / Community Association	Other Independent School	School/College/University (in house)	1990	No
CRANBROOK SCHOOL	Cranbrook	100	Sports Club / Community Association	Academies	School/College/University (in house)	1990	Yes
MASCALLS ACADEMY	Tonbridge	100	Sports Club / Community Association	Academies	School/College/University (in house)	2006	No
THE SKINNERS' KENT ACADEMY	Tunbridge Wells	144	Sports Club / Community Association	Academies	School/College/University (in house)	2002	No