



## UTTLESFORD DISTRICT COUNCIL

# INDOOR & BUILT SPORT FACILITIES STRATEGY & ACTION PLAN – FINAL REPORT

**MAY 2024**

QUALITY, INTEGRITY, PROFESSIONALISM

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Cert Num: 6543-QMS-001

# UTTLESFORD DISTRICT COUNCIL INDOOR BUILT FACILITIES STRATEGY REPORT

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### PART 1: INTRODUCTION

This is the Uttlesford District Council (UDC) Indoor & Built Facilities Assessment and Strategy for the period 2022-2041. Recommendations are drawn from the Uttlesford Needs Assessment Report 2024 prepared by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP).

It is part of a wider series of inter-related documents which include a playing pitch strategy (PPS) and an open space and recreation study. The inter-relationship between the portfolio of documents must be noted as some sports covered by the PPS also access indoor facilities for matches/training or use such areas on an informal basis. Similarly, there are indoor sports venues which also feature playing pitches and/or other outdoor facilities.

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

#### 1.1: Purpose

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

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

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

#### 1.2: National strategic context

##### Sport England: Uniting the Movement 2021

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

- ◀ Advocating for movement, sport and physical activity.
- ◀ Joining forces on five big issues.
- ◀ Creating the catalysts for change.

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

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

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

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

Uniting the Movement 2021 will be delivered via funded programmes, interventions made, and partnerships forged. For each action area, there are key performance indicators to evidence progress being made by all involved.

### **Sport England: The Future of Public Sector Leisure**

Engagement by Sport England with the public leisure sector has highlighted that the pandemic has accelerated the appetite for local authorities to look at leisure services and re-examine the purpose of their provision, delivery against local community outcomes and consider their alignment with broader strategic outcomes, particularly health.

Key insight from the report ([Sport England: The Future of Public Sector Leisure](#)) includes the facts that:

- ◀ 68% of sports halls and swimming pools were built 20+ years ago. Although more than £150m was invested in the opening of new public leisure and swimming facilities in 2018/19<sup>1</sup>, with another £200m worth of assets in construction or planning there remains significant levels of ageing public leisure stock.
- ◀ 72% of all school swimming lessons take place in a public leisure facility, which included both the statutory learn to swim programme and the water safety curriculum across primary schools. Swimming club usage is also predominantly based at public leisure facilities.

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<sup>1</sup> 2 Intel Report on Leisure Centres and Swimming Pools (September 2019)

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The leisure sector is emerging from the pandemic in a particularly fragile state. Emergency funding<sup>2</sup> helped to avert financial catastrophe and enabled the additional costs of maintaining public assets and reopening services to be met. These funding sources are, however, finite and have now been virtually exhausted. At best, financial pressures risk limiting the ability of stakeholders to deliver against their commitments; at worst they may result in the permanent closure of some services or facilities.

In respect of the recovery of the sector to pre-Pandemic participation levels, data generated via the [Moving Communities](#) platform suggests that in October 2021, throughput levels (13.2 million) were still lower than the monthly average in 2019 (17.8 million). Recovery of participation in different activities has been imbalanced and has leaned towards those activities which deliver a faster return to pre-pandemic revenue levels.

Sites refurbished in the last 10 years are seeing a throughput recovery of 68% compared with a recovery of 62% for those last refurbished 20+ years ago, suggesting that investment in newer facilities creates spaces with greater appeal, that increase user confidence levels and provide a more relevant offer to meet current customer demands.

To address these significant challenges, a repositioning of the traditional offer of public leisure into one akin to an **active wellbeing service** is advocated focusing on added value and supporting the delivery of key local priorities, alongside wider government policy around Levelling Up, net zero and health inequalities.

### Sport England's planning aim

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

Table 1.1: Sport England planning objectives

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

<sup>2</sup> Local authorities invested £160 million The National Leisure Recovery Fund £100m, Leisure operators drew on £171 million of reserves alongside further relief measures such as the Government's furlough scheme

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

Figure 1.1: Sport England’s 12 planning principles



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### Cost pressures affecting the leisure industry

Insight produced by the [Local Government Association](#) suggests that councils continue to face substantial inflationary, Covid-19 related, and demand-led pressures which affect their ability to efficiently operate leisure provision. During 2022, the leisure sector recovery following the lockdown has gained momentum, but rising utility costs and recent cost of living pressures on households are adversely impacting consumer confidence, leisure centre throughput and overall participation rates. Councils and leisure operators are being required to address and review existing management arrangements and options to ensure the viability of the sector.

Leisure providers (in-house and externally commissioned) are disproportionately affected because leisure centres (especially those with swimming pools) have high energy demands. Typically, energy is a leisure operator's second highest cost after staffing. This is exacerbated by the fact that much of the leisure estate is ageing and relatively energy inefficient. Research shows that two-thirds of public swimming pools and sports halls need to be replaced or refurbished. Ageing assets contribute up to 40% of some authorities' direct carbon emissions.

The LGA advises that, in tackling challenges presented by the current energy crisis, councils should aim to pursue partnership focused approaches and consider solutions which may contribute to wider public health, decarbonisation, and levelling up and economic outcomes. It suggests that this could include the following measures:

- ◀ Regular monthly meetings with leisure operators to review and monitor utility costs.
- ◀ Encourage leisure operators to be open and transparent about the true cost of utilities.
- ◀ Explore potential for flexibility in contractual arrangements and operating parameters: i.e., pool and building temperatures and pricing reviews.
- ◀ Review non-viable/low priority contractual requirements.
- ◀ Using management fees to stabilise utilities and providers to ensure service continuity.
- ◀ Renegotiating repayment terms of loans to enable providers to defer Covid repayments to later years when they are more stable.
- ◀ Working with operators to include leisure schemes as part of decarbonisation projects and/or council investment in energy saving processes.

In addition, recently, there has been external body funding available to support the continuation and/or efficiency of service provision such as Sport England's Swimming Pool Support fund. Uttlesford DC in partnership with 1Life has secured a significant level of funding from this fund. (£81,437 for the Lord Butler Leisure Centre, and £73,919 for the Great Dunmow Leisure Centre).

### Environmental sustainability

The UK Government net zero strategy 'Build Back Greener' was published in October 2021. This sets out how it intends the UK to meet its target for decarbonisation by 2050. It focuses on interventions such as:

- ◀ A fully decarbonised power system by 2035 with all electricity coming from 'low carbon sources'.
- ◀ Improved efficiency of heating for homes and buildings, aiming for all new heating appliances to be based on low carbon technologies, such as electric heat pumps or hydrogen boilers.
- ◀ Low carbon fuel supply – by scaling up the production of low carbon alternatives including hydrogen and biofuels.

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UDC's net zero carbon commitment is set out in its Climate Crisis Strategy. It aims to become net-zero by 2030.

[Sport England](#) reports that climate change and the increased occurrence of extreme weather that it brings are already affecting sports facilities, meaning that the sector needs to build greater resilience to counter this very real threat.

It proposes that a wide range of issues should be considered when approaching project development to, and the resultant environmental impact of, say, new swimming pool development. This applies to determining whether to refurbish an existing building with its carbon already embedded or to build a new. In establishing a sustainability strategy early on Sport England suggests some key principles as part of a 'pathway to sustainability' and net zero carbon in respect of building design and operation.

- ◀ Reduce energy consumption as the first measure to reduce carbon emissions and energy costs.
- ◀ Change behaviour, eliminate energy waste and operate energy control systems more effectively at no extra cost.
- ◀ Passive design - Building orientation and placement on site is critical to achieving net zero targets Harness a site's natural resources to benefit cross ventilation, natural lighting, solar gain, shelter or shading.
- ◀ Fabric efficiency - Maximise the building fabric and glazing performance.
- ◀ Minimise initial energy demand to reduce demand on plant and technologies incorporated.
- ◀ Efficient systems - Invest in appropriate energy-efficient products including heating, ventilation, fittings, controls, sensors, heat pumps and recovery systems.
- ◀ On-site renewables Incorporate low and zero carbon (LZC) technologies to produce energy on site.
- ◀ Off-site renewables - only use energy providers who use renewable energy.



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## PART 2: LOCAL AREA CONTEXT

### 2.1: Local strategic context

#### Uttlesford District Council Corporate Plan 2023-2027

This sets out the key priorities for the next 5 years. The vision over this time period is 'to make Uttlesford the best place to live, work and play', through the following themes:

Theme	Description
Active place-maker for our towns and villages	To create a renewed focus on strategic master-planning in partnership with towns and villages to create better resident-centred places to live. This will result in new policies and plans to give our towns and villages a strong sense of purpose and place.
Progressive custodian of our rural and historic environment	Residents will see the Council is a strong protector of the physical and historic environment and that the Council is taking affirmative action on combating the effects of climate change at a local level.
Champion for the district	Residents will feel that the Council is proactively working on their behalf for the good of the district with other authorities and organisations. This will improve Uttlesford's connectivity and create a better local health service for residents.

To ensure that Uttlesford's towns and villages deliver a strong sense of purpose and place, the authority will promote healthy lifestyles in diverse and inclusive communities. This will be achieved through:

- ◀ Working with partners, including the voluntary sector, to improve the general quality of life for residents, including for residents that experience social isolation, poor mental health, obesity, addiction and dementia.
- ◀ Continuing to be an active partner of the Health and Wellbeing Partnership, to promote healthy lifestyles.

#### Uttlesford District Council Local Plan

This will be part of the statutory planning framework for the district; guiding decisions on all aspects of development. It will set out how and where new homes, jobs, services and infrastructure will be delivered and the type of places and environment that will be created.

Submission of the draft Local Plan is expected in summer 2024. This will be followed by a period of examination during 2025 with Plan adoption envisaged in early 2026.

The needs assessment and strategy report will therefore act as an important evidence base to help inform future priorities and requirements.

#### Housing growth

Future need for open space will arise from the population increases from potential housing growth developments. The standard methodology identifies a housing requirement of 675 dwellings per annum for Uttlesford<sup>3</sup>. The housing requirement for Uttlesford District is therefore 13,500 homes to be delivered in the plan period between 2021 and 2041.

<sup>3</sup> 5 year Land Supply Statement and Housing Trajectory (December 2022)

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The indicative population figure (16,416) assumes that population growth will average 2.4<sup>4</sup> persons per dwelling. The draft Plan provides for at least 14,741 dwellings by 2041 in the interest of providing flexibility and contingency.

### Uttlesford's Health and Wellbeing Strategy 2023-2028

The health of people in Uttlesford is generally better than the England average. However, there are key issues associated with the rurality of the area and it is possible to overlook local inequalities, which are masked by Uttlesford's generally affluent socio-economic profile.

To reduce these inequalities, the Health and Wellbeing Strategy vision is to ensure that all children, young people and adults across the whole of Uttlesford can live healthy, fulfilling and long lives. To achieve this, the Strategy lists five key priorities – which are to:

1. Improve and support mental wellbeing.
2. Enable people to live healthy, active lifestyles throughout their lives.
3. Build healthy, resilient, active communities.
4. Alleviate pressures associated with increased costs of living.
5. Improve access to services and facilities.

To improve access to facilities, including leisure centres, the authority will review and enhance sustainable public transport networks to all key facilities. It will also ensure that facilities are of the highest of standards to ensure they are accessible. Providing accessible attractive facilities will help increase the health of the Uttlesford community and creates opportunities for social interaction.

### Fit for the Future: Active Essex Implementation Plan 2021-31

Launched in July 2021, the Fit for the Future Implementation Plan provides a rallying call to action for the thousands of organisations and people across Essex who recognise the enormous contribution physical activity and sport makes to the health and wellbeing of everyone.

As of June 2021, over 1.6 million people were living in Greater Essex of whom 901,000 are active adults who participate in over 150 minutes of physical activity per week. Active Essex wishes to increase this number, unite in one direction and over the next 10 years, create an active Essex to improve everyone's health and wellbeing. To achieve this, it has adopted the following key objectives.

- ◀ **Strengthening communities** - all communities across Essex, Southend and Thurrock use the power of physical activity and sport to build resilience, connection and wellbeing.
- ◀ **Active environments** - to work collectively to develop and provide well connected, accessible places and spaces that encourage people to be active.
- ◀ **Children and young people** - to ensure every child has the best start in life, whereby they are active, healthy and happy.
- ◀ **Levelling up health and wellbeing** - to change behaviours, which will enable and empower people to do things for themselves and their local communities. Physical activity is the highest priority for good health.
- ◀ **Sport and physical activity** - to support the recovery, development and growth of our sport and physical activity sector, in order to collectively increase opportunities for all.

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<sup>4</sup> Source: ONS Household and resident characteristics (Census 2021)

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### Essex Joint Health and Wellbeing Strategy (JHWS) 2022 – 2026

Every local area must have a JHWS setting out the priorities identified through the Joint Strategic Needs Assessment (JSNA) that local government, the NHS and other partners will deliver together through the Health and Wellbeing Board (HWB).

The aim of the Essex JHWS is to improve the health and wellbeing of all residents in Essex by creating a culture and environment that reduces inequalities and enables residents of all ages to live healthier lives. To achieve this, the JHWS identifies five key priorities, all of which have specific development outcomes which need to be achieved through partnership work, as outlined in Table 2.1.

Table 2.1: Essex JHWS priorities and outcomes

Priority	Outcome
Improving mental health and wellbeing	Supporting the mental health and emotional wellbeing of children and families with a focus on the vulnerable. Reduced loneliness and social isolation. Reduced suicide through a focus on system support.
Physical activity and healthy weight	Enabling children, young people and their families to be more physically active. Improved levels of physical activity amongst adults by helping them find ways to integrate physical activity into their daily lives. Improved nutritional awareness, healthy eating, and help low-income households access affordable healthy food options.
Supporting long term independence	Improving access to advice and guidance including financial support so that residents with long-term conditions and their carers can better manage their conditions. Reduced digital exclusion to improve access to advice and support online. Help all residents have better access to opportunities in education, work, skills, housing, and their social lives.
Alcohol and substance misuse	Improve access to advice, support and treatment for residents experiencing alcohol or substance use issues. Work across the system to help address the challenges of county lines and drugs related criminality. Educate children, young people, adults, and families on the risks associated with alcohol and substance misuse.
Health inequalities & the wider determinants of health	Ensure that all children have access to quality parenting, early years provision and education that provide the foundations for later in life. Address food poverty and ensure that all children can access healthy food. Improve access to employment, education and training for adults and young people in our most deprived communities. Embed the use of health impact assessments in planning practice to ensure new planning proposals do not negatively impact on health, health services or widen health inequalities.

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### Leisure operator

The Council's Private Finance Initiative (PFI) based contract with 1Life Management Solutions Limited to run its leisure centres is set to run until August 2035, incorporates:

- ◀ Refurbishment, maintenance, financing and operation of the Lord Butler Leisure Centre.
- ◀ The design, construction and ongoing maintenance and operation of two new facilities; the Mountfitchet Romeera Leisure Centre and Great Dunmow Leisure Centre.

Although situated at the same site as the Lord Butler Leisure Centre, Turpin's Indoor Bowls Club sits outside of the PFI contract and is therefore managed independently.

In February 2023, Parkwood Group acquired 1Life. Parkwood has, thus, taken on the management of the contract.

### Summary of local policy

UDC is committed to ensuring that current and future residents have access to good physical activity opportunities, reside in strong communities and are supported by a successful and sustainable economy. It recognises that population growth and housing development is likely to require some form of intervention in relation to sports facility capacity by 2041.

### 2.2: About Uttlesford

Uttlesford is one of 12 local authorities located in the County of Essex. Higher population densities are focused in and around the three key settlements of Saffron Walden, Great Dunmow and Stansted Mountfitchet, along with concentrations in and around Stansted Airport (which includes the local service centre of Takeley). Newport and Thaxted are also Local Service Centres with higher population densities. The rest of the authority is predominantly rural.

It is surrounded by the following districts: Braintree, Chelmsford, Epping Forest, East Hertfordshire, North Hertfordshire and South Cambridgeshire. Key transport routes include the M11, which connects the M25 with Cambridge, travelling north to south through the authority and the A120 which runs east to west, through the south connecting Stansted Airport to Braintree.

**Population and distribution** (Data source: 2021 Census, ONS): The population of Uttlesford is 91,348 of which 44,652 are males and 46,696 females. It has a slightly lower proportion of 20-34 year-olds (Uttlesford:14.7%, East:18.2%). There are, however, more people in the age groups from 45-64 (28.5% compared to 26.1%). The proportion of the population in remaining age groups in Uttlesford is similar to regional averages.

**Deprivation** (Data source: 2019 indices of deprivation, MHCLG): None of the district's population falls within areas covered by the country's four most deprived cohorts compared to a national average of c.40%. Conversely, 68.2% live in the three least deprived groupings in the country, this compares to a 'norm' of c.30%.

**Ethnicity**: (Data source: 2021 census of population, ONS): Uttlesford's ethnic composition does not reflect that of England as a whole. According to the 2021 Census, the largest proportion (94.5%) of the local population classified its ethnicity as White; this is higher than

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the comparative England rate of 81.0%. The next largest population group (by self-classification) is Mixed, at 2.2% this is lower than the national equivalent (3.0%).

**Income and benefits dependency** (Data source: Nomis 2022) The median figure for full-time earnings (2022) in Uttlesford is £38,489. The comparative rate for the East is £34,715 (-9.8%) and for Great Britain; £33,394 -13.2%. 985 people in Uttlesford claimed out of work benefits<sup>5</sup> in July 2023. This is an increase of 51.5% when compared to March 2020 (650).

**Health data** (Data sources: ONS births and deaths, NCMP<sup>6</sup> and NOO<sup>7</sup>): In keeping with patterns seen alongside lower levels of health deprivation, life expectancy in Uttlesford is higher than the national figure; the male rate is currently 82.6 compared to 79.4 for England, and the female equivalent is 85.4 compared to 83.1 nationally.

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

Adult rates of obesity or overweight in Uttlesford are below national but slightly above regional rates. However, child rates are below both national and regional rates.

### **Sport England: Active Lives Survey (ALS) 2020/21**

This assesses the extent to which 16+ year olds take part in sporting activity. A lower percentage (18.6%) of Uttlesford's population is inactive than England (27.2%) and the East (25.3%). Conversely, a higher percentage (72.1%) is active.

### **The most popular sports and physical activities**

ALS also makes it possible to identify the top five participation sports within Uttlesford. As with many other areas, fitness and athletics are among the most popular (they are also known to cut across age groups and genders). In Uttlesford more than one third of adults take part in fitness activities, on average, at least twice a month. The next most popular activity is athletics in which 20.0% of adults participate on a relatively regular basis.

### **Mosaic** (Data source: 2020 Mosaic analysis, Experian)

Mosaic classifies all 28.6 million households into 15 groups, 66 household types and 238 segments. This data is then used to paint a picture of UK consumers in terms of their social-demographics, lifestyles, culture and behaviour. The following table shows the top five classifications in Uttlesford when compared to the country as a whole. The dominance of these five can be seen inasmuch as they represent almost three quarters (73.4%) of the population compared to a national equivalent rate of two in five (40.6%).

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<sup>5</sup> This includes both Job Seekers Allowance (JSA) and Universal Credit. Universal credit also includes other benefits including employment and support allowance (ESA) and child tax credits.

<sup>6</sup> National Child Measurement Program

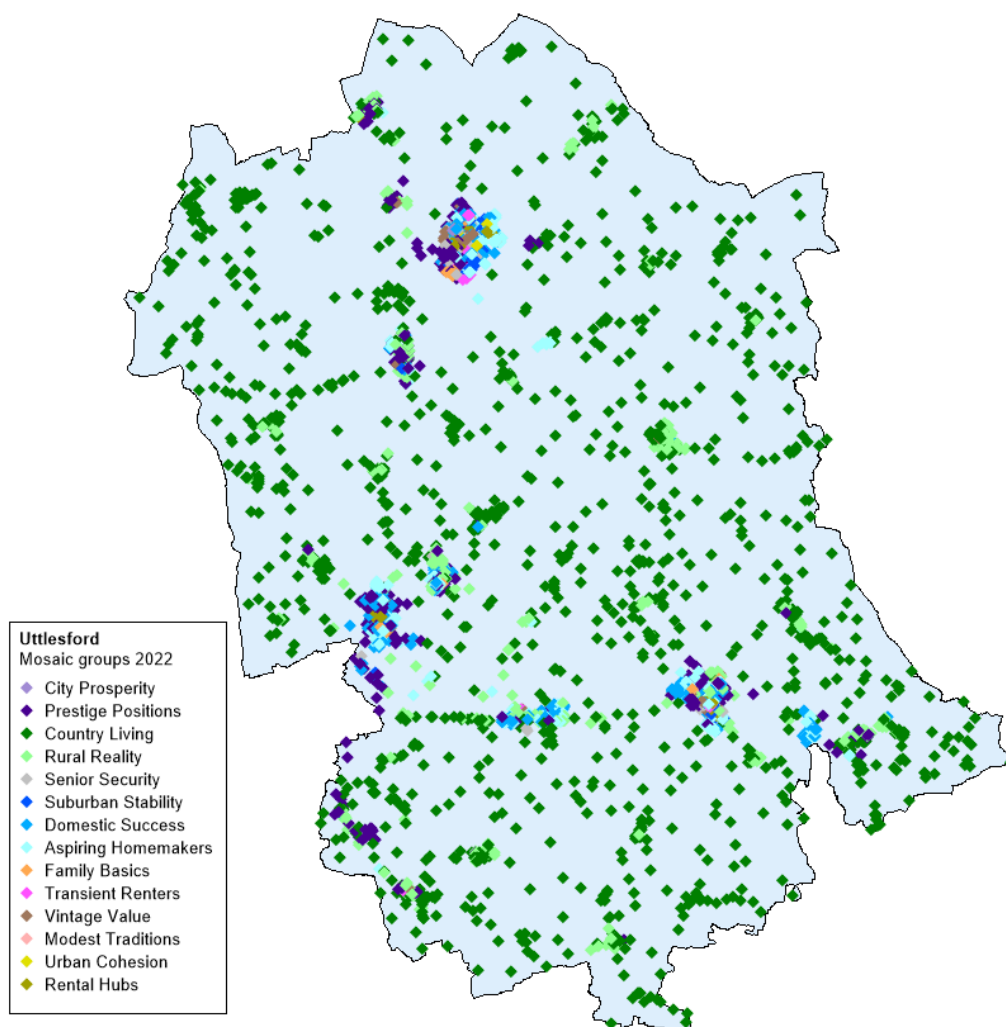
<sup>7</sup> National Obesity Observatory

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Table 2.1: Mosaic – main population segments in Uttlesford

Mosaic group description	Uttlesford #	Uttlesford %	National %
1 - Country Living	29,730	31.6%	7.1%
2 - Domestic Success	13,771	14.6%	8.8%
3 - Rural Reality	13,446	14.3%	7.2%
4 - Aspiring Homemakers	12,163	12.9%	10.5%
5 - Prestige Positions	10,335	11.0%	7.0%

Figure 2.1: Distribution of Mosaic segments in Uttlesford



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### Population projections

#### Strategic planning: Change over 25 years (2018 to 2043<sup>8</sup>)

The most recent ONS projections indicate a rise of 20.6% in Uttlesford's population (+18,328) over the 23 years from 2018 to 2041. Some of the key points for Uttlesford are outlined below:

- ✦ The number of 0–15-year-olds, grows by +1,213 (+6.8%) over the first half of the projection (to 2031).
- ✦ The number of 16–24-year-olds increases by +5.0% in the first period (+389) followed by a decline of -2.4% (-202) in the second period to 2041.
- ✦ There is a continuous increase in the numbers of persons aged 65+.

Table 2.2: Uttlesford – ONS projected population (2018 to 2041)

Age (years)	2018 #	2031 #	2041 #	2018 %	2031 %	2041 %	2031 Change	2041 Change
0-15	17,717	18,930	19,271	19.9%	18.6%	17.9%	106.8%	108.8%
16-24	7,846	8,235	8,034	8.8%	8.1%	7.5%	105.0%	102.4%
25-34	9,019	9,121	10,158	10.1%	9.0%	9.4%	101.1%	112.6%
35-44	11,266	13,169	12,325	12.6%	13.0%	11.5%	116.9%	109.4%
45-54	14,086	14,194	15,051	15.8%	14.0%	14.0%	100.8%	106.8%
55-64	11,863	13,935	14,379	13.3%	13.7%	13.4%	117.5%	121.2%
65+	17,382	24,057	28,291	19.5%	23.7%	26.3%	138.4%	162.8%
<b>Total</b>	<b>89,179</b>	<b>101,642</b>	<b>107,507</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>114.0%</b>	<b>120.6%</b>

### Summary of demographic profile and population projections

Uttlesford's population is expected to rise by 20.6% by 2041. A significant factor in this is the continuous rise in the number of people aged over 65. The number and proportion of people in most other age groups fluctuates over this period.

A key issue to consider is whether the current stock of facilities will be able to accommodate this increase or whether there is sufficient demand in specific areas to justify the development of new leisure facilities. There will also be a need to consider how the older population will choose to use its leisure time; this may well lead to changes in levels of demand for different activities.

There will be more need for daytime available facilities to accommodate the larger number of older people and provision to meet the demand for children's activities reflecting the rising number of 0-15 year-olds.

### 2.3: Planning policy

#### Revised National Planning Policy Framework 2023

The NPPF sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their

<sup>8</sup> Office for National Statistics 2018-based population projections (data released March 2020)

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councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities. It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies the need to focus on three themes of economic, social, environmentally sustainable development.

A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making, the NPPF states that local plans should meet objectively assessed need. It is clear about sport's role delivering sustainable communities via promotion of health and well-being.

Sport England, working within the provisions of the NPPF, wishes to see local planning policy protect, enhance and provide for sports facilities based on robust and up-to-date assessments of need, as well as helping to realise the wider benefits that participation in sport can bring.

The promoting healthy communities theme in paragraph 103, identifies that planning policies should be based on robust, up-to-date assessment of need for open space, sports and recreation facilities and opportunities for new provision. Specific needs, quantitative/qualitative deficiencies and surpluses should be identified and used to inform provision requirements in an area.

### **National Planning Practice Guidance (NPPG)**

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

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

The promoting healthy communities theme in paragraph 103, identifies that planning policies should be based on robust, up-to-date assessment of need for open space, sports and recreation facilities and opportunities for new provision. Specific needs, quantitative/ qualitative deficiencies and surpluses should be identified and used to inform provision requirements in an area.

### **Summary of national context**

As the nation recovers from the global pandemic, there is a need to reconnect communities, reduce inequalities and create stronger societies. The aim is to create a catalyst for change, with sport and physical activity as one of the key drivers. There is a need to ensure that people in all age groups either get or remain active. Ensuring an adequate supply of suitable facilities to support this aim is also a requirement of the planning system in line with national policy recommendations.

Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on up-to-date assessment of needs for all levels of sport and all sectors of the community. This assessment report applies the principles and tools identified in Sport England's ANOG.



### PART 3: NEEDS ASSESSMENT FINDINGS

#### 3.1: General findings

Uttlesford recognises the importance of its leisure facility stock to physical activity, health and wellbeing and is committed to its retention via the presumption (in planning policy) against any net loss of active sport and leisure facilities. There is also recognition that the Council must operate within a climate of financial constraints (increasingly so, following the Covid-19 pandemic and the on-going cost of living increases).

As noted above, there is a continuous rise in the number/proportion of persons aged 65+. The key issue is, therefore, likely to be how an increasingly ageing population chooses to use its leisure time and whether/how this may lead to changes in demand for different activities.

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

The audit identifies a need for additional sports hall provision and water space in Uttlesford as there is limited scope to increase hours in the existing facilities and few options to review programming to free up sufficient capacity to meet the needs of residents. There is a need to undertake a Sport England Facilities Planning Model report for sports halls and swimming pools to provide a detailed quantitative and spatial assessment of the supply and demand across the district.

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

Apart from this, in general, existing stock (and provision in neighbouring areas) is meeting the current demands of residents. There is, however, a need to maintain/improve quality and ensure that facilities remain community accessible, good quality and attractive.

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

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

##### Sports halls

There are 14 sports halls at 12 sites (42 badminton courts) in Uttlesford. Ten sports halls on nine sites have 3+ courts (a total of 37 courts).

One sports hall is assessed as good quality (Saffron Walden County High School Centre), the other seven (Anglian Leisure Joyce Frankland, Dame Bradbury School, Felsted School, Great Dunmow Leisure Centre, the Lord Butler Leisure Centre and Mountfitchet Romeera Leisure Centre) are rated above average quality.

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Most sports halls in Uttlesford have benefitted from some form of investment/ refurbishment in the last 20 years. The exception is the 3-court sports hall at Dame Bradbury School, which is reported to have received no investment over this period.

In the Uttlesford area, 27,552 residents (32.3% of the total population) live within one mile of a sports hall.

Levels of car ownership are reportedly high. Only 8.7% of the population does not have access to a car (2021 Census). This means 3,232 people in Uttlesford's population are reliant on public transport or walking to get to a sports hall. This can add to the cost of participation. There is a need to ensure that there is provision in place for active modes of travel.

Of the nine 3+ court sports halls in neighbouring authorities within two miles of the UDC boundary, one is to the north, two in the east and the remainder in East Hertfordshire to the southwest. The two public venues with sports halls are Braintree Sport & Health Club (5-courts) and Leventhorpe Leisure Centre (4-courts). They are considered likely to attract residents from the east and west of the authority. For some UDC residents the closest facility may be in a neighbouring authority.

Existing facilities will struggle to accommodate an increase in demand. Sports halls located on education sites are limited to evening access only and some report facing challenges resourcing the opening of their facilities beyond existing hours. While most offer community availability there is limited scope to extend these hours and challenges are faced in respect of school-based sports halls at which community use is not offered (e.g., Felsted School and Carver Barracks).

In Uttlesford, all sports halls are owned and managed in-house by the respective education facility or by the Council's operator, 1Life (Parkwood). UDC has limited influence on sports hall programming, pricing and management as it only owns and manages three out of the nine sports halls. It does have some influence on sports hall programming, pricing and management through the monitoring of the PFI contract, however most of the operational provision is governed and controlled by pre-set key performance indicators.

Daytime availability is limited due to the constraints on education sites. This also applies at Mountfitchet and Great Dunmow leisure centres, both of which are (as per the respective PFI agreements) contractually required to accommodate school use. This leaves just the Lord Butler Leisure Centre offering daytime access.

This option to make use of sports halls during weekday daytime hours is likely to be of key importance given the projected increase in the number and proportion of older people in the authority.

All sports hall sites are reported to be operating at / beyond the Sport England comfortably full benchmark and as noted, there are few options to increase community use hours at existing sites. The exception may be Helena Romanes School although the appetite for extended use has not, yet, been established.

It may be that some of the football activity presently reportedly taking place in sports halls could be taken outdoors onto 3G pitches. This would release sports hall space and enable indoor sports to grow.

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Investment should be directed at maintaining/improving the quality and capacity of existing stock (e.g., Dame Bradbury School) prior to considering development of a new sports hall.

A good range of sports is accommodated. This includes gymnastics, badminton, netball, football, trampolining, pickleball, futsal, martial arts, cricket, hockey and tennis.

Helena Romanes School is relocating to a new site. The replacement school includes an 8 court hall which will lead to an overall increase in 4-courts (the existing 4 court sports hall not available to the community will close). The new school will have a community use agreement and be available to the community.

Overall, the audit identifies that:

- ◀ Uttlesford has insufficient sports hall courts available/accessible to meet current demand.
- ◀ There is a need to maintain the quality of sports halls as they age.
- ◀ Daytime use of sports halls will be of key importance given the projected increase in the number and proportion of older people in the authority. (This applies particularly to the Lord Butler Leisure Centre).
- ◀ There is a need to undertake a Sport England Facilities Planning Model report for sports halls to provide a detailed quantitative and spatial assessment of the supply and demand across the district.
- ◀ New developments need to accommodate the following sports: gymnastics, badminton, netball, football, trampolining, pickleball, futsal, martial arts, cricket, hockey and tennis.

### Swimming pools

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

- ◀ Three main pools 160m<sup>2</sup> or larger (equivalent of 4 lanes x 20m).
- ◀ Two learner/teaching pools.
- ◀ Three lidos.

Pools are in the authority's more densely populated areas. The north of the district has only one swimming pool but is largely rural and sparsely populated.

The largest (6-lane x 25m) pool is at Great Dunmow Leisure Centre. The Lord Butler Leisure Centre has the most water on site (a 5-lane x 25m pool and a 10m x 12m learner pool). Both are Council owned public leisure centres.

In terms of pool quality, all three in Uttlesford are rated above average.

Felsted School is the oldest pool in the authority. Consultation with the School indicated that it is well maintained and receives the necessary investment as and when required.

The ageing public pool at the Lord Butler Leisure Centre opened c.40 years ago. There is a need to plan for the long-term future of this venue.

Catchment analysis indicates that 17,909 (21.0%) of the population lives within one mile of a swimming pool that is 160m<sup>2</sup> or larger. Given the predominantly rural nature of Uttlesford, this is not unusual. The challenge is to enable people living in particularly rural areas, that do not have access to a car, to access facilities.

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The two public leisure centre pools are available to the community on a pay and play basis. The Felsted School pool closed to the public during the Covid-19 Pandemic and consultation identifies it has not re-opened to the community since.

Swimming clubs (including triathlon) report demand for additional session time which is not available. This demand has increased post Covid following the decision of Felsted School not to re-open to the community.

There is a need to invest in current facilities to reduce carbon emissions and the cost of operating efficiently to meet UDC's net zero emissions pledge.

As of the audit date, there are plans to refurbish the old Friends School swimming pool as part of a housing development scheme however, the timescales and level of community use is unknown.

There is an ambition to add learner/teaching pools at the public leisure centres (it is not possible to do this at Great Dunmow Leisure Centre) to increase viability, reduce programming pressure and meet demand (enabling a balanced programme encompassing learn to swim, club use, swim for fitness and casual swimming).

There is a need to undertake a Sport England Facilities Planning Model report for sports halls and swimming pools to provide a detailed quantitative and spatial assessment of the supply and demand across the district.

### **Health and fitness**

The 14 health and fitness gyms in Uttlesford offer 675 stations. Generally, they are in the main settlement areas and on the main arterial routes of the authority.

All community available health and fitness sites received a non-technical quality assessment. Generally, they are of good and above average quality. One is rated good quality (Anglian Leisure Joyce Frankland), ten are above average, and one is below average.

Nine sites are located within two miles of the Uttlesford boundary. Two offer pay and play access. Four are of significant size (with over 100 stations) and two are national chains. Some of these are likely to attract Uttlesford residents.

97% of Uttlesford's population lives within 20 minutes' drive of a (20+ station) health/fitness facility within the district. Just over one third (34.0%) reside within one mile walk of a facility.

When comparing the number of community available stations currently available (599) and accounting for the comfort factor, there is a positive supply balance (99 stations at present, 20 by 2031 and then an under-supply of 57 by 2041). This means that, all things being equal, there is sufficient health and fitness provision at present and there will be a small undersupply in 2041.

There is a need to for 1Life (Parkwood) as the Council's leisure provider to increase studio provision and instructors at two of the three public leisure sites (the Lord Butler Leisure Centre and Great Dunmow Leisure Centre). This will enable it to meet current group exercise demand and compete effectively with commercial providers. It should ensure that it is both well-placed to maintain the viability of its sports facilities and best positioned to

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enable people which need it most to access health and fitness-based sport and physical activity.

The majority (seven out of 12) of health and fitness gyms offer pay and play access. Three require a membership for access and two (Saffron Walden County High School and Carver Barracks) are not available to the community.

One key issue is that budget operator managed venues are not necessarily available to people who face barriers to participation and groups, and people from areas of (relative) disadvantage (as cost is only one factor which may hinder usage). This applies particularly to those who need to pay for transport to access such facilities and where pay and play is not available. The challenge for Uttlesford is ensuring that people in rural areas can access provision and that the public leisure stock can meet demand whilst challenged by the lack of studio provision at its sites.

No known new local health and fitness facilities are planned. Both the Lord Butler and Great Dunmow leisure centres report demand for fitness classes that cannot be met. Both have waiting lists for classes and aspirations to add studio space to meet the demands of users. Consultation with Vision Fitness highlighted an aspiration to open an additional fitness gym in the area and a desire to expand current provision.

### **Gymnastics**

Uttlesford has two gymnastics clubs. One is housed in a dedicated gymnastics venue and one is not, it delivers from the Lord Butler Leisure & Fitness Centre.

Allstars Gymnastics operates from a children's play centre. It offers recreational sessions for children aged 4 years to 11 years.

Forge Gymnastics (formerly known as Dynamics (2001-2021) is based at the Lord Butler Leisure Centre for sessions but reports more demand than it can cater for. It also operates from two other sites in neighbouring Cambridge (Linton Village College and Parkside School). Its classes, dependent upon age, each cater for c.20-25 children. It requires more time but understands that this is currently not possible. Ideally, it would like an additional day to accommodate its current waiting list. It has no capacity to meet additional demand.

The majority 80% of the Uttlesford population lives within 30 minutes of a dedicated gymnastics facility.

Should it be possible, there is a need for a larger facility to help Forge Gymnastics Club to meet demand for gymnastics in the district.

### **Squash**

England Squash estimates that there is one court per 12,617 people in England. This reflects the significant number of court closures and/or non-replacements when new facilities are developed to replace older venues - seen over the past decade. For squash to thrive, the NGB believes that the ratio should be closer to one court per 10,000.

Of the nine squash courts at four sites in Uttlesford, four are glass-backed, and the others are traditional. Nine squash courts in the area are theoretically sufficient. However, four are located at independent schools and the MoD site and are not available for community use.

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Consideration should be given to any new provision (or facility extensions) planned to include squash facilities. For a good quality programme to be delivered on a single site, three squash courts are required. To meet the one per 10,000 benchmark, there is a current need for five courts. Taking future population growth (to 2041) into account there is a need for ten courts.

Approximately 90% of Uttlesford's population lives within a 30-minute drive of a facility with squash courts.

Two sites offer pay and play access (Great Dunmow Leisure Centre and the Lord Butler Leisure Centre – when courts are open). Carver Barracks and Felsted School are private use only.

Saffron Squash Club is based at the Lord Butler Leisure Centre. It has c.70 adult members and plays and organises games both recreationally and competitively. It operates five nights per week and utilises all three courts for its programme, which includes training matches, box leagues, inter leagues and coaching on two of the three courts at the centre. It reports having managed to rebuild membership to pre-Covid levels before being stymied due to the RAAC concrete issue.

### **Indoor bowls**

The one dedicated indoor bowls facility (Turpins Indoor Bowls Club) in Uttlesford is of above average quality.

Drivetime modelling suggests that the majority (76%) of Uttlesford's population lives within 30 minutes' drive of a facility. There are no other indoor bowls facilities within a 30-minute drive of Turpins Indoor Bowls Club.

It is available to the public but requires a membership to access facilities. There is capacity to accommodate additional members at the facility. It requires short/medium term investment in the gas heating system (which it would like to replace/enhance with solar panels – a development which would necessitate UDC permission as the venue owner) and rink carpet replacement (within the next 5 years).

There is no requirement for additional purpose-built indoor bowls facilities in the district now or in the near future.

### **Village/community halls**

There are 36 village/community halls in Uttlesford located mainly in areas of denser population, predominantly in the central/western areas of the district.

Radial catchment modelling estimates that one fifth (20%) of the population lives within 800m walk of a village or community hall. These facilities have potential to offer different types of physical activity which are relevant to the local communities which they serve.

Village/community halls tend to be open on a needs (booked) basis. Most are available during the day and at evenings/weekends, offering a range of activities serving their respective communities.

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### PART 4: VISION AND STRATEGIC RECOMMENDATIONS AND ACTION PLAN

The principal opportunity/challenge for Uttlesford is to continuously invest in its indoor and built facilities to ensure that they remain fit for the future. The vision for sport and leisure provision in the area for the period 2022 - 2031 reflects the clear requirement to ensure that facilities are fit for purpose (e.g., modern, welcoming, clean, attractive, flexible, enable a wide programme, ability to offer a good quality learn to swim programme and cost-effective to operate). It is:

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

#### 4.1: General strategic objectives

Below are the recommended short, medium and long-term objectives, not all should be the responsibility of UDC and we advise that, as applicable, the Council works with relevant partners and sporting clubs to tackle noted issues and deliver key objectives.

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

##### Short term

- ◀ Work to reduce energy consumption to reduce carbon emissions/energy costs - in line with UDC carbon reduction targets. Ensure that facilities are made as energy efficient as possible, and that any new developments consider this as high priority.
- ◀ Develop a system to, as early as possible, identify and tackle investment, maintenance, and refurbishment requirements to protect and improve existing sports facilities. Apply this to maintain the quality of all sports facilities in above average and good condition.
- ◀ Make immediate plans for ongoing investment to maintain the standard of the authority's swimming pools.
- ◀ Maintain/increase the level of community available sports hall provision in the current school stock.

##### Medium term

- ◀ Work with Parkwood to ensure that its health and wellbeing offer is developed and refined to better meet the needs of all residents including those with specific health needs, people with disabilities and those living in the authority's more deprived communities.
- ◀ Consider how community use can be extended at the new replacement Helena Romanes School enabling existing sport and physical activity participation to grow. It needs to accommodate the main sports in the area and any new opportunities in particularly indoor cricket.
- ◀ Work with Dame Bradbury School to improve the standard of its (currently below average) sports hall subject to it opening for community use (should sufficient demand be identified).
- ◀ Where no formal agreements are in place work with educational sites (such as Helena Romanes School) to secure community use agreements (CUAs).
- ◀ Ensure the continuity of options that enable daytime community use of sports halls.
- ◀ Maintain a watching brief in respect of the scale of health and fitness provision - both within Uttlesford and provision made outside the authority. Should the upward participation trend continue and predicted population growth occur, look to expand the

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volume and improve the quality of provision available at public leisure centres (alongside the addition of dance studios) to enable them to continue to compete commercially and improve their capacity to cross-subsidise other aspects of provision.

- ◀ Invest progressively in appropriate energy-efficient products including heating, ventilation, fittings, controls, sensors, heat pumps and recovery systems.
- ◀ Support Forge Gymnastics Club to move to a larger dedicated facility should the opportunity arise.
- ◀ Review sports hall programming, linked to the findings of the district's Playing Pitch Strategy. Ascertain whether there is a need for more 3G/netball court investment to enable outdoor sports to play outside creating additional capacity for indoor sports.
- ◀ Work with local sports clubs (independently of and via the leisure operator) to ensure that facilities and workforce development programmes meet the needs of all clubs and residents.

### Longer term

- ◀ Create a plan to invest in the plant and necessary refurbishments that look likely to occur at around the same time.
- ◀ Ensure that memberships and specific activities are available to people living in the authority's more deprived communities via enabling increased use of community facilities (e.g., activity halls and community centres).
- ◀ Be fully prepared to take opportunities to support (via planning, developer contributions and officer expertise) facility developments geared to improving sport and physical provision and activity in the wider community.
- ◀ Maintain/increase daytime access to sports halls to keep pace with demand related to growth in the number and proportion of older people.
- ◀ Work effectively with key provider to drive increases in participation challenging all parties to innovate via delivery of high quality, varied activity programmes.
- ◀ Develop a plan for the 'handback' of the Lord Butler Leisure Centre and the other leisure centres once the PFI agreement expires.
- ◀ Depending on the findings of the FPM, should there be a need for increased provision of sports halls and swimming pools, the redevelopment of The Lord Butler Leisure Centre should be considered with a larger swimming pool, sports hall and fitness provision (including studios). This should be linked to housing growth and also take into account the findings of the Playing Pitch Strategy 2024.
- ◀ Should the replacement Helena Romanes School be developed, there is a need to consider increasing access to the community and enabling daytime access to the facility.



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### Action plans

The following action plan contains two sections:

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

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

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

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## 4.2 Indoor built facilities action plan

Considering the needs assessments related to specific facilities and sports, the demographic make-up, current vision of the Council and associated organisations, plus Sport England’s Planning Model which encourages Protection, Enhancement and Provision of new facilities, UDC should take account of the following strategic recommendations.

### 4.2.1: Management and programming

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Invest to ensure that sports facilities remain attractive and fit for purpose. <b>Protect/Enhance</b>	See site by site recommendations and ensure ongoing review of facility condition takes place.	Develop a system to, as early as possible, identify and tackle ongoing investment, maintenance and refurbishment requirements to protect and improve existing facilities. (See site by site actions below).	Short	UDC, Active Essex (AE) schools/college, community organisations	High
Environmental sustainability and climate crisis. <b>Protect/Enhance/Provide</b>	In line with UDC carbon reduction targets, ensure that existing facilities are made as energy efficient as possible and that new developments consider energy efficiency as a high priority.	Improve the performance of Council buildings aiming to achieve net zero emissions and maximise funding opportunities. Ensure that all newly constructed Council-controlled/influenced sport/leisure centre buildings, extensions and refurbishments are designed to achieve net zero emissions. Focus on the switch away from oil and natural gas use. Deliver ongoing ‘invest to save’ energy efficiency projects to reduce overall emissions and reduce running costs. Maximise onsite renewable energy generation opportunities.	Short	UDC, AE, schools/College, community organisations	High
Maintain/increase community use of education facilities (sport halls) <b>Enhance</b>	Increase the number of hours for which school sports halls are available to the community. Reinforce this with CUAs. Market and promote availability of the current stock of sports halls to more sections of the community.	Work closely with schools that have expressed an interest in increasing community availability – to implement this. Continue to work with schools with good levels of community use to ensure complementary programming across the authority. Develop a site-by-site engagement action plan for schools with limited or no current community use. Where possible deliver binding CUAs	Medium	Schools/College, AE, UDC	High

## UTTLESFORD DISTRICT COUNCIL INDOOR & BUILT SPORT FACILITIES – FINAL STRATEGY

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Planning <b>Protect/Enhance/Provide</b>	Act upon Strategy objectives and actions in part 4.2.2.	Adopt the Strategy as an evidence-based document supporting the Local Plan and development management decisions. Use the strategy to protect existing facilities which meet community needs and to inform the need for proposals for new/enhanced provision. Secure developer contributions from new development that can be used towards new/enhanced provision that could meet the needs identified in the strategy.	Short	UDC	High
<b>Monitor and review</b>	Keep this Facilities Strategy relevant and up to date.	Complete a light touch annual strategy review. Deliver a complete review within 5 years of adoption.	Medium	UDC	High

### 4.2.2: Site specific recommendations

Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Anglian Leisure Joyce Frankland	Anglian Leisure Joyce Frankland	Opened in 2001 and refurbished in 2023, it has one 4-court sports hall (rated above average) and a 1-court activity hall. The lighting was recently upgraded (2023) and the roof is reported to leak. The 20-station health/fitness gym which opened in 2023 is rated as good quality. Facilities are available for 40 hours of community use and accommodate a range of users.	Continue to invest in these facilities to maintain quality. Remedy the roof leak.	Anglian Leisure, Joyce Frankland.	Medium Short	Medium High
Dame Bradbury School	Independent school	Opened in 2003, it has one (3-court) sports hall rated above average quality. It is available for 26 hours of community use and used by a range of sports. It is reported to be operating at full capacity. There is an opportunity to increase the hours available to the community subject to demand and viability.	Maintain good school/community relationship and sustain good levels of community use. Improve the quality of the sports hall and extend the number of hours available to the community.	Dame Bradbury School, AE	Medium	Medium

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Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Felsted School	Independent school	This has one 3-court and one 4-court sports hall - refurbished in 2022 and 2023 respectively. Both are rated above average quality. The 4-lane 23m pool (rated above average) opened in 1983 and was refurbished in 2021. It offers limited community use (swim schools only at weekends). The 33-station health/fitness suite is rated above average quality. The two squash courts are rated as above average quality. Community use is limited and is unable to expand primarily as it is a boarding school and the need to safeguard students.	Continue to invest to maintain facility. Maintain good school/community relationship and sustain (and improve) levels of community use should the opportunity arise.	Felsted School	Long	High
Great Dunmow Leisure Centre	1 Life (Parkwood) (UDC)	A public leisure centre currently operated by 1 Life Parkwood. It opened in 2003 and was refurbished in 2023. The 4-court sports hall is rated above average quality. Open for 100 hours of community use it accommodates a range of sports and is a key netball facility. The 6-lane 25m swimming pool is rated above average quality. It opened in 2003 and has received lifecycle maintenance to date. It faces high demand due to it catering for swimming lessons, club and recreational swimming. The 55-station health and fitness gym/studio is rated above average quality as are the two glass backed squash courts.	Continue to invest in the facility to maintain quality. Increase the number of studios on site to meet current and future demand. Consider the option to add a learner / teaching pool to the facility to increase venue capacity. Should the Helena Romanes School re-locate, enable daytime community use of the facilities to increase provision in the area.	UDC, 1 Life Parkwood	Long	Medium
Helena Romanes School & Sixth Form	College	This has one 4-court sports hall. Quality was not assessed due to being unable to gain access to the site.	Explore options to understand if community use can be established.	The School UDC	Long	High

## UTTLESFORD DISTRICT COUNCIL INDOOR & BUILT SPORT FACILITIES – FINAL STRATEGY

Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
The Lord Butler Leisure Centre	1 Life Parkwood (UDC)	<p>The largest public leisure centre in the district, it opened in 1984 and was refurbished in 2019.</p> <p>It has one 4-court sports hall rated above average quality.</p> <p>The 5-lane 25m swimming pool (refurbished in 2004) is rated above average quality. It caters for significant club demand and faces challenges meeting the needs of the community.</p> <p>The 72 station health and fitness suite and studio is rated as above average quality. It is available on a pay and play basis.</p> <p>It has three squash courts which have been refurbished and the RAAC concrete issues resolved.</p> <p>Plans to upgrade the EV charger could enable it to become a Car Club site but may engender a reduction in parking spaces.</p> <p>The key challenge is the long-term future of the site. UDC and its operator need a plan for this once the PFI contract ends in 2035.</p>	<p>Continue to invest in the facility to maintain quality.</p> <p>Explore whether discounted/free parking can be implemented for leisure centre users to decrease the cost of participation and increase membership numbers.</p> <p>Develop a masterplan to determine the future of the Centre.</p> <p>Consider whether additional studio space could be made available to meet current and future demand.</p> <p>Masterplan the redevelopment of the facility to provide more capacity in the long term linked to housing growth in the area.</p>	UDC, 1 Life Parkwood	Long	High
Mountfitchet Romeera Leisure Centre	1 Life Parkwood (UDC)	<p>Opened in 2003 and refurbished in 2023, the 4-court sports hall rates above average quality. It is operating at c. 80% capacity.</p> <p>The 37 station health and fitness suite is rated as above average quality and is available on a pay and play basis.</p>	<p>Continue to invest in the facility to maintain quality.</p>	UDC, 1 Life Parkwood		
Saffron Walden County High Sports Centre	Academy	<p>Refurbished in 2021, the 4-court sports hall is rated good quality. The floor was replaced in 2021 and there are reports of roof leaks. It is available for 52 hours of community use and operating at c.70% capacity.</p> <p>The 26 station health and fitness suite/studio rated as below average quality and requires modernisation. This is not available to the community.</p>	<p>Maintain good school/community relationship and sustain good levels of community use.</p> <p>Continue to maintain and invest in the sports facilities to ensure they remain high quality and attractive to users.</p> <p>Remedy the roof leak.</p> <p>Extend the number of hours available to the community as demand increases.</p>	Saffron Walden County High Sports Centre	Medium	Medium

## UTTLESFORD DISTRICT COUNCIL INDOOR & BUILT SPORT FACILITIES – FINAL STRATEGY

Facility	Management	Overview	Action	Lead agency(s)	Timescale (S/M/L)	Priority (H/M/L)
Turpins Indoor Bowls Centre	Sports Club (UDC)	<p>Opened in 1996 and refurbished in 2004, the 6-rink indoor bowls facility is of above average quality. Membership is required to access the facilities; it has 350 members currently and capacity to cater for increased demand.</p> <p>The site has a good maintenance regime, but some areas require investment. The gas heating system is c.26 years old and in need of replacement. It would like to install solar panels roof but requires UDC permission as the Council owns the facility. The rink carpet is also approaching the end of its life and will require replacement at some point over the next 5 years, at an estimated cost of £50k.</p>	<p>Continue to market and promote the venue to drive up participation and ensure that it remains sustainable in the longer term.</p> <p>Seek funding and continue to invest to maintain these good quality facilities.</p>	Turpins Indoor Bowls Centre, UDC	Medium	Medium
Commercial fitness gyms	Commercial	There are several commercially operated health and fitness facilities all of which contribute to the diverse facility offer in Uttlesford	Continue to monitor use and gauge the extent to which they complement other activity across the authority.	Commercial operators	Long	Low

# UTTLESFORD DISTRICT COUNCIL

## INDOOR & BUILT SPORT FACILITIES – DRAFT STRATEGY

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### PART 5: MONITORING AND REVIEW

This Strategy identifies and recommends the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Uttlesford for the period up until 2041.

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

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

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

The annual review process should include:

- ◀ A review of the progress made implementing recommendations and the 3-5 year action plan; taking account of any changes required to the priority of each action (e.g., the priority of some may increase/reduce following implementation of others).
- ◀ Lessons learnt throughout the period.
- ◀ New facilities coming on stream (or being made newly available to the community) which will need to be considered.
- ◀ Any specific changes in the use of key district sites (e.g., sport specific specialisms of sites, changes in availability, etc.).
- ◀ Any specific changes in demand at facilities and/or clubs in the area (e.g., reduction or increase in club numbers, new housing growth).
- ◀ New formats of traditional sports that may need to be considered.
- ◀ Any other new or emerging issues and opportunities.

The outcome of the review will be development of a new annual and medium-term action plan for indoor and built sports facilities across the district.

# UTTLESFORD DISTRICT COUNCIL INDOOR & BUILT SPORT FACILITIES – DRAFT STRATEGY

## APPENDIX 1: PLANNING GAIN CONTRIBUTION TOOLKIT

### Introduction

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

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

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

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

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

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

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

- ◀ Uttlesford Indoor & Built Facilities Strategy - Needs Assessment Report: March 2024
- ◀ Uttlesford Indoor Built Facilities Strategy – Strategy Report March 2024

### Process

Step 1	Determine the key indoor sports facility requirement resulting from the development	Navigation
	<p>The key tools to assess this are provided within Sport England's Sports Facility Calculator which is accessed via the Active Places Power website.  <a href="https://www.activeplacespower.com/">https://www.activeplacespower.com/</a></p> <p>This will enable you to determine the demand for sports halls, swimming pools and indoor bowls facilities that the new population from a development generates.</p>	<p>Access to the calculator is restricted and requires a username and password to be set up.</p>

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



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

### Number of dwellings x household occupancy rate<sup>9</sup> = associated population

This is the population that is applied within the Sports Facilities Calculator (SFC) to determine the additional provision that is required to meet the additional demand.

The SFC is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. The model has no spatial qualities or dimension and can only be used to estimate the facility needs for whole area populations. The model makes no reference to:

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

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

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

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

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

Step 2	Determine the other indoor sports and community facilities required as a result of the development	Navigation
	Use the Indoor Built Facilities Strategy to identify level of need that may be generated from new development(s) for indoor sporting provision not included within the SFC. This should also extend to community centre facilities within the area.	Indoor and built facilities strategy

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC), as a result of a new housing development. In this instance, the Indoor & Built Facilities Strategy should be used to determine the need for additional facilities within any specific area within the authority. This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this.

The Assessment Report (in specific sections) identifies need for other provision. This results from consultation with specific clubs and organisations, sports facility managers and NGBs. It

<sup>9</sup> National occupancy rate of 2.3 persons per household is used

## UTTLESFORD DISTRICT COUNCIL INDOOR & BUILT SPORT FACILITIES – DRAFT STRATEGY

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

Step 3	Demonstrate an understanding of what else the development generates demand for	Navigation
	<p>Consideration also needs to be given to the other infrastructure that will be generated as a result of the development. As an example, this could include primary and secondary schools, health centres, library, etc.</p> <p>The key focus here is to determine where there may be duplication of facilities and where there may be opportunities for shared provision.</p>	<p>Consultation with other council services, partners and developers</p>

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

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

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

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

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

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

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

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<b>Step 4</b>	<b>Consider if there are existing facilities within close proximity that could be enhanced or extended to accommodate increased demand.</b>	<b>Navigation</b>
	Further investigation is required to determine if there is an existing facility that is close enough to the development site which, if extended /refurbished / remodelled could accommodate the increased demand generated from the new development.	Facility mapping within the Indoor and Built Assessment Report

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

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

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

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

<b>Step 5</b>	<b>Consider the design principles for new provision</b> The exact nature and location of provision associated with either onsite or off-site developments should be fully determined in partnership with leisure and community specialists (e.g. NGBs, local authority, advisers, etc.) and community groups themselves.	<b>Navigation</b> <a href="#">Sport England design and cost guidance</a>
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It is important to ensure that the design of new or extended facilities is in line with the needs of local clubs and organisations as well as relevant design guidance. It will be important that any design reflects best practice design guidance taking account of the key considerations which will be relevant to each facility. As an example, this will include aspects such as: health and safety, safeguarding, storage, sport specific design features, etc.).

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

Development of community hubs is a key focus for many organisations as the benefits derived from facility co-location is often greater than from stand-alone facilities. There is, thus, a need

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for developers and stakeholders to consider how different facilities may ‘fit’ together. This could, for example, include the following facilities which may be required as part of a development:

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

The master plan for new developments need to consider the strategic location of facilities and the clustering and co-location of facilities to maximise the benefit for the local community.

There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

Step 6	Strategic pooling of financial contributions to deliver new provision	Navigation
	Consideration needs to be given to the multiple developments across the local authority or a combination of local authorities in order to determine if the combined increased demand is sufficient to warrant a contribution to a strategic leisure development.	Wider housing growth strategies.

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

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

This in turn requires the Council and developer to consider the wider housing growth within the area which may also include that within a neighbouring authority. Where the combined increased demand generates the requirement for a strategic facility this should be pooled via developer contributions to a strategic development.

However, it should be noted that the contribution may go towards a facility which is outside of the local authority boundary but reflects how people will live their lives within that specific development.

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

### [Active Places Power](#)

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[Sport England Design and cost guidance](#)

## Checklist summary

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

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## APPENDIX 2: INDICATIVE COSTINGS

### Indicative costs

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

[Sport England facility cost guidance](#)

The costs outlined below are for the development of community sports facilities. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead of Sport England.

### Facility capital costs

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

Costs are updated regularly in conjunction with information provided by the BCIS (Building Cost Information Service) and other Quantity Surveyors.

The document is often referred to as the Planning Kitbag costs as the figures are often used by planners and developers when reviewing potential planning contributions to site developments.

Facility Type/Details	Area (m2)	Capital Cost (£)
<b>Affordable Sports Halls</b>		
1 Court (18m x 10m)	382	850,000
2 Court (18m x 17m)	515	980,000
4 Court (34.5m x 20m)	1,532	2,860,000
5 Court (40.6m x 21.35m)	1,722	3,095,000
6 Court (34.5m x 27m)	1,773	3,135,000
8 Court (40m x 34.5m)	2,240	3,920,000
10 Court (40.6m x 42.7m)	2,725	4,715,000
12 Court (60m x 34.5m)	3,064	5,195,000
<b>Affordable Community Swimming Pools</b>		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,450,000
25m Pool 5 Lane (25m x 10.5m)	1,344	5,390,000
25m Pool 6 Lane (25m x 12.5m)	1,543	5,850,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	6,970,000
25m Pool 8 Lane (25m x 17m)	1,878	7,050,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	8,090,000
<b>Affordable Sports Centres with Community 25m Pool</b>		
4 lane pool, 4 court hall, 50 station health and fitness gym plus studio	2,879	9,560,000

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Facility Type/Details	Area (m2)	Capital Cost (£)
6 lane pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,553	11,220,000
6 lane pool plus learner pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,906	12,360,000
8 lane pool plus learner pool, 5 court hall, 100 station health and fitness gym plus 2 studios	4,509	13,685,000
<b>Indoor Bowls Centre</b>		
6 Rink (excludes Club/Function Room)	1,914	2,595,000
8 Rink (includes Club/Function Room)	2,500	3,390,000
<b>Indoor Tennis Centre</b>		
3 court	2,138	2,930,000
Extra Court	-	955,000

NB – The costs for:

- ✦ Affordable Sports Halls.
- ✦ Affordable Community Swimming Pools.
- ✦ Affordable Sports Centres with Community 25m Pool Options.
- ✦ Affordable Sports Centres with 50m Pool Options.

Align with the costs included within Sport England publications of the same name updated to 2Q 2023. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

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

The costs exclude the following:

- ✦ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ✦ Natural Turf Pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- ✦ Inflation beyond 2Q 2023.
- ✦ VAT.
- ✦ Land acquisition costs.
- ✦ Regional cost variations in materials and labour.

### Lifecycle costs

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

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

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It should not be underestimated the importance of regular maintenance and the expense in maintaining a facility throughout its life.

The table below provides typical annual allowances expressed as a percentage of the Overall Estimated Total Project Cost per annum based on a 25-year cost model.

Facility Type/Details	Sinking Fund (%)	Maintenance (%)
<b>Multi – Use Sports Hall</b>		
Good quality Sports Hall – irrespective of size	0.7	0.5
<b>Affordable Community Swimming Pools</b>		
Good quality Community Swimming Pool, irrespective of size	0.4	1.1

### Sinking Fund

Major Replacement Costs. Typical items for consideration include:

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

### Maintenance

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

Day to day repairs include:

#### External walls

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

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

#### Other items

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

#### Fittings and fixtures

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



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### Internal finishes

Repairs to internal floor, wall and ceiling finishes.

### Plumbing and internal drainage

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

### Heating and ventilation

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

### Power and lighting

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

### Other M&E services

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

### External Works

General Grounds Maintenance, repairs to car parks and external paving.

### Exclusions:

Operation, Occupancy, End of Life Costs, Fees, and VAT are excluded from the allowances. The definition of these is provided below:

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

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

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