KNIGHT, KAVANAGH & PAGE

COLCHESTER AND TENDRING

OPEN SPACE, PLAYING PITCH, OUTDOOR SPORTS AND BUILT FACILITY - OVERARCHING STRATEGY

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Integrity, Innovation, Inspiration

1-2 Frecheville Court ◂ off Knowsley Street ◂ Bury BL9 0UF
T 0161 764 7040 ◂ **F** 0161 764 7490 ◂ **E** mail@kkp.co.uk ◂ **www.kkp.co.uk**

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COLCHESTER AND TENDRING
OS, PPOS & IBF OVERARCHING REPORT

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INTRODUCTION

Tendring District Council and Colchester Borough Council commissioned a suite of studies to provide an up-to-date evidence base and to help inform future decision-making processes. The objectives of the studies extend across multiple Council departments and partners and are summarised below:

- Identify supply and demand issues for sport, recreation and open space facilities based on quality, quantity, and accessibility.
- Identify requirements for sport, recreation and open space generated by the proposed Tendring and Colchester Borders Garden Community (TCBGC).
- Enable the Councils to plan appropriately for the protection and/or enhancement of existing sport, recreation, and open space facilities, identify any surplus sites, and support new provision or refurbishment within future Local Plan priorities.
- Inform strategic proposals for local authority-controlled facilities including investment, enhancement, and rationalisation.
- Identify potential strategic approach and role of other non-council providers.
- Review the appropriateness and effectiveness of existing standards and policies for securing investment consistent with National Planning Policy Framework.
- Help direct expenditure of any future section 106 monies or other contributions for sport, recreation, and open space facilities.
- Identify opportunities for funding and efficiency savings for facilities.

Each study is intended to help inform and guide decision making processes relevant to that element and should help inform the requirements for such forms of provision with regard to existing and future needs.

The documents developed include the following for each local authority:

- Open Space Report
- Indoor and Built Sports Facilities Strategy
- Playing Pitch and Outdoor Sport Strategy (PPOSS)

The key focus for the documents is to provide the planning related evidence base across Tendring and Colchester and identify a way to develop improved facilities for residents.

In delivering each of the studies KKP has followed the relevant national guidance and methodology which ensures a robust evidence base to inform future planning policy and wider investment decisions.

Collaborative approach

Although the councils have taken the lead in developing the above documents as part of evidence bases, it is recognised that the councils alone are not responsible for delivering all of the recommendations and actions. The Councils require a collaborative approach with its national, regional and local stakeholders to deliver the key recommendations and actions that the documents identify.

In some instances recommendations and actions will be Council led but supported by external stakeholders, whereas in others they will be led by local clubs and organisations in partnership with their respective national governing bodies of sport and where the Council has no specific role to play.

POLICY CONTEXT

National Policy Context

National Planning Policy Framework 2021

The National Planning Policy Framework (July 2021) (NPPF) sets out the planning policies for England. It details how these are expected to be applied to the planning system and provides a framework to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

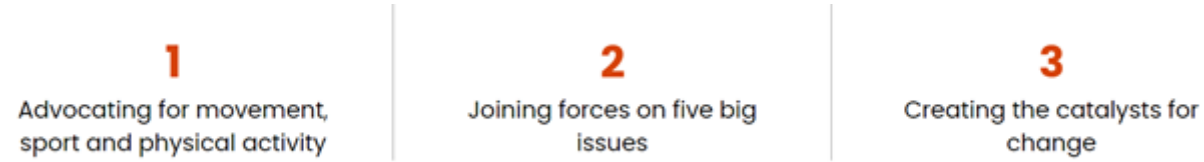
It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It establishes that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

Paragraph 98 establishes that access to a network of high quality open spaces and opportunities for sport and physical activity is important for health and well-being. It states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

Sport England: Uniting the Movement 2021

Sport and physical activity have a big role to play 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. Referencing this, Sport England has recently released its new strategy, Uniting the Movement, its 10-year vision to transform lives and communities through sport and physical activity.

It seeks to tackle the inequalities long seen in sport and physical activity. Providing opportunities to people and communities that have traditionally been left behind, and helping to remove the barriers to activity, has never been more important. The three key objectives are illustrated below:



As well as being an advocate for sport and physical activity, though the building of evidence and partnership development, the Strategy identifies five big issues that people and communities need to work together to address. They are cited as being some of the biggest challenges to an active nation over the next decade and are also the greatest opportunities to make a lasting difference.

Each one is a building block that, on its own, would make a difference, but tackled collectively, could change things profoundly:

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

Planning for Sport Guidance (2019), Sport England

Sets out how the planning system can help provide opportunities for everyone to be physically active. It highlights the vital role planning systems play in shaping environments (including open spaces) which offer opportunities to take part in sport and physical activity. To help with this, the guidance sets out 12 planning-for-sport principles to be embraced.

12 planning for sport principles

Overarching	Recognise and give weight to the benefits of sport and physical activity
	Undertake, maintain and apply robust and up-to-date assessment of need and strategies for sport and physical activity provision, and base policies, decisions and guidance upon them
	Plan, design and maintain buildings, developments, facilities, land and environments that enable people to lead active lifestyles
Protect	Protect and promote existing sport and physical activity provision and ensure new development does not prejudice its use
	Ensure long-term viable management and maintenance of new and existing sport and physical activity provision
Enhance	Support improvements to existing sport and physical activity provision where they are needed
	Encourage and secure wider community use of existing and new sport and physical activity provision
Provide	Support new provision, including allocating new sites for sport and physical activity which meets identified needs
	Ensure a positive approach to meeting the needs generated by new development for sport and physical activity provision
	Provide sport and physical activity provision which is fit for purpose and well designed
	Plan positively for sport and physical activity provision in designated landscapes and the green belt
	Proactively address any amenity issues arising from sport and physical activity developments

Local Policy Context

Tendring's Corporate Plan 2020-2024

The Council's Corporate Plan 2020-2024 sets out the Council's long term aims to shape and develop the district. Its purpose is to focus the full resources of the Authority on improving and sustaining the economic, social, and environmental fabric ensuring Tendring is a place residents, businesses and visitors can be proud of. The key priorities to achieving this are summarised below:

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

Tendring District Local Plan: 2013-2033 and Beyond

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

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

Colchester City Local Plan: 2013-2033

This sets out the vision and key policies for the City to be implemented between 2013-2033. The aim is to ensure that CCC is a vibrant, healthy, and attractive place to live, work and visit. This be achieved through the following objectives:

The following strategic objectives are designed to support the vision for the area and provide a basis for development of strategic topic-based policies that will help in achieving the vision.

- *Providing Sufficient New Homes* – to provide for a level and quality of new homes to meet the needs of a growing and ageing population in North Essex; to achieve this by ensuring the availability of developable land in appropriate locations and that the market delivers a suitable mix of housing types and tenures.
- *Fostering Economic Development* – to strengthen and diversify local economies to provide more jobs; and to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth.
- *Providing New and Improved Transport & Communication Infrastructure* – to make efficient use of existing transport infrastructure and to ensure sustainable transport opportunities are promoted to support new and existing communities. Where additional capacity is required in the form of new or upgraded transport infrastructure to support new development, ensuring that this is delivered in a phased & timely way to minimise the impact of new development. To ensure that enabled communication is provided as part of new developments as enabled communication is essential for modern living and broadband infrastructure and related services will be essential for business, education, and residential properties.
- *Addressing Education and Healthcare Needs* – to provide good quality educational opportunities as part of a sustainable growth strategy, including practical vocational training and apprenticeships linked to local job opportunities. To work with partners in the NHS, Public Health, and local health partnerships to ensure adequate provision of healthcare facilities to support new and growing communities.
- *Ensuring High Quality Outcomes* – to promote greater ambition in planning and delivering high quality sustainable new communities. Overall, new development must secure high standards of urban design and green infrastructure which creates attractive and sustainable places where people want to live and spend time. New development needs to be informed by an understanding of the historic environment resource gained through the preparation of Historic Impact Assessments, and to conserve and enhance the significance of heritage assets including any contribution made to their significance by their settings.

The Better Colchester Strategic Plan 2020-2023

The Strategic Vision and Capital Programme set out ambitious plans to make Colchester a better City – a place where everyone has a chance to succeed, where nobody gets left behind and where everyone can see the investment being made to their town. Five strategic priority themes are identified these are:

- Tackling the climate challenge and leading sustainability
- Creating safe, healthy, and active communities
- Delivering homes for people who need them;
- Growing a fair economy so everyone benefits; and
- Celebrating our heritage and culture.

The following provides a summary of the key findings for each study area.

OPEN SPACES

Colchester Open Space Report

Within Colchester, the audit has captured a total of 438 sites equating to approximately 952 hectares of open space. The largest contributor to provision is natural/semi-natural greenspace (604 hectares); accounting for 63%.

Open space typology	Number of sites	Total amount (hectares)[1]	Hectares per 1,000 population
Allotments	21	26	0.13
Amenity greenspace	135	268	1.36
Natural & semi-natural greenspace	62	604	3.07
Park and gardens	2	48	0.24
Provision for children & young people	118	6	0.03
TOTAL	**438**	**952**	**-**

There is a mixed quality of open space across all typologies. This is reflected in 53% of sites scoring above their set thresholds for quality. Proportionally there are more natural/semi-natural greenspace sites to rate below the quality thresholds. This is reflective of the purpose of these sites which tends to focus on encouraging greater biodiversity and conservation and can in some instances be intentionally without ancillary facilities. Sites rating below the thresholds for quality are, in most instances, due to lower ratings for general appearance, pathways and/or a lack of ancillary facilities.

Typology	Quality		Value	
	Low	High	Low	High
Amenity greenspace	48	83	25	106
Natural & semi-natural greenspace	41	21	13	49
Park and gardens	0	1	0	1
Provision for children & young people	56	61	6	111
Totals	**145**	**166**	**44**	**267**

Most sites (86%) are assessed as being above the threshold for value, reflecting the role and importance of open space provision to local communities and environments.

In summary, 68% of respondents are either very or quite satisfied with the availability of open space with 54% are quite satisfied with quality of provision. Furthermore, only 4% of people are very dissatisfied with the availability and 2% with the quality of open space provision.

The application of the provision standards identifies that there are deficiencies and shortfalls in terms of quantity, quality, and accessibility. The key focus should be to maintain current open space standards wherever possible and work to improve existing open space for more multi-purpose outcomes. For instance, there are 23 sites highlighted as helping to serve gaps in accessibility catchment mapping. Of these, six are noted as being of lower quality and/or value.

[1] Rounded to the nearest whole number

Tendring Open Space Report

Within Tendring, the audit has captured a total of 355 sites equating to approximately 947 hectares of open space. The largest contributor to provision is natural/semi-natural greenspace (579 hectares); accounting for 61%.

Open space typology	Number of sites	Total amount (hectares)[2]	Hectares per 1,000 population
Allotments	35	28	0.19
Amenity greenspace	138	280	1.92
Cemeteries	24	38	n/a
Natural & semi-natural greenspace	45	579	3.97
Park and gardens	20	16	0.11
Provision for children & young people	93	6	0.04
TOTAL	**355**	**947**	**-**

There is a mixed quality of open space across all typologies. This is reflected in 56% of sites scoring above their set thresholds for quality. Proportionally there are more natural/semi-natural greenspace sites to rate below the quality thresholds. This is reflective of the purpose of these sites which tends to focus on encouraging greater biodiversity and conservation and can in some instances be intentionally without ancillary facilities.

Typology	Quality		Value	
	Low	High	Low	High
Allotments	17	18	1	34
Amenity greenspace	30	55	5	80
Cemeteries	11	13	1	23
Natural & semi-natural greenspace	28	11	8	31
Park and gardens	13	7	0	20
Provision for children & young people	32	61	1	92
Totals	**131**	**165**	**16**	**280**

Most sites (95%) are assessed as being above the threshold for value, reflecting the role and importance of open space provision to local communities and environments.

In summary, 69% of respondents are either very or quite satisfied with the availability of open space with 40% are quite satisfied with quality of provision. Furthermore, only 4% of people are very dissatisfied with the availability and 6% with the quality of open space provision.

The application of the provision standards identifies that there are deficiencies and shortfalls in terms of quantity, quality, and accessibility. The key focus should be to work to improve existing open space for more multi-purpose outcomes. For instance, there are 39 sites highlighted as helping to serve gaps in accessibility catchment mapping. Of these, 10 are noted as being of lower quality and/or value.

[2] Rounded to the nearest whole number

Open Space Recommendations

The application of the provision standards identifies there are shortfalls in terms of quantity, quality, and accessibility in both local authority areas. This also highlights the need for new developments to contribute to the provision of open spaces. A number of recommendations are provided that seek to assist in these processes. A summary of these are set out below.

Recommendation 1
Sites helping or with the potential to help serve areas identified as having gaps in catchment mapping should be prioritised as opportunities for enhancement

Such sites help to meet identified catchment gaps in certain open space typologies. Where opportunities are possible, seeking to adapt these sites to provide a stronger secondary role, to help further strengthen their role in meeting the identified gaps.

These sites should be viewed as open space provision likely to provide multiple social and value benefits. It is also important that the quality and value of some of these sites is secured and maintained (Recommendation 2).

Recommendation 2
Ensure low quality/value sites helping to serve potential gaps in accessibility catchments are prioritised for enhancement

The approach to these sites should be to enhance their quality and/or value to the applied standards (i.e. high quality and/or value).

The key focus should be to work to improve existing open space for more multi-purpose outcomes. For instance, there are sites highlighted in Colchester (23) and Tendring (39) as helping to serve gaps in accessibility catchment mapping.

Recommendation 3
Recognise areas with sufficient provision in open space and how they may be able to meet other areas of need

Where sites of low quality or value appear to fall within an area of sufficiency, a change of primary typology should be first considered. If no shortfall of other open space type is noted or the practicality of enhancing the site is not cost effective, then the site may be redundant or 'surplus to requirements'.

There are 288 sites across Colchester (157) and Tendring (131) identified as currently having either lower quality and/or value. Of these sites, 16 are identified as helping to serve catchment gaps in other types of open space. These sites should first be enhanced in terms of quality. Consideration should be given to changing the primary typology or strengthening the secondary function of these 16 sites, to one which they currently help to serve a gap in provision, even if their quality cannot currently be enhanced.

Consequently, there are 272 sites of low quality and/or value, which do not currently appear to serve any highlighted gaps in catchment mapping. The sites are set out in the supporting reports/databases. Further exploration into these sites could be undertaken to establish whether any are genuinely surplus to requirements.

Other factors, such as shortfalls in quantity for that provision type, the potential removal of a site creating a different catchment gap and/or the potential to help serve deficiencies in other types of provision should also be considered. The Council may also be aware of other issues, such as the importance of a site for heritage, biodiversity or as a visual amenity, that may also indicate that a site should continue to be protected.

PLAYING PITCH AND OUTDOOR SPORTS

Colchester PPOSS

The key findings from the assessment of playing pitch and outdoor sports facilities across Colchester are summarised below on a sport by sport basis:

Football – supply and demand summary

- There is currently an insufficient supply of adult and youth 11v11 pitches.
- There is currently a sufficient capacity of youth 9v9, mini 7v7 and mini 5v5 pitches.
- There is broadly a sufficient supply of provision in Colchester to accommodate demand on youth 9v9, mini 7v7 and mini 5v5 pitch types.
- Future demand to the Local Plan period exacerbates shortfalls on adult and youth 11v11 pitches.
- There is spare capacity for youth 9v9, mini 7v7 and mini 5v5 pitches now and in the future.

3G - supply and demand summary

- With 408 football teams currently affiliated to Colchester, there is a need for ten full size pitch equivalents to service current levels of demand. Future demand increases this requirement to 10.5 pitches.
- With six full size pitches within Colchester, there is the need for a further four of such pitch equivalents to be built. This figure excludes the full-size pitch at Paxman Academy that is yet to open to community use.
- When studying demand by analysis area, shortfalls are apparent in three of the four PPOSS analysis areas, with the biggest area of need being Central/East Analysis Area which has a current shortfall of three and future shortfall of 3.5 full size 3G pitches.
- Sites outlined in the LFFP for the installation of new full size provision would successfully resolve the existing shortfalls in the Central/East Analysis Area.

Rugby union - supply and demand summary

- There is currently insufficient level of senior rugby union provision in Colchester to accommodate current and future demand. This is attributed to Mersea Island RFC.
- All remaining clubs have sufficient capacity.
- There is an overall insufficient supply of provision to cater for both current and future demand.

Hockey - supply and demand summary

- There is sufficient supply of hockey suitable pitches in Colchester to accommodate current levels of peak time demand.
- Future demand of two junior teams from Colchester HC can be accommodated with current provision**.**

Tennis – supply and demand summary

- Of the 11 clubs within Colchester, only Dedham TC is currently operating with capacity issues, with the Club being 200 members over the LTA recommended guidelines.
- If future growth ambitions through club ambitions were to be fully achieved, Langham TC and West Mersea TC would also have shortfalls of provision.
- Overall, Colchester is serviced by sufficient provision to accommodate both the current and future demand. However, Dedham TC is significantly overplayed, which needs attention and could help to be addressed through installation of sports lighting.
- Away from clubs, it is considered that all local authority courts available for community use in Colchester have spare capacity for a growth in demand, although this is difficult to quantify as use is not always recorded due to the open access nature of many sites.

Cricket – supply and demand summary

- The broad position in Colchester is that there is an insufficent supply of provision to accommodate both existing and future demand across all formats of the game.
- Expected future demand exacerbates these issues.

Netball – supply and demand summary

- Through club consultation it is identified that at present Colchester Netball League has sufficient facilities in Colchester to cater for its demand.
- For netball demand away from the club and league environment, there is a need to ensure programmes provided by England Netball have suitable provision from which to be ran from and that curricular and extra-curricular needs are being met.

Bowls supply and demand summary

- There is currently sufficient capacity for flat bowling greens to meet both current and future demand.

Athletics – supply and demand summary

- Colchester Garrison Athletics Stadium provides a fully floodlit 400m track.
- With the existing track provided at Colchester Garrison the need for an additional 400m athletics track does not exist. However, the management of the site in which partnered clubs use a majority of the allocation can limit general public accessibility.
- Efforts to install a compact, mini or active track within Colchester should be considered as an affordable means of providing the City with Athletics provision.
- Priority should also be placed on supporting activity being accommodated by the various running clubs in Colchester and the events that are being held.

Golf – supply and demand summary

- Colchester has a reasonable supply of golf provision, with a variety of facilities available and with capacity for growth.
- As no clubs have a significantly low membership and as levels have recently increased, it is apparent that each venue is required, meaning that each facility should be protect and supported to ensure long-term sustainability.

Tendring PPOSS

The key findings from the assessment of playing pitch and outdoor sports facilities across Tendring are summarised below on a sport by sport basis:

Football – supply and demand summary

- There is broadly a sufficient supply of provision in Tendring to accommodate demand on youth 9v9, mini 7v7 and mini 5v5 pitch types.
- There are existing shortfalls on adult and youth 11v11 pitches.
- Future demand exacerbates shortfalls on adult and youth 11v11 pitches to give an overall picture of 13 MES of overplay for the district.
- There is spare capacity for youth 9v9, mini 7v7 and mini 5v5 pitches both now and in the future.

3G - supply and demand summary

- With 214 football teams currently affiliated to Tendring, there is a need for 5.5 full size pitch equivalents to service current levels of demand. Future demand from ONS projections and organic growth following the Women's 2022 Euro's increases this requirement to six pitches.
- With one full size pitch within Tendring, there is the need for a further 4.5 pitches equivalents to be built. The scheduled 3G pitch replacement of the currently condemned AGP at Clacton Leisure Centre shall reduce this shortfall to 3.5 full size pitches.
- Sites outlined in the LFFP for the installation of new full-size provision would successfully resolve the existing shortfalls in the Central West and North East analysis area, whilst creating an oversupply in the South Analysis Area.

Rugby union - supply and demand summary

- There is currently insufficient level of senior rugby union provision in Tendring to accommodate current and future demand.
- Junior provision is being played at capacity with no identified overplay, actual spare capacity or future demand.

Hockey - supply and demand summary

- There is sufficient supply of hockey suitable pitches in Tendring from a programming perspective to accommodate current levels of peak time demand.
- Future demand of two senior teams can be accommodated with current provision from a programming perspective.
- With one year remaining on the lifespan at Dovercourt Bay Lifestyles AGP, there is a need to protect all hockey suitable provision until improvements are secured.

Cricket – supply and demand summary

- The broad position in Tendring is that there is actual spare capacity for peak time senior men's cricket, with all remaining formats also able to be accomodated.
- No sites across Tendring is showing overplay, despite Great Bentley Village Green and Tendring Cricket Club being very near to capacity.

Tennis – supply and demand summary

- None of the three tennis clubs within Tendring are currently operating with potential capacity issues, however, Frinton TC is currently operating marginally above capacity.
- When pairing the findings from the supply and demand analysis for club courts with the large number of community available park courts, it can be deemed that Tendring is serviced by sufficient provision to accommodate both the current and future demand.

Netball – supply and demand summary

- Netball within Tendring is catered for by the one Club playing within the Colchester Netball League which acts as the central venue for the region.
- For netball demand away from the club and league environment, there is a need to ensure programmes provided by England Netball have suitable provision from which to be ran from and that curricular and extra-curricular needs are being met.

Bowls - supply and demand summary

- There is currently sufficient capacity for flat bowling greens to meet both current and future demand.

Athletics – supply and demand summary

- With no dedicated athletics provision within Tendring, athletics demand is exported outside of the District.
- Despite the lack of provision, the need for a new 400m track does not exist with demand being catered for by the provision within Colchester.
- Efforts to install a compact, mini or active track within Tendring should be considered as an affordable means of providing the District with Athletics provision.

Golf – supply and demand summary

- Tendring has a reasonable supply of golf provision, with a variety of facilities available and with capacity for growth.
- As no clubs have a significantly low membership and as levels have recently increased, it is apparent that each venue is required, meaning that each facility should be protect and supported to ensure long-term sustainability.

PPOSS Colchester and Tendring conclusions

From a quantitative perspective, the existing position for each sport is either that demand is being met or that there is a shortfall. Where shortfalls exist, these are expected to be exacerbated in the future (based on increases in demand for each sport).

Where shortfalls do not currently exist, as an example for football, it is anticipated that over the Local Plan period that shortfalls will emerge due to future demand being realised, but at levels which are manageable and that can be theoretically be addressed through pitch improvements of existing provision, rather than the need for providing new pitches.

Shortfalls are identified for 3G pitches, and these cannot be addressed unless new pitches are approved and constructed.

For hockey, there is sufficient existing provision across the two council areas, however, there is a need to protect and enhance this provision and ensure its long term usability for hockey.

With the exception of 3G pitches, current shortfalls identified can largely be met by better utilisation of current provision, such as through improving quality, re-configuration, installing additional floodlighting, improving ancillary facilities, and/or enabling access to existing unused provision, such as at unavailable school sites. However, in practise, it can be difficult (and unrealistic) to deliver on all the suggested options above so where opportunities to provide new provision can be achieved, these should be considered as options.

There is a resultant need to protect all existing outdoor sport provision until all demand is met, or there is a requirement to replace provision in accordance with the National Planning Policy Framework (NPPF) and Sport England's Playing Fields Policy.

The above position is exclusive of the development of the Tendring/Colchester Borders Garden Community which will be considered as further in this report. This development is of a size which will require some new provision to accommodate the new population. Existing work completed to date will provide a foundation to understand the specific facility mix requirements for playing pitches and outdoor sports to ensure residents have a sufficient and satisfactory range of facilities for localised demand.

INDOOR AND BUILT SPORTS FACILITIES

The key findings from the assessment of indoor and built sports facilities Needs Assessment across Colchester are summarised below on a facility type basis:

Colchester Indoor and Built Sports Facilities

Sports halls supply and demand summary

- There are 46 sports halls (106 courts). Of which, 21 are 3+ court sports halls across 17 sites (90 badminton courts).
- Population growth estimates may create additional demand for an additional 6 courts (2030) and 10 courts (2043). The new sports hall at The Trinity School will contribute to this.
- There is some available capacity at existing facilities however, it is insufficient to accommodate this increase given sites are already reported to be at/near capacity.
- The Gilberd School and Colchester County High School for Girls need to offer community use once they are able to.
- Colchester has nine above average quality sports halls, five below average, two poor and five halls were not unassessed.
- Investment is required in the sports hall at St Helena School to meet modern user expectations.
- Colchester Leisure World's 11 courts need to be upgraded. Its central location makes it an important to sports hall facility supply.
- There is a need to maintain/improve quality of the other below average sites.
- 98% of CCC's population lives within 20 minutes' drive time of a sports hall.
- 62.1% lives within 20 minutes' walk of a community available sports hall.
- Six sites are private use only. There is a need to improve availability for club activities and secure community use agreements with educational sites, where not currently in place. Colchester Academy and Colchester Institute have expressed interest in opening to the community.
- The majority are operating at or very close to capacity. A few have some spare capacity.
- Colchester is also providing sports hall space for Tendring residents.
- Continued good relationships between schools and clubs are required to ensure continued/increased use of sites.
- The limited daytime use means that programming will be of key importance given the projected increase in the older population particularly at the public site (Colchester Leisure World).
- Each facility is important to communities served. They need to be protected in accordance with para 98 of the NPFF.
- Work with schools to consider whether certain facilities with specific adaptations could be made available for community daytime use, this will be of increasing importance for older people.
- There is a need to determine the long-term future of Colchester Leisure World with regard to refurbishment / replacement.
- Any new provision should cater for key sports in the area which include basketball, volleyball, badminton and netball.
- Ensure that any new sports hall provision is made available for community use.
- The Garden Community will increase demand for sports halls in that area of the authority.

Swimming pools supply and demand summary

- There are 28 pools at 24 sites; 12 main pools, ten lidos, 1 leisure pools, four learner pool and a diving pool. Of these eight fit the criteria (20m x 4 lanes/ 160m^2).
- Pool stock is generally in above average/below average condition.
- The main swimming pool (38% of supply) is in below average and in need of investment.
- There is a need to maintain the current stock of swimming pools with ongoing investment and to invest in refurbishing/ replacing Colchester Leisure World.
- Over 96% of the population lives within 20 minutes' drive of a swimming pool. 44.1% reside within 20-minutes' walk (including 10.6% of those living in areas of higher deprivation).
- Pay and play access is available to 14.7% of residents (5.6% in areas of high deprivation).
- A number Tendring residents look to Colchester for swimming pool provision.
- Sites are currently operating above the Sport England 70% comfort threshold.
- Colchester Leisure World is the only pay and play facility available to the community.
- There is limited opportunity to increase availability at any of the sites, there is insufficient water space in the area. It will not be able to accommodate increased demand from projected population growth and housing development and so additional provision is required.
- Swim England reports a lack of spare capacity for water space and a requirement for additional provision plus refurbishment of existing facilities.
- There is a need to consider the long-term future (refurbishment/replacement) of Leisure World Colchester given its strategic importance to swimming pool supply.
- There is a need to seek opportunities to invest in current facilities to reduce carbon emissions and the cost of operating efficiently in order to meet CBC's net zero emissions pledge.

Health & fitness gyms supply and demand summary

- There are 38 gyms providing 2,125 stations. Of these 31 have 20+ stations. When considering community available sites, this reduces to 30 sites - 2,089 stations. There are 28 studios.
- There is a calculated positive supply over demand balance of health and fitness provision at present. This increases slightly in the future (to 2043).
- Additional demand is being imported from neighbouring authorities in particular Tendring. (Student demand is not accounted for).
- Three gyms are rated as good quality, 17 are above average, 10 below average and two remain unassessed.
- There is a need to maintain quality and where possible improve the condition of the below/above average rated gyms and studios.
- Spatially there is a good spread throughout Colchester town.
- 81.1% of the population live within one mile of a gym and all residents live within 20 minutes' drive of a gym and/or studio.
- Most (99.7%) residents residing in areas of higher deprivation live within one mile of a health and fitness facility.
- There are six publicly accessible pay and play health and fitness gyms with 20+ stations in Colchester. 18 require a membership to access, and two are available to sports clubs.
- Five further sites (four in schools) are private access only and are not available for community use.
- The key need is to ensure that gyms cater fully for the full range of market segments in the Colchester community and that residents from hard-to-reach groups can afford them
- Health and fitness facilities along with dance studio space offer potential to increase physical activity in the wider population.
- Colchester supply is deemed to be sufficient - currently and up to 2043. Ongoing monitoring is required as the market is still growing.
- Should the opportunity present, consider upscaling the health and fitness provision at Colchester Leisure World to compete with other large scale facilities in the area.

Squash supply and demand summary

- There are 21 squash courts at six sites. There are 5 courts with glass backs, the others are traditional.
- There is a need to maintain current sites and add more sites in the future as a growing population is expected.
- Lexden Racquets & Fitness Club needs security of tenure with its current lease potentially ending shortly
- One site is rated good quality, two sites are rated above average, and two are below average. One was unassessed (Corporal Budd VC Gymnasium).
- Continued maintenance and investment are needed to maintain court quality.
- There is a good spread of facilities across Colchester to meet the needs of the local population.
- Three sites are technically available for community use via registered membership, two offer pay and play access and two are ran via a sports club/CA.
- Off the Wall is at capacity and needs more availability to cover its demand.
- Squash court provision meets national requirement (one per 10,000 people). However, six of these courts are based at a MoD site with restricted access.
- Future investment should focus on increasing the number of courts and maintaining the standard of current courts. This will ensure a positive user experience and help to cater for the growing population. There is a need to protect the existing squash facilities.

Gymnnastics supply and demand summary

- Six gymnastics clubs operate in the authority four of which are at a dedicated facility.
- There is a need to facilitate Colchester Gymnastics Club's expansion.
- Ensuring long term access to dedicated facilities for all gymnastics clubs.
- There is a need to assist (where possible) clubs to obtain longer leases and security of tenure.
- Four dedicated facilities are available to residents of Colchester. There is an additional dedicated facility located in Tendring.
- There is opportunity and demand to grow participation in gymnastics in Colchester.
- Expand the coaching and volunteer workforce to develop the sport locally to enable it to offer further gymnastics opportunities and reduce waiting lists.
- A full gymnastics development plan will be required to develop the sport in the area, including the need to recruit and develop coaches and volunteers. There is an identified demand for the existing dedicated gymnastics facilities in Colchester.

Indoor bowls supply and demand summary

- There are two dedicated indoor bowls facilities in Colchester and none in neighbouring authorities. One is of above average and the other of below average quality.
- There is a need to support West Mersea BC to secure a replacement carpet.
- Colchester Indoor Bowls requires assistance to invest in in ancillary provision.
- The whole population lives within 30 minutes' drive of an indoor bowls facility.
- Additions to the sports provision access on roads needs to be considered. Currently, buses cannot pass as roads are too narrow in the area where Colchester Indoor Bowls Club is situated.
- Facilities in Colchester are available during the day and in the evening.
- It is necessary to be a club member to access indoor bowls on a regular basis.
- EIBA suggests there is no requirement for additional purpose-built indoor bowls facilities in Colchester now or in the future.

Indoor tennis supply and demand summary

- There are nine indoor courts in Colchester located across two sites. Two sites are good quality, the other above average.

- There is a need to maintain court quality.
- Over 98% of residents live within a 30 minutes' drive time of an indoor tennis facility located in Colchester.
- Two clubs in neighbouring authorities offer access to indoor courts via a club membership option. One offers pay and play.
- There is a need to continue to work with the LTA and partners to drive up participation and ensure the facilities are financially viable.

Colchester IBF strategic recommendations

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

The following key strategic recommendations will be developed further in the strategic document which follows this Draft Needs Assessment but are likely encompass the need to:

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

Short term

- Work with TDC to address the facility needs of residents in the East of Colchester and the TCBGC through new/improved provision.
- In line with the City's carbon reduction targets, ensure that existing facilities are made as energy efficient as possible, and that any new development considers energy efficiency as a high priority.
- As a first measure, reduce energy consumption to reduce carbon emissions/energy costs.
- Given the age of Colchester Leisure World, commission a site condition survey to ensure that essential maintenance requirements are detailed, budgeted for and met.
- Commission a aquatic facilities strategy covering Tendring, Colchester and the TCBGC, one element of which should be to determine whether to refurbish or replace Colchester Leisure World.
- Working with NGBs and engage with local education providers to increase community group access to existing school sports facilities, starting with Colchester Academy.
- Develop a system to, as early as possible, identify and tackle ongoing investment, maintenance, and refurbishment requirements to protect and improve existing sports facilities.

Medium term

- Maintain the quality of sports halls which are currently in above average condition.
- Where no formal agreements are in place work with educational sites to secure community use agreements (CUAs).
- Improve the standard of the below average and poor-quality school sports halls in the Authority – at Philip Morant, Thomas Lord Audley, Leisure World Tiptree and St Helena schools.
- Work to lift the planning restrictions and then support the Gilberd School and Colchester County High School to enable community use of their sports halls.
- Support and ensure the continuity of options that provide opportunity for daytime community use of sports halls.

- Develop a swimming pool masterplan for the area mapping out how CCC will maintain the standard of key facilities via ongoing investment. This should include specific plans related to the replacement/refurbishment of Colchester Leisure World.
- To alleviate programming pressure for netball, consider whether/how one or more of the good/above average quality (or post-investment those which are currently below average which are upgraded to be better quality) sports halls at school sites could be developed to become netball core venues. Concurrently work with the NGB to establish potentially innovative club-led facility management arrangements.
- Ensure that affordable memberships and/or pay and play access to specific activities is available to people living in the Authority's more deprived communities, people with specific health needs and older people, via enabling increased use of community facilities (e.g., activity halls and community centres).
- Maintain a watching brief in respect of the scale of health and fitness provision within Colchester (and provision made outside the Authority). Should investment in Colchester Leisure World come to fruition take the opportunity to increase the scale and quality of provision to compete with other large-scale operators in the area.
- Take steps to better enable Colchester residents from harder to reach groups; those living in outlying areas, can access sport and physical activity provision.
- In addressing all of the above, take full account of the need to make some sport and leisure facilities and opportunity available during the day to meet the needs of the growing older population. This may need to be accompanied by introducing new and redesigned activity programmes to drive and cater for increases in participation among older people.

Longer term

- Work with local sports clubs (with and via Leisure World Ltd) to ensure that facilities and workforce development programmes meet the needs of all clubs and residents.
- Given the popularity of squash in the area, consider installing squash courts as part of all new leisure centre provision developed.
- Given the local popularity of volleyball, consider the option to develop sports hall provision on at least one site that meets the sport's specific height and court marking requirements.
- Be prepared to take opportunities to support other developments (via planning, developer contributions and officer expertise) geared to improving sport and physical provision and activity in the wider community.
- CCC and key providers will need to work effectively together to drive participation increases challenging themselves to innovate via delivery of high quality, varied activity programmes.
- Ensure that all new developments consider energy consumption and green technology at the earliest possible design stage.

Tendring Indoor and Built Sports Facilities

The key findings from the assessment of indoor and built sports facilities Needs Assessment across Tendring are summarised below on a facility type basis:

Sports halls supply and demand summary

- Tendring has 27 sports halls at 18 sites (which has a combined 50 courts). There are 10 with 3+ courts across nine sites (a total of 40 badminton courts).
- Population growth will create additional demand for up to 7.93 courts. There is some capacity at certain existing facilities to accommodate this increase.
- Tendring does not have sufficient courts available and accessible to meet demand. Highest unmet demand is in Clacton-on-Sea
- There is one good, two above average, and five below average quality halls. Two were unassessed.
- With the exception of Manningtree and Clacton, residents in Tendring only have access to below average quality sports hall facilities.
- Investment is required at the below average sports halls if they are to meet modern user expectations.
- 97% of the population lives within 20 minutes' drive of a sports hall. 30% of the population lives within 20 minutes' walk of a sports hall. 43.7% of deprived area residents live within one mile of a sports hall.
- Main population settlements in the District are all serviced by sports hall facilities. For some residents, the nearest sports hall may be located in a neighbouring authority.
- The west of the district (nearest Colchester) has high levels of reachable unmet demand because of the unmet demand in Colchester.
- All sports halls (apart from Hamford Primary Academy offer some form of community availability.
- Brightlingsea Sports Centre and Manningtree High School have some spare capacity. All other sites are operating at or very close to capacity.
- There is limited scope to increase capacity at most sites.
- There is very limited current daytime availability across the area. There is a need to increase daytime access as the number/proportion of older people increases.
- Continued good relationships between clubs and schools are need at sites which have changed management from Local Authority to School to maintain community use levels.
- Secure community use agreements are needed to secure access to educational sites, where they are not currently in place. The Clacton County High School sports hall needs to be available for community use.
- Each facility is important to the community served and all venues need to be protected in accordance with para 98 of the NPFF.
- Consider whether and how community use can be extended at school sites enabling existing sport and physical activity participation to grow.
- Basketball, and netball report some existing halls to be unsuitable because they do not have the required run off. New provision should cater for these sports. Volleyball, netball, basketball and badminton are keys sport for the area, new provision should cater for all of these sports.
- There is a need to work with Colchester CC to address the high levels of reachable unmet demand.
- There is a current shortfall of sports hall provision and there is a predicted further shortage in the future, once capacity at current sites have been exhausted and quality increased, consider additional new sports hall provision

Swimming pools supply and demand summary

- There are 20 pools at 13 sites; six main pools (three of which are 160m^2+), eight lidos, four leisure pools and two learner/teaching pools. Lidos are excluded from supply calculations due to their seasonal-only access.

- Swim England reports a surplus of water provision of 360m² in Tendring. Despite this, there is still some unmet demand.
- All facilities other than Clacton Leisure Centre are rated below average. Clacton is rated above average.
- All pools have received refurbishment in the last 15 years, most recently, Walton-On-The-Naze Lifestyles which was refurbished five years ago.
- There is a need to invest in maintaining the current swimming pool stock.
- Investment is required in pool tanks at all three and plant at all three sites, the roof at Dovercourt Bay Lifestyles and the filters at Walton-On-The-Naze Lifestyles is in need of urgent attention.
- There is a need to seek opportunities to invest in current facilities to reduce carbon emissions and the cost of operating efficiently in order to meet TDC's net zero emissions pledge.
- 81% of the population lives within 20 minutes' drive of a swimming pool. 30.3% reside within 20-minutes' walk.
- Residents in the west of the authority have a challenge to access a facility due to pool locations.
- The public pools are available to the community on a pay and play basis.
- Each facility is important to the community served and should be protected in accordance with Para 98 of the NPPF.
- There is insufficient water space in the area - it may not be able to accommodate an increase in demand from projected population growth.
- The TCGC needs to be taken into account. This should include assessing how a pool facility here would serve the west of Tendring.
- There is a requirement to maintain and improve swimming pool quality in the area via good maintenance programmes.
- Programming at key sites should be investigated to ensure the most popular activities are available at peak times.

Health & fitness gyms supply and demand summary

- There are 16 gyms of which nine have 20+ stations. These provide 554 stations. There are 11 studios.
- There is a negative supply/demand balance of health and fitness provision at present – which will increase in the future (to 2043).
- Some demand is probably exported to neighbouring authorities.
- One gym is of good quality, one above average and four are below average.
- There is a need to maintain quality and improve the condition of below average rated gyms and studios
- 90.7% of the population lives within 20 minutes' drive of a gym and/or studio. 47% of the population live within one mile of a gym. 18.3% of residents in areas of higher deprivation live within one mile of a gym.
- There is a need to ensure that harder to reach groups, people with specific health needs or people in rural locations can access health and fitness facilities.
- There are two pay and play gyms with 20+ stations in Tendring (and two studios), two facilities require membership to access, and two via sports clubs
- The key need is to cater fully for the full range of local market segments ensuring that residents from hard-to-reach groups can afford them.
- Fitness facilities plus dance studios offer potential to increase physical activity in the wider population.
- TDC residents almost certainly use venues in neighbouring authorities - especially Colchester and Ipswich.
- The importance of the financial contribution that health and fitness make to the viability of other facilities such as swimming pools is an important facet.
- Consideration should be made to increasing the scale of fitness provision at Walton-on-The-Naze Lifestyles both to give residents access to a public facility and because a better-quality

fitness offer and a good quality group fitness programme that would enhance the viability of the centre.

Squash supply and demand summary

- There are nine squash courts at four sites. Three are glass-backed, the others are traditional.
- Five courts are above average quality and two are below average.
- Continued maintenance and investment are needed to maintain court quality.
- 91.3% of residents in Tendring live within 20 minutes' drive time of a squash court.
- Two courts are available for community use via a sports club/CA. The other five are available on a pay and play basis.
- Squash court provision is low in comparison to neighbouring authorities.
- There is a need to protect existing squash facilities and continue to invest in and maintain court quality.
- Population increases are not likely to lead to demand for more squash courts as there is spare capacity now and to cope with growth up to 2043.

Gymnnastics supply and demand summary

- Two gymnastics clubs operate in the authority. Performers Gymnastics Academy has a dedicated facility, Clacton Gymnastics Club is based at Clacton Leisure Centre.
- There is a need to support Performers Gymnastics Academy to ensure security of tenure at its facility and to assist the Club with future expansion plans.
- Performers Gymnastics Academy is rated as above average quality.
- The dedicated gymnastics facility is geographically accessible to 88% of Tendring residents.
- There is opportunity to grow participation in gymnastics in Tendring.
- There will be a need to assist both clubs to develop the coaching and volunteer workforce needed to increase participation in gymnastics.
- Performers Gymnastics Academy may, in time, require assistance to enable it to offer the full range of women's artistic gymnastics disciplines, equipment for boy's/men's gymnastics and additional storage.

Indoor bowls supply and demand summary

- Three sites offer indoor bowls in Tendring. Two have six rink greens one has four.
- Quality varies from good to below average to poor. There is a need to maintain quality and where possible improve the condition of the below average/ poor quality rated facilities.
- The whole population lives within 30 minutes' drive of an indoor bowls facility.
- Facilities in Tendring are available during the day and in the evenings.
- It is necessary to be a club member to access indoor bowls on a regular basis
- EIBA suggests that there is no requirement for additional purpose-built indoor bowls facilities in Tendring now or in the near future.
- Given the increase of older people projected in the future, it is likely that demand for indoor bowls will increase.

Indoor tennis supply and demand summary

- There are two indoor courts in Tendring at Frinton Tennis & Squash Club. There are no accessible indoor courts located in neighbouring authorities.
- The quality of courts was assessed as above average quality.
- 48% of residents live within a 30 minutes' drive time of an indoor tennis facility in Tendring.
- The one site offers access to indoor courts via a membership option.
- There is no requirement for additional indoor tennis provision.
- There is a need to continue to work with the LTA and partners to drive up participation and ensure the facilities are financially viable.

Tendring IBF strategic recommendations

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

The following key strategic recommendations will be developed further in the strategic document which follows this Draft Needs Assessment but are likely encompass the need to:

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

Short term

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

Medium term

- Work with schools to improve the standard of the four below average community available sports halls (Brightlingsea Sports Centre, Clacton Coastal Academy Town Campus, Harwich Sports Centre, and Tendring Technology College - Frinton) and maintain the quality of those which are currently above average.
- Working with NGBs and engage with local education providers, increase community group access to existing sports facilities, starting with Clacton County High School.
- Invest to maintain the standard of the area's public swimming pools. There is a need, to install new plant and filters at all three as existing equipment is approaching the end of its anticipated life. This should also enable a significant contribution to be made to meeting Council carbon emission targets.
- Take steps to better enable Tendring residents from harder to reach groups; those living in rural areas, people with specific health needs and older people can access sport and physical activity provision.

- Work with key clubs and agencies to ensure that the scale/number and condition of squash, gymnastics, indoor tennis and indoor bowls facilities is maintained and/or improved.
- In addressing all of the above, take full account of the need to make some sport and leisure facilities and opportunity available during the day to meet the needs of the growing older population. This may need to be accompanied by introducing new and redesigned activity programmes to drive and cater for increases in participation among older people.
- Explore options to address the fact that there is limited opportunity for casual use of sports halls in the Authority.
- Invest in appropriate energy-efficient products including heating, ventilation, fittings, controls, sensors, heat pumps and recovery systems.

Longer term

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

TENDRING AND COLCHESTER BORDERS GARDEN COMMUNITY

Tendring District Council and Colchester Borough Council (the Councils) are joint sponsors of the Tendring Colchester Borders Garden Community (TCBGC) development of between 7,000 and 9,000 homes. An initial facility mix for open space, playing pitches, outdoor sports and indoor built facilities has been produced by the Councils which this interim report will look to fine tune to enable to the Councils to progress with initial master planning for the scheme.

For the following calculations, a total housing figure of 7,500 dwellings and an associated population increase of 17,150 people has been used. This is consistent with Council estimates for the scheme.

The following information presents an indicative facility mix recognising the work undertaken by KKP in relation to open space, indoor built facilities, playing pitches and outdoor sports.

Open spaces

For open spaces, provision standards are used to calculate need. The quantity standards from the CBC Infrastructure Delivery Plan (2021) are used to determine the open space provision requirements as part of the TCBGC.

Quantity standards:

Typology		Quantity Standards (ha per 1,000 population)
Parks & gardens		1.76
Natural & semi-natural greenspace		5.00
Amenity greenspace		1.10
Allotment and community gardens		0.20
Provision for children & young people	Children's play	0.25
	Young people (dedicated)	0.30

On this basis, the following open space requirements are calculated:

Open space requirements:

Open Space Requirement (ha)					
Parks	**Natural**	**Amenity**	**Allotment**	**Play**	**MUGA**
30.18	85.75	18.86	3.43	4.29	5.14

For play it is worth noting that the hectares required is purely for equipped/designated play – this would need to be accompanied by appropriate buffer zones and ideally room for informal play etc. A potential option could be for part of the open space required to be utilised to accommodate the buffer zone requirement relating to play. This is obviously subject to the final number/form of play sites to be provided.

The multifunctional roles of provision should be supported where possible. Looking to provide greater functions and uses of spaces should be encouraged where appropriate. Provision with a greater range and quality of ancillary features are often visited more frequently and better used. Ancillary features that may potentially add to sites uses include appropriate pathways, seating, bins, play equipment (including outdoor gym provision), sports facilities (i.e. pitches) and/or cultural features such as art work/bandstands.

Not all space requires the addition of ancillary features. In some instances, the role of open space is to act as breaks in the urban form, habitat provision or as a visual amenity. It is important for such functions to also be considered.

An appropriate network of pathways should be available to allow 'users' to travel in, out, across and through the TCBGC for a variety of reasons. This network can act as a travel route for many users but also as a recreational feature in its own right.

In addition, it could be appropriate to populate parts of the network with other cultural/social benefits such as artwork and/or outdoor gym equipment. In essence this would create a 'cultural/physical activity trail' for users to follow; further promoting the use and connectivity of the site to its users and local communities.

Playing pitches and outdoor sports

The Colchester and Tendring playing pitch strategies provide a current assessment on the supply and demand balance for playing pitches and outdoor sports, together with a future estimate of demand for pitch sports based on population forecasts and club consultation to 2033 (in line with the emerging Local Plan periods).

Future demand is translated into teams likely to be generated, rather than actual pitch provision required. The Sport England Playing Pitch Calculator (PPC)[3] adds to this, updating the likely demand generated for pitch sports based on housing and population increases and converts the demand into match equivalent sessions and the number of pitches required. These figures can be used to understand demand for new provision associated with development.

Where demand does not warrant new pitch provision as part of a scheme, developer contributions should be sought to improve key sites for community sport within the locality of the scheme. Consultation with appropriate national governing bodies of sport (NGBs) should also assist in the selection of suitable sites and suitable enhancements.

The PPC results on the next page will provide the Councils with a starting point position on the required facility mix for the development. It is highly recommended that further consultation is undertaken with Sport England and the NGBs to further align this facility mix to the findings of the playing pitch strategies through the master planning process for the scheme.

The PPC does not provide an indication of need for non-pitch sports. This includes tennis, netball, athletics, and bowling greens which were covered in the scope of both the Colchester and Tendring playing pitch and outdoor sport strategies. Information on need for this type of provision is detailed below using the evidence base collated within each of these documents.

[3] https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/playing-pitch-calculator

Table 1: Sport England Playing Pitch Calculator results – 17,150 population increase[4]

Pitch type	Estimated demand and costs for new pitches				Changing rooms	
	Number of pitches to meet demand	Capital cost[5]	Lifecycle Cost (per annum)[6]		Number	Capital cost
Adult football	(**6**) 6.56	£702,991	£148,331		13.13	£2,527,422
Youth football	(**7**) 7.44	£645,241	£135,501		10.04	£1,932,078
Mini soccer	(**3**) 3.36	£102,916	£21,612		0.00	£0
Rugby union	(**1**) 0.97	£158,129	£33,840		1.94	£373,086
Rugby league	(**0**) 0.00	£0	£0		0.00	£0
Cricket	(**0**)1.53	£515,150	£104,060		3.06	£589,300
Sand based AGPs	(**0**)0.11	£93,464	£2,897		0.21	£41,027
3G	(**1**) 0.91	£1,002,397	£36,361		1.83	£352,004

The results of the PPC identify an indicative need for 16 grass football pitches, one senior rugby union pitch, one cricket square and one full size third generation (3G) pitch. There is no identified need for either new dedicated rugby league provision or for hockey suitable artificial grass pitches. However, a residual demand increase is expected for hockey which will likely extend to pressure on existing facilities and as such contributions to the sport should still be sought.

The totality of need (including that of associated ancillary provision i.e., car parking, clubhouses, changing rooms etc) relates to a significant supply of required provision to meet the needs of the new population generated from the TCBGC.

Consideration must be given to how this increased supply of new provision can best be provided for. Supplying all provision on one site is unlikely to be operationally viable and as such, a multi-site offer is likely to be the most suitable approach. Education sites (particularly secondary schools) can play a role in providing for certain provision types (i.e., tennis, netball, and artificial surfaces) but not for grass pitches. Sport England do not see grass pitches at school sites as being sufficient to meet both curricular demand as well as community demand due to the restricted carrying capacity of this surface type. On this basis, demand for grass pitches should be provided for outside of a school setting.

It is more likely that dedicated community sports hubs would provide better outcomes, provide better quality maintenance opportunities and be more accessible for residents and user groups, particularly across daytime hours.

In addition to newly dedicated provision, developer contributions could be sought as an option to increase the capacity and user experience of existing sites within the locality of the development. This could in theory reduce the need to provide the full extent of provision identified within the PPC, particularly for football pitches, but should only be considered if it has agreement from Sport England and the relevant National Governing Bodies of Sport.

[4] To establish PPC results team generation rates for Colchester have been utilised in agreement with both Councils

[5] Sport England Facilities Costs Third Quarter 2022 – (https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/facility-cost-guidance)

[6] Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

Tennis/netball courts and bowling greens

The broad position from both the playing pitch and outdoor sport strategies is that there is a sufficient supply of tennis/netball courts and bowling greens. In most cases, and as considered below further in the report, developer contributions are much likely better spent on improving the key sites within the locality of the development such as Colchester Tennis World and several bowling green sites (identified in Table 3) to maximise the existing facility stock and increase capacity for new users, as opposed to providing new provision.

It should be, however, noted that the development of a dual tennis and netball offer with sports lighting at a new education site with secured community access would also be welcomed by both the LTA and England Netball and this would likely feature as a curricular essential regardless. In this case, engagement with the LTA and England Netball about best practise of operating facilities such as these for community usage and engagement will be essential. This offer may well provide residents of the new development with closer facilities than those potentially improved and as such may be a more suitable outcome as it will work to serve a dual outcome with curricular and community need.

New educational provision

New schools, and in particular, secondary schools, often provide suitable land for the creation of new sports provision which can assist in meeting demand from new population, as well as satisfying demand for curricular need. When establishing new school sites, suitable community use access (including accessible ancillary provision etc) should be built into masterplans. A joint use facility should be designed for community access including, but not limited to, the location of the 3G/pitches, car parking, changing room access etc. Further to this, community use agreements (CUAs) should be established as part of the planning conditions and must be robust with clear commitments to maintenance standards.

Although exact details cannot be detailed at this stage of what will be required to meet curricular needs, artificial provision (3G pitches) at secondary schools are generally considered sustainable, and supported by the Football Foundation, given they provide suitable provision for curricular, extracurricular and community demand throughout the week.

As an example of the above, the outdoor sporting facility mix for a school should first and foremost focus on needs of students. As previously mentioned, grass pitches on school sites should be primarily provided for curricular need. Sport England holds the view that it is unlikely pitches at school sites can adequately accommodate for both curricular demand as well as consistent community demand.

On this basis, identified demand for natural turf grass pitches from a community perspective should be met away from education sites. However, for tennis, netball and third generation artificial grass pitches, a school could play an adequate role in servicing this community led demand.

Rugby union

The PPC suggests a need for one full size senior rugby union pitch to be provided to meet demand from new development. In the case of rugby union, clubs in both Colchester and Tendring would be unlikely to access provision off site (as is the case currently) and for this reason, an off-site developer contribution would be better served in meeting new demand through the improvement of an existing club/s. This is further explored below. There may remain a need to provide a rugby union pitch at a secondary school site for the purposes of curricular demand.

Sporting hubs

Community sport hubs and associated sports clubs can play a key role in delivering sporting opportunities within communities and help aspiring participants and athletes develop and learn. These should be developed when opportunities permit to meet demand from developments such as at TCBGC. Typically, a sports hub would comprise of the following characteristics:

- Three or more grass pitches
- Artificial grass pitch (with sports lighting)
- Single or multi-sport offer to support winter and summer sports
- A secure management and ownership position allowing for full community access
- Good quality ancillary provision with sufficient changing rooms, social space and car parking for associated levels of demand

In the case of TCBGC, as there is a significant need for associated sports provision there is an opportunity to consider the development of one or more sporting hubs which are separate to any educational sports provision (albeit these could overlap in terms of shared use of court and artificial grass facilities). Sports pavilions/clubhouses can be integrated into shared use community centres so opportunities for shared provision should be explored to reduce capital and maintenance costs and for this reason co-location of new school provision and sporting hubs should be explored as there may be potential to share infrastructure such as carparking.

To fully meet the need of community demand deriving from the PPC there is a requirement to create a minimum of 16 football pitches and cricket provision, however, it is unlikely to be operationally suitable to deliver this at just one. It is also the case that it may not be conducive to the overall phasing position of the development scheme. Therefore, two smaller hub sites could also be an option and allow the phasing of the development to fit better within master planning. As an example, two smaller hub sites could have the following facility mixes:

Table 2: Example accommodating TCBGC across two sites

Hub One	***Hub Two***
4 x adult football pitch	2 x adult football pitch
2 x youth 11v11 football pitches	3 x youth 11v11 football pitches
1 x cricket square	2 x youth 9v9 football pitch
1 x alternate athletics facility	3 x mini football pitches

These two sites are just examples of how provision could be provided, however, providing two sites with each having a focus on team ages may be more suitable. i.e., one site for adult participation and the other youth and junior football. This is due to sites accommodating for these age ranges typically having differing ancillary needs. This should be considered further in consultation with Sport England and the relevant NGBs.

Note, this example assumes a full size third generation artificial pitch with sports lighting is provided at a secondary school with secured community use. It could, however, also be a key element of one of the hub sites instead of a school, if sports lighting is provided with the pitch.

Both sites would require a suitable supply of ancillary provision and associated infrastructure to supporting the needs of each site. A need to engage with both Sport England and the relevant NGBs is also essential to define the site specifics and to ensure the needs of clubs/users are as best met as possible.

Broad Lane Playing Fields

Wivenhoe Tempest FC access Broad Lane Sports Ground for its home fixtures for which it has 75 years remaining on a lease signed with Wivenhoe and District Sports Facilities Trust in 1996. The site is operating at capacity and has no opportunity to accommodate new/increased demand at peak periods. An extension of this site through creating new playing field on adjacent land would provide users a good opportunity to expand the site and be a good option to the existing infrastructure. The Club is also one of the closest to the TCBGC development and as such would likely see one of the highest associated increases of demand.

Linking to this site and creating new playing field (as to develop one of the hub sites) or even partially increasing available playing field land (and reducing pitch numbers at a new hub site/sites) would be recommended to best meet associated demand from the development. If this site was to be selected for associated capacity and quality improvements, the existing pavilion and carparking capacity of the site would require both improvement and extension.

Alternative athletics provision

England Athletics confirms it is adopting a new approach to facility planning that can enable local councils to install new athletics provision at a much more affordable cost than a traditional 400m synthetic track.

The first of the three alternative designs is a ‘compact track’ featuring a 60m sprint straight with an accompanying jump lane and shot-put space. This provision is the smallest of the three and is installed at sites with limited available land. A ‘mini track’ features a 140m four lane oval track with a six lane 60m sprint, as well as accompanying shot put and jumping provision.

An advantage to a mini track design is it leaves a large space in the centre of the oval track to be used for either various field events such as long jump/ triple jump, or alternatively it can be used for other sports such as football pitches or an outdoor gym. Mini track sites also feature a new design of shot-put practice areas, in which it flattens a natural slope and athletes throw into a hill allowing for the put to roll back to the participant thus reducing time spent retrieving the put after each throw.

Finally, an ‘active track’ is a synthetic loop with no fixed shape or distance (much like a formula 1 circuit), in which a track is drawn to fit its natural surroundings such as an existing park or school field. This is installed at sites where a 400m oval would not be feasible as it allows for adaptations to the shape in order to suit land in its current state.

These three designs present alternative approaches to athletics provision as to offer more affordable and feasible means of creating athletics tracks. In the main, there is no specific need for new dedicated 400m tracks in either Colchester or Tendring. However, a compact, alternate facility offer as part of a sporting hub design (i.e., a sprint track or mini track) alongside playing field or adjacent to it, where users have full access to on-site ancillary facilities should be encouraged and promoted. This will require further consultation with England Athletics which will be able to advise on suitable provision for this scheme.

Off-site contribution to improve the quality of provision

The Sport England PPC requirements for TCBGC could also partially be met through off site contributions, improving sites within the locality of the development to increase capacity and user experience. There may be an option to deliver some off site contributions at an early stage of the development prior to some of the major infrastructure developments (e.g. schools, sports facilities) being delivered. This may also help to demonstrate localised benefit at an early stage of the development. Potential sites which could be considered are as follows:

Table 3: Potential developer contributions options

Site and distance to TCBGC development	LA	Sport	Current provision	Contribution	Comments
The Garrison (4 miles)	Colchester	Hockey	1 x hockey AGP	Pro rata sinking fund	To meet increase in hockey demand arising from development, a pro rata contribution to pitch sinking fund would be a suitable contribution for hockey.
Essex University (1 mile)	Colchester	Hockey	1 x hockey AGP	Pro rata sinking fund	To meet increase in hockey demand arising from development, a pro rata contribution to pitch sinking fund would be a suitable contribution for hockey.
Mile End Sports Ground (5.7 miles)	Colchester	Football	5 x football pitches	Pitch improvements	Poor quality pitches with identified overplay.
Colchester Tennis World (5.5 miles)	Colchester	Tennis	10 x courts	Court improvements	Improve recreational tennis offer. Currently mixed quality. Explore options to create netball opportunities outside of those currently taking place at Gilberd School.
Shrub End (5.7 miles)	Colchester	Football	7 x football pitches	Pitch improvements	Standard quality pitches which accommodate a significant amount of demand from several clubs.

Site and distance to TCBGC development	LA	Sport	Current provision	Contribution	Comments
Spring Lane (5.2 miles)	Colchester	Football	6 x football pitches	Pitch improvements	Mixture of standard and good pitches. Site is overplayed.
Wivenhoe Bowls Club (3.7 miles)	Colchester	Bowls	1 x bowling green	Green quality and ancillary improvement	The Club has a strong membership. Improvements to overall site will support existing and any future growth.
West End Bowls Club (5.7 miles)	Colchester	Bowls	2 x bowling green	Green quality and ancillary improvement	The Club has a strong membership. Improvements to overall site will support existing and any future growth.
Old Heath Bowls Club (3.6 miles)	Colchester	Bowls	2 x bowling green	Green quality and ancillary improvement	The Club has a strong membership. Improvements to overall site will support existing and any future growth.
Wivenhoe Tennis Club (3.8 miles)	Colchester	Tennis	4 x courts	Changing room improvements	Good quality site but poor changing rooms. Scope to increase demand at the site and improve user experience
Strangers Corner Sports Complex (7.8 miles)	Tendring	Rugby Union	3 x rugby union pitches	Pitch/drainage improvements Floodlighting	Brightlingsea RFC home venue. Site overplayed due to poor pitch quality/drainage issues.
Bayard Recreation Ground (9.2 miles)	Tendring	Cricket	1 x cricket square	Improvement to cricket square and outfield. New clubhouse	Home to Brighlingsea CC. The clubhouse and associated facilities likely to be condemned in next several years.

Note, this is not an exhaustive list and other options could be considered which are highlighted from both Sport England and NGBs.

Conclusion

There is a need to develop new playing pitch and outdoor sport provision to accommodate for the levels of demand associated with TCBGC. This will best be met through the development of or two sporting hub sites which predominately, but not exclusively accommodate for football.

The need from the Sport England PPC is as such:

- 6 (6.56) x adult football
- 7 (7.44) x youth football
- 3 (3.36) x mini football
- 1 (1.53) x cricket square
- 1 (0.91) x full size third generational artificial pitch (with sports lighting)

There is no need for new rugby league or for artificial grass pitch hockey provision (albeit an appropriate contribution to hockey should be sought). For tennis and netball, the development of provision at a secondary school site is likely the best outcome to meet new demand, on the basis provision has accompanying sports lighting and a secure community use arrangement is in place.

For bowling greens, a developer contribution to improve existing sites is the most appropriate outcome. The nearest sites to the development at Wivenhoe and Old Heath bowling clubs.

Likewise, it is also recommended that off-site developer contributions are secured for rugby union, Strangers Corner Sports Complex is the nearest site with the most obvious need for improvement, but the RFU should be consulted to confirm where it would like to see a contribution spent.

Alternate athletics provision should also be considered and intertwined with any design at new hub sites (including school sites) to support health and wellbeing of residents and users.

These recommendations sit outside of the need for curricular uses of school playing field and these should be designed in the first instance of satisfying school demand.

Indoor and built sports facilities

Sport England's The Sports Facilities Calculator (SFC) helps to estimate the level of demand for key community sports facilities generated by a given population. It is hosted on the Active Places Power website.

Based on the projection that the TCBGC will have a population of 17,150 people, the SFC identifies the need for:

Table 4: Sport England Sports Facilities Calculator

Sports halls*		Swimming pools*		Indoor bowls*	
Courts	4.58	Lanes	3.32	Rinks	0.43
Halls	1.14	Pools	0.83	Centres	0.07
Cost	£3,214,879	Cost	£3,560,048	Cost	£183,470

**based on Q3 2022 build costs*

***General considerations**:*

It is important that any facilities developed are affordable and sustainable. Fitness are key income generation components and are often pivotal to a sports facility's sustainability – as well as enabling a venue to effectively deliver health and wellbeing outcomes.

Fitness gyms are more attractive and deliver better outcomes (financial and non-financial) when accompanied by the provision of studios. This enables a full fitness programme to be offered accommodating individual workouts, personal training, group fitness and virtual fitness. This aligns with current fitness trends. Typically, for a full fitness programme to be feasible, there is a requirement for three studios, one functioning primarily as a spin studio, one high energy and one holistic. These spaces are also normally highly flexible and can accommodate a range of other activities when not servicing fitness use and/or at non-peak times.

In addition to fitness, there is a need to consider way in which aquatic activities are geared to holistic swim programme delivery and income generation. Including a learner/teaching pool enables the implementation of a more balanced swim programme accommodating swimming lessons, swimming for fitness, club swimming and aqua fitness classes. Access to a learner/teaching pool significantly extends peak time capacity improving the range and variety of activities offered and enabling greater income generation.

The combination of health and fitness and swimming is also more attractive to potential members seeking a gym and swim option – which tends to be of higher value than a standalone gym alternative. This has the potential to give the venue a competitive edge when competing with local commercial fitness operators which cannot match this offer.

Not having a learner/teaching pool, reduces opportunity to offer aqua classes (aquacise etc) and fitness/lane swimming as typically learn to swim programmes (partly because of the income generation return) and club/competitive swimming tend to take priority at peak times.

Sport England's Affordable Sports Centres guidance advises that for facilities to be affordable, the following amenity combinations should be considered.

Table 5: Sport England affordable sports centre facility mix options

Option	Facility mix
Option A	4-lane x 25m swimming pool 4 court sports hall 50 station health and fitness gym Studio.
Option B	6-lane x 26m swimming pool (with boom) 4-court sports hall, 100 station health and fitness gym 2 studios
Option C	6-lane swimming pool Learner/teaching pool, 4-court sports hall, 100 station health and fitness 2 studios
Option D	8-lane 25m swimming pool Learner/teaching pool, 5-court sports hall, 100 station health and fitness gym 2 studios.

**based on 2017 guidance*

Facility design is important both to centre operation and programming flexibility. If looking to co-locate with a school/education provision, there is a need to ensure that the design enables concurrent, safe, school and public access to facilities during the day. Daytime access to provision can be of particular importance to older people (reflecting the needs of the increasingly ageing population in both authorities) and for people who tend to have a degree of free time during the day e.g., parents of young children, shift workers etc.

Smart design ensures that facilities can be utilised by the community and that safeguarding measures are in place to protect pupils whilst the school is in operation. It is, thus, imperative that end users are considered at the design stage. A key document to refer to is Active Essex – Opening School Sports Facilities – Phase 2 Final report.

***Other considerations**:*

Developing a sports centre within the TCBGC presents an opportunity to co-locate sports facilities with other community/health provision in the development area. Good examples of this elsewhere include the Chiltern Lifestyle Centre (Amersham) and Orford Jubilee Neighbourhood Hub (Warrington). These look to meet community need by locating community services such as pharmacy, GP surgery, library, nursery, theatre, education, children's and adult social care provision and more at the same venue. (Some may require separate access points).

There may be a case to develop a joint use leisure centre (with a more limited generic community offer) that could also be used by the school rather than a separate venue. This would, by definition, normally include a sports hall) and a 'school hall'. The sports hall would need to increase in size to reflect the scale of the demand identified in respect of community use (and would need to be supported by suitable changing and reception facilities). The design and specification should reflect Sport England guidance and, thus, both meet the needs of the school and the community (to include daytime use). It is also important to reference the specific needs of the core sports to be accommodated e.g., volleyball.

Development of the TCBGC and the current age and condition of Colchester Leisure Word would enable Tendring and Colchester to masterplan and re-align indoor sports provision in the area. There is, for example, an opportunity to establish a leisure centre in the TCBGC as a shared sporting hub for the two authorities with a focus on indoor sports such as netball and volleyball and for Colchester Leisure World to become a (more) commercially driven family destination leisure centre with extensive opportunities for play and recreational activity.

Ideally, operation and programming of leisure centre provision within the TCBGC would be coordinated with that of other public leisure facilities and be managed by the same provider.

There is a need for any leisure centre provision at the new TCBGC to be considered in the wider context of the range of facilities already servicing the communities of both authorities. This applies, in particular to swimming provision. With this in mind, the Colchester Indoor and Built Facilities Strategy and Action Plan recommends commissioning an aquatic facilities strategy for Colchester and Tendring incorporating feasibility studies for Leisure World and a new sports facility in the TCBGC. (This should include preparation of bespoke Sport England FPM (Facilities Planning Model) reports to model different scenarios to evaluate whether and how provision of new or redeveloped pools and sports halls will address current and future needs in different locations). A feasibility study should then be based on the decisions made about the location/scale of new pools. This would help avoid a feasibility study being undertaken for an option which is less responsive to meeting community demand.

TCBGC facility need:*

Based on all of the above and taking account of the Needs Assessment and draft Strategy findings, it is recommended that the following facility mix is treated as the start point for consideration in respect of developing a new facility for the TCBGC. (It is based upon Sport England Affordable Sports Centre option D).

Facility	Rationale
8-lane competition swimming pool with spectator seating for (say) 250 spectators	The current water space shortfall in Colchester is 863m^2 (for context a 25m x 4-lane pool is normally between 210-250m^2 in scale) hence the need to increase provision. There is also a need for a competition specification pool in the area as currently local clubs and the University are displaced to other areas. A competition pool at this new venue would enables Colchester Leisure World to operate fully – from a community and commercial perspective - at weekends and during school holidays, without having to deal with the disruptive impact of galas, competitions etc. Consideration also needs to be made for water polo.
Learner/teaching pool (10m x 20m)	This significantly increase learn to swim capacity - a key community offer and income generator for the leisure operator. This could have a moveable floor which enabling it to accommodate local diving needs.
100 station health and fitness gym	The required provision for a facility of this size and scale. There is a need to consider whether to upscale strength and conditioning elements given its growing popularity and the possible sports club emphasis of the facility.
3 studios (spin, high energy and holistic)	Given current trends in group fitness, it would be appropriate to assess need for three studios to accommodate a comprehensive fitness class programme and generate more income. It also enables flexible space for other daytime groups to access e.g., community health.

6-court sports hall	This would ensure that it has capacity to meet the need of volleyball, basketball and netball given their high degree of local popularity. (There is the opportunity to consider a ball court specification).
6 squash courts	This would reduce reliance on the Corporal Budd VC facilities and provide security of tenure for the sport in the area as well as offering additional pay and play opportunity. It will be necessary to assess the viability of this.
Wet village changing	
Dry fitness changing	
Café area with panini style servery	To maximise secondary spend. Also consider 'pop up' activity promotion activity space e.g., fall prevention/ cardiac rehab etc.
Good levels of parking	To accommodate competitions in the sports hall and pool. Capacity to enable coach drop offs for schools and competitions is imperative.

**This is assumed on the basis that Leisure World remains in its current form. Should there be any refurbishment/ relocation of the facility then this facility mix should be reviewed.*

Conclusions

Development of TCBGC provides an opportunity to resolve some specific local needs in respect of sports hall sports and swimming pool provision. It has the potential to be an exemplar facility in the context of its gearing to provide opportunity and actively attract and cater for people with significant health needs and those from the two authorities' most deprived communities for whom price and aspiration are key barriers.

It enables the indoor sports (which are already popular and for which interest already straddles both authorities) the opportunity to thrive in the heart of TCBGC reducing reliance on facilities in neighbouring authorities and on the MoD which bring inherent 'access risk'.

Vitally, if the two authorities do not commission a joint aquatic facilities strategy and accompany feasibility(s), there will, should plans for Colchester Leisure World be drawn up first, be a need to be cognisant of these and any planned future investment in it – when considering provision in TCBGC.