



TONBRIDGE & MALLING BOROUGH COUNCIL

EXECUTIVE SERVICES

Chief Executive
Damian Roberts

Gibson Building
Gibson Drive
Kings Hill, West Malling
Kent ME19 4LZ
West Malling (01732) 844522

NB - This agenda contains proposals, recommendations and options. These do not represent Council policy or decisions until they have received proper consideration through the full decision making process.

Contact: Democratic Services
committee.services@tmbc.gov.uk

22 August 2025

To: MEMBERS OF THE CABINET
(Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at a meeting of the Cabinet to be held in the Council Chamber, Gibson Drive, Kings Hill on Tuesday, 2nd September, 2025 commencing at 7.30 pm.

Members of the Cabinet are required to attend in person. Other Members may attend in person or participate online via MS Teams.

Information on how to observe the meeting will be published on the Council's website.

(NB: Background papers to items referred from Scrutiny Select Committees and Committees have been omitted from printed agenda packs.)

Yours faithfully

DAMIAN ROBERTS

Chief Executive

A G E N D A

1. Guidance for the Conduct of Meetings

7 - 10

PART 1 - PUBLIC

2.	Apologies for absence	11 - 12
3.	Declarations of interest	13 - 14

Members are reminded of their obligation under the Council's Code of Conduct to disclose any Disclosable Pecuniary Interests and Other Significant Interests in any matter(s) to be considered or being considered at the meeting. These are explained in the Code of Conduct on the Council's website at [Code of conduct for members – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/code-of-conduct-for-members).

Members in any doubt about such declarations are advised to contact Legal or Democratic Services in advance of the meeting.

4.	Minutes	15 - 28

To confirm as a correct record the Minutes of the ordinary and extraordinary meetings of the Cabinet held on 30 June and 29 July 2025 respectively.

Matters for Recommendation to the Council

5.	Replacement of Shallows Bridge, Haysden Country Park	29 - 38

This report brings forward a List C Capital Plan Evaluation for the replacement of the Shallows Bridge in Haysden Country Park and recommends that the scheme is included in List A of the Capital Plan and progressed within the current financial year.

6.	Proposal for Monthly Member Briefing Sessions on Pre-application Development Proposals	39 - 52

Consideration of the recommendations of the Housing and Planning Scrutiny Select Committee of 15 July 2025 in respect of regular briefing sessions for Members.

Matters in accordance with Part 3 of the Constitution

Executive Non-Key Decisions

7.	Riverside Route Lighting Project, Tonbridge	53 - 86

The report brings forward the design for the Riverside Route Lighting project between Vale Road and Town Lock, Tonbridge and seeks approval to move the project forward for construction later in this calendar year.

8. Local Nature Recovery Strategy - Pre Publication Review 87 - 92
Period

The report presents the Local Nature Recovery Strategy and seeks confirmation that the Borough Council, as a Supporting Authority, are content that it proceeds to publication.

- Note: As of publication date, and due to circumstances outside of the control of the Borough Council, the Responsible Authority has advised of a delay in the link to the Local Nature Recovery Strategy (provided in the report) being 'live'. The Responsible Authority hope to be in a position to share relevant documents and maps as soon as possible.

9. Budgetary Control and Savings Update - July 2025 93 - 104

In accordance with the Council's Financial Procedure Rules this report informs Members of the current financial position to the end of July 2025 for the 2025/26 Financial Year and updates members on the current progress for the achievement of the savings target to be achieved for the budget set 2026/27.

10. Sports Facilities Evidence 105 - 442

Consideration of the recommendations of the Housing and Planning Scrutiny Select Committee of 15 July 2025 in respect of the Indoor Sports Facilities and the Playing Pitches and Outdoor Sports Facilities Strategies.

11. Risk Management 443 - 462

Consideration of recommendations of the Audit Committee of 21 July 2025 in respect of risk management.

12. Annual Senior Information Risk Owner Report 2025-26 463 - 478

Consideration of recommendations of the Finance, Regeneration and Property Scrutiny Select Committee of 22 July 2025 in respect of the Annual Senior Information Risk Owner report.

In accordance with LGA 1972 the reports and annexes are private for the following reason: Sch 12A Paragraph 3 – Financial or business affairs of any particular person.

Matters submitted for Information

13. Decisions taken by Cabinet Members 479 - 480

A record of the decisions taken by portfolio holders since the last ordinary meeting of Cabinet are attached.

14. Notice of Forthcoming Key Decisions (if available) 481 - 486

A Notice setting out the key decisions anticipated to be taken up to October 2025 is attached.

15. Urgent Items 487 - 488

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

Matters for consideration in Private

16. Exclusion of Press and Public 489 - 490

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

PART 2 - PRIVATE

Matters in accordance with Part 3 of the Constitution

Executive Key Decisions

17. Bluebell Hill Temporary Accommodation Project - Tenders 491 - 508

(Reasons: Part 2 - Private: LGA 1972 - Sch 12A Paragraph 3 - Financial or business affairs of any particular person)

The report sets out the tenders received for the Bluebell Hill temporary accommodation project and seeks Cabinet approval to award the contract.

A supplementary report will follow to update members on the assessment of the enhanced scheme proposal with an associated recommendation.

18. Larkfield Leisure Centre - Wet Change Refurbishment 509 - 516

(Reasons: Part 2 - Private: LGA 1972 - Sch 12A Paragraph 3 - Financial or business affairs of any particular person)

This report sets out the tender process for the refurbishment of the Wet Change area at Larkfield Leisure Centre and requests Cabinet approval for the award of contract.

Executive Non-Key Decisions

19. Tonbridge Town Centre Programme Board - Minutes and Recommendations 517 - 538

(Reasons: Part 2 - Private: LGA 1972 - Sch 12A Paragraph 3 - Financial or business affairs of any particular person)

The report presents the notes and recommendations of the Tonbridge Town Centre Programme Board of 16 May 2025 and 20 June 2025.

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

MEMBERSHIP

Councillor M D Boughton, (Leader)
Councillor R P Betts, (Housing, Environment and Economy)
Councillor M A Coffin, (Finance, Waste and Technical Services)
Councillor D Keers, (Community Services)
Councillor A Mehmet, (Infrastructure and Tonbridge Regeneration)
Councillor M Taylor, (Planning)

Members of the Council who are not members of the executive may attend meetings of the Cabinet. With the agreement of the Leader, any such Member may address the Cabinet on any item on the agenda but may not vote.

GUIDANCE ON HOW MEETINGS WILL BE CONDUCTED

- (1) Most of the Borough Council meetings are livestreamed, unless there is exempt or confidential business being discussed, giving residents the opportunity to see decision making in action. These can be watched via our YouTube channel. When it is not possible to livestream meetings they are recorded and uploaded as soon as possible:

<https://www.youtube.com/channel/UCPp-IJISNgoF-ugSzxiAPfw/featured>

- (2) There are no fire drills planned during the time a meeting is being held. For the benefit of those in the meeting room, the fire alarm is a long continuous bell and the exits are via the doors used to enter the room. An officer on site will lead any evacuation.
- (3) Should you need this agenda or any of the reports in a different format, or have any other queries concerning the meeting, please contact Democratic Services on committee.services@tmhc.gov.uk in the first instance.

Attendance:

- Members of the Committee are required to attend in person and be present in the meeting room. Only these Members are able to move/ second or amend motions, and vote.
- Other Members of the Council can join via MS Teams and can take part in any discussion and ask questions, when invited to do so by the Chair, but cannot move/ second or amend motions or vote on any matters. Members participating remotely are reminded that this does not count towards their formal committee attendance.
- Occasionally, Members of the Committee are unable to attend in person and may join via MS Teams in the same way as other Members. However, they are unable to move/ second or amend motions or vote on any matters if they are not present in the meeting room. As with other Members joining via MS Teams, this does not count towards their formal committee attendance.
- Officers can participate in person or online.

- Members of the public addressing an Area Planning Committee should attend in person. However, arrangements to participate online can be considered in certain circumstances. Please contact committee.services@tmhc.gov.uk for further information.

Before formal proceedings start there will be a sound check of Members/Officers in the room. This is done as a roll call and confirms attendance of voting Members.

Ground Rules:

The meeting will operate under the following ground rules:

- Members in the Chamber should indicate to speak in the usual way and use the fixed microphones in front of them. These need to be switched on when speaking or comments will not be heard by those participating online. Please switch off microphones when not speaking.
- If there any technical issues the meeting will be adjourned to try and rectify them. If this is not possible there are a number of options that can be taken to enable the meeting to continue. These will be explained if it becomes necessary.

For those Members participating online:

- please request to speak using the 'chat or hand raised function';
- please turn off cameras and microphones when not speaking;
- please do not use the 'chat function' for other matters as comments can be seen by all;
- Members may wish to blur the background on their camera using the facility on Microsoft teams.
- Please avoid distractions and general chat if not addressing the meeting
- Please remember to turn off or silence mobile phones

Voting:

Voting may be undertaken by way of a roll call and each Member should verbally respond For, Against, Abstain. The vote will be noted and announced by the Democratic Services Officer.

Alternatively, votes may be taken by general affirmation if it seems that there is agreement amongst Members. The Chairman will announce the outcome of the vote for those participating and viewing online.

This page is intentionally left blank

Apologies for absence

This page is intentionally left blank

Declarations of interest

This page is intentionally left blank

TONBRIDGE AND MALLING BOROUGH COUNCIL

CABINET

MINUTES

Monday, 30th June, 2025

Present: Cllr M D Boughton (Chair), Cllr R P Betts, Cllr M A Coffin, Cllr D Keers and Cllr M Taylor

Virtual: Cllr M R Rhodes, Cllr F A Hoskins, Cllr K B Tanner and Cllr K S Tunstall participated via MS Teams in accordance with Access to Information Rule No 23.

An apology for absence was received from Councillor A Mehmet.

PART 1 - PUBLIC

CB 25/72 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct.

CB 25/73 MINUTES

RESOLVED: That the Minutes of the meeting of the Cabinet held on 3 June 2025 be approved as a correct record and signed by the Chairman.

MATTERS IN ACCORDANCE WITH PART 3 OF THE CONSTITUTION

EXECUTIVE KEY DECISIONS

CB 25/74 BUSINESS RATES POOL (SHARED GROWTH FUND) PROGRAMME

(Decision Notice D250073CAB)

Careful consideration was given to a proposed programme of activity to support the borough's local economy using funding through the Business Rate Pool (Shared Growth Fund).

Under the national business rates retention scheme, local authorities were able to come together, on a voluntary basis, to pool their business rates, given them scope to generate additional growth through collaborative effort and to smooth the impact of volatility in rates income across a wide economic area. The Council rejoined the Kent Business Rates Pool in April 2023, after improvements in local business rates income due to major commercial developments. Membership in the pool enabled the Council to access the Shared Growth Fund, collaboratively

managed with Kent County Council, which financed projects aligned with local and county strategic priorities. The selected projects were based on local and county wide strategies and had received approval from Kent County Council.

By the end of 2025/26, funding for the Shared Growth Fund was estimated at around £1.125m. However, upcoming business rate reforms may impact future income retention beyond 2026/27.

RESOLVED: That the proposed Business Rates Pool (Shared Growth Fund) Programme, as set out in Annex 1, be approved.

EXECUTIVE NON-KEY DECISIONS

CB 25/75 2024/25 FINANCIAL OUTTURN AND MAY 2025 BUDGETARY CONTROL

(Decision Notice D250074CAB)

The report of the Director of Finance and Transformation presented Members with the 2024/25 Financial Outturn and the current financial position to the end of May 2025 for the 2025/26 Financial Year, in accordance with the Borough Council's Financial Procedure Rules.

A detailed revenue and capital outturn position for the year 2024/25 was provided in the Revenue and Capital Outturn Booklet attached at Annex 1. Members were pleased with the positive revenue position for 2024/25, reported as a contribution to the Borough Council's General Revenue Reserve of £1,109,493 after taking into account the additional reserve movements as set out in paragraph 4.3 of the report. Given the outturn variation, additional reserve movements had been made to assist with the delivery of corporate priorities and future needs of the authority and these movements to reserve to account for the variation between the outturn and revised estimate were provided at paragraph 4.13 of the report.

Details of the movements in reserve balances as at 31 March 2025 were set out in Annex 2 and a summary of decisions taken by Cabinet and Committees with budget implications since the revenue budget was approved by Council in February 2025 to the end of May 2025 was attached at Annex 3.

Budgetary Control Monitoring Statements for Salaries and Incomes to the end of May 2025 were attached for information at Annex 4 and Annex 5 respectively. The 2024/25 revenue budget position was summarised in paragraph 5.8 of the report, which reflected a favourable net variance of £291,052 as at the end of May 2025.

With regard to Business Rates monitoring, particular reference was made to the variation of £198,640 below the original estimate of an

overall net income of £4,011,309, due to an increased level of empty properties and the awaited valuations of business properties adjacent to Junction 5 of the M20.

Cllr Coffin proposed, seconded by Cllr Boughton and Cabinet

RESOLVED: That

- (1) the year end position for 2024/25 be noted and the reserve movements as shown in paragraph 4.13 be endorsed;
- (2) at the end of May 2025, a net favourable variance of circa £291k when compared to the proportion of the 2025/26 budget, as shown in paragraph 5.8 of the report, be noted; and
- (3) the current business rate pool position as at the end of May 2025, as set out in paragraph 6.2 of the report, be noted.

CB 25/76 WARM HOMES: LOCAL GRANT

(Decision Notice D250075CAB)

The Warm Homes: Local Grant, a government funded scheme in England aimed to improve the energy efficiency of homes and reduce fuel poverty for low-income households was part of the broader Warm Homes Plan, which aimed to upgrade 5 million homes within the next 5 years and support the transition to net zero by 2050.

The Borough Council had provisionally been awarded £1.5m of the Warm Homes: Local Grant funding to improve the energy efficiency of fuel poor homes in its district and help to deliver a wider net zero programme.

Due regard was given to the financial and value for money considerations and the assessment of risk detailed in the report. Members were advised of the scheme constraint that Administration and Ancillary (A&A) cost of delivery must not exceed 15% of the capital spend. This presented a high financial and reputational risk to the Council which could not be fully mitigated.

Consideration had been given options for delivery of the project, however the financial modelling schemes at Annex 1 and 2 to the reports showed that the scheme was not financially viable.

On the grounds of significant financial and reputational risk in delivering the scheme, Cllr Coffin proposed, seconded by Cllr Boughton and Cabinet

RESOLVED: That

- (1) the Warm Homes: Local Grant funding be declined on the basis that the reputational and financial risk to the Council was too high; and
- (2) the Government be advised that although the Council wished to deliver these improvements in residents' homes across the borough, the scheme set up and constraints made it too high a risk to accept the funding.

CB 25/77 UK SHARED PROSPERITY FUND (UKSPF) - COMMUNITY DEVELOPMENT GRANT SCHEME

(Decision Notice D250076CAB)

The report of the Chief Executive set out the Community Development Grant Scheme in detail and sought approval to launch the scheme in July 2025. The grant would support local voluntary, community and charitable groups to deliver targeted services that met residents' needs and enhance the quality of life in the community.

This would be the third round of the UKSPF Community Development Grant Scheme in addition to a recent TMBC 50th Anniversary Community Grant Scheme which had just been completed. All three previous schemes had been well received by the local voluntary, community and charity sector and many projects across the borough had been delivered, providing vital support to residents. As the schemes had been over-subscribed, and to help manage the process, guidance and scoring criteria was set out at Annex 1 to the report, to ensure applicants were aware of funding priorities and to maintain a fair and consistent approach to grant allocation.

In terms of the implementation, the scheme would be launched on 14 July 2025 and closed on 15 September 2025. The final approval of grant allocations would be at Cabinet on 14 October 2025, with funds distributed from the end of October 2025.

Careful consideration was given to the guidance and scoring criteria at Annex 1. In order to support local veterans and the Borough's armed forces community, Cllr Keers proposed, seconded by Cllr Boughton that additional points be included in the scoring criteria for any group proposing projects in support of the armed forces.

RESOLVED: That

- (1) the priorities of the scheme, as set out in the report, be endorsed;

- (2) the Guidance and Scoring Criteria as set out in Annex 1, be endorsed subject to the inclusion of additional points for any group proposing projects in support of the armed forces; and
- (3) the launch of the scheme on 14 July 2025, be agreed;

CB 25/78 TONBRIDGE TOWN CENTRE - EAST OF HIGH STREET MASTERPLAN FRAMEWORK

(Decision Notice D250077CAB)

Consideration was given to the Masterplan Framework and Viability reports that were the culmination of the East of High Street (EOHS) Masterplan exercise that had been carried out by consultants Mace, Architects Periscope and Commercial Property Specialist Vail Williams since December 2024. The consultants had presented a high-level illustrative masterplan and spatial development proposals including viability and delivery analysis, to address housing and employment growth needs.

It was proposed that a public engagement exercise be undertaken on the Masterplan Framework, informed by feedback from the Programme Board. The consultation would run digitally for six weeks from mid-July, supplemented by information at key town centre locations and via social media to ensure broad community access. Over the summer, further work would develop delivery routes and detail for Member consideration, including funding and procurement options. The viability report highlighted current market challenges but noted that conditions might change. Not undertaking public engagement or further delivery analysis over the summer were outlined as alternative options, but both were considered less effective for stakeholder involvement and strategic planning.

Due regard was given to the financial and value for money considerations, the assessment of risks detailed in the report.

To ensure that the work was shared with local stakeholders to allow them to understand the process and the potentially deliverable options, as well as being able to comment on these proposals and raise issues and questions, Cllr Keers proposed, seconded by Boughton and Cabinet

RESOLVED: That

- (1) the site development and delivery options in the Tonbridge Town Centre East of High Street Masterplan Framework Report at Annex 1, be noted and Members be invited to comment on these ahead of a more detailed report in October 2025;
- (2) the Tonbridge Town Centre East of High Street Masterplan Viability Report at Annex 2 (Part 2 – Private) and the Masterplan Viability

Report Appendix 2 Market Insight & Benchmarking at Annex 3 (Part 2 – Private) be noted; and

- (3) the recommendation of the Tonbridge Town Centre Programme Board in the meeting on 23 May 2025 at Annex 4 (Part 2 – Private) that a public engagement exercise be undertaken on the Masterplan Framework document, based on the views expressed by the Programme Board, be supported.

MATTERS SUBMITTED FOR INFORMATION

CB 25/79 MINUTES OF PANELS, BOARDS AND OTHER GROUPS

The Minutes of the meetings of the following Advisory Panels and other Groups were received, any recommendations contained therein being incorporated within the decisions of the Cabinet reproduced at the annex to these Minutes.

CB 25/80 DECISIONS TAKEN BY CABINET MEMBERS

Details of the Decisions taken in accordance with the rules for the making of decisions by executive members, as set out in Part 4 of the Constitution, were presented for information.

CB 25/81 EXCLUSION OF PRESS AND PUBLIC

The Chairman moved, it was seconded and

RESOLVED: That as public discussion would disclose exempt information, the following matters be considered in private.

PART 2 - PRIVATE

DECISIONS TAKEN IN ACCORDANCE WITH PART 3 OF THE CONSTITUTION

EXECUTIVE KEY DECISIONS

CB 25/82 LEASE RENEWAL AT DERWENT ROAD, TONBRIDGE

(Decision Notice D250078CAB)

(Reasons: Part 2 – Private – LGA 1972 Sch 12A Paragraph 3 – Financial or business affairs of any particular person)

Consideration was given to the proposal to renew an existing lease for a shop unit the Council owned at Derwent Road in Tonbridge.

Due regard was given to the financial and value for money considerations, the assessed risk and legal implications.

Cllr Boughton proposed, seconded by Cllr Coffin and Cabinet

RESOLVED: That the terms of the lease renewal at 1A Derwent Road in Tonbridge as detailed in the report, be approved.

CB 25/83 LEASE RENEWAL - MARTIN SQUARE, LARKFIELD

(Decision Notice D250079CAB)

(Reasons: Part 2 – Private – LGA 1972 Sch 12A Paragraph 3 – Financial or business affairs of any particular person).

Consideration was given to a proposal to renew an existing lease of 48 and 50 Martin Square, Larkfield as detailed in the report.

Due regard was given to the financial and value for money considerations, the assessed risk and legal implications.

Cllr Boughton proposed, seconded by Cllr Betts and Cabinet

RESOLVED: That the terms of the lease renewal at 48 and 50 Martin Square in Larkfield as detailed in the report, be approved.

EXECUTIVE NON-KEY DECISIONS

CB 25/84 PROGRESS AND UPDATE - PLANNING ADVISORY SERVICE (PAS) PEER CHALLENGE REVIEW

(Decision Notice 250080CAB)

(Reasons: Part 2 - Private: LGA 1972 - Sch 12A Paragraph 3 - Financial or business affairs of any particular person)

Cabinet received an update on the progress made to implement the requirements of the Annual Service Delivery Plan 2025/26 which sought an Independent Planning Advisory (PAS) Review to be completed by September 2025 and required an Action Plan for improvement to be considered by the Housing and Planning Scrutiny Select Committee by October 2025, with an Action Plan agreed by Cabinet by December 2025 and the Action Plan fully delivered by March 2026. The initial scoping letter, setting out a framework which would be used to guide the focus of the Peer Challenge was attached at Annex 1 to the report. The Housing and Planning Scrutiny Select Committee were supportive of the Peer Challenge and were in agreement with the proposed make up of Members which gave proportional representation.

Cabinet had due regard to the views of the Housing and Planning Scrutiny Select Committee, the financial considerations, in particular the

main variable factors, the value for money considerations and legal implications.

Cllr Boughton proposed, seconded by Cllr Taylor and Cabinet

RESOLVED: That

- (1) the funding for the Peer Challenge at a cost of between £18-22k (the main variable factors being the availability of consultants and expenses, especially hotel costs which were estimated as part of the guide cost) be approved, with the funding to be drawn from the Transformation Reserve;
- (2) the update on the fee quote, be noted; and
- (3) the on-going work to deliver the Peer Challenge within the target dates set out by the Annual Service Delivery Plan, be noted.

CB 25/85 COUNCIL BANKING AND MERCHANT ACQUIRER SERVICES CONTRACT

(Decision Notice D250081CAB)

(Reasons: Part 2 – Private – LGA 1972 Sch 12A Paragraph 3 – Financial or business affairs of any particular person).

The report of the Director of Finance and Transformation set out details of the proposed review of the Council's Banking and Merchant Acquirer Services which were due to expire at the end of March 2026.

Cabinet had due regard to the financial and value for money considerations, the assessed risks and legal implications.

On the grounds of ensuring continuity of service, Cllr Boughton proposed, seconded by Cllr Coffin and Cabinet

RESOLVED: That

- (1) 'Focus on Banking' be engaged to conduct a review of the current arrangements and provide recommendations for the renewal of the services from April 2026;
- (2) the cost of £4,000 for the review be funded from the Budget Stabilisation Reserve; and
- (3) the Head of Finance (designate) and the Cabinet Member for Finance, Waste and Technical Services be given delegated authority to proceed with the recommendations for the renewal of services from April 2026.

CB 25/86 URGENT ITEMS

The Chair agreed to take an urgent item of business by reason of special circumstances as the decision could not reasonably be deferred until the next meeting of Cabinet in September due to the need/wish to implement the service by 1 July 2025.

CB 25/87 ROUGH SLEEPER PREVENTION AND RECOVERY SERVICES - AWARD OF CONTRACT

(Decision Notice D250082CAB)

(Reasons: Part 2 – Private LGA 1972 Sch 12A Paragraph 3 – Financial or business affairs of any particular person)

Consideration was given to an award of contract for Rough Sleeper Prevention and Recovery Services following an award of £309,801 of Rough Sleeper Prevention and Resettlement Grant funding for rough sleeper services for the financial year. The proposed project would ensure that the Council have off the street accommodation for those rough sleeping across Tonbridge and Malling and Tunbridge Wells which aligned with the Council's aim to end rough sleeping and where it did happen, ensure that it was brief and non-recurring.

Due regard was given to the financial and value for money considerations and legal implications.

Cllr Betts proposed, seconded by Cllr Coffin and Cabinet

RESOLVED: That

- (1) the award of contract to the successful tenderer to deliver the Rough Sleeper Prevention and Recovery Services for Tonbridge and Malling, be approved; and
- (2) an initial appointment until March 2026 and a further 3 x 1 years be approved, subject to further funding being awarded.

The meeting ended at 8.41 pm

This page is intentionally left blank

TONBRIDGE AND MALLING BOROUGH COUNCIL

EXTRAORDINARY CABINET

MINUTES

Tuesday, 29th July, 2025

Present: Cllr M D Boughton (Chair), Cllr D Keers, Cllr A Mehmet and Cllr M Taylor

Councillors L Athwal, Mrs S Bell, L Chapman, M A J Hood, S A Hudson, W E Palmer, R I B Cannon* and S Crisp* were also present pursuant to Access to Information Rule No 23.

(*participated via MS Teams)

Apologies for absence were received from Councillors R P Betts and M A Coffin.

PART 1 - PUBLIC

CB 25/88 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct.

MATTERS IN ACCORDANCE WITH PART 3 OF THE CONSTITUTION

EXECUTIVE KEY DECISIONS

CB 25/89 HERITAGE INFORMATION AND ADVICE TO SUPPORT THE LOCAL PLAN INCLUDING INFORMATION IN RELATION TO CONSERVATION AREAS

(Decision Notice D250093CAB)

Consideration was given to the recommendations of the Housing and Planning Scrutiny Select Committee of 15 July 2025 in respect of the approach the Council should take in relation to obtaining heritage information and evidence to support the emerging Local Plan including progressing work on Conservation Area statements and Appraisals. Consideration was also given to advice from the Heritage Strategy that was produced in 2024 to support the emerging Local Plan.

It was acknowledged that information and evidence on heritage matters, including Conservation Area Statements / Appraisals, would provide information to help inform future change, development and design with regard to the sensitivities of the borough's historic environment and its unique character, ensuring that development could make a positive

contribution to local character and distinctiveness as set out in paragraph 203 of the National Planning Policy Framework.

Careful consideration was given to a Conservation Area Appraisal / Statement Priority List, attached at Annex 1, which set out each Conservation Area within the borough, the size of the Conservation Area and whether a Conservation Area Appraisal already existed and the date of the Appraisal, where one had been undertaken previously.

Cabinet had due regard to the views of the Scrutiny Select Committee, the finance and value for money consideration, the risk assessment and the legal implications outlined in the report.

Cllr Taylor proposed, seconded by Cllr Boughton and Cabinet

RESOLVED: That

- (1) the approach set out within this paper to progressing heritage information and evidence to support the Local Plan, be agreed;
- (2) the approach to progressing Conservation Area Statements for those areas considered to be a priority to support the Local Plan, as set out in Table 3 under paragraph 7.5.3 of the report, be agreed;
- (3) it be noted that, as part of the evidence gathering approach for the Local Plan, work would be progressed in relation to identifying any heritage issues as relevant to potential site allocations within the Local Plan process to ensure that sufficient information was provided at each key stage of the Local Plan process;
- (4) the priority in progressing the additional work between the various Conservation Areas as set out in Annex 1, be agreed;
- (5) short Conservation Area Statements be produced for all Conservation Areas that did not currently have a Conservation Area Appraisal as a starting point to ensure that information was available for all Conservation Areas in the borough; it be noted that this would be at extra cost and would take both financial and staffing resource away from progressing full Conservation Area Appraisals for those that did not currently have one or where Appraisals required a review and update; and
- (6) it be noted that the Heritage Strategy, attached at Annex 2, had been made publicly available following the Housing and Planning Scrutiny Select Committee meeting on 15 July 2025.

CB 25/90 EXCLUSION OF PRESS AND PUBLIC

There were no items considered in private.

The meeting ended at 7.04 pm

This page is intentionally left blank

Cabinet

02 September 2025

Part 1 - Public

Recommendation to Council



Cabinet Member	Des Keers (Cabinet Member for Communities)
Responsible Officer	Robert Styles (Director of Street Scene, Leisure & Technical Services)
Report Author	Andy Edwards (Head of Technical Services)

Replacement of Shallows Bridge – Haysden Country Park

1 Summary and Purpose of Report

- 1.1 This report brings forward a List C Capital Plan Evaluation for the replacement of the Shallows Bridge in Haysden Country Park.
- 1.2 It is recommended to Full Council that the scheme is included in List A of the Capital Plan and progressed within the current financial year.

2 Corporate Strategy Priority Area

- 2.1 Efficient services for all our residents, maintaining an effective council.
- 2.2 The replacement of the existing bridge is identified in the Council's new Annual Service Delivery Plan 2025/26 and will maintain access for users of the Country Park.

3 Recommendations

- 3.1 Cabinet is requested to consider the List C Capital Plan Evaluation for the replacement of Shallows Bridge at Haysden Country Park (**Annex 1**), recommend to Council that the scheme be transferred to List A of the Capital Plan and subject to an assessment of the abutments be constructed in the current financial year.

4 Introduction and Background

- 4.1 The Council has a total of 28 Council bridges it owns.
- 4.2 These bridges are inspected on a routine basis by the Engineering Manager in the Technical Services Team with specialist independent structural assessments by a

consultant every 2 years. A number of bridges are now coming to end of life and are being closely monitored.

- 4.3 Shallows Bridge in Haysden Country Park has reached the end of its life and has been condemned by the structural engineer. The bridge has subsequently been closed to the public. The existing bridge cannot be repaired and now needs removal and replacement.

5 Proposal

- 5.1 The proposal is to remove the existing Shallows Bridge and replace it with a new bridge that meets the needs of park users.
- 5.2 The new bridge will include longer ramps that will be compliant with the Disability Discrimination Act and will be wider as the current bridge is very narrow.

The Shallows bridge is considered essential to Haysden Country Park, as it provides quick access to the park from the car park and enables circular walks for dog walkers and other regular users /visitors. It is also frequently used by Volunteers to carry out regular maintenance works. The distance to an alternative means of crossing the river is excessive and is prohibitive for some users. It is a popular start point for walks that end at the catering facilities and also popular with visitors who may not wish to visit the catering area or Barden Lake. The removal of the bridge also increases the time required for emergency responses and access to popular areas of the park.

- 5.3 The location of the bridge is shown on the plan at **Annex 2**.

6 Other Options

- 6.1 The only other option is not to replace the bridge as a repair is not possible. The existing structure would still need to be removed as a minimum and additional work would be required to remove the abutments and return the riverbanks to a natural finish. The budgetary estimate for this is iro £40k.

7 Financial and Value for Money Considerations

- 7.1 The replacement of the bridge has been estimated at £265k. Cabinet will see at **Annex 1** the potential to utilise developer contributions to meet just over half these costs. The Head of Finance (Section 151 Officer) has advised that as the works are required for health and safety grounds the balance of £112k would need to be provided from the Revenue Reserve for Capital Schemes.
- 7.2 A key issue will be the inspection and assessment of the existing abutments by the structural engineer once the existing bridge is removed. It is hoped the existing abutments will be fit for purpose but if not a full reconstruction could cost iro £45,000. If this is the case there will be a need to bring a further report back to Members to determine if the project is cost prohibitive.

8 Risk Assessment

- 8.1 The current estimate for a replacement bridge is based on a standard replacement and more detailed design work may be required.
- 8.2 Any construction near or around water can be prone to unforeseen costs and challenges. The first stage for this project is for the existing structure to be removed to allow for the existing abutments to be inspected with the anticipation that they can be reused.

9 Consultation and Communications

- 9.1 As part of the project, stakeholders will be updated through site notices and through social media channels.

10 Cross Cutting Issues

10.1 Climate Change and Biodiversity

- 10.1.1 Adaptation and resilience have been considered.
- 10.1.2 Climate change advice has not been sought in the preparation of the options and recommendations in this report.

10.2 Equalities and Diversity

- 10.2.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There will be a positive impact on end users.

10.3 Other If Relevant

- Procurement
- Business Continuity / Resilience
- Health and Safety
- Healthy Lifestyles

Background Papers	None
Annexes	(1) Capital Plan Evaluation (2) Map

This page is intentionally left blank

CAPITAL PLAN LIST C – EVALUATIONS

Project:		Street Scene, Leisure & Technical Services: Shallows Bridge – Haysden Country Park	
1	Specification:		
	(i)	Purpose of the scheme	To replace the existing pedestrian bridge due to structural failure.
	(ii)	Relevance to National / Council's Objectives	(a) National: N/A (b) Council: Efficient services for all our residents, maintaining and effective Council.
	(iii)	Targets for judging success	(a) Successful removal and replacement of the existing pedestrian footbridge (b) Project delivered within budget and timescale
2	Description of Project / Design Issues The project cost has been assessed by an external structural engineer and estimated to be in the region of £265k. A sum of £153k in future S106 contributions has been identified to assist with funding this scheme. It is proposed that the scheme will be initially funded from the Revenue Reserve for Capital Schemes (RRCS). Upon occupation of the associated development, the S106 contributions will be released and transferred to the RRCS, thereby replenishing the reserve and contributing towards the cost of the bridge works. This approach will enable the project to proceed without delay, whilst ensuring that the earmarked S106 funding is applied to the scheme.		
3	Milestones / Risks <u>Risks</u> Following the removal of the bridge there is potential for additional works to bring the bridge abutments up to a standard that allows them to be reused. This is not possible to assess until the existing bridge structure is removed. It may be necessary to review this project with Members in light of any unforeseen problems resulting in additional works. Potential for poor weather to slow/stop work on site along with the potential for flooding. The project design will need to be submitted to the Environment Agency for approval to obtain a Flood Risk Activity Permit for working near and over the river. This process could require additional design work to be undertaken and delay the project.		

CAPITAL PLAN LIST C – EVALUATIONS

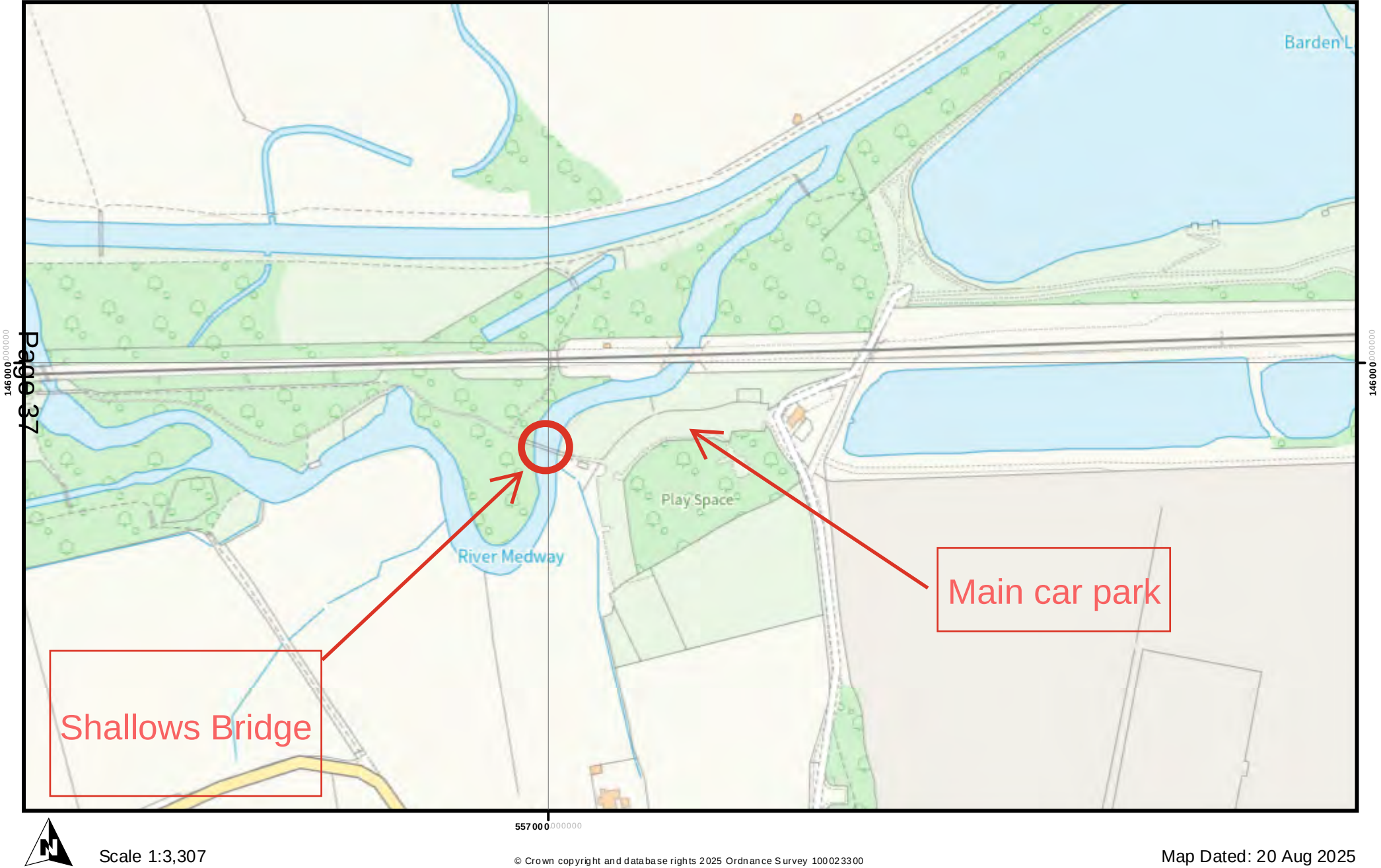
4	Consultation: Initial consultation has been undertaken with the Environment Agency as this bridge is over 'main river' which will require a Flood Risk Activity Permit for working near and over the river. Consent has been granted to remove the existing structure. Further consultation and liaison will be required.				
5	Capital Cost: The project cost has been assessed by an external structural engineer and estimated to be in the region of £265k. A sum of £153k in future S106 contributions has been identified to assist with funding this scheme. It is proposed that the scheme will be initially funded from the Revenue Reserve for Capital Schemes (RRCS). Upon occupation of the associated development, the S106 contributions will be released and transferred to the RRCS, thereby replenishing the reserve and offsetting the cost of the bridge works. This approach will enable the project to proceed without delay, whilst ensuring that the earmarked S106 funding is applied to the scheme.				
6	Profiling of Expenditure				
	2024/25 (£'000)	2025/26 (£'000)	2026/27 (£'000)	2027/28 (£'000)	2028/29 (£'000)
		£40	£225		
7	Capital Renewals Impact: Nil – the anticipated life of a new bridge would be iro 75 years				
8	Revenue Impact: 4% loss of income on capital sum will equate to £ 10,600 of lost interest.				
9	Partnership Funding: N/A				
10	Project Monitoring / Post Implementation Review: Post Implementation review to be carried out 12 months after completion.				
11a	Screening for equality impacts:				
	Question			Answer	Explanation of impacts
	a. Does the decision being made or recommended through this paper have potential to cause adverse impact or discriminate against different groups in the community?			No	The proposed replacement will be an improvement in terms of accessibility.

CAPITAL PLAN LIST C – EVALUATIONS

		b. Does the decision being made or recommended through this paper make a positive contribution to promoting equality?	Yes	Current provision is not compliant in terms of accessibility so the proposed new structure will improve this to allow better access.
		c. What steps are you taking to mitigate, reduce, avoid or minimise the impacts identified above?	N/A	
	11b	Climate change impacts:		
		Question	Answer	Explanation of impacts
		a. Does the decision being made or recommended through this paper have a positive impact on reducing carbon emissions or enhancing the natural environment?	No	Any construction activity will create carbon emissions.
		b. What steps are you taking to mitigate, reduce, avoid or minimise any negative or neutral impacts identified above?	Yes	Where possible we will look to make sure construction methodologies and materials are the most efficient in terms of climate change impact.
	12	Recommendation:		
		It is recommended that the scheme is fast-tracked and transferred directly onto List A of the Capital Plan.		

This page is intentionally left blank

Notes: Shallows Bridge Location



This page is intentionally left blank

PROPOSAL FOR MONTHLY MEMBER BRIEFING SESSIONS ON PRE-APPLICATION DEVELOPMENT PROPOSALS

Item HP 25/31 referred from Housing and Planning Scrutiny Select Committee of 15 July 2025

Consideration was given to a proposal to establish regular, officer-chaired briefing sessions for Members, providing early visibility of major development proposals progressing through the pre-application process. The aim was to enhance Member engagement while maintaining the confidentiality and integrity of the planning process.

As highlighted to Members, this new category of early Member engagement session service was intended solely for major and strategic development proposals and, in order to be eligible for participation, a scheme must fall within one of the qualifying categories and must either be currently undergoing or had recently completed one of the Council's formal pre-application services. Detailed qualifying criteria and proposed fees were set out in Section 4 of the report and in Annex 1 attached to the report.

Furthermore, within the proposal there was provision for an optional follow-up session, subject to a discounted fee, which could provide an opportunity for a revised scheme to be presented, demonstrating how the earlier Member feedback had been taken into account in the design development process.

Following a benchmarking exercise, the cost of presentation to Members for each scheme was proposed to be £1000 for an initial presentation and £500 for each follow-up presentation, and it was noted that these were compliant with the relevant legislation under the Local Government Act 2003.

A proposed structure and details of the operation of the sessions were set out in Section 5 of the report. With regard to the membership for these sessions, given that there was scope for all Members to be invited so that they could have a strategic oversight of the developments within the borough, particularly in the case of a planning application in one planning committee area having impact on another area, Members supported that invitation of the sessions be sent to all Members.

In addition, Members were reminded that information shared during these sessions should not be disclosed to the public at this stage and that they should keep an open mind throughout the session. In response to concerns raised by Members in respect of the risk of pre-determination, it was clarified that as Members were not making decisions at these sessions but only providing advice based on their local knowledge, pre-determination was not considered an issue within this proposal.

Members welcomed the introduction of this early-stage engagement opportunity, which would allow them to raise key planning issues, highlight local sensitivities, with

the potential to influence the direction of development while changes could still be readily accommodated.

Finally, due regard was given to the finance and value for money consideration, the risk assessment and the legal implications outlined in the report.

It was proposed by Councillor King (Chair), seconded by Councillor Dalton and the Housing and Planning Scrutiny Select Committee

RECOMMENDED*: That the proposed approach to Council, indicating support for the establishment of monthly briefing sessions and the introduction of the proposed fees, which would supplement the existing pre-application services and as set out in Annex 1, be endorsed.

***Recommended to Cabinet**

Housing and Planning Scrutiny Select Committee

15 July 2025

Part 1 - Public

Recommendation to Council



Cabinet Member	Cllr Mike Taylor, Cabinet Member for Planning
Responsible Officer	Eleanor Hoyle, Director of Planning, Housing & Environmental Health
Report Author	Hannah Parker, Development Manager

Proposal for Monthly Member Briefing Sessions on Pre-application Development Proposals

1 Summary and Purpose of Report

- 1.1 This paper sets out a proposal to establish regular, officer-chaired briefing sessions for Members, to provide early visibility of major development proposals progressing through the pre-application process. The aim is to enhance Member engagement, while maintaining the confidentiality and integrity of the planning process. The cost of presentation to Members for each scheme accepted will be £1000 for initial presentation and £500 for each follow-up presentation.

2 Corporate Strategy Priority Area

- 2.1 Efficient services for all our residents, maintaining an effective council.

3 Recommendations

- 3.1 Members are asked to endorse the proposed approach to Council, indicating their support for the establishment of monthly briefing sessions and the introduction of the proposed fees, which will supplement the existing pre-application services.

4 Introduction and Background

- 4.1 This proposal has been developed following discussions with the Cabinet Member for Planning, who has highlighted the need for improved Member engagement and oversight at the pre-application stage of the planning process. At present, opportunities for Members to view and influence emerging development proposals are more limited, and ward focused, often occurring only once an application has been formally submitted, at which point the scope for meaningful change is significantly reduced.

4.2 In response, this paper proposes the introduction of regular Member briefing sessions for schemes that are undergoing pre-application discussions. The intention is to provide Planning Committee Members with earlier visibility of major proposals and create a structured forum in which informal feedback can be offered before a planning application is finalised.

4.3 This new category is intended solely for major and strategic development proposals. To be eligible for participation, a scheme must fall within one of the qualifying categories outlined below and must either be currently undergoing, or has recently completed, one of the Council's formal pre-application services.

4.4 Major application qualifying criteria and fee

- ten to 99 new residential units
- creation or change of use is between 1,000 square metres and 9,999 square metres
- proposals for residential units where floorspace exceeds 9,999 square metres will fall within the large or strategic development type
- £2,973

The fee covers:

- preliminary site visit by case officer
- internal meeting by case officer with internal services
- initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members)
- virtual meeting between developer and council teams (60 mins)
- written response (format to be agreed by the parties)

4.5 Strategic development qualifying criteria and fee

- creation of 100 or more new residential units
- creation or change of use of 10,000 square metres or more floorspace
- £3,850

The fee covers:

- preliminary site visit by case officer
- internal meeting by case officer with internal services
- Initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members)
- virtual meeting between developer and council teams (120 mins)
- written response (format to be agreed by the parties)

4.6 As outlined above, the Council already provides for Member engagement as part of its existing pre-application processes. The intention of this proposal is not to replace the current approach but to supplement and enhance it. Annex 1 provides

further detail and illustration of the proposed new offer. Specifically, the proposal seeks to formalise a structured approach to Member engagement by introducing a new category of regular early engagement sessions with Planning Committee Members.

- 4.7 This new category will create a forum for Members of the Planning Committee who can be briefed on, and offer informal feedback regarding, emerging development proposals. A key prerequisite for participation in these sessions is that the scheme must be the subject of a current or recently completed pre-application process with the Council, ensuring that proposals are at a stage where Member input can meaningfully influence design evolution.
- 4.8 Written feedback will not be provided from these sessions meaning that officer led pre applications will not be held up if developers are also utilising this service concurrently.
- 4.9 Furthermore, developers will have the option to request a follow-up session, subject to the applicable fee. This is advised to be at a discounted rate (1/2 price). This would provide an opportunity to present a revised scheme and demonstrate how earlier Member feedback has been taken into account in the design development process.
- 4.10 Depending on the success of the engagement a subsequent Member Engagement session could happen at the planning application stage. However, this would be subject to a further report to HPSSC.
- 4.11 The proposed approach ensures that the Area Planning Committee can engage with significant schemes from the outset. This early-stage involvement allows Members to raise key planning issues, highlight local sensitivities, and may influence the direction of development while changes can still be readily accommodated. It is anticipated that this will lead to improved outcomes for both applicants and the wider community.
- 4.12 The proposed fee has also been benchmarked against practices adopted by other local authorities across Kent and London but is also based on average cost recovery for offering the service. It is noted that a number of Kent authorities do not currently offer formal Member engagement sessions in this proposed form as part of their pre-application service. Where Member involvement does occur, it is typically facilitated through Planning Performance Agreements (PPAs), and the associated costs are often incorporated within those broader agreements rather than listed as separate standalone charges.
- 4.13 Based on this benchmarking exercise and the discretionary charging powers available to local authorities under the Local Government Act 2003, it is considered that a charge of £1,000 per session is reasonable, proportionate, and compliant with relevant legislation. A fee of £500 would be charged for

subsequent presentations to Committee, allowing developers the opportunity to demonstrate how their scheme has progressed.

- 4.14 Members should also be aware that these sessions carry staffing implications. Participation in these sessions will require planning officers to step away from their core responsibilities, particularly the processing of planning applications.
- 4.15 While the sessions offer clear benefits in terms of early engagement and improved outcomes, it is important to balance this with the potential impact on day-to-day service delivery.

5 **Proposal** - Proposed Structure and Operation

- 5.1 **Frequency and Timing-** It is proposed that a 1.5-hour session be held monthly. The scheduling of this regular slot will be agreed with Committee Services. Although not every session may be required, having a regular fixture will provide flexibility and support early programming.
- 5.2 **Number of Schemes-** Each session will allow for the presentation of up to two schemes. Each scheme will be allocated a 45-minute slot, comprising a developer presentation followed by Member questions and informal discussion.
- 5.3 **Format and Delivery-** Sessions will be delivered via Microsoft Teams to maximise accessibility and support wider Member committee attendance. Given that developers will be charged a fee to participate in these sessions, it is essential that sessions are well-attended to ensure value and impact. Sessions will be advertised to the Area committee which the development falls within. However, there is scope for all Members to be invited so they have strategic oversight of the developments within the borough. Members are asked to consider whether the invitation should be sent to all members or just those members who sit on the relevant Area Planning Committee.
- 5.4 **Chairing and Officer Role-** The sessions will be chaired by a lead officer who will introduce each scheme with a brief overview and clarify the purpose of the session, namely that it is a non-decision-making, confidential forum for early engagement. Members will be reminded that this is not a committee debate, and that information shared during the session should not be disclosed to members of the public at this stage. Members will also be reminded that they should keep an open mind throughout the session and that this is not where the decision will be made.
- 5.5 **Developer Role** -The developer will lead the substantive part of the session, providing an electronic presentation of no more than 20 minutes. This will be followed by up to 25 minutes for Members to ask questions and provide informal comments. This feedback may help shape the evolution of the scheme prior to any formal submission.

- 5.6 **Policy and Procedural Context-** These sessions are intended to supplement, rather than replace, existing consultation requirements as set out in the Council's Statement of Community Involvement and Pre-application offer. Developers will be expected to carry out public engagement in accordance with those requirements.
- 5.7 **Pre-Application Requirement-** Only schemes that have formally entered the pre-application process will be considered for presentation at these sessions. This ensures that any proposals brought forward are sufficiently advanced to benefit from meaningful Member engagement. Multi Member engagement submissions will be encouraged to show evolution of designs.
- 5.8 **Member Attendance-** Officers will work closely with the Leader, Cabinet Member for Planning and Democratic Services to promote attendance and ensure that Members are aware of the importance of these sessions. As this is a charged service it is important that all Members across the Council attend the relevant briefings. Their contribution is essential to the success and value of the process which is shape proposals are the early stages before submission of an application.
- 6 Other Options**
- 6.1 Not endorse the decision and to keep Member engagement the same as currently stands.
- 7 Financial and Value for Money Considerations**
- 7.1 This is a new charge which will sit along the pre-application charging schedule which is already reviewed yearly to ensure the Council continues to effectively recover costs.
- 8 Risk Assessment**
- 8.1 This new charge will be monitored with the annual Review of Fees and Charges for Discretionary Planning Services. This already ensures that robust monitoring is carried out on a yearly basis to ensure that our protocols are up to date and reflect best practice and that the charging schedule reflects the costs of delivering the service and is based on up-to-date evidence.
- 8.2 A key risk to highlight is Member attendance. The effectiveness of these sessions relies heavily on the majority of the committee being present. Low attendance could undermine the value of the service, potentially leading developers to request refunds or reconsider using the service in the future.
- 9 Legal Implications**
- 9.1 The Local Government Act 2003 provides the power for local authorities to charge for discretionary services (as defined in the Local Government Act 1999).

Discretionary services are those services that an authority has the power but not a duty to provide. An authority may charge where the person who receives the service has agreed to its provision. The power to charge under this provision does not apply where the power to provide the service in question already benefits from a charging power or is subject to an express prohibition from charging.

- 9.2 The Local Government Act 2003 places a duty on authorities to ensure that, taken one year with another, the income from charges for each kind of discretionary service does not exceed the costs of provision. An authority may set charges as it thinks fit, and may charge only certain people for a service or charge different people different amounts.
- 9.3 Local authorities are required to have regard for any guidance that may be issued by the Secretary of State in terms of carrying out their functions under the 2003 Act. Section 93(7) of the Act provides that certain prohibitions in other legislation preventing authorities from raising money are specifically dis-applied in relation to the exercise of the charging power.
- 9.4 Local Planning Authorities therefore have powers to recover the costs of preapplication advice in recognition of the time officers have to spend researching information in order to provide answers to prospective developers or applicants.

10 Consultation and Communications

- 10.1 The new fee will be published on-line on the Council's website. The uptake will be developer driven so no lead in time would be required.

11 Implementation

- 11.1 If adopted officers will work with Democratic services to find suitable dates which will be diarised in advance to Members Calendar. Relevant Members will be invited to attend meeting once meeting addenda have been set.

12 Cross Cutting Issues

12.1 Climate Change and Biodiversity

- 12.1.1 Limited or low impact on emissions and environment.

- 12.1.2 Climate change advice has not been sought in the preparation of the options and recommendations in this report.

12.2 Equalities and Diversity

- 12.2.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

- None

Background papers:	N/A
Annex	Annex 1 – Pre-application advice fees

This page is intentionally left blank

Annex 1

Pre-application advice fees

These fees are set from April 2025. See definition of each [development type](#).

Prices inclusive of VAT.

Householder development fees

- written advice only: £312

Minor development fees

- written advice only: £473

Works to listed buildings fees

- virtual meeting and letter: £531
- site visit, follow up meeting and letter: £704

Medium development fees

- written advice only: £615
- virtual meeting and letter: £1,221
- site visit, follow up meeting and letter: £1,322

Larger scale development fees

- written advice only: £920
- virtual meeting and letter: £1,832
- site visit, follow up meeting and letter: £2,039

Major development fees

- £2,973

The fee covers:

- preliminary site visit by case officer
- internal meeting by case officer with internal services
- initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members)
- virtual meeting between developer and council teams (60 mins)
- written response (format to be agreed by the parties)

Strategic development fees

- £3,850

The fee covers:

- preliminary site visit by case officer
- internal meeting by case officer with internal services
- Initial briefing by case officer to key members (where the case officer considers it necessary and proportionate to do so in liaison with those members)
- virtual meeting between developer and council teams (120 mins)
- written response (format to be agreed by the parties)

Member engagement virtual session with the Planning Committees

An opportunity for applicants to present their scheme to Members of the Area planning committee prior to determination of a planning application. Usually at pre application stage.

- £1000

In order to qualify you must have or be going through a **Major development or Strategic development.**

The fee covers:

- A 45-minute Teams session with the relevant planning committee. Including a developers presentation lasting no longer than 20 mins.
- Please note that the timings for bringing a proposal to a Members Engagement session will be at the discretion of the planning officer.

Requests for compliance with planning conditions

- householder developments: £43
- non-householder developments: £145

Additional fees for senior officer involvement for major development proposals

Virtual meeting between developer and council teams (60 mins)

- to include Team Leader: additional £129
- to include Development Manager: additional £149
- to include Team Leader and Development Manager: additional £278

Additional fees for senior officer involvement for strategic development proposals

Virtual meeting between developer and council teams including case officer (up to two hours):

- to include Team Leader: additional £129
- to include Development Manager: additional £149
- to include Team Leader and Development Manager: additional £278
- to include Head of Planning: additional £179
- to include Team Leader or Development Manager and Head of Planning: additional £348
- to include Director of Planning, Housing and Environmental Health: additional £199
- to include Head of Planning and Director of Planning, Housing and Environmental Health: additional £378
- to include either Leader of the Council/Chief Executive and Head of Planning and Director of Planning, Housing and Environmental Health: additional £485

This page is intentionally left blank

Cabinet

02 September 2025

Part 1 - Public

Executive Non-key Decision



Cabinet Member	Des Keers (Cabinet Member for Communities) & Adem Mehmet (Cabinet Member for Infrastructure & Tonbridge Regeneration)
Responsible Officer	Robert Styles (Director of Street Scene, Leisure & Technical Services)
Report Author	Dean Radmore (Tonbridge Town Centre Programme Manager)

Riverside Route Lighting Project, Tonbridge

1 Summary and Purpose of Report

- 1.1 This report brings forward the design, subject to any further comments from external bodies such as the Environment Agency, for the Riverside Route Lighting project between Vale Road and Town Lock, Tonbridge. The project will provide high quality lighting to create a safe and secure public realm, minimising opportunities for crime during the night and in low natural light conditions for pedestrians moving between the Town Lock area and the industrial/retail estates in Vale Road/Cannon Lane and/or vice versa.
- 1.2 The report seeks approval to move the project forward for construction later in this calendar year.

2 Corporate Strategy Priority Area

- 2.1 The Riverside Route Lighting project aligns to the Council's Corporate Strategy 2023-2027 - sustaining a borough which cares for the environment – by improving pedestrian safety and encouraging sustainable travel along this route at all hours of the day. The project is included in the 2025/26 Annual Service Delivery Plan.

3 Recommendations

- 3.1 Cabinet is requested to consider the design report carried out by consultant Project Centre included at **Annex 1** to the report and approve that the project for riverside lighting between Vale Road and the northwest boundary of the former gasholder site is progressed through the tender and construction stages.

- 3.2 Cabinet is requested to grant delegated authority to the Director of Street Scene, Leisure and Technical Services in consultation with the Cabinet Member for Communities and local members, to amend the design to take into account any findings from the ecological appraisal and any further comments from external bodies including the Environment Agency and Kent Wildlife Trust.
- 3.3 Approve a project budget of £94,000 funded in full from developer contributions.

4 Introduction and Background

- 4.1 The Vale Road to Town Lock section of the Riverside Route is approximately 380m in length. The section between Vale Road and the northwest boundary of the former gasholder site, has a lack of lighting combined with a narrow path that is lined with trees and shrubbery and unprotected river edge, making this an uninviting section of the route.
- 4.2 In order to assist the Council, a procurement process was undertaken, and external consultants Project Centre were appointed to undertake a feasibility study that was reviewed by members of the Finance, Regeneration and Scrutiny Select Committee at the meeting on 27th May 2025.
- 4.3 At the Cabinet meeting on 3rd June 2025 it was resolved that the use of the Borough Council's powers under s161 of the Public Health Act 1875 for the delivery of the project, with agreement from Kent County Councils Public Rights of Way Team, be authorised; and that arrangement be made for Members to have physical sight of the likely intended lighting columns by means of a demonstration in a low light at a future meeting or a site visit.
- 4.4 At the Council meeting on 8th July 2025, it was resolved that the Scheme be transferred to List A of the Capital Plan
- 4.5 Project Centre were then re-appointed, following a procurement process, to carry out the stage 4 design.

5 Proposal

- 5.1 The proposal outlined in Project Centre's design report at **Annex 1** is to progress the tendering and construction of the project. Whilst Annex 1 includes the full report, any supporting documentation can be made available upon request. In order to be able to progress the project this will need to be subject to any findings from the ecological appraisal and any further comments from external bodies including the Environment Agency and Kent Wildlife Trust.
- 5.2 Any further comments which could result in changes to the design will be considered by the Director of Street Scene, Leisure and Technical Services in consultation with the Cabinet Member for Communities and local Members.

- 5.3 Cabinet will note from Annex 1 that the current proposal is to install nine hinged lighting columns along the path. A site visit to view the columns recommended by Project Centre will be arranged involving any Members wishing to attend.

6 Other Options

- 6.1 The only other option is not progressing the project.

7 Financial and Value for Money Considerations

- 7.1 The capital plan estimated build costs including contingency is currently £90,000 based on the original feasibility report provided by Project Centre. Cabinet will note from Annex 1 that the revised budget is £94,000 due to improved accuracy following stage 4 design. It is felt prudent to allow a contingency sum for issues arising from the ecological appraisal and any further comments from external bodies including the Environment Agency and Kent Wildlife Trust.
- 7.2 There is currently S106 funding of circa £150,000 allocated for this project. Taking this into account, the project can be delivered in full with external funding and no funding will be needed from the Council.

8 Risk Assessment

- 8.1 As outlined in the Riverside Route Risk Register at **Annex 2**, key risks within the project relate to:
- Issues arising from the preliminary ecological appraisal and any further comments from external bodies including the Environment Agency and Kent Wildlife Trust.
 - Issues arising from UKPN delivery timescales
 - Issues arising due to existing tree roots during construction.

9 Legal Implications

- 9.1 The project is being progressed through an internal Officer Delivery Group with representation from Legal Services. Mid Kent Procurement Partnership have also been engaged to ensure all procurement requirements are met.
- 9.2 There could be legal implications if the correct processes are not followed with the Environment Agency and Kent Wildlife Trust.

10 Consultation and Communications

- 10.1 Consultation has taken place with adjacent landowners, internal officers, Kent County Council, Environment Agency and the Wildlife Trust. Planning Services has also been consulted and planning permission is not required.

- 10.2 The Designing Out Crime Team at Kent Police has also been consulted and have provided the following statement; “I can confirm my approval for the crime prevention measure of the proposal to install column lighting along the section of the Riverside Route between Vale Road and Town Lock. Please can my following comments regarding this be captured within the appropriate report which shall be used to seek approval to move to the design stage. “Lighting - Please note, whilst we are not qualified lighting engineers, any lighting plan should be approved by a professional lighting engineer (e.g., a member of the ILP), particularly where a lighting condition is imposed, to help avoid conflict and light pollution. Bollard lighting should be avoided, Secured By Design Residential (Homes) Guide 2025 states: “19.3 SBD does not advocate the use of bollard lighting to achieve lighting uniformity. Bollard lighting is purely for wayfinding and can be easily obscured or damaged. It should be avoided, as it can increase the fear of crime, because it does not project sufficient light at the right height to recognise facial features.” Therefore, we recommend column lighting aligned with a suitable lighting policy to be installed to ensure that members of the public are able to walk along the river safely and to help deflect criminality. External lighting to conform to min standard of BS5489-1:2020.”

11 Implementation

- 11.1 A project timeline is attached at **Annex 3**. It is planned that construction will commence in Autumn/Winter 2025 and be handed over to the Council by March 2026. Every effort will be made to meet this timescale, subject to comments from external bodies.

12 Cross Cutting Issues

12.1 Climate Change and Biodiversity

12.1.1 Limited or low impact on emissions and environment.

- 12.1.2 Climate change advice has not been sought in the preparation of the options and recommendations in this report.

- 12.1.3 Limiting the environmental impact of new lighting on this section of the Riverside Route is a key consideration. The height and spacing of the lighting columns, the colour temperature and possible use of lighting shields has all been done to minimise the impact on biodiversity whilst providing a safe route for pedestrians.

12.2 Equalities and Diversity

- 12.2.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

12.3 Other If Relevant

- Procurement – Advice has been sought from the Mid-Kent Procurement Partnership
- Health and Safety – The installation of lighting will create a safer public realm, minimising opportunities for crime.
- Healthy Lifestyles – The installation of lighting will enable the route to be used by pedestrians at all hours.

Background Papers	None
Annexes	Annex 1 – Project Centre Design Report Annex 2 – Risk Register Annex 3 – Project Timeline

This page is intentionally left blank



TONBRIDGE RIVERSIDE ROUTE

Stage 4 Lighting Design Statement

Tonbridge and Malling Borough Council

Document Reference:
1000010826-PCL-LRP-4-P00-01-V1
AUG 2025

Created by
Umar Shah

umar.shah@projectcentre.co.uk

Document Control

Project Centre has prepared this report in accordance with the instructions from Tonbridge and Malling Borough Council. Project Centre shall not be liable for the use of any information contained herein for any purpose other than the sole and specific use for which it was prepared.

Job Number	Issue	Description	Originator	Checked	Authorised
1000010826- PCL-LRP-4- P00-01-V00	V0	Lighting Design Statement	Umar Shah 14/08/2025	Anas Muhammed 18/08/2025	Herbie Barnieh 18/08/2025
1000010826- PCL-LRP-4- P00-01-V1	V1	Lighting Design Statement	Umar Shah 19/08/2025	Anas Muhammed 19/08/2025	Herbie Barnieh 19/08/2025

Table of Contents

1.Introduction	3
2. Lighting Standards, Guidelines and Specifications	5
3. Data received	6
4. Lighting Class Selection	7
5. Lighting Specification	9
6. Lighting Design	11
8.Electric Design	16
9. Constraints and Mitigation	18
10. Indicative Costs	19

1.Introduction

- 1.1 Tonbridge and Malling Borough Council (TMBC) commissioned Project Centre (PC) to undertake the roles of Designer and Principal Designer for the development of a new street lighting system along a designated towpath in Tonbridge, Kent.
- 1.2 As part of the commission, PC has developed a comprehensive RIBA Stage 4 detailed design and technical specification for the installation of new street lighting along Phase 1 of the route. This phase covers the section between Vale Road and the western boundary of the former gasholder site.
- 1.3 The design statement follows lighting feasibility study carried out by PC in April 2025 and developed to support Stage 4 lighting design.
- 1.4 For detailed lighting layout plans relating to the riverside route, refer to drawings 1000010826-4-1300-00-03.
- 1.5 The Phase 1 lighting proposal covers a stretch of approximately 260 metres in length.
- 1.6 The route is regularly used by residents and visitors as an active travel and leisure route between Medway Wharf Road and Vale Road. Currently, the path is unlit at night, with minimal ambient light spill from surrounding areas.
- 1.7 The overarching design objective is to provide a safe and appropriately lit environment for users of the route while ensuring that ecological sensitivity and local wildlife habitats are respected and preserved.
- 1.8 All lighting and electrical infrastructure proposed under this phase has been future-proofed to accommodate future extension including provisions in feeder pillar capacity, and cable routing.
- 1.9 The Stage 4 detailed design has been informed by a comprehensive site survey, undertaken to assess landscape features, existing structures, and spatial constraints. These findings directly influenced the positioning of lighting columns, ducting routes, and the location of the proposed feeder pillar. Further details are provided in Chapter 7 of this report.
- 1.10 The proposed lighting scheme has been coordinated with the planned redevelopment of the former Gas Holder site, to ensure integration and avoid future conflicts.
- 1.11 The street lighting system proposed under this scheme is in accordance with Kent County Council (KCC) lighting specifications. Therefore, all lighting and electrical equipment specified conforms to the current KCC-approved

equipment list. Any deviations from standard KCC specifications are noted and justified in Chapter 5.

1.12 This report aims to:

- Provide the rationale behind the assessed lighting levels;
- Present the proposed lighting scheme for Phase 1;
- Detail the lighting and electrical specifications;
- Outline the decision-making process and justification for selected equipment;
- Identify site-specific constraints and outline mitigation measures;
- Indicative cost of installation of lighting and electrical system.

2. Lighting Standards, Guidelines and Specifications

The RIBA Stage 4 detailed lighting design is based on the following standards, guidelines, and specifications:

- BS 5489-1:2020 Code of practice for the design of road lighting, Part 1: Lighting of roads and public amenity areas
- ILP GN01;2021 Guidance Notes for the reduction of obtrusive light
- ILP GN08-2023 Guidance Note 8 Bats and Artificial Lighting
- BS 7671 - Requirements for Electrical Installations
- Gas holder development plans 15772 – 102
- KCC Street lighting list of Approved Apparatus 2025
- KCC Standard Detail 500 Series
- KCC Standard Detail 1300 Series
- KCC Standard Detail 1400 Series
- 1000010583-PCL-LRP-2-01-D00 Tonbridge Riverside Tow Path Lighting Feasibility Report

3. Data received

TMBC have provided PC with the following information to assist with RIBA Stage 4 Detailed Lighting design.

- OS maps
- Public Right of Way information
- Gas holder development plans 15772 – 102
- Gas Holder Development Ecological survey – 2021
- Land ownership information
- C2 Stats information for Gas, Electric, Water, Virgin and Water.

4. Lighting Class Selection

- 4.1 General guidance on the lighting of highways and public realm areas is provided in BS 5489-1:2020.
- 4.2 Table A.5 of BS 5489-1:2020 outlines lighting parameters for the P lighting classes, which are applicable to pedestrian routes and low-speed traffic areas on subsidiary roads.

Table A.5 — *Lighting classes for subsidiary roads*

Traffic flow	Lighting class		
	E1 to E4 ^(A)	E1 to E2 ^(A)	E3 to E4 ^(A)
	Pedestrian and cyclists only	Speed limit $v \leq 30$ mph	Speed limit $v \leq 30$ mph
Busy ^(B)	P5	P4	P3
Normal ^(C)	P5	P5	P4
Quiet ^(D)	P6	P5	P4

Figure 1- BS 5489-1:2020 Table A.5

- 4.3 PC undertook a lighting class risk assessment, using standard weighted tables to determine the most appropriate lighting class for the riverside route. Refer to the Lighting Class Risk Assessment Report for full details.
- 4.4 Key factors considered in the risk assessment include projected pedestrian traffic flow and the appropriate environmental zone classification for the site.
- 4.5 The riverside path is an established and well-used access route for both residents and visitors. A significant increase in pedestrian footfall is anticipated as a result of the proposed Gas Holder site development, which will provide direct access to the route. Therefore, a high level of pedestrian traffic was assumed in the risk assessment.
- 4.6 The route falls within an E3 Environmental Zone, classified as an area of medium district brightness, in accordance with ILP Guidance Note 01/21. The path runs along a river and is generally dark with limited ambient lighting from surroundings.
- 4.7 While Table A.5 of BS 5489-1:2020 suggests P5 lighting class may be suitable for the route, the outcome of the risk assessment supports an increase to P4 lighting class. This is justified based on the route's current use as a primary pedestrian link, its anticipated rise in usage, and the increased demand for user safety and visibility.
- 4.8 In selecting a higher lighting class, additional consideration was given to the presence of existing tree foliage, which may obstruct luminaires and create localised areas of shadow along the route.

- 4.9 P4 lighting levels provide an average illuminance of 5.00-7.50lux and a minimum illuminance of 1lux.

Lighting Class Benchmark Levels	Lux Range	Lux minimum
P4	5.00-7.50 lux	1.00 lux

Table 1- Bench Mark Lighting Levels

- 4.10 Details on lighting equipment proposed to achieve the benchmark lighting levels will be detailed in Chapter 5.

5. Lighting Specification

- 5.1 The lighting equipment specified for the scheme complies with the Kent County Council (KCC) approved specifications. This was agreed with Tonbridge and Malling Borough Council (TMBC).
- 5.2 The table 2 below show specified lighting columns and luminaires for riverside route.

Lighting Asset	Manufacture	Specifications
Lighting Columns	CU Phosco	5m column - middle hinged - raise and lower column
Luminaires	CU Phosco	P852k Luminaires

Table 2- Lighting columns and Luminaires Specification

- 5.3 CU Phosco 5 metre, post top, mid-hinged (raise and lower) columns have been specified, in line with KCC's minimum approved column height.
- 5.4 The selection of 5 metre columns provides a balance between adequate lighting coverage and efficient installation. It enables greater spacing between columns, thereby reducing the total number of columns required along the route.
- 5.5 Increased spacing between columns also helps to minimise the potential for conflicts with existing trees, built structures, and underground utilities along the route.
- 5.6 The interface with existing trees due to column height were mitigated by carrying out site visit and adjusting the column locations to avoid clashes.
- 5.7 Mid-hinged (raise and lower) columns were proposed to facilitate maintenance without the need for specialist vehicles such as cherry pickers. This allows luminaires to be safely lowered and maintained at ground level. The folding direction of each column was confirmed during site visits to ensure no obstruction from surrounding trees. Further details are provided in Chapter 7.
- 5.8 Retaining wall structure was identified along the section of riverside route. There is also planned development at Gas Holder Development site. To accommodate potential site constraints and future development interfaces, a flexible column foundation solution was required.
- 5.9 Lighting columns located near the retaining wall and the development boundary (columns PRLC05, PRLC06, PRLC07, PRLC08, and PRLC09) will be installed on NAL retention sockets with duckfoot bends. This allows for easier relocation or adjustment of column positions in the future if required.

- 5.10 The final size and specification of the NAL retention sockets will be confirmed following trial hole investigations.
- 5.11 The selection of appropriate luminaires was a key aspect of the design, given the proximity to the river, local habitats, and ecological sensitivities. The design principle was to minimise environmental impact while providing a cost-effective and sustainable lighting solution.
- 5.12 CU Phosco P852k luminaires have been specified in accordance with KCC requirements. Luminaire details, including optics, are provided in the accompanying table:

Luminaire Detail	Notes
Supplier	CU Phosco
Type	P852k
Optics	C1P
Lamp Flux (klm)	1.95
Wattage	17W
Glare Rating	G4 full cut off
Additional Equipment	Back Shield

Table 3- CU Phosco P852k luminaires specification

- 5.13 The luminaire optics have been selected to minimise backward and forward light spill—particularly into adjacent vegetation and towards the river.
- 5.14 To further reduce backward light spill into vegetation, a back shield option for the luminaire was selected.
- 5.15 The G4 full cutoff optic for luminaire design ensures that upward light is eliminated, thereby reducing sky glow and limiting light pollution.
- 5.16 The selected light source colour temperature is warm white (2700K). This warmer spectral profile is justified as it significantly reduces the blue light content, which is known to attract wildlife species. Reducing blue light content supports biodiversity by minimising disruption to foraging, commuting, and resident species sensitive to artificial light.
- 5.17 The lighting system will operate from dusk to dawn, controlled by photocells mounted on each luminaire. In addition, the system has been future proofed for integration with a Central Management System (CMS), if required.

6. Lighting Design

- 6.1 PC has completed detailed lighting calculations for the riverside route to achieve compliance with P4 lighting class, in accordance with the requirements of BS 5489-1:2020.
- 6.2 The lighting design model includes 9No. 5 metre lighting columns, with spacing varying between 25 and 31 metres.
- 6.3 Lighting columns have been positioned along the edge of the shared path, within the public right of way as confirmed by Tonbridge and Malling Borough Council (TMBC). Each column is located approximately 0.91 metres (3 feet) from the centreline of the tarmac path.
- 6.4 All luminaires are mounted at 0-degree tilt and oriented to face towards the river course.
- 6.5 The lighting design achieves compliance with the P4 lighting class, delivering an average illuminance of 5 to 7.5 lux, with a minimum maintained illuminance of 1 lux. For details refer to calculation report 1000010826-PCL-LCP-4-P01-01-V0. The achieved lighting levels are shown Table 4 below:

Area	Benchmark Lighting Class	Average Lux	Minimum Lux
P4 Riverside route	Eav 5.00-7.50 lux Emin 1.00 lux	6.29	1

Table 4 – Achieved Lighting Levels

- 6.6 The illuminance contour plots were set at 1, 2, 5, 10, 15, 20 and 25 lux to assess the lighting distribution.
- 6.7 On average twilight condition, minimum lighting level 1lux was achieved approximately 8 meters in front of proposed columns towards river course and approximately 4 meters to the back of lighting column. For lighting coverage and contour plans refers to lighting calculation report 1000010826-PCL-LCP-4-P01-01-V0.

7. Site Visit

7.1 An initial site visit was undertaken in March 2025 as part of the lighting feasibility study for the Tonbridge Riverside Towpath. The visit focused on the following key aspects:

- General usage and accessibility of the route
- Existing landscape features
- The presence and extent of retaining wall structures along a section of the Phase 1 route.

7.2 Further details from the initial site observations are documented in the Lighting Feasibility Report 1000010583-PCL-LRP-2-01-D00.

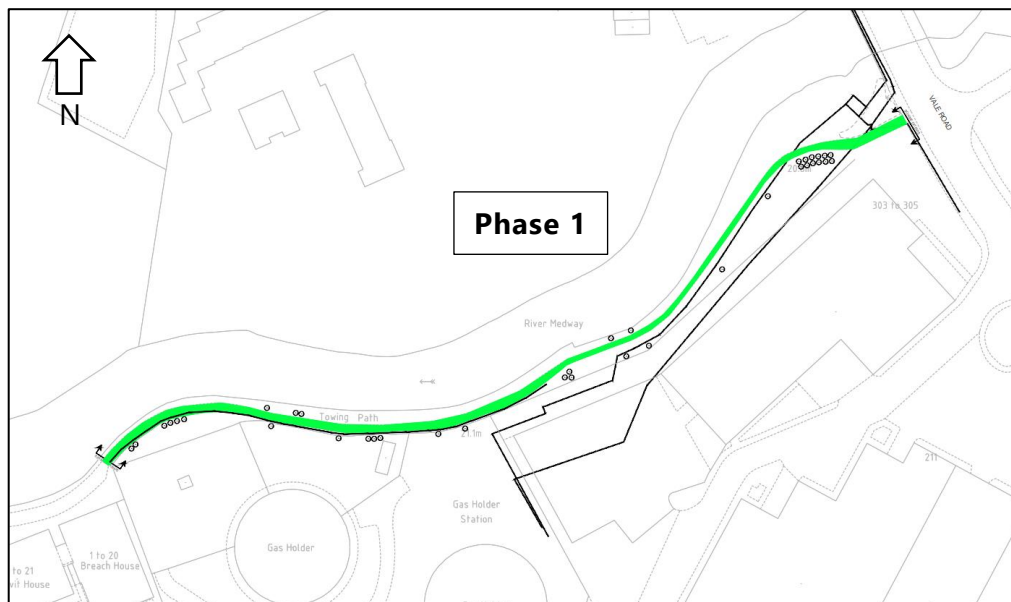


Figure 2 – Overview of riverside route phase 1. Image from Project Centre

7.3 A subsequent site visit was conducted in July 2025 to inform and finalise the detailed lighting design.

7.4 During this visit, the proposed lighting column locations were cross-checked against the locations of mature trees along the route. A measuring wheel was used to accurately assess distances between proposed lighting and electrical assets. The following key elements were assessed:

- Visual assessment of the site
- Potential conflicts of proposed lighting column with existing trees
- Appropriate folding directions for mid-hinged (raise and lower) columns to ensure safe and efficient maintenance.

7.5 Each proposed lighting column location was reviewed and adjusted as necessary based on the site findings and identified constraints.

- 7.6 The new column locations on site were crosschecked and confirmed with the performed lighting design calculation model.
- 7.7 Examples of lighting column positions assessed during the visit are shown below:



Figure 3– Lighting column locations assessed during the site visit. Images from Project Centre

- 7.8 In specific locations, selective tree cutbacks and clearance may be required to prevent obstruction of luminaires and to allow safe folding of the raise-and-lower columns for maintenance access.
- 7.9 The public right of way along the riverside route was confirmed by Tonbridge and Malling Borough Council as extending three feet (0.91m) on either side of the centreline of the existing tarmac path.

- 7.10 On-site measurements were undertaken to confirm that all proposed lighting columns and the private ducting route fall within the confirmed public right of way.



Figure 4 – Public right of way. Images from Project Centre

- 7.11 The proposed lighting column locations were also reviewed in relation to the existing retaining wall structure that runs along part of the route.



Figure 5 – Retaining Wall Structure. Images from Project Centre

- 7.12 Five of the nine proposed lighting columns will interface directly with the retaining wall structure. Lighting column foundation installation using NAL retention sockets, have been adopted to allow flexibility in positioning.

-

© Project Centre ■ Tonbridge Riverside Page 74

8. Electric Design

- 8.1 The proposed lighting assets will be privately supplied via a single-phase feeder pillar.
- 8.2 A 25A rated, 4-way feeder pillar, manufactured by Charles Endirect, has been specified for the scheme.
- 8.3 The location of the feeder pillar was determined following a review of UKPN C2 utility plans, as shown in Figure 7. Low Voltage (LV) distribution cables were identified along Vale Road, with existing DNO-supplied street lighting columns along the adjacent road, confirming the presence of underground LV infrastructure.

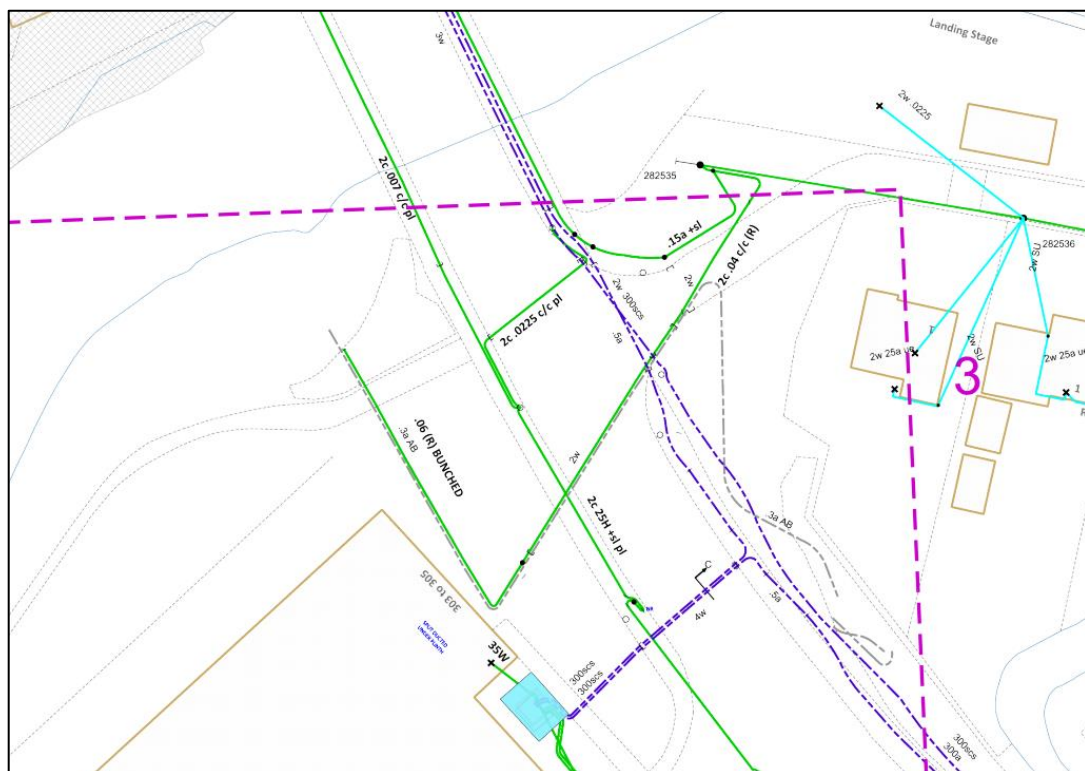


Figure 7 – UKPN Stats Plan Vale Road. Plan from UKPN

- 8.4 Accordingly, the feeder pillar is proposed to be located at the eastern entrance to the riverside route, adjacent to Vale Road, to facilitate the connection to existing LV services.
- 8.5 The feeder pillar will provide private supply to proposed 9No. lighting columns (Additional lighting column as part of future proofing considered). A staggered circuit arrangement is proposed, whereby alternate columns are connected to the same circuit. This ensures that, in the event of a single circuit failure, the entire riverside route is not left unlit.

- 8.6 100mm internal diameter UPVC ducting will be installed in accordance with Kent County Council (KCC) specifications.
- 8.7 Ducting route is proposed running at the edge of tarmac path within the public right of way at 350mm depth.
- 8.8 It is proposed that all trenching for the ducting route be carried out by hand, under the supervision of an arboriculturist, to protect nearby trees and sensitive vegetation from disturbance.
- 8.9 Private cables for the lighting columns will be terminated within access chambers located adjacent to proposed columns PRLC08 and PRLC09, in order to facilitate future connections as part of Phase 2 of the lighting scheme.
- 8.10 Both the feeder pillar and private cable sizing have been future-proofed in terms of their capacity to accommodate future lighting installations. Refer to lighting schematics 1000010826-4-1400-01-02 for further details.

9. Constraints and Mitigation

- 9.1 Developing a lighting system compliant with relevant standards for the riverside route presents several challenges due to site-specific constraints. These constraints were assessed in detail, and appropriate mitigation measures have been proposed as part of the design process.
- 9.2 Numerous mature trees are located along the route. To ensure the protection of these trees and their root systems, further investigation will need to be undertaken through trial holes. This will confirm the viability of proposed lighting column locations and ducting routes without causing damage to tree roots.
- 9.3 All trial holes and trenching works will be carried out by hand, under the supervision of an arboriculturist. This approach avoids the use of mechanical excavation equipment, thereby minimising ground disturbance and reducing the risk of harm to existing vegetation and root structures.
- 9.4 Trial holes will also be necessary at column locations adjacent to the retaining wall structure. These investigations will confirm the orientation and depth of wall footings to avoid any structural conflicts during lighting column installation.
- 9.5 To mitigate risks associated with retaining walls and the proximity of future developments (e.g. the Gas Holder site), lighting columns in these areas will be installed using NAL retention sockets. This installation method allows for future relocation or adjustment of columns without the need for disruptive civil works.
- 9.6 As part of the lighting design process, proposed column locations were carefully reviewed to avoid obstruction by existing trees. Adjustments were made where necessary to optimise column siting. However, certain areas were identified where regular tree cutbacks and vegetation clearance will be required to prevent obstruction of luminaires and ensure ongoing lighting performance.

10. Indicative Costs

10.1 Indicative installation costs for proposed lighting system for Phase 1 riverside route are shown in Table 5.

Description	Unit Price (£)	Allowance	Total (£)
5m middle hinged lighting column, install and supply	£1,500	9 columns	£13,500
NAL Access Chamber /Cover	£1,000	4 units	£4,000
NAL retention socket	£2,500	5 units	£12,500
Private electric works		9 columns	£13,000
LED lantern, install and supply	£1,000	9 units	£9,000
Feeder pillar, install and supply	£1,500	1 unit	£1,500
Trial holes	£330	9 columns	£3,500
Arboriculturist	250/day	2 weeks	£3,500
New DNO metered supply (indicative)	£3,000	1	£3,000
Hand digging trench for lighting (allowance)	£12,000	1	£12,000
Site clearance (Tree foliage, vegetation)	-	-	£3,000
Traffic and pedestrian management	£5,000	1	£5,000
Total			£83,500
Total +12.5% contingency			£93,937.50

Table 5 – Indicative installation costs

10.2 The typical lifespan of a lighting column is approximately 25 years, while a luminaire has an expected operating life of around 100,000 hours. Indicative ongoing maintenance costs are shown in Table 6.

Description	Unit Price (£)	Allowance	Total (£)
Electrical Test for lighting columns 4 times over 25+ year life span of lighting column (9 LCs x 4 tests)	£200	40	£8,000
Structural Test for lighting columns 4 times over 25+ year life span of lighting column (9 LCs x 4 tests)	£400	40	£16,000
Electrical Test for feeder pillar 4 times over 25+ year life span of feeder pillar (9 LCs x 4 tests)	£500	4	£2,000
Total over 25 years			£26,000
Total per year			£1,040

Table 6 – On going maintenance cost

10.3 The high-level estimated annual electricity cost for privately supplying 9No. lighting columns along the riverside route, is approximately £9,500. This estimate is based on the UK average of 4,100 burning hours per column per year, and an electricity rate of £0.256 per kWh.

10.4 Table 7 below provides an indicative summary of the estimated costs associated with the installation, maintenance, and electricity supply for the proposed lighting system along the Riverside Route.

Description	Total (£)	Notes
Installation Cost	£93,937.50	Groundwork, site clearance, supply/installation of lighting and electric assets, DNO connections and traffic/pedestrian management.
On-going maintenance cost (Annually)	£1,040	Based on 4No Inspection over the span of 25 years
Electric supply cost (Annually)	£9,500	Based on 4,100 burning hours per year at £0.256 per kWh

Table 7 – Summary cost

QUALITY

It is the policy of Project Centre to supply Services that meet or exceed our clients' expectations of Quality and Service. To this end, the Company's Quality Management System (QMS) has been structured to encompass all aspects of the Company's activities including such areas as Sales, Design and Client Service.

By adopting our QMS on all aspects of the Company, Project Centre aims to achieve the following objectives:

- Ensure a clear understanding of customer requirements;
- Ensure projects are completed to programme and within budget;
- Improve productivity by having consistent procedures;
- Increase flexibility of staff and systems through the adoption of a common approach to staff appraisal and training;
- Continually improve the standard of service we provide internally and externally;
- Achieve continuous and appropriate improvement in all aspects of the company;

Our Quality Management Manual is supported by detailed operational documentation. These relate to codes of practice, technical specifications, work instructions, Key Performance Indicators, and other relevant documentation to form a working set of documents governing the required work practices throughout the Company.

All employees are trained to understand and discharge their individual responsibilities to ensure the effective operation of the Quality Management System.



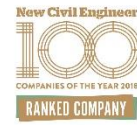
Award Winning



Certifications



Accreditations



Memberships



info@projectcentre.co.uk • www.marstonholdings.co.uk/projectcentre

London • Slough • Kent • Brighton • Manchester • Edinburgh

This page is intentionally left blank

Risk ID	Programme or individual project	Status	Risk Description	Risk Type	Consequence of Risk			Impact (A)	Likelihood (B)	Total Risk Score (A x B)	Proximity	Risk Mitigation Description	Risk Mitigation Strategy	Impact (A)	Likelihood (B)	Score (A x B)	Date Originally Added
					Cost	Time	Qty										
15	Riverside Improvements Project	Open	Implications of wildlife and protected species on the design and construction of the project	Financial	Y	Y	N	3	5	15	0 - 6 months	Engage with Kent Wildlife Trust and carry out surveys	Reduction	3	4	12	Apr-25
14	Riverside Improvements Project	Open	UKPN Delivery Timescales	Operational	N	Y	N	3	5	15	0 - 6 months	Obtain estimate during design stage and place order for works at the earliest opportunity and chase for agreed delivery dates	Reduction	3	3	9	Apr-25
13	Riverside Improvements Project	Open	Increased costs during construction due to existing tree roots hindering progress	Regulatory/Legal	Y	Y	Y	3	5	15	0 - 6 months	Ensure tenderers of fully aware of the current site conditions prior to tender submission. Allow contingency for an arboriculturist during excavation	Reduction	3	3	9	Jun-25
16	Riverside Improvements Project	Open	Condition of the existing wall adjacent to the old gasholder site	Health & Safety	Y	Y	Y	3	4	12	0 - 12 months	Carry out trial excavations to locate any footings and consider checking structural stability	Reduction	3	3	9	Jun-25
20	Riverside Improvements Project	Open	Approval to proceed from Wildlife Trust	Regulatory/Legal	Y	Y	Y	3	4	12	0 - 6 months	Engagement with Wildlife Trust	Reduction	3	3	9	Aug-25
19	Riverside Improvements Project	Open	Authorisation from Environment Agency	Regulatory/Legal	Y	Y	Y	2	5	10	0 - 6 months	Engagement with EA & Kent Wildlife Trust	Reduction	3	4	12	Aug-25
17	Riverside Improvements Project	Open	Widening of the Riverside path when the gasholder site is developed requiring relocation of adjacent lighting columns	Financial	Y	Y	Y	2	5	10	within 3 years	Install columns in NAL sockets for easier relocation	Reduction	3	4	12	Jun-25
18	Riverside Improvements Project	Open	Damage to the lighting columns caused by the developer when the retaining wall is removed on the gasholder site	Health & Safety	Y	Y	Y	3	3	9	within 3 years	Ensure the developer is involved during the design & construction of the lighting project	Reduction	3	2	6	Jun-25
1	Riverside Improvements Project	Open	Land Ownership and approval – Permission to proceed will be required prior to delivery.	Regulatory/Legal	Y	Y	Y	2	4	8	0 - 6 months	Explore delivery options to obtain and determine if only KCC PROW approval is required	Avoidance	2	2	4	Dec-24
8	Riverside Improvements Project	Open	Increased costs during the design stage	Financial	Y	N	N	2	3	6	within 3 years	Consultant to discuss estimated construction costs during feasibility/design stages	Reduction	2	2	4	Dec-24
9	Riverside Improvements Project	Open	Council unable to fund the project	Financial	Y	Y	Y	3	2	6	Throughout the programme	Use available S106 and UKSPF funding and work with finance team to determine funding	Reduction	3	1	3	Dec-24

This page is intentionally left blank

Riverside Route Lighting Scheme - Indicative Project Timeline

Task	Duration	Start	Finish	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Governance - Meetings																			
Initial Meeting (13/12/24)	0d	13/12/2024	13/12/2024	*															
Officer Project Group Meeting	0d	10/01/2025	10/01/2025		*														
Officer Project Group Meeting	0d	05/02/2025	05/02/2025			*													
Officer Project Group Meeting	0d	12/03/2025	12/03/2025				*												
Officer Project Group Meeting	0d	02/04/2025	02/04/2025					*											
Officer Project Group Meeting	0d	07/05/2025	07/05/2025						*										
FRPSSC Meeting	0d	27/05/2025	27/05/2025						*										
Cabinet Meeting	0d	03/06/2025	03/06/2025							*									
Officer Project Group Meeting	0d	04/06/2025	04/06/2025							*									
Officer Project Group Meeting	0d	02/07/2025	02/07/2025								*								
Council Meeting	0d	08/07/2025	08/07/2025								*								
Officer Project Group Meeting	0d	06/08/2025	06/08/2025									*							
Cabinet Meeting	0d	02/09/2025	02/09/2025										*						
LAND OWNERSHIP / APPROVALS																			
Determine route to delivery		01/01/2025	31/03/2025																
Obtain approval to proceed from KCC		01/01/2025	01/02/2025																
FEASIBILITY																			
Feasibility Study		10/03/2025	17/04/2025																
PROCUREMENT																			
Design Procurement	4w	Jun-25	Jul-25																
Construction Procurement	12w	Oct-25	Dec-25																
DESIGN																			
Design including tender documentation	12w	Jul-25	Oct-25																
CONSTRUCTION																			
Mobilisation	2w	Jan-26	Jan-25																
Construction	8w	Feb-26	Mar-26																
Handover	2w	Mar-26	Mar-26																

This page is intentionally left blank

Cabinet

02 September 2025

Part 1 - Public

Executive Non-key Decision



Cabinet Member	Cllr Mike Taylor, Cabinet Member for Planning
Responsible Officer	Eleanor Hoyle, Director of Planning, Housing & Environmental Health
Report Author	Julian Ling, Senior Planning Policy Officer

Local Nature Recovery Strategy – Pre Publication Review Period

1 Summary and Purpose of Report

- 1.1 The Environment Act 2021 introduced a requirement for Responsible Authorities to produce a Local Nature Recovery Strategy (LNRS). Kent County Council (KCC) has been appointed as a Responsible Authority. As a Supporting Authority, Tonbridge and Malling Borough Council is required to be involved in the preparation of the Strategy.
- 1.2 The preparation of the strategy is now in its final stages at the pre-publication Review period. As with the draft for consultation, the Responsible Authority (KCC) is required to share a copy of the final strategy with all supporting authorities before notice to the Secretary of State of its intention to publish. Supporting Authorities then have 28 days to consider this and for Members to confirm that they are happy/or not for the Strategy to proceed to publication. This will allow the final LNRS to be published, at which point public authorities will need to have regard to the Strategy when performing their duties.

2 Corporate Strategy Priority Area

- 2.1 Sustaining a borough which cares for the environment.
- 2.2 The Kent and Medway LNRS will be one of 48 such strategies that will cover the whole of England, to deliver the government's commitment to ending the decline of nature and support its recovery. All public authorities should have regard to the relevant LNRS under the Biodiversity Duty, therefore supporting the corporate strategy priority to sustain a borough which cares for the environment

3 Recommendations

- 3.1 To NOTE the purpose and content of the Pre Publication Kent and Medway Local Nature Recovery Strategy which will be available to view on the 22nd August at <https://letstalk.kent.gov.uk/nature-recovery>
- 3.2 To RECOMMEND to the Cabinet Member that the Cabinet are content to confirm to Kent County Council that the Council supports proceeding to publication.
- 3.3 To DELEGATE the Borough Council's response to the Director of Housing, Planning and Environmental Health in consultation with the Cabinet Member for Planning.

4 Introduction and Background

- 4.1 The UK is one of the most nature depleted countries. One of the mechanisms that the UK Government has introduced to reverse this decline is the production of LNRS. The main purpose of the strategy is to set the priorities for biodiversity enhancements, including supporting the strategic off-site delivery of mandatory Biodiversity Net Gain, and map where nature recovery actions could be located for both habitats and species, to not only deliver improvements for wildlife, but other environmental benefits, such as storing carbon and reducing flooding. The result will be nationwide nature recovery networks which will join up national efforts to reverse the decline of biodiversity.
- 4.2 KCC has a duty to produce a LNRS for Kent and Medway. A range of stakeholders are supporting this work, including Tonbridge and Malling Borough Council and the other District and Borough Councils in Kent, along with Medway Unitary Authority, key organisations including Natural England, the Environment Agency and the Kent Nature Partnership, infrastructure providers and landowners, as well as representatives from the farming community, specialist species groups and community and voluntary organisations. The Strategy identifies key habitats and species in the county, and what actions could be taken to support these and where. These actions could, for example, be through protecting and enhancing existing habitats, the creation of new habitats through new planting, or through better management of land. The farming community is a key stakeholder in implementing the Strategy, but a LNRS does not force landowners and managers to change their management practices. However, if their land is included it may provide funding and investment opportunities. The intention is to direct action and investment to areas where it is most needed and will derive the greatest benefits.
- 4.3 TMBC will need to have regard to the LNRS when published, across a range of council functions. For example, the LNRS may identify specific habitats and/or species that may benefit from action on some council owned or managed sites and could help to provide additional evidence to support council initiatives such as the Tree Charter.

- 4.4 The LNRS will also provide a source of evidence for local planning authorities, to help understand locations important for protecting and enhancing biodiversity. The Strategy does not confirm any additional level of protection on land, nor does it prevent development from happening but will inform future local plans, in terms of land use planning for example through the provision of appropriate green infrastructure, and inform development management, in relation to biodiversity net gain.
- 4.5 In relation to planning, it should be noted that government guidance from the Department for Food and Rural Affairs (DEFRA) on how local nature recovery strategies should be given weight in the plan-making process is still awaited. Without this guidance, it is difficult to determine precisely the implications of, or how the content of, the LNRS should be considered by local planning authorities.

5 Proposal

- 5.1 Tonbridge and Malling Borough Council has been a consultee for the preparation of the LNRS. This is due to its status as a Supporting Authority.
- 5.2 In accordance with the Environment (Local Nature Recovery Strategies) (Procedure) Regulations 2023, Responsible Authorities are required to provide the final Local Nature Recovery Strategy to all supporting authorities and inform them in writing of the intended date for publication.
- 5.3 On receipt of the final LNRS, all supporting authorities have a 28-day period (from the date the Council is provided with the final LNRS) to return a “publication advisory notice” should the Council;
- a) consider that part of the final local nature recovery strategy cannot be justified based on the results of the consultation and/or
 - b) consider that the final local nature recovery strategy is materially deficient.
- 5.4 KCC has confirmed that they will be commencing the Pre publication review 28 day period on 22nd August prior to its final publication. The Kent and Medway Local Nature Recovery Strategy will be available to view at <https://letstalk.kent.gov.uk/nature-recovery>
- 5.5 The supporting authority’s “publication advisory notice” should be provided to both the responsible authority and the Secretary of State – it must be in writing and explain the basis for why it is considered that the LNRS cannot be justified and/or is materially deficient.
- 5.6 In the instance of such a notice, the responsible authority (KCC) is required to investigate and reply within 28 days of receiving the notice; a copy of this reply will also be sent to the Secretary of State. Where a notice has been given, the Responsible Authority must request permission from the Secretary of State to

publish the final LNRS. Where no notice(s) are received, the Responsible Authority simply gives notice to the Secretary of State of their intention to publish.

- 5.7 For Tonbridge and Malling Borough Council, this means the council has 28 days from the 22nd August 2025 to consider the final strategy and lodge any publication advisory notice to KCC if Members consider the final strategy cannot be justified and/or is materially deficient. If no publication advisory notices are received by KCC within the 28-day period, then KCC will give notice to the Secretary of State of their intention to publish the strategy.
- 5.8 It is therefore proposed that the Cabinet Member for Planning confirms in writing that the Council is content for the strategy to proceed to publication or whether a publication advisory notice should be submitted to the County Council, should Members have concerns regarding the content of the final strategy.
- 5.9 Members are advised that the new online mapping platform will not be prepared in time for the pre-publication review. KCC will therefore provide the LNRS mapping as GIS files for the pre-publication review.

6 Other Options

- 6.1 None. The production of the Strategy is a statutory requirement and is the responsibility of KCC.

7 Financial and Value for Money Considerations

- 7.1 There are no financial implications for the Council.

8 Risk Assessment

- 8.1 There is a risk to the timetable of not providing feedback or submitting a publication advisory notice to the pre publication LNRS within the required timeframes may delay the final publication of the strategy.

9 Legal Implications

- 9.1 The production of the LNRS is a statutory requirement under the Environment Act 2021 and is the responsibility of KCC. As a Supporting Authority, Tonbridge and Malling Borough Council is required to have regard to the Strategy when performing its duties.

10 Consultation and Communications

- 10.1 KCC have undertaken extensive stakeholder engagement in the formulation of the LNRS over the past 18 months, across a range of sectors including with those that own and manage land; those that influence how biodiversity is protected and enhanced; those that use and depend on nature's services; and those that inform and make decisions. By being informed by stakeholders' priorities, data,

information and knowledge, the strategy should present a plan for joined-up action to recover our county's nature.

- 10.2 The draft LNRS was provided to all Supporting Authorities on 14th November 2024 for pre-consultation review, prior to public consultation.
- 10.3 On the 16 January 2025, an 8-week consultation was launched and ran until the 12 March 2025. The consultation invited residents, stakeholders and other interested parties to provide views on the draft Kent and Medway Local Nature Recovery Strategy. Feedback was captured via a consultation questionnaire which was available on the KCC engagement website.
- 10.4 A Consultation outcomes report - Response to findings of public consultation January-March 2025 was published in June 2025.

11 Implementation

- 11.1 Responsible Authorities are legally required to prepare an LNRS, but there is no requirement that any specific proposed action must be carried out. Instead, the proposals are intended to guide where the public, private and voluntary sectors focus their nature recovery efforts for greater collective impact. However, the Environment Act does require that Responsible Authorities review progress periodically and update the strategy to reflect what has been done and where more action is needed. This review should take place every 3-10 years, so that progress on delivery and its level of success can be assessed.

12 Cross Cutting Issues

12.1 Climate Change and Biodiversity

12.1.1 Adaptation and resilience have been considered.

12.1.2 Climate change advice has been sought in the preparation of the options and recommendations in this report.

12.1.3 A coordinated strategy for nature's recovery can help create and restore wildlife-rich habitats, corridors and stepping-stones that help wildlife populations to recover, grow, move, thrive and adapt to a changing climate as well as improve the natural and urban environment's resilience to climate change, providing natural based solutions to reduce carbon emissions and manage flood risk.

12.2 Equalities and Diversity

12.2.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

12.3 Other If Relevant

- None

Background Papers	None
Annexes	None

Cabinet

02 September 2025

Part 1 - Public

Executive Non-key Decision



Cabinet Member Martin Coffin - Deputy Leader; and Cabinet Member for Finance, Waste and Technical

Responsible Officer Paul Worden – Head of Finance and Section 151 Officer

Report Author Paul Worden – Head of Finance and Section 151 Officer

July 2025 Budgetary Control and Savings update

1 Summary and Purpose of Report

- 1.1 In accordance with the Council's Financial Procedure Rules this report informs Members of the current financial position to the end of July 2025 for the 2025/26 Financial Year and updates members on the current progress for the achievement of the savings target to be achieved for the budget set 2026/27.

2 Corporate Strategy Priority Area

- 2.1 Efficient services for all our residents, maintaining an effective council.
- 2.2 The reporting of budgetary control demonstrates governance and control of the Council's financial resources.

3 Recommendations

- 3.1 Cabinet is RECOMMENDED to:

- 1) Note that, as at the end of July 2025, there is a net favourable variance of circa £730,000 when compared to the proportion of the 2025/26 budget as shown in paragraph 4.9.
- 2) Note the current business rate pool position as at the end of July 2025 as set out in paragraph 5.2.
- 3) Note the progress towards the Savings Target to be achieved for the budget setting for 2026/27 in section 7 of this report.

4 2025/26 Budgetary Control

- 4.1 As with standard financial practice the finance team have undertaken a review of the major areas of financial impact for the authority.
- 4.2 In February 2025 the Council set a revenue budget of £13,188,568 with a contribution to the General Revenue Reserve of £20,792 giving a Council tax requirement of £13,209,360.
- 4.3 Since setting the Budget in February, a number of Cabinet and Committee decisions have been taken. These decisions have been detailed in full in **[Annex 1]** to this report and currently amount to **£680,597**. However, after additional reserve contributions and additional grants the net effect on the revenue budget is an increase of **£148,702**.
- 4.4 Salaries Monitoring – appended at **[Annex 2]** is the budgetary control statement against the proportional budget for July 2025. Cabinet will **note** the underspend against the original budget allowing for any changes identified in Annex 1. The current position is an underspend of £92,050, primarily due to vacancies above the budgeted position.
- 4.5 Income Monitoring - appended for information at **[Annex 3]** is the budgetary control statement covering income, fees, and charges from the major income streams. The current position shows a small under recovery of income of £5,553 against the current proportioned estimate. This is as a result of under recovery of income for Development Control and Land Charges being offset by parking income. The variation between short and long Stay Car parking is because of how the estimate were set following the charge increases that occurred in August last year and will be reviewed as revised estimate stage.
- 4.6 Investment Income – due to the reporting of long term investments the details surrounding core and cashflow investments is given in paragraphs 4.6.1 and 4.6.2 below:
- 4.6.1 Core Funds – as at the end of July 2025, core funds stood at £33m representing an increase of £2.83m when compared to the position on 31 March 2025. Income generated from these investments amount to £471,300, delivering an average return of 4.62%. This has resulted in a negative variance of £24,000 against the original estimate for the same period, however, this was fully offset by increased income from cash flow investments. It is expected that core investments will reduce as the need for cashflow in the current year increases to commence capital project works.
- 4.6.2 Cashflow funds – as at the end of July 2025, cashflow funds stood at £20.19m representing an increase of £1.47m when compared to the position on 31 March 2025. Income generated from these investments amount to £368,900, delivering

an average return of 4.37%. This has resulted in a positive variance of £140,300 against the original estimate for the same period.

- 4.7 As of the end of July the following areas have been identified as variations to the original estimate:-
- 4.7.1 Inflation on Refuse, Recycling and Street Cleansing Contract – At the time the budget was set the inflationary increase included within the base estimate was a 3.5% increase. The actual increase was 1.07% meaning that the budget is overstated by approximately £120,000. It is proposed to adjust the budget down to this revised level.
- 4.7.2 Business Rates Multiplier Under Indexation Grant – The Council receives grant awards above those contained in the Final Local Government Settlement for 2025/26 of around £288,000. This information is based upon the Government Return submission made in the final stages of the estimates preparation and was not confirmed until after the budget had been set.
- 4.7.3 Tonbridge and Malling Leisure Trust – Utility Support Payments. The outturn for 2024/25 included an adjustment for the final quarter and reconciliation of the full year balance. The Trust have now provided this reconciliation showing the amount due was £32,000 less than recorded in the 2024/25 accounts and will be adjusted accordingly against the current estimate. This adjustment is as a result of the falling energy prices and the implementation of energy savings measures, solar panels, at the leisure facilities.
- 4.7.4 Temporary Accommodation for Homelessness Clients – This was highlighted last year, and Members are advised that client numbers at the end of July were 122 compared to the May position of 129 clients noted earlier in this report. The 2025/26 budget was set with a long term reduction to 120 clients by the end of the year. As at the end of July, there is an overspend against profiled budget of circa £60,000 and therefore if the current client numbers and placements were not to change the predicted overspend against the original budget by year end would be £180,000. Efforts continue by the Housing team to reduce both client numbers and overnight costs and increasing the costs recovered to the levels estimated.
- 4.7.5 The Director of Street Scene, Leisure and Technical Services has identified two additional overspends arising from a water leak at the Racecourse Ground and essential grounds maintenance works surrounding the rebutment at the Castle amounting to £57,300.
- 4.7.6 Recent updates for 'Polluter Pays' grants for Waste services have indicated an increase in the award of £352,850 compared to the original allocation. These funds are used to cover the cost of waste and recycling collection caused by the disposal of packaging.

- 4.8 Revenue Budgetary Control Summary – The table below summaries the result of information shared above.

Description	Budget to July £	Actual to July £	Variance £
Salaries Monitoring Statement	4,839,300	4,747,250	(92,050)
Income Monitoring Statement	(2,782,900)	(2,777,347)	5,553
Treasury Management	(723,900)	(840,200)	(116,300)
Approved Variations to the Revenue Budget		148,702	148,702
Revenue Budgetary Control		(675,550)	(675,550)
Net Variance	1,332,500	602,855	(729,645)

Figures in brackets represent a favourable variance

- 4.9 Members will note from the table that there is a current net favourable variance of £729,645 as at the end of July. This includes the full year amounts shown in section 4.84.7 above.

5 Business Rates Monitoring

- 5.1 The Original Estimate set an overall net income to the council of £4,209,769.
- 5.2 As at the end of July the predicted net income is £4,149,489 a variation of £60,282, this is because of increased levels of empty business properties and the awaited valuations of business properties adjacent to Junction 5 of the M20.

6 Capital Expenditure

- 6.1 In February 2025 the Council agreed a capital budget for 2025/26 of £10.2m.
- 6.2 Spend to the end of July 2025, was £607,000, but Members are reminded that the larger projects including Temporary Accommodation & Resettlement Scheme, and Gibson East Refurbishment, make up a significant proportion of the agreed budget. Further updates will be shared with Members in due course.

7 Savings Target for 2026/27

- 7.1 The MTFS agreed in February 2025 had a funding gap of £2.8m, this target was broken down into 4 tranches £600k to be achieved by the time the budget is set in February 2026 for the 2026/27 Budget.
- 7.2 The Annual Service Delivery plan the following objective under reference 13.5

Undertake a base budget review across all services to identify contributions towards in-year saving and the Medium-Term Financial Strategy 2026/27.

In addition to this it has the following milestone

Initial report on options to save a minimum of £300,000 by summer 2025, to feed into the budget setting process for 2026/27.

- 7.3 As part of this review services were asked to undertake an outturn review of expenditure and income against their current budget where there have been areas of consistent underspend or over recovery against the estimates for prior years.
- 7.4 The results have been summarised in the table below;

	Expenditure Reduction £	Income Generation £	Total £
Street Scene Leisure and Technical Services	30,650	86,000	116,650
Central Services and Executive Services	8,600		8,600
Finance and Transformation Services	35,700	20,000	55,700
Planning, Environmental Health and Housing Services	1,550		1,550
Total	76,500	106,000	182,500

- 7.5 The items identified range from reductions in purchases, changes to the cash collection arrangements from car park, changes to IT budgets and changes in procedures in methods of collection within Council Tax and Business Rates.
- 7.6 Whilst the total above falls short of the (minimum) £300k target set under the milestone above, once you add the overprovision of inflation for the Waste, Recycling and Street Cleansing Contract, as reported in paragraph 4.7.1 which is considered an ongoing reduction for the MTFS, the revised total comes to £302,500 meeting the milestone total.
- 7.7 Since undertaking this exercise, the Chief Executive and former Director of Finance and Transformation have met with all Service Directors and Budget holders to identify further savings that could be made in both the remainder of this year and for the other remaining savings tranches within the MTFS.
- 7.8 These areas of savings are currently being collated and will be then discussed further with both Directors and Cabinet Members as part of the budget processes

in November 2025 for the 2026/27 financial year and the Medium Term Financial Strategy.

8 Financial and Value for Money Considerations

8.1 As set out above.

9 Risk Assessment

9.1 Budgetary control is a prerequisite of good financial management, financial planning and control and needs to be kept under review to ensure it remains effective and relevant.

9.2 Homelessness and Planning Appeals currently present the greatest challenges to the approved budgets and are being monitored carefully.

10 Legal Implications

10.1 This report fulfils the requirement of the Local Government Act 2003 which places a statutory duty on the authority to monitor income and expenditure against budget and to act if overspends or shortfalls in income emerge. If monitoring establishes that the budget situation has deteriorated, authorities are required to take such action as they consider necessary. This might include action to reduce spending in the rest of the year, to increase income or to finance all or part of the shortfall from reserves.

11 Consultation and Communications

11.1 None

12 Implementation

12.1 Budgetary control is ongoing so no implementation issues.

12.2 The savings identified will be incorporated into the budget set for 2026/27

Background Papers	None
Annexes	Annex 1 – Member Decisions Annex 2 – Salary Monitoring Annex 3 – Income Monitoring

Decision Notices with budget implications
Period Ending July 2025
2025/26 Financial Year

Decision Note Reference	Cabinet Member / Officer	Decision Notice Title	Brief description of decision made	Date of Decision	Revenue Impact	Capital Impact	Financed from Reserves? Y/N	Financed from Grant Y/N
<u>Non-Salaries</u>					£	£		
D250040MEM	Cabinet Member for Community Services	Anti-Social Behaviour Enforcement Team	The cost of four Officers, working in two pairs across the borough from Wednesday 7 May 2025 until Sunday 2 November 2025. Funding is made up from £37,000 to support further community initiatives in 2025/26, as agreed by Cabinet on 10 December 2024 and £45,000 from the UK Shared Prosperity Fund 2025/26.	16/04/2025	82,000	0	N	Y
D240121MEM	Cabinet Member for Finance & Housing	Hoarding Work within Housing	Consideration was given to the provision of a Hoarding Co-ordinator service for residents of Tonbridge and Malling and associated clearance and clean-up works. This to be funded via the disabled facilities grant element of the Better Care Fund (BCF). The decision notice is for £30k for a hoarding co-ordinator and £15k for a clean and clearance budget – all to be funded from the better care fund (DFG), along the same lines as the previous co-ordinator/shared support we currently fund.	03/12/2024	45,000	0	N	Y
	Full Council	Recruitment of Head of Finance	Appointment of a specialist recruitment search and selection partner, following an appropriate procurement process, to manage the process of the of the search and selection of the Head of Finance and Section 151 Officer post.	13/05/2025	25,000	0	N	N
	Full Council	Tonbridge Town Centre Community Governance review	Budget for the conduct of the Community Governance Review to be funded through a supplementary estimate from the General Revenue Reserve.	13/05/2025	12,000	0	N	N
	Cabinet	The Government's Local Government Reorganisation Programme	An initial budget of up to £10,000 funded from the Transformation Reserve to help fund the preliminary financial and technical data analysis and evidence base that had been necessary to inform this work, be agreed.	19/03/2025	10,000	0	Y	N
250080CAB	Cabinet	Planning Advisory Service (PAS) Peer Challenge Review	The funding for the Peer Challenge at a cost of between £18-22k be approved, with the funding to be drawn from the Transformation Reserve.	30/06/2025	22,000	0	Y	N
D250081CAB	Cabinet	Council Banking and Merchant Acquirer Services Contract	The cost of £4,000 for the review of the Council's banking Contract be funded from the Budget Stabilisation Reserve	30/09/2025	4,000	0	Y	N
					200,000	0		
<u>Salaries</u>								
D250005MEM	Cabinet Member for Finance and Housing	Staffing - Housing Solutions Team	Sickness cover and backfill arrangement	30/01/2025	6,641	0	Y	
GP25/15	General Purposes Committee	Establishment Report	Planning Officer - regrade	12/03/2025	4,028	0	N	
GP25/15	General Purposes Committee	Establishment Report	Planning Enforcement Manager - regrade	12/03/2025	7,646	0	N	
GP25/15	General Purposes Committee	Establishment Report	Temporary Accommodation Welfare Officer	12/03/2025	29,547	0	N	
D250025MEM	Cabinet Member for Finance and Housing	Housing Solutions - Extension of Contracts	Housing Allocation Assistants / Move on Officer	13/03/2025	57,586	0	Y	
D250026MEM	Cabinet Member for Planning	Recruitment of a Six-month Temporary Contractor Senior Planning Officer	Temporary Contractor Senior Planning Officer	14/03/2025	55,944	0	Y	
D250028MEM	Cabinet Member for Finance and Housing	Housing Improvement Team – Extension of Temporary Resource	Temporary agency resource	20/03/2025	10,500	0	Y	
GP25/19	General Purposes Committee	Establishment Report	Director of Finance - Deletion of post	12/05/2025	(90,283)	0	N	
GP25/19	General Purposes Committee	Establishment Report	Head of Finance and Section 151 Officer - New post	12/05/2025	85,742	0	N	
GP25/19	General Purposes Committee	Establishment Report	Ring fenced savings - 12 months	12/05/2025	4,541	0	N	
GP25/24	General Purposes Committee	Establishment Report	Revenue & Benefits Officer / Overpayment Recovery Assistant - change in hours	11/06/2025	(839)	0	N	
GP25/24	General Purposes Committee	Establishment Report	Housing Solutions Manager - regrade	11/06/2025	5,735	0	N	
GP25/24	General Purposes Committee	Establishment Report	Housing Allocations Team Leader - regrade	11/06/2025	6,837	0	N	
GP25/24	General Purposes Committee	Establishment Report	Housing Allocation Officer - regrade	11/06/2025	9,562	0	N	
GP25/24	General Purposes Committee	Establishment Report	Housing Allocation Officer - regrade	11/06/2025	6,347	0	Y	
GP25/24	General Purposes Committee	Establishment Report	Contracts and Procurement Lawyer - increased hours	11/06/2025	27,781	0	N	
GP25/24	General Purposes Committee	Establishment Report	Resilience Officer - increased hours / regrade	11/06/2025	21,405	0	N	
D250048CAB	Cabinet	Housing Staffing	Extension of 4 x Housing Allocation Officers and 2 x additional posts for one year + Overtime for 16 weeks	03/06/2025	189,777	0	Y	
D250018CAB	Cabinet	Local Plan Budget Proposal	Additional temporary agency resource included in budget proposal	04/03/2025	42,100	0	Y	
					480,597	0		
					680,597	0		
					(404,895)	0		
					(127,000)	0		
MTFP Impact					148,702	0		

This page is intentionally left blank

Salaries Budgetary Control Monitoring Statement

Annex 2

Period Ending July 2025**2025/26 Financial Year**

Service	Annual Budget As amended £	2025/26		Above (Below) Budget (b - a) £
		Budget to end of July (a) £	Actual to end of July (b) £	
Central				
Administration & Property	1,207,350	402,450	393,700	(8,750)
Legal	739,250	240,250	254,800	14,550
HR & Customer Services	856,300	285,450	258,550	(26,900)
Executive	712,950	246,550	230,600	(15,950)
Finance & Transformation				
Finance	2,049,700	684,750	679,900	(4,850)
Information Technology	1,301,950	433,950	436,500	2,550
Planning, Housing & Environmental Health				
Environmental Health & Housing	2,371,750	768,150	760,200	(7,950)
Planning	3,001,500	1,019,100	981,650	(37,450)
Street Scene, Leisure & Technical	2,425,200	806,650	726,200	(80,450)
Sub-total	14,665,950	4,887,300	4,722,100	(165,200)
Non-budgeted spend on recruitment & other expenses to the end of July				34,800
Budgeted ring-fenced sum to the end of July				0
Adjustments for expenditure funded from reserves or grants				(9,650)
Budgeted management savings to the end of July				48,000
Above / (Below) Budget				(92,050)

This page is intentionally left blank

Income Budgetary Control Monitoring Statement

Annex 3

Period Ended July 2025**2025/26 Financial Year**

Service	Annual Budget £	2025/26		(Above) Below Budget (b - a) £
		Budget to end of July (a) £	Actual to end of July (b) £	
Central				
Land Charges	(224,000)	(81,500)	(62,579)	18,921
Licensing	(374,850)	(116,600)	(111,934)	4,666
Sub-Total	(598,850)	(198,100)	(174,513)	23,587
Planning, Housing & Environmental Health				
Planning Applications	(1,169,950)	(390,000)	(335,335)	54,665
Building Regulations	(341,550)	(113,850)	(128,234)	(14,384)
Sub-Total	(1,511,500)	(503,850)	(463,569)	40,281
Street Scene, Leisure & Technical				
Garden Waste Collection	(1,753,400)	(656,050)	(655,979)	71
Recycling Performance Payment	(628,000)	0	0	0
Bulky Refuse Collection	(165,600)	(55,200)	(56,303)	(1,103)
Tonbridge Cemetery	(151,050)	(42,350)	(42,457)	(107)
Short Stay Car Parking	(2,150,000)	(716,650)	(683,334)	33,316
Long Stay Car Parking	(780,000)	(260,000)	(351,667)	(91,667)
Penalty Charge Notices	(700,000)	(233,350)	(170,016)	63,334
Car Parks Season Tickets	(112,000)	(37,350)	(58,147)	(20,797)
Residents Parking Permits	(145,000)	(48,350)	(73,020)	(24,670)
Haysden Country Park Parking	(95,000)	(31,650)	(48,343)	(16,693)
Sub-Total	(6,680,050)	(2,080,950)	(2,139,265)	(58,315)
Grand Total	(8,790,400)	(2,782,900)	(2,777,347)	5,553

This page is intentionally left blank

SPORTS FACILITIES EVIDENCE

Item HP 25/34 referred from Housing and Planning Scrutiny Select Committee of 15 July 2025

The report of the Director of Planning, Housing and Environmental Health outlined the Council's emerging approach to maintaining and enhancing sports facilities in the borough through the adoption of the Indoor Sports Facilities Strategy [Annex 1] and the Playing Pitches and Outdoor Sports Facilities Strategy [Annex 2], which were evidence base progressed as part of the Local Plan process to ensure delivery of sustainable development to support existing and new communities.

It was noted that Sport England Guidance for progressing indoor sports strategies and playing pitch strategies provided a five-stage approach to assessments, of which Stage E provided an opportunity for monitoring and review of the assessments undertaken. In addition to accounting for increased housing need in support of the Local Plan process, Stage E also provided an opportunity to understand supply and demand changes in sports provision. There are a number of sports related developments under consideration in the borough at present, as outlined under paragraph 4.4 of the report.

Due regard was given to the proposal to adopt both Strategies as the Council's current policy position on Sports Facilities, in order to maximise the Council's ability to support and develop key facilities across the borough as well as to inform the negotiation of s106 agreement where development would impact on facility use and might therefore drive a requirement for a contribution towards enhancement or replacement.

Both the Indoor Sports Facilities Strategy and the Playing Pitches and Outdoor Sports Facilities Strategy were well received by Members, although concerns were raised in respect of the challenges faced by local sports clubs and teams in securing suitable facilities and the lack of support that the Borough Council was able to provide due to not having provision to deliver sports activities. It was hoped that adoption of the strategies as the Council's policy position on sports facilities would facilitate the sports clubs and teams in seeking to meet their facility needs, and their views and comments received as part of the evidence base exercise through consultants during the Stage E review would be welcomed, however, the Borough Council would not be resourced to undertake a separate engagement exercise for an individual piece of evidence, which was acknowledged by Members.

It was proposed by Councillor King (Chair), seconded by Councillor Bell and the Housing and Planning Scrutiny Select Committee

RECOMMENDED*: That

- (1) the Indoor Sports Facilities Strategy, set out in Annex 1, and the Playing Pitches and Outdoor Sports Facilities Strategy, set out in Annex 2, be endorsed and adopted as the Council's current policy position on sports facilities, subject to careful consideration of comments received from local sports teams; and
- (2) the authority to publish Stage E reviews of these strategy reports to update the position to help inform the Local Plan and other Council workstreams, be delegated to the Director of Planning, Housing & Environmental Health, in consultation with the Cabinet Members for Planning and Community Services.

***Recommended to Cabinet**

Housing and Planning Scrutiny Select Committee

15 July 2025

Part 1 - Public

Matters for Cabinet - Non-key Decision



Cabinet Member	Cllr Mike Taylor, Cabinet Member for Planning and Cllr Des Keers, Cabinet Member for Community Services
Responsible Officer	Eleanor Hoyle, Director of Planning, Housing & Environmental Health
Report Author	Eleanor Hoyle

Sports Facilities Evidence

1 Summary and Purpose of Report

- 1.1 To outline the Council's emerging approach to maintaining and enhancing sports facilities in the borough through the adoption of the Indoor Sports Facilities Strategy and the Playing Pitches and Outdoor Sports Facilities Strategy.

2 Corporate Strategy Priority Area

- 2.1 Efficient services for all our residents, maintaining an effective council.
- 2.2 This priority includes a commitment to 'promote well-being and help people, especially our most vulnerable residents, to live healthy and active lifestyles. This includes facilitating good quality leisure facilities and services across Tonbridge and Malling'. This report provides a strategic framework against which to take relevant actions and to judge proposals for sports facilities.

3 Recommendations

- 3.1 ENDORSE the reports and RECOMMEND to Cabinet that they approve the adoption of these as the Council's current policy position on sports facilities
- 3.2 DELEGATE authority to the Director of Planning, Housing & Environmental Health, in consultation with the Cabinet Members for Planning and Community Services, to publish Stage E reviews of these reports to update the position to help inform the Local Plan and other Council workstreams.

4 Introduction and Background

- 4.1 The Local Plan process requires an evidence base led approach to ensuring the delivery of sustainable development to support existing and new communities. Access to and opportunities for sport and physical activity is important for the health and well-being of communities and there is a national policy requirement for planning policies to be based on robust and up-to-date assessments of the need for sport and recreation facilities.
- 4.2 Both the Indoor Sports and Playing Pitch strategy reports were progressed in 2024. The future needs assessment is therefore based on the Council's housing need at that time of 839 dwellings per annum to understand future deficits in provision. The new NPPF published in December 2025 provides a housing need figure of 1090 per annum, an increase of 251 dwellings per year. Given the increase, this therefore requires further testing to understand whether and what additional facilities, to that which have been identified in the report already, should be sought to support future development. Further work is therefore required to provide a more up-to-date position.
- 4.3 Sport England Guidance for progressing indoor sports strategies and playing pitch strategies provides a five-stage approach to assessments. Stages A - D have been undertaken as presented in the reports. There is a further stage, stage E, and this provides an opportunity for monitoring and review of the assessments undertaken. In discussions with Sports England and our consultants, we will utilise this part of the Sport England methodology to update and review the work undertaken to date and this review will be undertaken alongside the development of the local plan at an appropriate time to align with plan-making to ensure that evidence is as up to date as possible. Ahead of this and for now, the report provides a strong basis for supporting policy making and decision making given that any updated report is likely to require more, not less, facilities to absorb the demand from an increase in population, over and above that set out in the report. A Stage E report will therefore further justify the protection, enhancement and requirement for new provision of facilities, given that a population increase will increase demand.
- 4.4 In addition to the need to progress a Stage E review to account for increased housing need, stage E provides an opportunity to understand supply and demand changes in sports provision. There are a number of sports related developments under consideration in the borough at present that have an impact on the timing of bringing this report to Members at this time and ahead of the Stage E review;
 - 4.4.1 The Council has made a decision to replace the existing Angel Centre in Tonbridge Town Centre, which is referenced in the Indoor Sports Facilities Strategy. This report indicates that these facilities are required to maintain current levels of accessibility to facilities.

- 4.4.2 The K Sports site has recently changed ownership and is subject to a planning application process at present. The site has previously been utilised by several amateur sports clubs, some based in the borough and others in neighbouring areas. Understanding any potential need for community/amateur facility access is therefore important to sports provision in the north of the borough.
- 4.4.3 The Council owns the freehold of the Tonbridge Farm site, which houses several sporting uses, including an all-weather pitch, football pitches and the Tonbridge Angels stadium. Discussions are underway about the renewal of facilities at this site and the Council wishes to work in partnership with the Club as the leaseholder of the Longmead Stadium to ensure that a sustainable and deliverable set of proposals come forward for the site.

5 Proposal

- 5.1 It is proposed that these strategies are adopted by the Council as its current policy position on Sports Facilities. This will maximise the Council's ability to support and develop key facilities across the borough, particularly where there are significant potential changes to facilities already proposed and in some case in the Council's ownership.
- 5.2 These strategies will be able to inform the negotiation of s106 agreements where development would impact on facility use and may drive a requirement for a contribution towards enhancement or replacement.
- 5.3 Given that the Council will need to progress a Stage E review of these reports shortly to support the local plan process, it is proposed that the ability to publish the Stage E report to the relevant area of the Council's website, in order to ensure that up to date considerations are in use for any discussions where these reports are being used as evidence to support the Council's position, is delegated to the Director of Planning, Housing & Environmental Health, in consultation with the Cabinet Members for Planning and Community Services. This will ensure that timely updates, where they are considered to fall within the more general delegations to the Director and Cabinet Members for amendments to adopted policies, can be carried out. However, these reports will still form part of the evidence base presented to Members for Regulation 18 and 19 stages of the Local Plan.

6 Other Options

- 6.1 The Council could choose to wait until the Regulation 18 consultation takes place to have these strategies form part of its policy / evidence framework. However, this would mean that any development that is approved in the intervening time period would be a missed opportunity to potentially secure contributions towards facilities or to ensure that any developments or lettings take into account identified needs.

7 Financial and Value for Money Considerations

- 7.1 In any planning application process, viability considerations would play a role in the securing of contributions. The Sports England Facilities Calculator would be utilised as a starting point for such considerations.

8 Risk Assessment

- 8.1 There is a risk that the Council misses opportunities to secure contributions for sports facilities whilst the Local Plan is being prepared if there is not an established position against which to measure any impacts from development.
- 8.2 Whilst the above relates specifically to planning processes, there may also be missed opportunities for the Council to take on a community leadership role in advocating for particular grassroots sports opportunities.

9 Legal Implications

- 9.1 There are no specific Legal implications arising from these proposals that are not already identified and managed through either Local Plan or Development Management processes.

10 Consultation and Communications

- 10.1 The updated strategies will be published as part of the Local Plan Regulation 18 consultation in Autumn 2025.

11 Implementation

- 11.1 If approved, the strategies will be published on the Council's website. There will also be a staff briefing for relevant staff in Planning and Legal to ensure that these provisions are embedded into relevant working practices.

12 Cross Cutting Issues

12.1 Climate Change and Biodiversity

- 12.1.1 Adaptation and resilience have not been considered at this strategy development stage. Any development or extension of facilities would be required via their planning application process to consider these matters.

- 12.1.2 Climate change advice has not been sought in the preparation of the options and recommendations in this report.

12.2 Equalities and Diversity

- 12.2.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users due to the fact that all facilities would be expected to take into account

accessibility and other equalities requirements during their development processes.

12.3 Other If Relevant

- Healthy Lifestyles

12.3.1 The protection, development and enhancement of sporting facilities contributes to the aim of ensuring that residents can have healthy lifestyles.

Background Papers	None
Annexes	Indoor Sports Facilities Strategy Playing Pitch and Outdoor Sports Facilities Strategy

This page is intentionally left blank

Ploszajski Lynch
Consulting Ltd



Tonbridge and Malling Borough
Council

Indoor Sports Facilities Strategy

May 2025

CONTENTS

1	INTRODUCTION	1
2	ASSESSING SPORTS FACILITIES NEEDS	4
3	THE LOCAL CONTEXT	8
4	STRATEGIC INFLUENCES	14
5	SPORTS HALLS	22
6	SWIMMING POOLS	43
7	HEALTH AND FITNESS FACILITIES	56
8	SQUASH COURTS	68
9	INDOOR TENNIS	77
10	INDOOR BOWLS	85
11	GYMNASTICS FACILITIES	93
12	POLICIES AND RECOMMENDATIONS	103
13	IMPEMENTATION AND REVIEW	106

1 INTRODUCTION

1.1 Introduction

Tonbridge and Malling Borough Council (TMBC) appointed Ploszajski Lynch Consulting Ltd. (PLC) to produce Sports Facilities, Playing Pitch and Open Spaces Strategies for the borough. The strategy covers:

- Indoor sports and active recreation facilities.
- Playing pitches and outdoor sports facilities.
- Informal/casual outdoor active recreational opportunities.

This document comprises the assessment of indoor sports and active recreation facilities needs.

1.2 The rationale for the strategy

1.2.1 Purpose

TMBC is currently in the process of preparing a new Local Plan, which will have a time horizon of 2042. To inform the Local Plan, complement existing evidence and to help address the expectations of national legislation and policy, the council has commissioned the preparation of a combined Open Space, Indoor and Outdoor Sport and Recreation Strategy. The purpose of this work is to provide the open space, playspace and recreation evidence to support the council's emerging Local Plan, as well as provide corporate direction on the future role of its assets and leisure provision. This should be considered in the context of anticipated future growth in the borough.

1.2.2 Objectives

The objectives of all three studies are as follows:

- To identify opportunities for enhancing and facilitating healthy lifestyles through multi-functionality of space, the built environment, the role, design and location of future open space, playspace and recreation provision.
- To identify any specific locational requirements for each typology, aligned to the council's emerging Local Plan and identify any strategic site opportunities.
- To review adopted local planning policy requirements, as included in the council's Managing Development and the Environment DPD.
- To make appropriate planning policy recommendations to reflect any updated open space, sport and recreation provision standards, to inform the Local Plan and assist the council in securing development outcomes.

- To undertake engagement with stakeholders including council officers, facility operators, Kent Sport, Fields in Trust and Sport England as appropriate throughout the preparation of the strategy.
- To undertake an audit of existing indoor and outdoor facilities provided by public, private, voluntary and education sectors.
- To identify within Tonbridge and the rest of the borough quantitative and qualitative deficits and surpluses, having regard to the accessibility and availability of individual facilities.
- To assess the need for existing and future facilities (both indoor and outdoor).
- To review current facility usage.
- To make recommendations to support the most efficient use and operation of TMBC sports facilities in response to user demand and ongoing budgetary pressures.

1.3 The scope of the strategy

The indoor sports facilities included in the Strategy are:

- Multi-use sports halls (including consideration of specific requirements for gymnastics).
- Competition and leisure swimming pools including diving facilities.
- Health and fitness facilities.
- Squash courts.
- Indoor tennis facilities.
- Indoor bowls facilities.

1.4 The strategy methodology

The methodology for the strategy followed the ‘Assessing Needs and Opportunities Guidance’ (2014) approach (ANOG), developed by Sport England. The process involved two parts and three stages as follows:

- **Part One** - Undertaking the assessment.
 - **Stage A:** Prepare and tailor the assessment.
 - **Stage B:** Gather information on supply and demand.
 - **Stage B:** Bring the information together.
- **Part Two - Stage C:** Applying the assessment.

1.5 Strategy format

This document comprises the strategy and is structured as follows:

- Assessing sports facilities needs in Tonbridge and Malling.
- The local context for facilities provision.
- Strategic influences on facilities provision.
- Sports halls.
- Swimming pools.
- Health and fitness facilities.
- Squash courts.
- Indoor tennis facilities.
- Indoor bowls facilities.
- Gymnastics facilities.
- Policies and recommendations.
- Implementing and reviewing the strategy.

2 ASSESSING SPORTS FACILITIES NEEDS IN TONBRIDGE AND MALLING

2.1 Introduction

This section explains the basis upon which the current sports facilities needs in Tonbridge and Malling have been identified, along with the approach for identifying the additional provision that will be needed as a result of population growth.

The methodology applied to assess the needs and opportunities for sports facilities follows Sport England's recommended approach, advocated in '*Assessing Needs and Opportunities Guidance*' (2014). It also takes account of Sport England's '*Strategic Outcomes Planning Guidance*' (2020).

2.2 Preparing and tailoring the approach

TMBC convened a project steering group led by officers from leisure, planning policy and administrative and property services and involving advice from Sport England and the relevant governing bodies of sport to devise:

- The vision and objectives of the review of sports facilities in the borough.
- The scope of the exercise, including the types of facilities to include, the geographical scope and the overall timeframe for the assessment.
- The local and wider strategic context.
- The project management arrangements for the strategy.

A project brief was produced, approved and signed-off to complete Stage A of the process.

2.3 Assessing sports facilities supply

The assessment of sports facilities supply at Stage B of the strategy involved four main elements:

- **Quantity:** Establishing what facilities there are in the borough, with details of their dimensions, technical information like playing surfaces and floodlighting. This included consideration of facilities not currently in use, those not available to the community and significant provision in neighbouring areas that serves some needs of Tonbridge and Malling residents and visitors.
- **Quality:** Auditing the quality of facilities. This involved assessing each facility in terms of its condition (its age, appeal, fabric and ancillary provision like changing and car parking - factors that will influence its attractiveness to users) and fitness for purpose (its technical specifications and ability to accommodate an appropriate standard of play).
- **Accessibility:** Determining spatial distribution of provision in the borough by GIS mapping of each facility type, including catchment analysis appropriate to the scale and role of each facility.

- **Availability:** Identifying how much each facility is used, whether there is any existing spare capacity and if there is any scope to increase capacity. This involved consideration of programming and usage data, opening times and pricing levels, which was secured through consultation with facility providers and operators.

The information was collated and analysed in a facilities supply report, which was evaluated and approved by the project steering group.

2.4 Assessing sports facilities demand

The assessment of sports facilities demand at Stage B of the strategy involved five main elements:

- **Local population profile:** Establishing the local demography, including the size, age profile, affluence/deprivation, health indices and growth projections.
- **Sports participation:** Identifying local sports participation characteristics, through analysing the results of Sport England's 'Active Lives' survey, local facilities usage figures and a survey of local clubs to establish membership patterns and trends.
- **Unmet, displaced and future demand:** In addition to current expressed demand, an analysis of unmet (demand which exists but cannot currently be satisfied), displaced (demand from within the borough that is satisfied elsewhere) and future demand (based on projected population and participation increases) was undertaken.
- **Sport England's Facilities Planning Model:** TMBC also commissioned an assessment using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to sports halls and swimming pools in the borough. It included three modelling 'runs'
 - A baseline assessment of provision in 2023.
 - A forward assessment of demand for sports halls and swimming pools and their distribution, based on the projected changes in population including residential development between 2023 and 2041.
 - An assessment of a modelled change in supply in meeting the demand for sports halls and swimming pools and their distribution up to 2041, based upon meeting an annual housing requirement of 839 dwellings per year (based upon the December 2023 NPPF standard method).
- **Local participation priorities:** Establishing any local priorities for the use of sports facilities, such as those relating to corporate health and well-being policies.
- **Sport-specific priorities:** Determining through consultation with the governing bodies of sport and a local sports clubs survey, whether there are any sport-specific priorities for Tonbridge and Malling.

The information was collated and analysed in a facilities demand report, for evaluation and approval by the project steering group.

2.5 Assessing the balance between sports facilities supply and demand

To complete Stage B of the process, the supply and demand information was brought together for each type of facility to establish:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs?
- **Quality:** Are the facilities fit for purpose for the users?
- **Accessibility:** Are the facilities in the right physical location for the users?
- **Availability:** Are the facilities available for those who want to use them?

The information has been collated and analysed in a Stage B report.

2.6 Applying the assessment - Developing the strategy

The results of the assessment will be applied to produce a Sports Facilities Strategy for the borough, which will include:

- **Options for provision:** The options for meeting current and future facilities needs were identified under Sport England's recommended headings of 'Protect', 'Provide' and 'Enhance'.
- **Policy recommendations:** Arranged under the headings of 'Protect', 'Provide' and 'Enhance', planning policy recommendations were developed to ensure that the implementation of the strategy will be supported by the provisions of the Local Plan.
- **Strategy implementation:** An action plan which identifies the ways in which the strategy can be implemented, subject to human and financial resource availability, but a wide range of stakeholders from the public, voluntary and commercial sectors.

2.7 Sources of information

Information was gathered throughout the process from a wide range of consultees including:

- **Sport England:** Guidance on the assessment methodology.
- **Tonbridge and Malling Borough Council:** Consultation with officers from planning policy and leisure.
- **TM Active:** Data from the leisure trust contracted to run the key council-owned facilities.
- **Other local sports facilities providers:** Consultation with organisations such as local sports clubs and commercial health and fitness operators on usage levels and spare capacity.

- ***Neighbouring local authorities:*** Information on their sports facilities assessments and the impact of any cross-border issues was obtained from Maidstone Borough Council, Tunbridge Wells Borough Council, Sevenoaks District Council, Gravesham Borough Council and Medway Council.
- ***Active Kent and Medway:*** Information on local and wider strategic priorities.
- ***Governing bodies of sport:*** Information on local and wider strategic priorities and local supply and demand information.
- ***Sports clubs:*** Information on sports facilities provision and use, current and future needs and opinions on quality, which was submitted via an on-line survey.
- ***Schools:*** Information on sports facilities provision and use, plus attitudes towards community use, which was submitted via an on-line survey.
- ***Town and parish councils:*** Information on sports facilities provision and use, current and future needs and opinions on quality, which was submitted via an on-line survey.

2.8 Summary

Assessing sports facilities needs in Tonbridge and Malling using the approach advocated by Sport England in its '*Assessing Needs and Opportunities Guidance*' and '*Strategic Outcomes Planning Guidance*' has ensured that the exercise is both robust and evidence-based and as a result complies with the provisions of the Government's national planning policy framework.

3 THE LOCAL CONTEXT FOR FACILITIES PROVISION

3.1 Introduction

This section outlines the context within which sports facilities provision has been considered in Tonbridge and Malling.

3.2 Background

3.2.1 Location

Tonbridge and Malling borough is in north-west Kent. It occupies approximately 93 square miles covering an area from the North Downs at Burham and Snodland in the north to Tonbridge in the south. The River Medway meanders north-east through the borough towards the Medway Gap. The borough shares boundaries with Maidstone Borough Council, Tunbridge Wells Borough Council, Sevenoaks District Council, Gravesham Borough Council and Medway Council.

3.2.2 Settlement pattern

The main urban areas of the borough comprise Tonbridge, the Medway Gap (Aylesford, Ditton, Larkfield and Leybourne), Kings Hill, Snodland and the part of Walderslade that lies within the borough. As defined at the time of preparing the strategy, there were five Rural Service Centres at Borough Green, East Peckham, Hadlow, Hildenborough and West Malling and a range of other smaller rural settlements. Based on the 2021 census, the population of Tonbridge and Malling comprised approximately 65% within urban areas whilst the rural population comprised around 35%.

3.2.3 Landscape

Nearly three quarters of the Borough lies within the Metropolitan Green Belt where, other than a very limited range of uses, there is a strong presumption against development unless justified by very special circumstances for sites not otherwise allocated in the Local Plan. Much of the remaining part of the Borough is covered by the defined Strategic Gap which seeks to assist in separating Maidstone and the Medway Towns from settlements in the north of the borough, Areas of Outstanding Natural Beauty, areas liable to flood and sites of nature conservation interest. These designations constrain the location and extent of potential built development.

3.2.4 Transport links

The borough has a number of important roads passing through it. There are three motorways, the M2, M20 and the M26, four major west-east roads (A20, A21, A25 and A26) and three other north-south roads (the A227, A228 and A229). Two mainline rail routes provide links with London and the Kent coast.

3.3 Demography

3.3.1 Current population

The 2021 census data for Tonbridge and Malling indicates 132,200 residents. This represents an increase of 11,400 people (9.4% growth) since the 2011 Census figure of 120,800.

3.3.2 Age structure

Analysis of the 2021 census data shows that Tonbridge and Malling has a relatively youthful age profile compared with both Kent and England. The average age of residents of the borough is 42.4 years, compared with a national average of 43.1 years.

Age	<i>Tonbridge and Malling No.</i>	<i>Tonbridge and Malling %</i>	<i>Kent %</i>	<i>England %</i>
0-15	24,854	18.8%	17.8%	18.4%
16-65	81,964	62.0%	61.8%	63.2%
65+	25,382	19.2%	20.4%	18.4%
Total	132,200	100.0%	100.0%	100.0%

3.3.3 Sub-areas

To assist with analysing provision at a more local level and in particular to assess the differential spatial impact on supply and demand for sports facilities arising from housing growth the borough has been divided into two sub-areas. These have been selected on the basis that they comprise discrete areas within which the resident population will typically look to access sports facilities locally. The sub-area ward populations are based upon ONS 2021 small-area estimates and are as follows:

<i>Sub-area</i>	<i>Wards</i>	<i>Ward Population 2021</i>	<i>Sub-area Population 2021</i>
Tonbridge and surrounds	Hildenborough	5,925	56,018
	Judd	6,517	
	Vauxhall	9,249	
	Cage Green and Angel	9,390	
	Higham	6,527	
	Trench	5,822	
	Bourne	5,763	
	East and West Peckham, Mereworth and Watlingtonbury	6,818	
The Mallings and surrounds	Pilgrims with Igham	6,042	76,182
	Borough Green and Platt	5,975	
	East Malling, West Malling and Offham	8,641	
	Kings Hill	8,045	
	Aylesford South and Ditton	9,135	
	Birling, Leybourne and Ryarsh	6,162	
	Larkfield	9,262	
	Aylesford North and North Downs	8,512	
	Snodland West and Holborough Lakes	5,685	
	Snodland East and Ham Hill	5,665	
	Walderslade	3,056	

3.3.4 Population growth

The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%). Comparison of the 2021 census data with the 2018 sub-national population projections for 2042 shows that the percentage of people aged under 65 will fall from 80.8% to 77.0%, with proportionate population increase amongst those aged over 65.

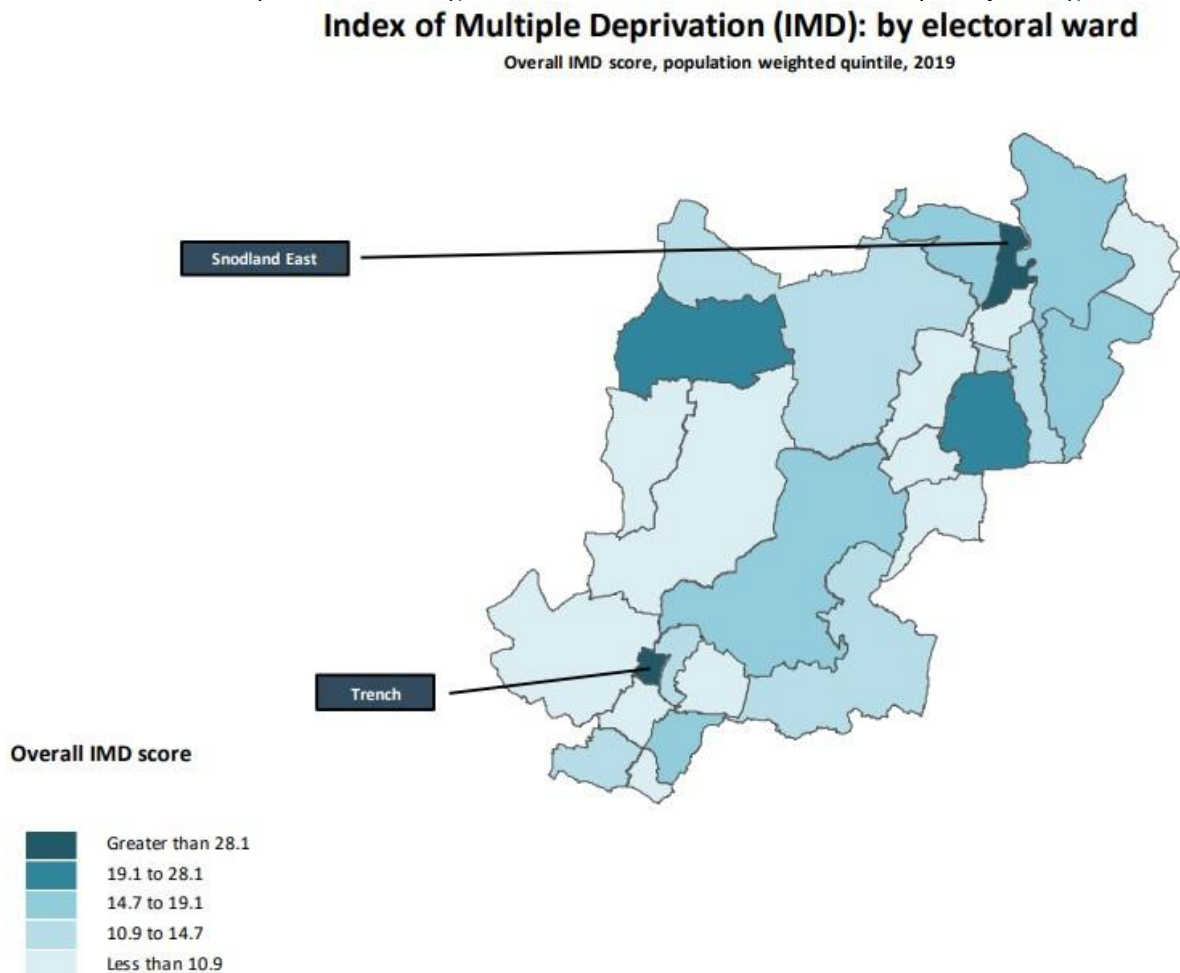
<i>Age</i>	<i>Population 2021</i>	<i>% 2021</i>	<i>Population 2042</i>	<i>% 2042</i>
0-15	24,854	18.8%	28,577	18.6%
16-65	81,964	62.0%	89,669	58.4%
65+	25,382	19.2%	35,358	23.0%
Total	132,200	100.0%	153,604	100.0%

3.3.5 Housing needs

The location of population growth will be determined in part by housing development allocations. Objectively assessed housing need amounts to 1,090 dwellings per year (23,544 dwellings by 2042). The precise location of development will be determined by the Local Plan, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 54,151 to 186,351, which is significantly more than the ONS projection of 21,204 up to 2042.

3.3.6 Deprivation

The English Indices of Deprivation (2019) show that the borough is ranked 236 out of 317 local authority areas in England on a range of deprivation issues. Although no areas of Tonbridge and Malling are ranked as amongst the 10% most deprived in the country, the borough has experienced the largest increase in deprivation relative to other areas of Kent in the period since 2015. 9.6% of children in the borough (2,539 people) live in absolute low income families, whilst a further 13.1% of children (3,469) live in relative low income families. Variations in deprivation by ward in 2019 are shown in the map below, although some ward boundaries have subsequently changed:



3.3.7 Ethnicity

According to the 2021 census, the population in Tonbridge and Malling is predominantly white (93.3%), with non-white minorities representing the remaining 6.7% of the population, well below the England average of 14.6%.

3.3.8 Health

Local health indices recorded in Public Health England's *Health Profile for Tonbridge and Malling* (2019) show that in general the health of people in the borough is around the average for England as a whole, although:

- Life expectancy is 5.1 years lower for men and 5.6 years lower for women in the most deprived areas of the borough than in the least deprived areas.
- The prevalence of obese children aged 10-11 years is 17.4%, compared with 20.0% in the south-east region and 23.4% nationally.
- 63.3% of the adult population of the borough is classified as overweight or obese, compared with 62.7% in the south-east region and 63.8% nationally.

3.4 Sport and physical activity

3.4.1 Participation rates

Sport England's *Active Lives* survey measures physical activity rates amongst people aged 16 and over at district, county, regional and national levels. The definitions used in the survey are as follows:

- **Sport and physical activity:** This includes at least 10-minutes of moderate or higher intensity sports activities, walking and cycling for leisure or travel, fitness and dance.
- **Active:** The 'Active' population is defined as those doing at least 150 minutes of the above activities per week.
- **Fairly active:** The 'Fairly active' population is defined as those doing between 30 and 149 minutes of the above activities per week.
- **Inactive:** The 'Inactive' population is defined as those doing 30 minutes or less of the above activities per week.

The proportion of the adult (16+) population who are active for at least 150 minutes per week in Tonbridge and Malling between 2015 and 2022 is tabulated below and shows that whilst rates have fluctuated over the survey periods, there is a slight downward trend, primarily due to the effects of the covid pandemic:

<i>Nov '15 - Nov '16</i>	<i>May '16 - May '17</i>	<i>Nov '16 - Nov '17</i>	<i>May '17 - May '18</i>	<i>Nov '17 - Nov '18</i>	<i>May '18 - May '19</i>	<i>Nov '18 - Nov '19</i>	<i>May '19 - May '20</i>	<i>Nov '19 - Nov '20</i>	<i>May '20 - May '21</i>	<i>Nov '20 - Nov '21</i>	<i>Nov '21 - Nov '22</i>	<i>% Change</i>
66.3%	66.9%	66.8%	67.4%	68.8%	69.5%	69.4%	66.0%	66.0%	66.6%	65.1%	64.2%	-2.5%

In comparative terms, the most recent activity levels are above the county and national figures, but below the regional average:

<i>Area</i>	<i>Active</i>	<i>Fairly active</i>	<i>Inactive</i>
Tonbridge and Malling	64.2%	13.1%	22.7%
Kent	63.5%	12.2%	24.2%
South-east England	66.5%	11.4%	22.1%
England	63.1%	11.1%	25.8%

3.4.2 Demographic variations

The ‘Active Lives’ survey national level data identifies that there are significant demographic variations in participation rates:

- **Gender:** Men’s participation rates are higher at 65% than women’s at 61%.
- **Socio-economic groups:** Those in routine/semi-routine jobs and those who are long-term unemployed or have never worked have lower participation rates (54%) than those in professional/managerial roles (72%).
- **Age:** Activity levels decrease with age, from 70% in the 16 - 34 age group, to 66% on the 35 - 54 age group, 61% for 55 - 74 year olds to 40% for those aged 75 and over.
- **Disability and long-term health conditions:** Activity is less common for disabled people or those with a long -term health condition (47%) than those without (68%).
- **Ethnicity:** Participation rates are lower for minority ethnic groups than for the White population and are lowest for those of Asian heritage (54%).

3.4.3 Sports club membership

The ‘Active Lives’ survey also records rates of sports club membership amongst people aged 16 and over and who participated at least twice in the previous 28 days. The figures below show that rates are higher in Tonbridge and Malling than for all the wider geographical comparators:

<i>Tonbridge and Malling</i>	<i>Kent</i>	<i>South-East</i>	<i>England</i>
44.5%	38.3%	41.9%	40.2%

3.5 The local sports facilities supply network

Sports facilities provision in Tonbridge and Malling comprises a mixed economy involving the public, voluntary and commercial sectors. The key providers are as follows:

- **Tonbridge and Malling Borough Council:** The council owns the borough’s public leisure centres at The Angel Centre in Tonbridge, Tonbridge Swimming Pool, and Larkfield Leisure Centre. The facilities are managed by TM Active, a charitable trust.
- **Schools:** Schools are significant sports facilities providers in the borough, although not all provision is fully community accessible. The most significant of these is Tonbridge School.
- **Sports clubs:** Voluntary sector sports clubs provide and run a range of mostly smaller facilities for example Snodland Community Centre.

- **Commercial providers:** The commercial sector provides a range of health and fitness facilities. The largest of these is the David Lloyd Club in Kings Hill.

3.6 The implications for sports facilities provision

The implications of the local context for sports facilities provision in Tonbridge and Malling are as follows:

- **Transport links:** The transport links, both internally and externally to the borough make sports facilities accessible to a wide catchment area, creating the potential for significant imported and exported demand.
- **An ageing population:** Whilst the borough has comparatively youthful age profile at present, demographic change by 2042 will see a significant increase in the proportion of people aged over 65. Since sport and physical activity rates typically decline with age, the market for local sports facilities will evolve accordingly.
- **Population growth:** The ONS 2018 sub-national population projections forecast an increase of 21,404 people by 2042 or 16.2%. If housing targets are met, population growth could be as high as 54,151 people or a total of 186,351, a 41.0% increase. This will increase demand for facilities for sport and physical activity accordingly.
- **Overall sports participation rates:** Local participation rates in sport and physical activity have fallen over the past five years (based upon Sport England's 'Active Lives' survey) but are still above the respective national and county figures.
- **Facilities supply:** Sports facilities are provided by a range of owners and operators from the public, education and commercial sectors, which highlights the need for and benefits of a strategic approach to co-ordinating provision.

4 STRATEGIC INFLUENCES ON FACILITIES PROVISION

4.1 Introduction

As a prelude to the assessment of supply and demand for facilities in Tonbridge and Malling, this section reviews the relevant policies and priorities of the council and its strategic partners, to establish:

- The key relevant policies and local strategic outcomes.
- The extent to which these are convergent or divergent in respect of sport and physical activity.

4.2 Tonbridge and Malling Borough Council Corporate Strategy

4.2.1 Corporate vision

The council's current aspirations for the borough are set out in its *Innovation, Transformation and Delivery: Corporate Strategy 2023 - 2027* (2020). The vision of the plan is 'to be an innovative and forward-thinking council, that leads the people and businesses of the borough towards a vibrant, prosperous and sustainable future'.

4.2.2 Corporate values and priorities

To achieve this vision the Strategy sets out four priorities:

- Efficient services for all our residents, maintaining an effective council.
- Sustaining a borough which cares for the environment
- Improving housing options for local people whilst protecting our outdoor areas of importance
- Investing in our local economy to help support residents and businesses and foster sustainable growth.

The strategy states the council's commitment to 'continue our successful management of parks, open spaces and leisure centres so the best recreational facilities are available to everyone'.

4.3 Tonbridge and Malling Borough Council Development Plan

TMBC's adopted local development plan is currently made up of the following documents which, will be replaced by the new Local Plan once adopted.

- Core Strategy.
- Development Land Allocations DPD.
- Tonbridge Central Area Action Plan.
- Managing Development and the Environment DPD.

The Core Strategy vision and policies will be updated in preparing the new Local Plan, this will be informed by this evidence and good practice approaches. This will guide the delivery of future growth and infrastructure in the borough.

4.4 Active Kent and Medway

Active Kent and Medway is the county sports partnership, one of a network of 43 active partnerships across the country. It works with sports clubs and organisations and a range of partners in the public, private and voluntary sectors to increase participation in sport and physical activity. Its strategy *Move Together* (2023) covers the period 2023-27. It seeks to achieve the following.

- Connecting communities - 'Making it easier for people to be active locally and using sport and physical activity's unique ability to make places better to live in and bring people together, particularly where inequalities are greatest' (page 8).
- Health and wellbeing - 'Creating partnerships that enable everyone to benefit from an active lifestyle' (page 9).
- Children and young people - 'Enabling children and young people to enjoy being active and creating the right foundations for a long, active and healthy life' (page 10).
- Supporting sport - 'Supporting local organisations to better understand their community and to deliver activities that are appropriate to people's needs and motivations' (page 11).
- Active environments - 'Creating and protecting places and spaces that make it easier for people to be active' (page 12).

4.5 Kent Joint Health and Wellbeing Strategy

The current Kent Health and Wellbeing Strategy 2018 - 2021, published by Kent County Council, has the vision 'to improve health and wellbeing outcomes, deliver better coordinated quality care, improve the public's experience of integrated health and social care services and ensure that the individual is involved and at the heart of everything we do' (page 5).

The outcomes include 'effective prevention of ill health by people taking greater responsibility for their health and wellbeing' (page 5). The Strategy states that 'shaping the physical environment of the community so that it can better promote healthier lifestyles is central to... councils' regulatory health improvement role. The new National Planning Policy Framework highlights the role of the planning system in facilitating social interaction and creating healthy, inclusive communities. This includes measures aimed at reducing health inequalities, improving access to healthy food and reducing obesity, encouraging physical activity, improving mental health and wellbeing, and improving air quality to reduce the incidence of respiratory diseases' (page 19).

4.6 The Government's Planning Policies

4.6.1 Introduction

In July 2023, the Government published an update to the *National Planning Policy Framework* setting out its economic, environmental and social planning policies for England. Taken together, these

policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

4.6.2 Sustainable development

The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs' and there is a presumption in favour of sustainable development.

4.6.3 Promoting healthy and safe communities

'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- 'Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.
- Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.
- Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

4.6.4 Sport and leisure facilities

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- 'Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
- Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'.

4.6.5 Planning Practice Guidance

The Government also issues *Planning Practice Guidance* and the following is of particular relevance:

- ***Open space, sport and recreation provision:*** ‘Open space should be taken into account in planning for new development and considering proposals that may affect existing open space. It can provide health and recreation benefits to people living and working nearby’.
- ‘Authorities and developers may refer to Sport England’s guidance on how to assess the need for sports and recreation facilities. Local planning authorities are required to consult Sport England in certain cases where development affects the use of land as playing fields. Where there is no requirement to consult, local planning authorities are advised to consult Sport England in cases where development might lead to loss of, or loss of use for sport, of any major sports facility, the creation of a site for one or more playing pitches, artificial lighting of a major outdoor sports facility or a residential development of 300 dwellings or more’.
- ***Healthy and safe communities:*** ‘Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Development proposals should support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do. Opportunities for healthy lifestyles must be considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity and promotes high quality open spaces and opportunities for play, sport and recreation)’.

The built and natural environment have key roles in supporting and enabling, health, wellbeing, and physical activity. The Tonbridge and Malling Sports Facilities Strategy addresses the extent to which existing sports facilities and the programmes that they deliver, provide accessible and appropriate opportunities to be active and proposes recommendations where necessary.

4.7 The Government’s Sports Strategy

4.7.1 Introduction

The Government’s sports strategy *‘Get Active - A Strategy for the Future of Sport and Physical Activity’* (2023) contains three main priorities, outlined below.

4.7.2 Driving participation and addressing inactivity

- ‘Ensuring everyone is focused on increasing physical activity, meaning fewer inactive children, and narrowing the gap on inactivity where groups are not being reached, with visible progress across the country by 2030’.
- ‘Setting the future direction for facilities and spaces where people can be active by delivering multi-million pound investment into grassroots facilities and setting a clear strategic ambition for the future. This will mean facilities that reflect the needs of local communities, supported by hundreds of millions of pounds of government and local authority investment’.

4.7.3 Strengthening the integrity of sport

- ‘Help the sector to be welcoming to all, by promoting women’s and disability sport, championing diversity across the sector and holding the sector to account for investing in these groups. This will mean groups feel the benefit of public and private investment, that we see meaningful progress by 2030, and that cultural issues which put people off sport are relentlessly tackled’.
- ‘Improve how issues and concerns are dealt with in the sector, starting by launching a call for evidence around sport integrity issues. This will increase confidence in sport so that everyone knows that their welfare is at the heart of the sport system, whatever sport they play’.

4.7.4 Making sport more sustainable

- ‘Supporting the sector to access additional, alternative forms of investment to help it continue to grow and thrive, and by highlighting best practice, good governance mechanisms, and opportunities offered by technology and innovation. This will allow sport to thrive for future generations and support the continuation of our sporting institutions’.
- ‘Working towards a more environmentally sustainable sector that delivers on the government’s net-zero ambitions. We will do this by championing the role that sport can play in sustainability, and bringing together government departments, the sport sector and subject matter experts to share information and provide support’.

4.8 Sport England Strategy

4.8.1 Vision

Sport England’s strategy *‘Uniting the Movement’* (2021) contains a vision for ‘a nation of more equal, inclusive and connected communities. A country where people live happier, healthier and more fulfilled lives’.

4.8.2 Context

The strategy concludes that ‘there are deep-rooted inequalities in sport and physical activity, which mean there are people who feel excluded from being active because the right options and opportunities are not there:

- Disabled people and people with a long-term health condition are twice as likely to be physically inactive than those without a disability or health condition.
- People from a lower socioeconomic group (NS-SEC 6-8) are more likely to be inactive than people in higher social groups.
- Women are less active than men and this gender gap starts with girls being less active from a very young age.
- People from Asian and black backgrounds are far more likely to be physically inactive than people who are white’.

4.8.3 Advocating movement, sport and physical activity

Proposed actions include:

- ‘Continue to build, establish and grow partnerships and a common purpose across both the government and our sector to join up policies, strategies and approaches’.
- ‘Continue to develop and deliver behavioural change campaigns, building on the success of *This Girl Can*, *We Are Undefeatable* and *Join the Movement*, to put movement, sport and physical activity at the forefront of national conversations’.
- ‘Keep building evidence that shows the links between the issues we all care about as a nation and the value of movement, sport and physical activity as part of the solution’.
- ‘Grow the extent to which we communicate, both to people and organisations, the power of getting active to help strengthen public consensus around the importance of being physically active’.

4.8.4 Five key issues

These are identified as:

- ***Recover and reinvent:*** ‘Recovering from the biggest crisis in a generation and reinventing as a vibrant, relevant and sustainable network of organisations providing sport and physical activity opportunities that meet the needs of different people’.
- ***Connecting communities:*** Focusing on sport and physical activity’s ability to make better places to live and bring people together.
- ***Positive experiences for children and young people:*** Unrelenting focus on positive experiences for all children and young people as the foundations for a long and healthy life.
- ***Connection 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.

4.8.5 Active Environments

The key proposals for facilities are contained in the ‘Active Environments’ theme. This identifies three types of provision:

- ***Dedicated sport and physical activity facilities:*** ‘Dedicated sport and leisure facilities like leisure centres need to be co-created, well designed, supported and maintained to benefit the local community and their users’.
- ***Other community spaces:*** ‘Not usually designed exclusively for exercise, and certainly not for specific sports, these places are a vital resource for many and the activity they host provides a useful income to the venue. They may never be perfect competition or training spaces, but they attract people who might never go to a sports club, leisure centre or private

gym. The development of community spaces like these is important to people who are regularly or newly active’.

- **The wider built environment:** ‘These places and spaces influence how much we move. Good design can help to increase activity levels by encouraging walking and cycling. This means connecting dedicated sport and activity facilities and community spaces, by making it easy for people to walk and cycle, by better design and by using the built and natural environments around us’.

4.8.6 Strategic Outcomes Planning Guidance

In May 2019 Sport England supplemented its guidance on the production of sports facilities strategies by publishing ‘*Strategic Outcomes Planning Guidance*’. The approach advocated the following:

- Developing an understanding of the wider local strategic outcomes of the study area.
- Using a cross-sector approach to identify local community needs and priorities.
- Establishing the contribution that sport and physical activity can make.
- Securing stakeholder ‘buy-in’ to the shared local outcomes.

The aim is to ensure that the development of sports and leisure facilities is not just an end in itself but is fully integrated into the strategic objectives of a range of key stakeholders in any given area. For example, rationale for the design, siting and operation of a new swimming pool in addition to the obvious benefits for sport and physical activity, should include the role it can play in delivering objectives relating to health inequalities, economic regeneration, tourism and socio-economic deprivation.

The Tonbridge and Malling Sports Facilities Strategy addresses the extent to which existing sports facilities and the programmes that they deliver address Sport England’s new strategic priorities and in particular the emphasis on non-specialist community spaces or informal facilities.

4.9 The implications for shared strategic outcomes

4.9.1 Policy convergence

The review of strategic influences on sports facilities provision in Tonbridge and Malling identifies policy convergence on the following issues:

- **Active, healthy communities:** There is strong policy support for the creation of active, healthy communities, including the provision of affordable accessible facilities with appropriate activity programmes.
- **Active design:** Ensuring that the community provision creates opportunities for active travel and an attractive range of co-located facilities is embedded in local and wider policies.
- **Protect and retain:** Local and national planning policy is supportive of protecting and retaining sports facilities for which there is an assessed need.
- **Integration with health and social care:** Closer links with the health and social care system, to ensure that there is better integration between the needs of low participant groups and the sport and physical activity opportunities provided is a strong theme.

- ***Low participant groups:*** There is universal recognition of which groups have lower engagement with sport and physical activity and a shared policy commitment to address this.

4.9.2 Shared strategic outcomes

Based upon the shared policy influences, the shared strategic outcomes that provide the underpinning rationale for providing sports facilities in Tonbridge and Malling are as follows:

- To promote active, healthy communities in the borough, local stakeholders will support the provision of sustainable community sport and leisure facilities and the spaces and infrastructure that individuals, clubs, schools and individuals can access and use to take part.
- The network of sports facilities and supporting community infrastructure will be reviewed to ensure that the quantity, quality, accessibility and availability is appropriate to the needs of existing and prospective users.
- Closer links will be developed with the health and social care system, including the co-location of health and sports facilities where feasible and appropriate, to ensure that there is better integration between the needs of low participant groups and the sport and physical activity opportunities provided.

5 SPORTS HALLS

5.1 Introduction

This section examines the provision of sports halls in Tonbridge and Malling. For the purposes of this analysis, sports halls are defined as indoor halls with multi-sport markings and minimum dimensions equivalent to three badminton courts (27m x 18m x 6.1m). The specific needs of gymnastics are assessed separately elsewhere in the Strategy but are included for completeness in the overall evaluation of sports hall needs. In addition to a borough wide examination of provision, Section 5.19 looks specifically at the Angel Centre in Tonbridge.

5.2 Quantity

5.2.1 Sports halls with community use

The location and dimensions of sports halls with community use in Tonbridge and Malling are below:

<i>Site</i>	<i>Address</i>	<i>Dimensions</i>	<i>Built</i>	<i>Sub-Area</i>
Angel Centre	Angel Lane, Tonbridge TN9 1SF	32m x 26m	1982	Tonbridge
Aylesford School	Teapot Lane, Aylesford ME20 7JU	33m x 18m	2007	Mallings
David Lloyd (Kings Hill)	King's Hill Avenue, West Malling ME19 4UA	34.5m x 20m	2005	Mallings
Homesdale School	Malling Road, Snodland ME6 5HS	33m x 18m	2006	Mallings
Hugh Christie School	White Cottage, Road, Tonbridge TN10 4PU	33m x 18m	2006	Tonbridge
Judd School	Brook Street, Tonbridge TN9 2PN	33m x 18m	2003	Tonbridge
Larkfield Leisure Centre	New Hythe Lane, Aylesford ME20 6RH	34.5m x 27m	1991	Mallings
Leigh Academy	Brook Street, Tonbridge TN9 2PH	34.5m x 20m	2000	Tonbridge
Malling School	Beech Road, West Malling ME19 6DH	33m x 18m	2007	Mallings
Sackville School	Tonbridge Road, Hildenborough TN11 9HN	34.5m x 20m	1994	Tonbridge
Tonbridge Grammar Sch.	Deakin Leas, Tonbridge TN9 2JR	34.5m x 20m	2009	Tonbridge
Tonbridge School	London Road, Tonbridge TN10 3AD	32m x 26m	2008	Tonbridge
Weald of Kent School	Tudeley Lane, Tonbridge TN9 2JP	34.5m x 20m	2016	Tonbridge
Wrotham School	Borough Green Road, Wrotham TN15 7RD	33m x 18m	2020	Mallings

Taken together these and other smaller facilities in the borough collectively provide a total of 81 badminton courts.

5.2.2 Sports halls without community use

There are no sports halls without community use in Tonbridge and Malling.

5.2.3 Sub-area analysis

The distribution of sports halls with community use by sub-area in Tonbridge and Malling is below:

<i>Sub-area</i>	<i>Sub-area population 2021</i>	<i>No. sports halls</i>	<i>Sports halls per capita</i>
Tonbridge and surrounds	56,018	8	1: 7,002
Mallings and surrounds	76,182	6	1: 12,697
TONBRIDGE & MALLING	132,200	14	1: 9,443

5.3 Quality

5.3.1 The criteria assessed

The quality of sports halls with community access was assessed by a non-technical visual inspection during a site visit to all facilities. The evaluation criteria were as follows:

- **Playing area:** The overall condition, playing surface, clear span roof height, lighting, spectator provision, equipment and fitness for purpose.
- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of level access/ramps, dedicated changing, toilets and car parking.
- **Maintenance and cleanliness:** The standard of maintenance and cleanliness.
- **General access:** Including car parking, signposting, external lighting and proximity to public transport.

5.3.2 The basis of the ratings

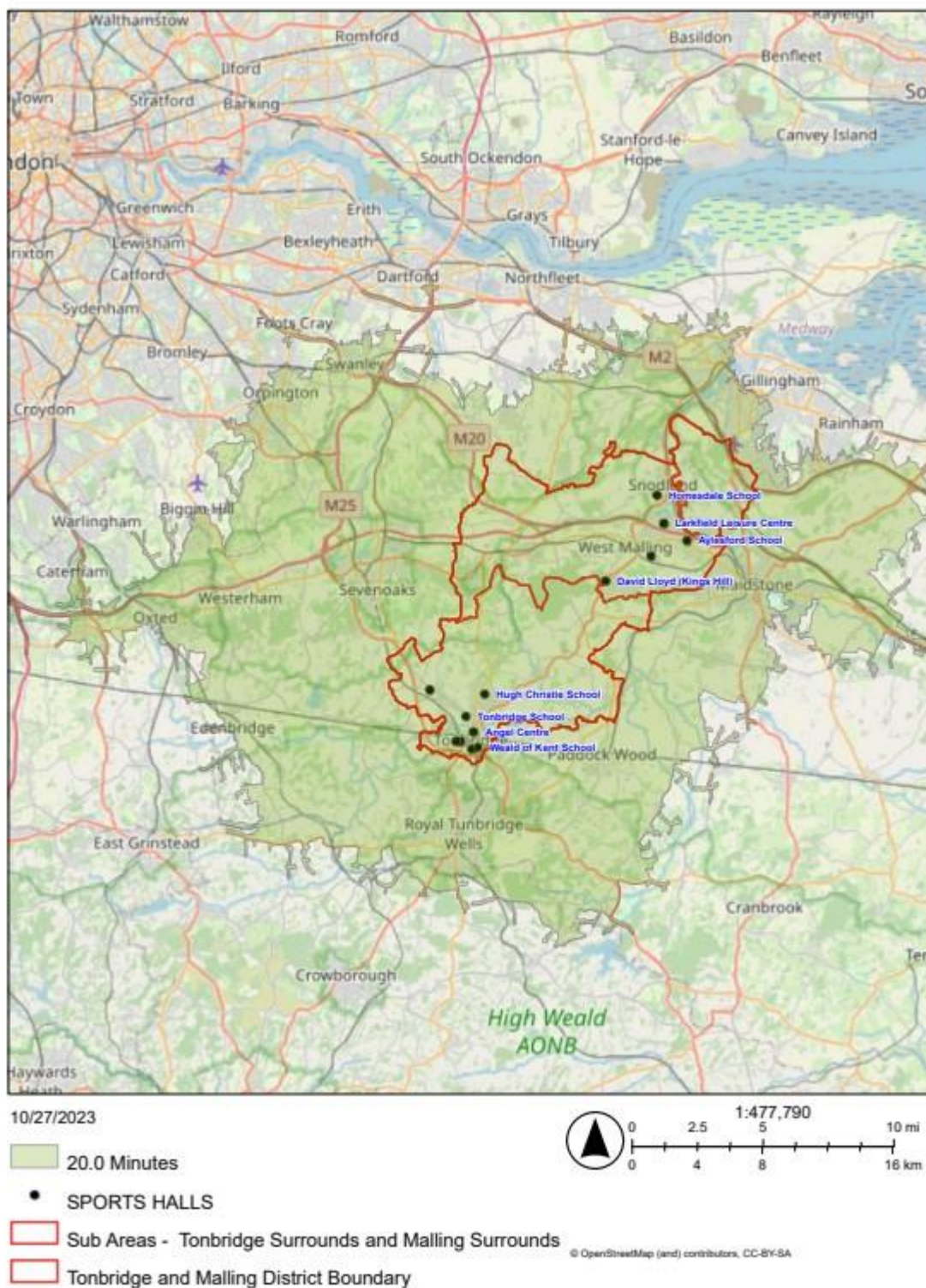
The facilities were rated on a five-point scale, where 5 equates to ‘very good’ (highlighted in green below), 4 to ‘good’ (also highlighted in green below), 3 to ‘average’ (highlighted in yellow below), 2 to ‘poor’ and 1 to ‘very poor’ . The ratings for the sports halls in Tonbridge and Malling are shown in the table below.

Facility	Playing area	Changing	Disability Access	Maintenance	General access
Angel Centre	5	4	3	3	3
Aylesford School	5	5	4	4	4
David Lloyd (Kings Hill)	5	5	4	5	5
Hugh Christie School	4	4	4	4	4
Judd School	4	3	3	5	3
Larkfield Leisure Centre	4	4	4	5	5
Leigh Academy Tonbridge	4	4	4	5	4
Malling School	5	5	5	5	4
Sackville School	4	4	5	5	4
Tonbridge Grammar Sch.	4	4	4	4	4
Tonbridge School	5	4	4	5	5
Weald of Kent School	5	5	5	5	5
Wrotham School	5	5	4	5	4

5.4 Accessibility

Based on Sport England research, the ‘effective catchment’ for sports halls (defined as the time/distance travelled and the prevailing mode of transport used by up to 90% of facility users) is 20 minutes driving time. The whole population of the borough lives within 20-minutes’ drive time of at least one community accessible sports hall.

Tonbridge and Malling - Sports Halls 20 Minutes Drive



5.5 Availability

The table below identifies the opening hours, price and booking arrangements, secured access via a formal Community Use Agreement (if applicable), used capacity in the peak periods and whether there is a secure of staffed access/reception.

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Price and booking arrangements</i>	<i>Peak period usage levels</i>	<i>Secured access</i>
Angel Centre	Sun-Fri 8am - 9pm Sat 8am - 6pm Casual use/block bookings	Half hall £66 per hour priority card, £80.50 casual users. Badminton court priority card £13.50 casual hire, £12.90 concessions £6.70 Bookings in person, on-line or by phone.	47%	Yes
Aylesford School	Mon-Fri 6pm - 10pm Sat-Sun 9am - 10pm Block bookings	Whole hall £39 per hour. Bookings on-line.	76%	No
David Lloyd (Kings Hill)	Mon-Fri 6am - 11pm Sat-Sun 7am - 10pm Members only	Basic Membership £94.50 per month	63%	Yes
Homesdale School	Mon-Fri 6pm - 10.30pm Sat-Sun 9am - 10pm Block bookings	Whole hall £39 per hour.	75%	No
Hugh Christie School	Mon-Fri 6pm - 10pm Sat-Sun 9am - 10pm Block bookings	Whole hall £39 per hour. Bookings on-line.	75%	No
Judd School	Mon-Fri 6pm - 10pm Sat-Sun 9am - 10pm Block bookings	Whole hall £55 per hour.	52%	No
Larkfield Leisure Centre	Sun-Fri 8am - 9pm Sat 8am - 6pm Casual use/block bookings	Half hall £66 per hour priority card, £80.50 casual users. Badminton court priority card £13.50 casual hire, £12.90 concessions £6.70 Bookings in person, on-line or by phone	81%	Yes
Leigh Academy Tonbridge	Mon-Fri 5.30pm - 9.30pm Sat-Sun 8am - 10.30pm Casual use/block bookings	Whole hall £46 per hour. Badminton court £12.50 per hour Bookings on-line.	44%	No
Malling School	Mon-Fri 6pm - 10pm Sat-Sun 9am - 10pm Block bookings	Whole hall £39 per hour. Bookings on-line.	56%	No
Sackville School	Mon-Fri 6pm - 10pm Sat-Sun 9am - 9pm Block bookings	Whole hall £40 per hour.	17%	No
Tonbridge Grammar School	Mon-Fri 4pm - 9pm Block bookings	Whole hall £50 per hour.	42%	No
Tonbridge School	Mon-Fri 6am - 9pm Sat 8am - 9pm Sun 9am - 7.30pm Members only	Membership £69 per month Bookings on-line.	46%	No
Weald of Kent Grammar School	Mon-Fri 5.30pm - 10pm Sat 8.30am - 4.30pm Block bookings	Whole hall £75 per hour.	60%	No
Wrotham School	Sat-Sun 9am - 7pm Block bookings	Whole hall £50 per hour.	100%	No

5.6 Key findings on supply

The key findings are as follows:

- Per capita levels of sports hall provision vary substantially between the two sub-areas of the borough, with levels in the Tonbridge sub-area being double those in the Malling sub-area.
- Eleven of the 14 sports halls with community use in the borough do not have secured community access, so in theory public usage could be rescinded at any time.
- The quality of sports halls in the borough is generally good, although the Angel Centre is in need of significant refurbishment. This is being addressed as part of a project to relocate and re-provide sports hall provision in Tonbridge Town Centre.
- The entire population within 20 minutes driving time of a sports hall.
- Pricing is broadly consistent between the local sports halls, although access to the David Lloyd (Kings Hill) and Tonbridge School sports halls is dependent on relatively high membership fees.
- Sport England recognises a measure of ‘comfortable capacity’, where a sports hall is regarded as effectively fully utilised when peak usage levels reach 80%. This reflects the fact that changeover periods between bookings, particularly those that involve removing and/or installing equipment, will reduce the usage time available. Only two sports halls in Tonbridge and Malling (Larkfield Leisure Centre and Wrotham School) are used to above ‘comfortable capacity’.

5.7 Current demand for sports halls

5.7.1 Expressed demand

Actual expressed community use demand for sports halls in Tonbridge and Malling is as follows:

<i>Facility</i>	<i>Peak hours available</i>	<i>Peak hours utilised</i>	<i>% Peak utilisation</i>
Angel Centre	46	21	47%
Aylesford School	36.5	28	76%
David Lloyd (Kings Hill)	46	29	63%
Homesdale School	34	25.5	75%
Hugh Christie School	34	25.5	75%
Judd School	34	18	52%
Larkfield Leisure Centre	46	37	81%
Leigh Academy Tonbridge	36.5	16	44%
Malling School	34	19	56%
Sackville School	29	5	17%
Tonbridge Grammar Sch.	34	14	42%
Tonbridge School	34	16	46%
Weald of Kent School	34	20	60%
Wrotham School	14	14	100%
TOTALS	492	288.5	58%

5.7.2 Displaced demand

Displaced demand relates to users of sports halls from within the study area which takes place outside of the area. The following sports halls with community accessibility are located in adjacent local authority areas, close enough to the borough boundary to provide potential usage opportunities for Tonbridge and Malling residents.

Facility	Address	Distance from Tonbridge and Malling
Maidstone Grammar School	Barton Road, Maidstone ME15 7BT	2 miles
Maidstone Grammar Sch. for Girls	Buckland Road, Maidstone ME16 0TJ	2 miles
Maidstone Leisure Centre	Mote Park, Maidstone ME15 8NQ	3 miles
St Augustine Academy	Boughton Lane, Maidstone ME15 9QL	3 miles
The Maplesden Noakes School	Buckland Road, Maidstone ME16 0TJ	2 miles
Maidstone YMCA	Melrose Close, Maidstone ME15 6BD	2 miles
Knole Academy	Bradbourne Vale Road, Sevenoaks TN13 3LE	3 miles
Sevenoaks Leisure Centre	Buckhurst Lane, Sevenoaks TN13 1LW	3 miles
Sennocke Centre	High Street, Sevenoaks TN13 1HU	3 miles
Sir Joseph Williamson's School	Maidstone Road, Rochester ME1 3EL	1 mile
Strood Sports Centre	Watling Road, Strood ME2 3JQ	2 miles
Putlands Sports Centre	Mascalls Court Road, Tunbridge Wells TN12 6NZ	3 miles
Tunbridge Wells Sports Centre	St. Johns Road, Tunbridge Wells TN4 9TX	2 miles
Lordswood Leisure Centre	North Dane Way, Chatham ME5 8YE	1 mile
Chatham Grammar School for Girls	Rainham Road, Chatham ME5 7EH	1 mile

5.7.3 Unmet demand

There is no evidence of unmet demand for sports halls in Tonbridge and Malling at present. Average peak time usage is 51%, well below the 'comfortable capacity' figure of 80%, although two sites Larkfield Leisure Centre (at 81%) and Wrotham School (at 100%) are used to above 'comfortable capacity' and sites in the Mallings sub-area generally have high utilisation rates.

5.8 Assessments of need in neighbouring areas

The table below summarises strategic assessments of sports hall needs in neighbouring areas.

Local Authority	Facilities assessment	Implications for Tonbridge and Malling
Maidstone Borough Council	The 'Maidstone Sports Facilities Strategy' (2019) states that 'there are nine community-accessible sports halls in Maidstone, plus one other facility without public access. There is no current spare peak-time sports hall capacity in the borough. Additional demand by 2031 will amount to the equivalent of 1.6 four-badminton court sized sports halls with full community access. Seven of the nine sports halls in the borough are on school sites, with limited midweek daytime access and only four halls offer regular weekend availability. None of the school facilities has secured community use'.	There is no spare capacity to serve demand from Tonbridge and Malling.

Local Authority	Facilities assessment	Implications for Tonbridge and Malling
Tunbridge Wells Borough Council	The <i>Tunbridge Wells Borough Indoor/Built Sports Facilities Needs Assessment 2017-2033</i> (2018) concludes that there is sufficient capacity to meet current needs, but that demand equivalent to one additional sports hall will need to be accommodated by 2033.	Tunbridge Wells Leisure Centre is close enough to serve demand from Tonbridge and Malling and has some spare capacity to do this.
Sevenoaks District Council	The <i>Sevenoaks Sports Facilities Strategy 2016-2025</i> (2017) identifies that 'current and future need for sports hall provision can be accommodated in the district, given the slight over supply of badminton courts. In addition, there is significant capacity in all halls except Edenbridge Leisure Centre, so more use could be accommodated'.	Three facilities in the district have catchments that overlap Tonbridge and Malling, so there is potential to accommodate some demand from the borough using spare capacity.
Gravesham Borough Council	The <i>Gravesham Indoor Sports Facilities Strategy and Action Plan 2016-2026</i> (2016) identified an action to 'improve access to facilities during the daytime given the current reliance on educational facilities for indoor activity'.	There is no spare capacity to meet demand from Tonbridge and Malling.
Medway Council	The <i>Medway Sports Facilities Strategy and Action Plan</i> (2017) concludes that 'FPM supply and demand analysis identifies a small surplus of 4.29 badminton courts in the area'.	There are two facilities close enough to serve demand from Tonbridge and Malling and has some spare capacity to do this..

5.9 Sport-specific priorities

Analysis of sport-specific strategies and consultation with the governing bodies of sport produced a range of priorities in relation to local sports hall provision:

Sport	Facilities priorities	Local implications
Badminton	Badminton England's <i>National Facilities Strategy 2012 - 2016</i> (2012) is the most recent assessment of the requirements of facilities used for badminton: • The hall should have a sprung floor as a minimum. • The lighting must be suitable (no lights above the courts and no natural light). • There should be appropriate space around the court for safety. • The walls must be the right colour (green or blue). • The ceiling must be the appropriate height (6.7m). • Priority areas are identified for 'Community Badminton Networks'.	Tonbridge and Malling is not identified as a priority area for Community Badminton Networks.
Basketball	Basketball England's <i>Growing Basketball Together 2018 - 2024</i> (2018) contains a facilities objectives to 'develop, support and sustain a high-quality infrastructure network that inspires the next generation and meets the needs and demands of the game for the future'. • 'Enhance the playing experience through an appropriate network of innovative and inspirational facilities and playing environments that not only meet the needs and demands of the game but inspire growth within the sport'. • 'Pilot new and alternative pricing and booking models for indoor facilities to improve access and affordability for clubs and individuals supporting both formal and informal play'.	Tonbridge and Malling is not identified as a priority area.

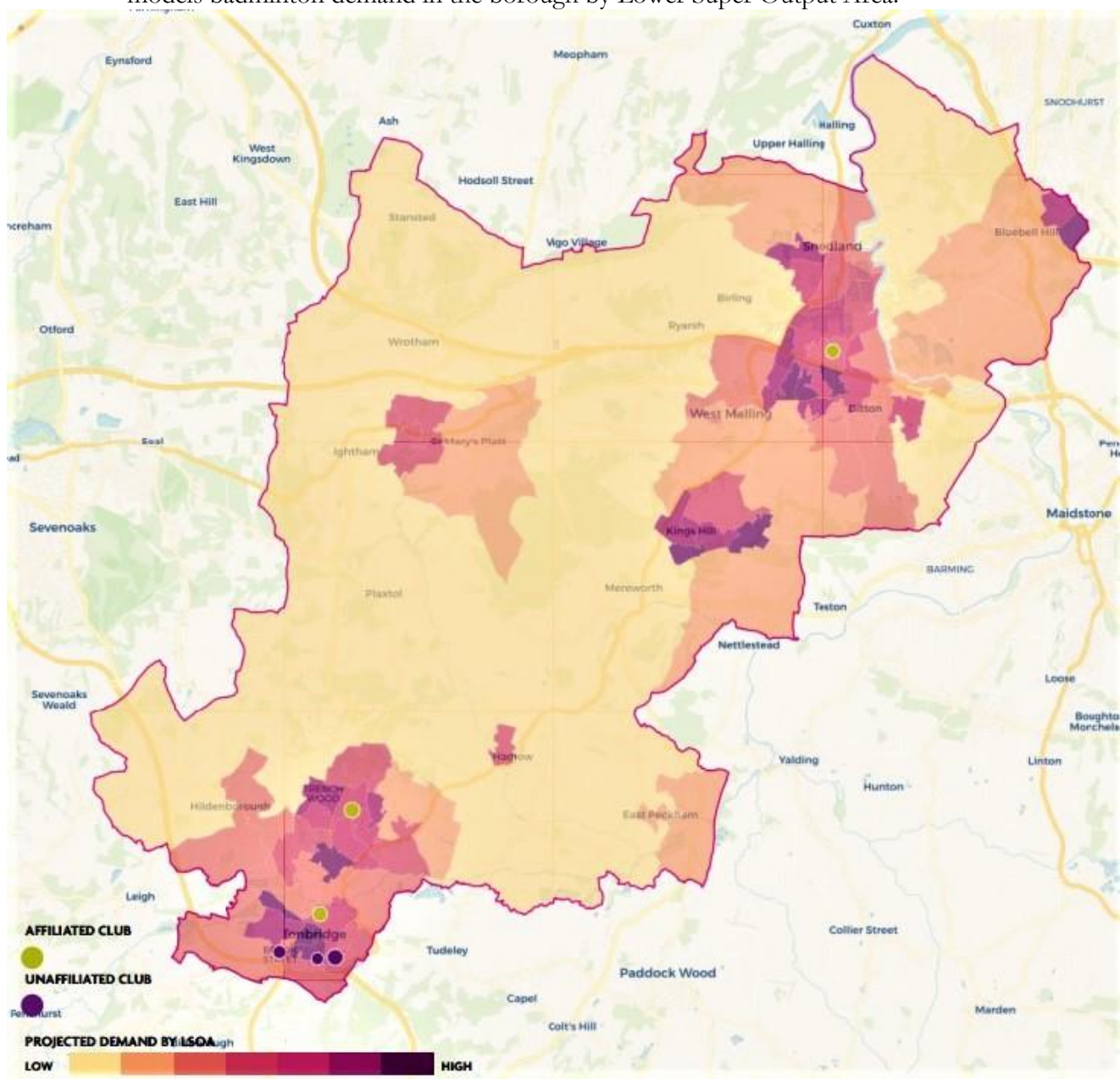
<i>Sport</i>	<i>Facilities assessment</i>	<i>Local implications</i>
Gymnastics	British Gymnastics' <i>Facility Strategy 2017 - 2021</i> (2017) identifies a range of gymnastics facilities options: • Standalone dedicated facilities - Achievable for most clubs. Can provide for participation and competition. • Multi-venue dedicated facilities - For large club-based organisations looking to further expand opportunities. • Dedicated facility as part of a multi-sport venue - Most likely to be local authority-based projects. • Non-dedicated space as part of leisure centre - Ideal for club delivery and mass participation activities. • Satellite venues - Opportunities for clubs to scale up their programmes and increase activity options. • Non-dedicated spaces in leisure centres - Ideal for introductory level, mass participation programmes.	All of the options within the facilities hierarchy are relevant to gymnastics delivery in Tonbridge and Malling.
Judo	British Judo's <i>Strategic Plan 2017 - 2021</i> (2017) has an objective to increase participation to 50,000 members by 2021. There are no facilities objectives.	No specific implications.
Netball	England Netball's <i>Adventure Strategy 2021 - 2031</i> (2021). A Game for Life: This 'destination' has the following targets: • A 50% increase in the women playing netball across all life stages. • A year-on-year increase in the diversity of the netball playing population, with an ambition to reflect the diversity of the nation. • A countrywide accessible offer for men and boys. • 90% of all schools delivering a quality netball experience. • A clear and connected offer of choice for every community, with world class experiences in clubs and leagues at the heart of community netball. • A place to play within easy travel of every household.	Netball is a well-developed sport in Tonbridge and Malling and is seeking additional indoor and outdoor court space.
Table tennis	Table Tennis England's <i>Facilities Strategy 2015 - 2025</i> (2015) identifies that table tennis takes place in a variety of settings: • Formal club-led environments - Consisting of dedicated table tennis facilities (equipped for and predominantly used by table tennis), school halls, community halls, church halls, multisport clubs and leisure centres. • Informal social environments - Including bars, workplaces, parks, sport-specific clubs and community spaces. To support sustainable clubs, the priorities are: • Establish a minimum of one accessible, high quality dedicated multi-table facility in every active county. • Support current clubs to ensure long-term security of use of their facilities and to develop facilities or access multisport and multi-use environments. To support the social recreational game, the priorities are: • Support the implementation of free-to-use outdoor tables, prioritising centres of population. • Establish a network of social table tennis venues.	Tonbridge and Malling is not identified as a priority area.
Volleyball	Volleyball England's <i>Facilities Strategy</i> (2009) is the most recent assessment of needs. The strategy identifies that a court size of 18m x 9m x 7.5m is required for National League standard play and below. It also states that 'the minimum width of standard sports halls should be raised to 20m from the current 18m, to allow two practice courts in a single hall'.	Tonbridge and Malling is not identified as a priority area.

5.10 Governing body of sport consultations

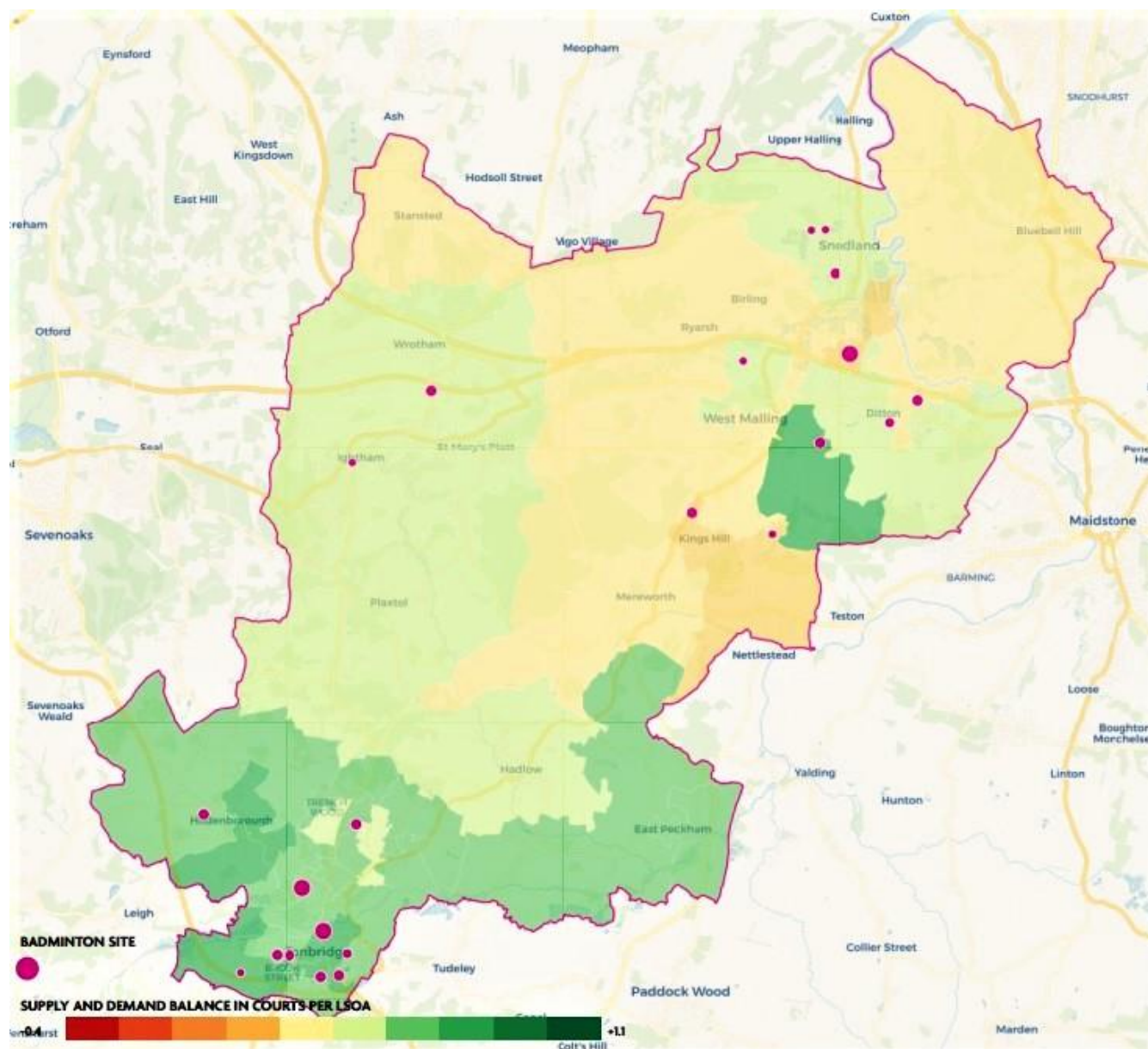
5.10.1 Badminton England

Consultation with Badminton England's Facilities Manager identified the following issues:

- **Overview:** 'The area is in need of a badminton centre which can serve the local community and be dedicated to badminton. We are due to release our strategy where we can look to support establishing these across the county'.
- **Angel Centre:** 'The Angel Centre is important for badminton with one of our larger clubs (Angel Badminton Club) playing out of the venue'.
- **Current demand:** There are currently six badminton clubs in the borough. The map below models badminton demand in the borough by Lower Super Output Area:



- **Current supply:** Local sports halls provide the equivalent of 73 badminton courts.
- **Current supply demand balance:** ‘There is a current collective spare capacity of 3.4 badminton courts to meet existing badminton needs in the borough’. The map below shows that the geographical location of greatest unmet need is in the Kings Hill area.



- **Future shortfall:** ‘There is a future collective spare capacity of 2.5 badminton courts to meet badminton needs in the borough in 2030’.

5.10.3 Basketball England

Consultation with Basketball England’s Facilities Manager identified the following issues:

- **Local demand:** This is as follows.

<i>Club</i>	<i>Hime venue</i>	<i>Members</i>	<i>Teams</i>
B'Ballin	Hayesbrook Academy	17	2
East Grinstead Basketball Club	Sackville School	19	1
Maidstone Warriors Basketball Club	Aylesford School	29	2
TOTALS	-	65	5

- **Supply-demand balance:** Based on local sports hall provision, there is no unmet demand for basketball in Tonbridge and Malling either currently or anticipated in 2042.

5.10.3 England Netball

Consultation with England Netball's Facilities Development Manager identified the following:

- 'Most netball in Tonbridge and Malling is currently played on outdoor courts, with the exception of some Walking Netball at the Angel Centre'.
- 'Mallings and Maidstone Netball League, which currently has five outdoor courts in Aylesford has secured planning consent to provide three indoor courts and three outdoor courts at its current site. This will provide additional indoor capacity to accommodate extra netball programmes in the borough, without impacting on existing sports halls availability'.

5.10.4 Table Tennis England

Consultation with Table Tennis England's Area Manager (South-East) identified the following:

- 'Almost all the table tennis club fraternity are non-asset owning and are renters of leisure facilities or school/village halls. This means that suitable Table Tennis provision is very limited and subject to rental increases, or other booked events leading to cancellation'.
- 'There are no specialist table tennis facilities in the borough, but no club locally has reported problems with access to sports halls. There are no registered 'Premier' table tennis clubs in the borough'.
- 'There is a currently a focus on increasing youth participation especially at primary age and this area has been earmarked for one of the pilot projects. We are currently searching for suitable venues that can accommodate junior league participation for 6-8 weeks'.

5.11 Future demand for sports halls

5.11.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%).
- Objectively assessed Local Housing Need (LHN) amounts 1,090 dwellings per year (23,544 dwellings by 2042). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 54,151 to 186,351 or 41.0%.

5.11.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. The most recent covid-affected figures have been excluded as anomalous.

- **National trends:** Sport England's 'Active Lives' survey records adult (16+) weekly participation rates for each sport at national level. The results for those sports that use sports halls are tabulated below. Badminton, Basketball and Tennis have also experienced statistically significant decreases, whilst only martial arts has achieved a statistically significant increase:

<i>Sport</i>	<i>Nov 2015- Nov 2016</i>	<i>May 2016- May 2017</i>	<i>Nov 2016- Nov 2017</i>	<i>May 2017- May 2018</i>	<i>Nov 2017- Nov 2018</i>	<i>May 2018- May 2019</i>	<i>Nov 2018- Nov 2019</i>	<i>May 2019- May 2020</i>	<i>% Change</i>
Badminton	2.1%	2.1%	2.0%	1.9%	1.8%	1.8%	1.7%	1.6%	-0.5%
Basketball	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%	0.6%	-0.1%
Gymnastics	0.6%	0.7%	0.7%	0.6%	0.6%	0.6%	0.5%	0.5%	-0.1%
Judo	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.1%	0.1%	0.0%
Martial Arts	0.4%	0.4%	0.5%	0.5%	0.6%	0.5%	0.5%	0.6%	+0.2%
Netball	0.7%	0.6%	0.6%	0.6%	0.6%	0.7%	0.7%	0.6%	-0.1%
Table Tennis	1.0%	1.0%	1.0%	1.0%	0.9%	0.9%	1.0%	0.9%	-0.1%
Tennis	2.0%	1.9%	1.9%	1.9%	1.7%	1.7%	1.6%	1.6%	-0.4%
Volleyball	0.2%	0.1%	0.2%	0.2%	0.2%	0.2%	0.1%	0.1%	-0.1%

- **Local trends:** Sport England's 'Active Lives' survey recorded the proportion of the adult (16+) population who are active for at least 150 minutes per week in Tonbridge and Malling between 2015 and the present. The results are tabulated below and show that whilst rates have fluctuated over the survey periods, there is a downward trend between 2015 and 2022:

<i>Nov '15 - Nov '16</i>	<i>May '16 - May '17</i>	<i>Nov '16 - Nov '17</i>	<i>May '17 - May '18</i>	<i>Nov '17 - Nov '18</i>	<i>May '18 - May '19</i>	<i>Nov '18 - Nov '19</i>	<i>May '19 - May '20</i>	<i>Nov '19 - Nov '20</i>	<i>May '20 - May '21</i>	<i>Nov '20 - Nov '21</i>	<i>Nov '21 - Nov '22</i>	<i>% Change</i>
66.3%	66.9%	66.8%	67.4%	68.8%	69.5%	69.4%	66.0%	66.0%	66.6%	65.1%	64.2%	-2.5%

5.11.3 Future projections

Sport England has developed the Sport Facility Calculator (SFC), to help to quantify how much additional demand for key community facilities like sports halls, will be generated by population increases. The SFC uses Sport England survey data on who uses facilities and applies this to the population profile of the local area. This builds up a profile of usage, which can be then applied to estimate how much demand any given population would generate. This demand is then converted into the quantity of facilities needed and expressed as badminton courts to define sports hall needs. For the purposes of projecting future demand in Tonbridge and Malling current participation rates have been assumed since there have been no statistically significant increases since 2015, either locally in the borough or collectively for the sports that use sports halls. Two population scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%). Based upon this, the SFC calculates additional demand equivalent to 6.08 badminton courts, which equates to the equivalent of 1.52 four-badminton court sized sports halls with full community access.

- A projection based on assessed housing needs predicts a population of 168,864 by 2042, an increase of 54,141 or 41.0%. Based upon this, the SFC calculates additional demand equivalent to 15.39 badminton courts, which equates to the equivalent to 3.85 four-badminton court sized sports halls with full community access.

5.12 Key findings on demand

The key findings are as follows:

- There is significant spare capacity in sports halls in Tonbridge and Malling at present, with average peak utilisation rates of 51%, well below the 80% ‘comfortable capacity’ figure. However, Larkfield Leisure Centre (81%) and Wrotham School (100%) are currently used to above ‘comfortable capacity’ and sites in the Mallings sub-area generally have high utilisation rates.
- If future housing growth in the borough occurs mostly outside the Green Belt, given the relative lack of planning constraints there will be significant pressure to expand facilities provision in the Mallings sub-area. Used capacity at the six existing sports halls in the north of the borough averages 75% which is already close to the 80% ‘comfortable capacity’ figure. This means that the additional future demand as projected by Sport England’s Sport Facility Calculator will need to be accommodated by spare capacity at facilities within 20-minutes driving time in the borough, which could in some circumstances include facilities in the south and west of the borough, and/or in neighbouring areas. The feasibility of this was modelled using Sport England’s Facilities Planning Model, the findings of which are set out below. Please note that the location of future growth has not been confirmed at this time. This will be progressed through the Council’s new Local Plan. Further modelling will therefore take place to understand future requirements, should the Council’s objectively assessed housing need figure change.

5.13 Facilities Planning Model Assessment

5.13.1 Introduction

To supplement and complement the strategic assessment, TMBC commissioned an additional assessment of sports hall needs using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to sports halls in the borough. It included three modelling ‘runs’

- A baseline assessment of provision in 2023.
- A forward assessment of demand for sports halls and their distribution, based on the projected changes in population including residential development between 2023 and 2041.
- An assessment of a reduction in supply at The Angel Centre in meeting the demand for sports halls and their distribution up to 2041, given its potential role in town centre redevelopment.

5.13.2 Key findings

- **Quantity:** The total supply of sports halls in 2023 and 2041 is the equivalent of 81.0 badminton courts, of which 60.7 are available for community use in the weekly peak period. The unavailable courts represent 25% of the total supply.

- **Quality:** Of the six sports halls opened before 2000, the three public leisure centres have been modernised. Nine sports halls opened between 2000 and 2009 and none has been modernised.
- **Used peak capacity:** Current and future demand for Sports Halls in Tonbridge and Malling can be accommodated by the available capacity of the Borough's sports halls. Current demand is equivalent to 51% of capacity, demand in 2041 is equivalent to 62% of capacity and reduced provision at the Angel Centre by 2041 would still leave 63% capacity. This is well below Sport England's 'comfortable capacity' figure of 80%, which suggests that there is some spare capacity to accommodate additional demand. This is consistent with the findings of the Sports Facilities Calculator set out in 5.11.3.
- **Location of demand:** The geographical areas with the highest demand in the borough are south and north-east Tonbridge.
- **Satisfied demand:** In 2023 and 2041 there is sufficient capacity within a suitable travel time to meet 96% of the Borough's demand for sports halls. Of the satisfied demand, 84% is met within Tonbridge and Malling, with the remainder exported to neighbouring areas.
- **Unmet demand:** Unmet demand for sports halls is calculated at 4% of all demand in 2023 and 2041. This equates to 1.5 badminton courts in 2023 and 2.0 badminton courts in 2041. The two locations where most unmet demand can be met are Blue Bell Hill, at Junction 3 of the M2 and Aylesford, at Junction 6 of the M20. However, the small volume of demand is insufficient to consider providing new sports halls and will also include unmet demand from the neighbouring local authorities.
- **Displaced demand:** The FPM calculates that Tonbridge and Malling is a net importer of sports hall demand. In 2023 the Borough imported 1,635 more visits in the weekly peak period than it exported. 39% of imported visits come from Maidstone, 33% from Tunbridge Wells, 15% from Sevenoaks, 8% from Medway and 5% from Gravesham.

5.13.3 Conclusions

The conclusions from the FPM runs are as follows:

- 'The headline strategic overview is that Tonbridge and Malling's supply of sports halls can meet the current and future demand for sports halls. Population and demand for sports halls both increase significantly to 2041'.
- 'However, the distribution of demand and the hours that sports halls are available for community use, especially in the areas of highest demand, mean that some sports halls are uncomfortably full at peak times'.
- 'Replacement of the Angel Centre with a new four-badminton court sized sports hall in the immediate vicinity is supported by the FPM findings, ostensibly because it improves the quality of the public leisure centre offer in the area of highest demand'.
- 'The scale of nearly all the sports halls in the Borough provides for all sports hall sports at the community participation level and most are also suitable for club development. The educational sector is the dominant provider'.

- ‘There is scope to increase the availability for community use at educational sites. This is not required Borough-wide but at sites in areas of high demand, notably in Tonbridge. This will achieve a better balance between supply and demand’.
- ‘The stock is ageing and there is an increasing need for modernisation in order to improve the quality of the offer’.

5.14 The balance between sports hall supply and demand

Four criteria have been assessed to evaluate the balance between sports hall supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the facilities fit for purpose for the users now and in the future?
- **Accessibility:** Are the facilities in the right physical location for the users now and in the future?
- **Availability:** Are the facilities available for those who want to use them now and in the future?

5.15 Quantity

5.15.1 Current needs

Current sports halls in Tonbridge and Malling are assessed collectively to be operating at well within ‘comfortable capacity’, based upon the following evaluation:

- **Used peak capacity:** Average peak utilisation rates for sports halls in Tonbridge and Malling are 51%, well below Sport England’s ‘comfortable capacity’ figure of 80%, although used capacity at the six existing sports halls in the north of the borough averages 75%.
- **Supply-demand balance:** Sport England’s Facilities Planning Model concludes that Tonbridge and Malling’s supply of sports halls can meet the current and future demand for sports halls. This assessment is predicated on retaining or replacing the capacity provided by the Angel Centre in the Tonbridge sub-area.
- **Location of unmet demand:** The distribution of demand and the hours that sports halls are available for community use, especially in the areas of highest demand, mean that some sports halls are uncomfortably full at peak times. There is scope to increase the availability for community use at educational sites in areas of high demand, notably in Tonbridge.

5.15.2 Future needs

The quantity of sports halls required to meet future needs has been assessed as follows:

- **Population increases:** Two population scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%). Based upon this, the SFC calculates additional demand equivalent to 6.08 badminton courts, which equates to the equivalent of 1.52 four-badminton court sized sports halls with full community access.
- A projection based on assessed housing needs predicts a population of 168,864 by 2042, an increase of 54,141 or 41.0%. Based upon this, the SFC calculates additional demand equivalent to 15.39 badminton courts, which equates to the equivalent to 3.85 four-badminton court sized sports halls with full community access.
- **Participation trends:** Based on national and local sports participation trends, for the purposes of forecasting future demand the likeliest scenario is for participation rates to remain at their current levels.
- **Additional needs:**
 - Based upon a population increase of 21,404 people (or 16.2%) in the borough by 2042 and sports participation rates remaining at current levels, Sport England's Sport Facility Calculator projects demand for an additional 6.08 badminton courts, which is equivalent to 1.52 four-badminton court sized sports halls with full community access. This can be accommodated by spare capacity in existing facilities within 20-minute's drivetime.
 - Based upon a population increase of 54,141 people or (41.0%) in the borough by 2042 and sports participation rates remaining at current levels, Sport England's Sport Facility Calculator projects demand for an additional 15.39 badminton courts (equivalent to 3.85 four-badminton court sized sports halls with full community access). This can be accommodated by spare capacity in existing facilities within 20-minute's drivetime.

5.16 Quality

5.16.1 Current quality

The most critical issue with regards to sports hall in Tonbridge and Malling is the future of the Angel Centre and its role in town centre regeneration. This is considered in section 5.19. The position at other facilities should be kept under review.

5.16.2 Future quality

By 2042, the Angel Centre and Larkfield Leisure Centre will both be in need of refurbishment.

5.17 Accessibility

5.17.1 Current accessibility

The whole of the borough is within 20 minutes driving time of at least one sports hall, although per capita levels of sports hall provision vary substantially between the two sub-areas of the borough, with levels in the Tonbridge sub-area being double those in the Mallings sub-area.

5.17.2 Future accessibility

To ensure that there is adequate accessibility to sports halls in the future, the existing network of facilities should be maintained.

5.18 Availability

5.18.1 Current availability

Eleven of the 14 sports halls in the borough with community access do not have secured use.

5.18.2 Future availability

Ensuring that formal Community Use Agreements are in place at all education facilities in the borough would help to secure public access at evenings, weekends and in school holidays in the future.

5.19 The Angel Centre

5.19.1 Introduction

Tonbridge and Malling Borough Council is currently considering options for the reprovision of facilities currently provided at the Angel Centre in Tonbridge. This is in the wider context of regeneration proposals for the town centre. The facility is run by the council's appointed leisure contractor TMAActive under a contract/lease that runs until October 2033. The facility was built in 1982, has a sub-optimal layout and requires major refurbishment, in particular:

- The boilers need replacing.
- The centre is not watertight.
- The drains are in poor condition.
- The Medway Hall floor is in poor condition.

No structural or condition surveys have been carried out, but it is estimated that around £2 million of work is required on mechanical and electrical services and structural repairs. This expenditure would be remedial and would not expand the range of leisure opportunities available to customers.

5.19.2 Current usage

The sports hall at the Angel Centre is currently used to 47% of capacity in the peak period. The facility accommodates a varied programme of use:

- The hall is the only sports hall in Tonbridge that is available on a 'pay-and-play' basis, including some organised sessions for Badminton, Short Tennis, Short Mat Bowls, Table Tennis, Volleyball, Walking Football and Walking Netball.
- TMAActive runs courses for gymnastics, trampolining and badminton as well as junior holiday courses.

- The programme at the Angel Centre includes other health and social programmes including a GP referrals scheme, community health activities, a dementia café and Special Educational Needs activities.
- A number of sports clubs are based at the facility including:

<i>Club</i>	<i>Usage</i>
Angel Centre Badminton Club	The Club plays its league matches at the Angel Centre, with a club night at Judd School.
Ice Blackbelt Schools	Ice Blackbelt Schools hold martial arts sessions at the Angel Centre on Tuesday and Thursday evenings.
Karate Club	Sessions operate on Monday evenings.
Rugby Tots at the Angel Centre	Rugby Tots runs weekly play sessions for 2 - 7 years olds' on Saturday mornings at the Angel Centre.
Sevenoaks Trampoline Club	The Club holds sessions at the Angel Centre on Tuesday evenings.
Synergy Martial Arts Club	Synergy offers taekwondo and kick boxing sessions for children from 3 years to adults on Wednesday and Sunday evenings at the Angel Centre.
Tonbridge Volleyball Club	The Club plays in the National and Kent Leagues.

The six-badminton court-sized sports hall provides some booking flexibility, allowing two sets of activities to be accommodated simultaneously in some instances.

5.19.3 Stakeholder consultation

Consultation with TMAActive has identified a number of usage trends at the Centre:

- The use of more free weights in gyms is growing in popularity, along with spinning and group exercise classes.
- Demand for badminton is falling and there is limited demand for basketball.

Respondents to the sports clubs' survey made the following observations in relation to the Angel Centre:

- ***Synergy Martial Arts Club:*** 'Unfortunately, due to the state of limbo surrounding the Angel Centre site, no investment has really been made to upgrade the facilities. When regular users like myself (22yrs) are trying to run a club out of these facilities, increasing the costs and not offering an improved service is very frustrating especially post Covid where the leisure industry has suffered anyway. Using the local leisure centre is always the preferred choice but nothing is really done to support or promote our club within the facility. Something needs to be done and soon before clubs look for alternative venues to house their clubs'.
- ***Tonbridge Volleyball Club:*** 'There has been an explosion in the demand for junior volleyball. We have a junior waiting list of over 30 (of up to two years) and there is also demand from adult beginners. We have invested significantly in coaching courses - with the help of KCC Bursaries - but having available, qualified coaches is still our constraining factor. Once we can resolve this, we would require more court time at the Angel Centre'.

5.19.4 Meeting the needs served by the Angel Centre

At a meeting of the council's Cabinet in December 2023, consideration was given to the future of the Angel Centre building. Due regard was given to the operational, building fabric and climate change considerations, together with the views expressed by the Leisure Trust and the council's Scrutiny Select Committee. The financial implications and advantages and disadvantages of both refurbishment and new facility options were also considered.

Members recognised that, due to the age, design and changing nature of leisure provision, the Angel Centre was no longer fit for purpose without significant investment in both plant and equipment. In addition, substantial investment would be required to reduce the carbon footprint of the building to achieve the council's carbon neutral aspirations for its leisure facilities.

It was resolved that the Angel Centre be demolished, and replacement leisure facilities be provided in Tonbridge. It was subsequently confirmed at the April 2024 Cabinet meeting, that the location of the replacement facility would be the adjacent Sovereign Way Mid car park.

5.19.5 Facilities Planning Model assessment

Sport England's Facilities Planning Model generated the following findings in relation to the Angel Centre, which helped to inform the decision on the location and scale of sports hall provision:

- 'Replacement of the Angel Centre with a new four-badminton court sized sports hall in the immediate vicinity is supported by the FPM findings, ostensibly because it improves the quality of the public leisure centre offer in the area of highest demand'.
- 'The new Angel Centre is modelled to be 100% full at peak times by 2041. Therefore, should the scale of New Angel Centre be increased from a four-court hall to a six-court hall, to accommodate more demand and reduce utilisation to a comfortable level? This is not supported for three reasons:
 - There are seven other sports halls sites in the Tonbridge area with scope to increase access for community use, therefore, making better use of what already exists.
 - Increasing the scale of New Angel Centre will increase its attractiveness because it can then support multiple sports use at the same time. However, if the other sites nearby are not modernised, the New Angel Centre will remain comparatively more attractive, and its used capacity is likely to remain at 100%.
 - The Borough already has a six-badminton court hall at Larkfield Leisure Centre (modernised in 2017) which can accommodate multiple sports use and provides an events centre. Albeit this centre is in Mallings sub-area and not the Tonbridge sub-area but is in an area of high demand that has significant residential development'.

5.20 Contribution to shared strategic outcomes

Based upon the assessment above, the extent to which sports halls provision in Tonbridge and Mallings contribute to the shared strategic outcomes is as follows:

- Sports halls are flexible indoor facilities that can accommodate a range of sports and physical activities that are likely to appeal to existing and potential participants.
- The high utilisation rates at existing sports halls preclude the introduction of opportunities to accommodate additional need and demand from current non-participants.
- The lack of access to school sports halls does not make best use of available facility resources to deliver wider programmes of community activity.

5.21 The options for securing additional sports hall capacity

The options for securing sports hall capacity to meet current and future needs are as follows:

5.21.1 Protect

Local/Neighbourhood Plan policies for the protection of sports halls will be key both to securing local provision by ensuring that planning policy supports the retention of existing sports halls for which existing and/or future demand has been identified, including any without current community access, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

5.21.2 Provide

No additional facilities are required to meet projected increases in demand from population growth. This demand can be absorbed in existing facilities within 20-minute's drivetime. However, it will be important to ensure that sports hall capacity in Tonbridge is maintained by providing a new four-badminton court sized sports hall as part of the new Angel Centre.

5.21.3 Enhance

Enhancing existing sports hall capacity by:

- Encouraging schools to extend the availability of their facilities to external users. Based upon the FPM assessment, the key schools to approach in this regard are High Christie School, the Holmesdale School, Weald of Kent Grammar School and Wrotham School.
- Supporting schools to improve their management of community use arrangements, to improve community access to sports halls.
- Securing formal Community Use Agreements at existing and proposed future facilities on school sites, to enhance community accessibility.

5.22 Action Plan

5.22.1 Introduction

The tables below set out the action plan for sports halls to guide the implementation of the Assessment. Cost estimates reflect Sport England's *Facility Costs - Third Quarter of 2024* (2024).

5.22.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing sports halls	Consider including a policy in the Local Plan to protect all existing sports halls.	TMBC	Sport England/ Active Kent and Medway	Planning Policy	High
Community access to sports halls	Pursue formal Community Use agreements at all existing and any future proposed sports halls on education sites.	TMBC	Secondary academies and schools	Funding for improvements to allow out of hours access.	High
Funding for future sports hall needs	Ensure that provision is made to secure developer contributions towards new and improved facilities.	TMBC	Sport England/ Active Kent and Medway	Planning Development Management	High

5.22.3 Site-specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Angel Centre	• Need to maintain sports hall provision. • Current facilities are not fit for purpose.	Re-provide a 4-badminton court sports hall in Tonbridge	TMBC	TM Active	TBC	High
Aylesford School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Aylesford School	TMBC	-	Medium
David Lloyd (Kings Hill)	No current issues.	No action required.	David Lloyd Leisure	-	-	-
Homesdale School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Homesdale School	TMBC	-	High
Hugh Christie School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Hugh Christie School	TMBC	-	High
Judd School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Judd School	TMBC	-	Medium
Larkfield Leisure Centre	No current issues.	No action required.	TMBC	TM Active	-	-
Leigh Academy Tonbridge	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Leigh Academy	TMBC	-	Medium
Malling School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Malling School	TMBC	-	Medium
Sackville School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Sackville School	TMBC	-	Medium
Tonbridge Gram. School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Tonbridge Gram. School	TMBC	-	Medium
Tonbridge School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Tonbridge School	TMBC	-	Medium
Weald of Kent Gram. School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Weald of Kent Gram. School	TMBC	-	High
Wrotham School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement	Wrotham School	TMBC	-	High

6 SWIMMING POOLS

6.1 Introduction

This section examines the provision of swimming pools in Tonbridge and Malling. For the purposes of this assessment, swimming pools are defined as indoor facilities with minimum pool length of 20 metres, although smaller teaching and diving pools are included in the assessment where they are integral to a facility with a main pool.

6.2 Quantity

6.2.1 Indoor swimming pools with community use

The swimming pools with community use in Tonbridge and Malling are as follows:

Facility	Address	Dimensions	Year built	Sub-area
David Lloyd (Kings Hill)	King's Hill Avenue, West Malling ME19 4UA	25m x 10m	2005	Mallings
Larkfield Leisure Centre	New Hythe Lane, Aylesford ME20 6RH	25m x 15m 25m x 14m 10m x 7.5m	1992	Mallings
Nizel's Golf and Country Club	Nizel's Lane, Hildenborough TN11 8NU	25m x 10m	2000	Tonbridge
Tonbridge School	London Road, Tonbridge TN10 3AD	25m x 12.5m	2008	Tonbridge
Tonbridge Swimming Pool	The Slade, Tonbridge TN9 1HR	25m x 13m 13m x 7m	1996	Tonbridge

6.2.2 Smaller indoor swimming pools with community use

The smaller swimming pools with community use in Tonbridge and Malling are as follows:

Facility	Address	Dimensions	Year built	Sub-area
Carrotty Wood Adventure Centre	Higham Lane, Tonbridge TN11 9QX	17.5m x 7.5m	1997	Tonbridge
Reynolds Retreat	Quarry Hill Road, Borough Green TN15 8RQ	16m x 8m	2014	Mallings
Spirit Health Club	London Road, Wrotham Heath TN15 7RS	15m x 10m	1984	Mallings

6.2.3 Swimming pools with no community use

There are no swimming pools that do not have community use.

6.2.4 Sub-area analysis

The distribution of full-sized swimming pools with community use by sub-area in Tonbridge and Malling is as follows:

<i>Sub-area</i>	<i>Sub-area population 2021</i>	<i>No. pool sites</i>	<i>Pools per capita</i>	<i>Pool space per 1,000 people</i>
Tonbridge and surrounds	56,018	3	1: 18,673	17.47sq.m
Mallings and surrounds	76,182	2	1: 38,091	13.78sq.m
TONBRIDGE & MALLING	132,200	5	1: 26,440	15.34sq.m

6.3 Quality

6.3.1 The criteria assessed

The quality of swimming pools was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were evaluated were as follows:

- **Pool area(s):** The overall condition, lighting, aquatic activities provided for, temperature, spectator provision and fitness for purpose.
- **Changing facilities:** Capacity, condition and fitness for purpose.
- **Disability access:** Provision for disabled access throughout the facility.
- **Maintenance and cleanliness:** The quality of maintenance and cleanliness standards.
- **General access:** Car parking, lighting, signposting and proximity to public transport.

6.3.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to ‘very good’ (highlighted in green below), 4 to ‘good’ (also highlighted in green below), 3 to ‘average’ (highlighted in yellow below), 2 to ‘poor’ and 1 to ‘very poor’.

<i>Facility</i>	<i>Pool area</i>	<i>Changing</i>	<i>Disability Access</i>	<i>Maintenance</i>	<i>General access</i>
David Lloyd (Kings Hill)	5	5	4	5	5
Larkfield Leisure Centre	5	4	4	5	5
Nizel’s Golf and Country Club	5	4	3	5	3
Tonbridge School	5	4	4	5	5
Tonbridge Swimming Pool	4	4	3	4	5

6.4 Accessibility

Based on Sport England research, the ‘effective catchment’ for indoor swimming pools (the time/distance travelled by up to 90% of facility users and the prevailing mode of transport used) is 20 minutes’ drive time. As shown by the whole population is within 20-minutes’ drive time of a pool.

Tonbridge and Malling - Swimming Pools 20 Minutes Drive



6.5 Availability

The table below identifies the opening hours, usage arrangements, pricing and used capacity in the peak periods.

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Pricing</i>	<i>Peak usage</i>	<i>Secured access</i>
David Lloyd (Kings Hill)	Mon-Fri 6am - 11pm Sat-Sun 7am - 10pm Members only	Basic Membership £94.50 per month	48%	Yes
Larkfield Leisure Centre	Mon-Fri 6.30am - 10pm Sat-Sun 6.30am - 8pm Casual use/clubs/schools/ swimming lessons	Priority Card: Adult £6.80 Concession £5.50 Casual User: Adult £9.70 Concession £7.20	55%	Yes
Nizel's Golf and Country Club	Mon-Fri 6.30am - 10pm Sat-Sun 7am - 9pm Members only	Basic Membership £94.50 per month	19%	Yes
Tonbridge School	Mon-Fri 6am - 9pm Sat 8am - 9pm Sun 9am - 7.30pm Members only	Membership £69 per month Bookings on-line.	75%	Yes
Tonbridge Swimming Pool	Mon-Fri 6.30am - 10pm Sat-Sun 6.30am - 8pm Casual use/clubs/schools/ swimming lessons	Priority Card: Adult £6.80 Concession £5.50 Casual User: Adult £9.70 Concession £7.20	64%	Yes

6.6 Key findings on supply

The key findings are as follows:

- There are five community accessible facilities with swimming pools in Tonbridge and Malling, all of which have secured community use.
- All aspects of the quality of all facilities are 'average' or better.
- The whole population of the borough is within 20-minutes' drive time of a pool. However, not all pool facilities cater for all users. Swimming clubs are only able to access public provision and Tonbridge School due to the lower cost of access and flexibility provided by these operators to accommodate competitive swimming but not county level galas.
- Sport England recognises a measure of 'comfortable capacity', where a swimming pool is regarded as effectively fully utilised when peak usage levels reach 70%. Tonbridge School pool is currently used to just above the 'comfortable capacity' figure but the collective figure for the borough is 53%.

6.7 Current demand for swimming pools

6.7.1 Expressed demand

Expressed demand for swimming pools in Tonbridge and Malling is as follows:

<i>Facility</i>	<i>% Peak utilisation</i>
David Lloyd (Kings Hill)	48%
Larkfield Leisure Centre	55%
Nizel's Golf and Country Club	19%
Tonbridge School	75%
Tonbridge Swimming Pool	64%

6.7.2 Displaced demand

Displaced demand relates to swimming from within the study area which takes place outside of the area. The following community-accessible pool in neighbouring areas is close enough to the borough boundary to provide usage opportunities for Tonbridge and Malling residents.

<i>Facility</i>	<i>Address</i>	<i>Distance from Tonbridge and Malling</i>
Lockmeadow Health Club	Barker Road, Maidstone ME16 8LW	2 miles
Maidstone Leisure Centre	Mote Park, Maidstone ME15 8NQ	3 miles
Sevenoaks Leisure Centre	Buckhurst Lane, Sevenoaks TN13 1LW	3 miles
Sennocke Centre	High Street, Sevenoaks TN13 1HU	3 miles
Sir Joseph Williamson's School	Maidstone Road, Rochester ME1 3EL	1 mile
Strood Sports Centre	Watling Road, Strood ME2 3JQ	2 miles
Tunbridge Wells Sports Centre	St. Johns Road, Tunbridge Wells TN4 9TX	2 miles
Village Gym (Maidstone)	Forstal Road, Maidstone ME14 3AQ	1 mile

6.7.3 Unmet demand

Tonbridge Swimming Club uses Tonbridge Swimming Pool and made the following comments:

- 'We are desperately short of pool time to train and teach - constantly turning potential members away. The pool we use is unsuitable for us to host competitions (other than our own internal galas) due to limited space, no electronic timing equipment etc. which is required for basic competitions'.
- 'We also hire the pool at Tonbridge School for four hours per week, along with several pools outside of the borough, at Tunbridge Wells Sports Centre for two hours per week, Radnor House School (Sevenoaks) for three hours per week and Wally Hall School (Sevenoaks) for six hours per week.
- 'We are granted pool hire when TMActive can allow it but almost entirely at times too late for most of the children (e.g. ending at 10pm)'.
- 'It does seem there is shortage of pool space and even though we serve the community with young and old, able bodied and Para swimmers needing to swim, we simply cannot get pool time to suit'.

Larkfield Swimming Club trains at Larkfield Leisure Centre on four evenings per week but has to use the pool at Sir Joseph Williamson's Mathematical School in Maidstone for its Sunday evening training session.

6.8 Assessments of need in neighbouring areas

The table below summarises strategic assessments of swimming pool needs in neighbouring areas.

Local Authority	Facilities priorities	Implications for Tonbridge and Malling
Maidstone Borough Council	The <i>'Maidstone Sports Facilities Strategy'</i> (2019) states that 'there are nine swimming pools at five sites with community use in Maidstone which comply with the minimum dimensions, plus four smaller pools. Four of the five swimming pool sites in Maidstone are used to above 'comfortable capacity' at peak times. Additional demand by 2031 will amount to the equivalent of one 25m x 4-lane pool with full community access'.	There is no spare capacity to serve demand from Tonbridge and Malling.
Tunbridge Wells Borough Council	The <i>'Tunbridge Wells Borough Indoor/Built Sports Facilities Needs Assessment 2017-2033'</i> (2018) concludes that there is sufficient capacity to meet current needs, but that demand equivalent to one 25m x 4-lane pool will need to be accommodated by 2033.	Tunbridge Wells Leisure Centre has potential spare capacity to accommodate some demand from Tonbridge and Malling.
Sevenoaks District Council	The <i>'Sevenoaks Sports Facilities Strategy 2016-2025'</i> (2017) identifies that 'there is a current oversupply of community accessible water space in the district of around 649.7sq.m. However, this includes a significant proportion currently only available for sports clubs/community associations rather than general pay-and-play. Taking account of future demand, the over-supply reduces to 459.5sq.m. Much of the supply is at sites without a formal community use agreement in place. There is significant unused capacity in all pools in the district, except White Oak Leisure Centre'.	Three facilities in the district have catchments that overlap Tonbridge and Malling, so there is potential to accommodate some demand from the borough using spare capacity.
Gravesham Borough Council	The <i>'Gravesham Indoor Sports Facilities Strategy and Action Plan 2016-2026'</i> (2016) identified 'a shortfall in supply which is the equivalent of a six-lane 25m pool'.	There is no spare capacity to meet demand from Tonbridge and Malling.
Medway Council	The <i>'Medway Sports Facilities Strategy and Action Plan'</i> (2017) concludes that 'a significant shortfall of 544sq.m of water space identified. This is equivalent to an area of approximately 11 x 25m lanes of swimming pool water. Need will increase further with the expected 20% growth in population in the next 20 years'.	There is no spare capacity to meet demand from Tonbridge and Malling.

6.9 Sport-specific priorities

Facilities priorities	Implications for Tonbridge and Malling
Swim England's <i>'Towards a Nation Swimming: A Strategic Plan for Swimming in England 2017 - 2021'</i> (2017) includes a commitment to 'working with providers to create a swimming environment that is more inclusive and exceeds the expectations of swimmers'.	No specific local facilities priorities in Tonbridge and Malling.

Consultation with Swim England's Facilities Officer identified the following issues:

- 'The Borough as a whole shows its water provision to be adequate at this current time with a significant surplus of 1,284m² accessible to the public equating to four 6-lane 25m pools'.

- ‘Two of the pools are lidos (David Lloyd and Tonbridge Swimming Pool) and therefore are subject to seasonal operating. During periods where these pools might be closed the surplus across the borough reduces to 824m²’.
- ‘One site (the 15m pool at Spirit Health Club in Wrotham) is approaching and two sites are within 10-years, of the critical lifecycle point (38 years), with no refurbishment undertaken. The most significant being Tonbridge Swimming Pool which provides 416m² of water space in the borough’.
- ‘A number of sites have undergone refurbishment work between 2003 and 2005 and therefore although originally built in the 1990’s the lifespans have been extended’.
- ‘There is a mixture of Local Authority, Education and Commercial facilities with differing access policies including pay-and-play, membership and club or other organised group use, therefore pricing and usage capacity should be considered when assessing how accessible the water space is for the community’.

Swim England made the following recommendations:

- ‘Future water provision should look to have open public access, ensuring water space remains accessible to local population’.
- ‘With the borough showing a surplus of water space no immediate action is recommended to provide additional facilities’ but any strategic review should consider provision beyond 10 years and the impact of a growing population and aging facility stock.
- ‘The facility mix in the future needs to consider the versatility of its water space with options for moveable floors/booms offering greater flexibility in programming’.
- ‘Condition surveys are recommended to be carried out/updated on the identified sites within 10-years of the critical life point to assess the need for future investment in refurbishment works or new facilities’.

6.10 Future demand for swimming pools

6.10.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%).
- Objectively assessed Local Housing Need (LHN) amounts 1,090 dwellings per year (23,544 dwellings by 2042). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 54,151 to 186,351 or 41.0%.

6.10.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. The most recent covid-affected figures have been excluded as anomalous.

- **National trends:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for swimming at national level since 2015:

<i>Nov 2015- Nov 2016</i>	<i>May 2016- May 2017</i>	<i>Nov 2016- Nov 2017</i>	<i>May 2017- May 2018</i>	<i>Nov 2017- Nov 2018</i>	<i>May 2018- May 2019</i>	<i>Nov 2018- Nov 2019</i>	<i>May 2019- May 2020</i>	<i>% Change</i>
11.0%	10.8%	10.2%	10.0%	10.5%	10.4%	9.3%	8.9%	-2.1%

- **Local trends:** Sport England's 'Active Lives' survey recorded the proportion of the adult (16+) population who are active for at least 150 minutes per week in Tonbridge and Malling between 2015 and the present. The results are tabulated below and show that whilst rates have fluctuated over the survey periods, there is a downward trend between 2015 and 2022:

<i>Nov '15 - Nov '16</i>	<i>May '16 - May '17</i>	<i>Nov '16- Nov '17</i>	<i>May '17- May '18</i>	<i>Nov '17- Nov '18</i>	<i>May '18- May '19</i>	<i>Nov '18- Nov '19</i>	<i>May '19- May '20</i>	<i>Nov '19- Nov '20</i>	<i>May '20- May '21</i>	<i>Nov '20- Nov '21</i>	<i>Nov '21- Nov '22</i>	<i>% Change</i>
66.3%	66.9%	66.8%	67.4%	68.8%	69.5%	69.4%	66.0%	66.0%	66.6%	65.1%	64.2%	-2.5%

6.10.3 Future projections

Sport England has developed the Sport Facility Calculator (SFC), to help to quantify how much additional demand for key community facilities like swimming pools, will be generated by population increases. The SFC uses Sport England survey data on who uses facilities and applies this to the population profile of the local area. This builds up a profile of usage, which can be then applied to estimate how much demand any given population would generate. For the purposes of projecting future demand in Tonbridge and Malling current participation rates have been assumed since there have been no statistically significant increases since 2015, either locally in the borough or for swimming. Two population scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%). Based upon this, the SFC calculates demand for an additional 234.62sq.m of water space, which is equivalent to 4.41 of 25m pool lanes or 1.11 four-lane 25m pools with full community access.
- A projection based on assessed housing needs predicts a population of 186,351 by 2042, an increase of 54,242 or 41.0%. Based upon this, the SFC calculates demand for an additional 593.64sq.m of water space, which is equivalent to 11.18 25m pool lanes or 2.79 four-lane 25m pools with full community access.

6.11 Key findings on demand

The key findings are as follows:

- Sport England recognises a measure of 'comfortable capacity', where a swimming pool is regarded as effectively fully utilised when peak usage levels reach 70%. Tonbridge School pool is currently used to just above the 'comfortable capacity' figure but the collective figure for the borough is 53%.

- Notwithstanding this, Tonbridge Swimming Club stated that ‘it does seem there is shortage of pool space and even though we serve the community with young and old, able bodied and Para swimmers needing to swim, we simply cannot get pool time to suit’. In addition, Larkfield Swimming Club has to use a pool in Maidstone for some of its training needs.
- Sport England’s Sport Facility Calculator projects future demand for an additional swimming pool space equivalent to around one four-lane 25m pool based on the lower population projection and equivalent to around three four-lane 25m pools based on the higher population projection.

6.12 Facilities Planning Model Assessment

6.12.1 Introduction

To supplement and complement the strategic assessment, TMBC commissioned an additional assessment of swimming pool needs using the Sport England Facilities Planning Model (FPM) spatial modelling tool. The FPM study is a quantitative, accessibility and spatial assessment of the supply, demand and access to sports halls and swimming pools in the borough. It included two modelling ‘runs’:

- A baseline assessment of provision in 2023.
- A forward assessment of demand for swimming pools and their distribution, based on the projected changes in population including residential development between 2023 and 2041.

6.12.2 Key findings

- **Quantity:** The total capacity of swimming pools in 2023 and 2041 is estimated as 16,501 visits in the weekly peak period. The pools at the two leisure centres cater for all types of swimming activities and collectively provide 64% of the Borough’s available swimming pool capacity in the weekly peak period.
- **Quality:** No new swimming pools have been built in the Borough in the last 15 years. Only two of the five swimming pool sites have been modernised, and the most recent refurbishment was of Nizel’s Golf and Country Club in 2005. Therefore, the stock of swimming pools is ageing.
- **Used peak capacity:** In 2023 the overall estimated used capacity of swimming pools in the weekly peak period is 53%. In 2041 this is projected to rise to 64% due to the increase in demand arising from 27% population growth. Only the Tonbridge School pool is used to above comfortable capacity in 2023 (at 75%), but by 2041 the Tonbridge School pool will be at 100% capacity in the peak periods and Tonbridge Swimming Pool at 83% capacity.
- **Expressed demand:** Demand for swimming pools is greatest in the Tonbridge area, where Tonbridge Swimming Pool and Tonbridge School Centre are located.
- **Satisfied demand:** A very high proportion of Tonbridge and Malling’s demand is met, at 94% in 2023 and 93% in 2041. The proportion decreases because of the large increase in total demand. The number of visits met in the weekly peak period increases from 8,497 in 2023 to 10,400 in 2041.

- **Unmet demand:** Unmet demand is 6% of demand in 2023, and 7% in 2041, increasing from 93 sqm to 119 sqm of water due to greater demand. Nearly all the unmet demand is demand that is located too far from a facility and is not due to a lack of swimming pool capacity. The location where most unmet demand can be met is Blue Bell Hill, at 113 sqm of water in 2041. This is at Junction 3 of the M2 and will include demand from Medway and Maidstone, as well as from Tonbridge and Malling. It is an insufficient total to consider provision of a swimming pool at this location.
- **Displaced demand:** Tonbridge and Malling is a small net importer of swimming demand. In 2023, 24% of Tonbridge and Malling's satisfied demand is met at swimming pools in neighbouring local authority areas, principally Maidstone, but imported demand amounts to 27% of the total. 38% of imported visits come from Tunbridge Wells, 27% from Maidstone, 16% from Sevenoaks, 14% from Medway and 5% from Gravesham.
- In 2041 exported demand is 23% of the Borough's met demand and imported demand will be 23%.

6.12.3 Conclusions

The conclusions from the FPM runs are as follows:

- 'The headline strategic finding is that the current and future demand for swimming pools can be met by the available supply. While Tonbridge and Malling has a small number of sites, it has an extensive supply in terms of water space. The population and demand for swimming pools both increase significantly to 2041'.
- 'There is no requirement to increase the swimming pool provision to meet the projected future demand'.
- 'A very high level of the Borough's demand for swimming pools can be met in 2023 and 2041. Unmet demand is low and almost all is demand that is located too far from a facility. Most pools have spare capacity at peak times, but the distribution of demand means that the Tonbridge School pool is uncomfortably full at peak times. There is scope to increase the hours for community use at Tonbridge School and reduce the used capacity of the pool at peak times'.
- 'The stock is ageing and while two of the five sites have been modernised, there is an increasing need for modernisation at the others. Neither pool in Tonbridge has been modernised and demand for swimming is highest in Tonbridge both currently and in the future. The quality of the swimming offer will decrease as the pool sites age'.

6.13 The balance between swimming pool supply and demand

Four criteria have been assessed to evaluate the balance between swimming pool supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs now and in the future?

- **Quality:** Are the facilities fit for purpose for the users now and in the future?
- **Accessibility:** Are the facilities in the right physical location for the users now and in the future?
- **Availability:** Are the facilities available for those who want to use them now and in the future?

6.14 Quantity

6.14.1 Current needs

Current swimming pools in Tonbridge and Malling are assessed to be operating with spare capacity based upon the following evaluation:

- **Used peak capacity:** In 2023 the overall estimated used capacity of swimming pools in the weekly peak period is 53%. In 2041 this is 64% due to the increase in demand arising from 27% population growth. Only the Tonbridge School pool is used to above 'comfortable capacity' in 2023 (at 75%).
- **Unmet demand:** Tonbridge Swimming Club stated that 'it does seem there is shortage of pool space and even though we serve the community with young and old, able bodied and Para swimmers needing to swim, we simply cannot get pool time to suit'. Larkfield Swimming Club trains at Larkfield Leisure Centre on four evenings per week but has to use the pool at Sir Joseph Williamson's Mathematical School in Maidstone for its Sunday evening training session.

6.14.2 Future needs

Additional pool space will be required to meet future needs.

- **Population increases:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%).
 - A projection based on assessed housing needs predicts a population of 186,351 by 2042, an increase of 54,151 (or 41.0%).
- **Participation trends:** Based on national and local sports participation trends, for the purposes of forecasting future demand the likeliest scenario is for participation rates to remain at their current levels.
- **Additional needs:** Future population growth will bring additional demand for access to water space. This is calculated to be the equivalent of between 1.11 and 2.79 additional 25m pools. The lower figure can be accommodated by using spare capacity in existing facilities. The higher figure can be met by developing additional peak time spare capacity in existing facilities in Tonbridge through programming changes and extending community use periods at Tonbridge School.

6.15 Quality

6.15.1 Current quality

All aspects of the quality of most facilities are ‘average’ or better. However, no new swimming pools have been built in the Borough in the last 15 years. Only two of the five swimming pool sites have been modernised, and the most recent refurbishment was of Nizel’s Golf and Country Club in 2005. Therefore, the stock of swimming pools is ageing.

6.15.2 Future quality

The Larkfield Leisure Centre and Tonbridge Swimming Pools were built in 1992 and 1996 respectively and it is likely that both will need major refurbishment or replacement before the end of the strategy period in 2042.

6.16 Accessibility

6.16.1 Current accessibility

All parts of the borough are within a 20-minute drivetime catchment of the nearest swimming pool.

6.16.2 Future accessibility

It has been assumed that the current accessibility of pools will remain for the duration of the strategy period to 2042.

6.17 Availability

6.17.1 Current availability

Current availability is good, with the two leisure centre pools available for casual swimming on a non-membership basis, as well as club and schools hire and swimming lessons. There is some unmet demand for use by swimming clubs.

6.17.2 Future availability

It has been assumed that the current availability of pools will remain for the duration of the strategy period to 2042.

6.18 Contribution to shared strategic outcomes

Based upon the assessment above, the extent to which swimming pools provision in Tonbridge and Malling contributes to the shared strategic outcomes is as follows:

- Swimming is an activity that appeals to a broad cross-section of the community, both residents and visitors to the borough.
- The utilisation rates at existing swimming pools have some capacity to accommodate additional need and demand from current non-participants.

6.19 The options for securing additional swimming pool capacity

The options for securing existing and additional swimming pool capacity to meet current and future needs are as follows:

6.19.1 Protect

Local Plan policies for the protection of swimming pools through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities for which existing and/or future demand has been identified, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

6.19.2 Provide

Larkfield Leisure Centre and Tonbridge Swimming Pools were built in 1992 and 1996 respectively and it is likely that both will need major refurbishment or replacement before the end of the strategy period in 2042.

6.19.3 Enhance

Enhancing existing swimming pool capacity by:

- Encouraging Tonbridge School to extend the peak period availability of its facilities to external users.
- Examining whether programming changes could accommodate more users in particular club swimmers at Tonbridge and Larkfield pools managed by TM Active.

6.20 Action Plan

6.20.1 Introduction

The tables below set out the action plan for swimming pools to guide the implementation of the Assessment.

6.20.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing swimming pools	Consider including a policy in the Local Plan to protect all existing swimming pools.	Sport England Active Kent and Medway	Planning policy team	-	High
Funding for future swimming pool needs	Ensure that provision is made to secure developer contributions towards improved facilities.	Sport England, Active Kent and Medway Developers	Planning development management team	-	High

6.20.3 Site-specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
David Lloyd (Kings Hill)	No current issues.	No action required.	-	-	-	-
Larkfield Leisure Centre	No current issues.	No action required.	TMBC	-	-	-
Nizel's Golf and Country Club	No current issues.	No action required.	-	-	-	-
Tonbridge School	Limited community access	Discuss the possibility of extending community use	TMBC	Tonbridge School	-	Medium
Tonbridge Swimming Pool	Possibility of changing programming to include extra users	Review programme to accommodate extra demand	TMBC TM Active	-	-	High

7 HEALTH AND FITNESS

7.1 Introduction

This section examines health and fitness facilities in Tonbridge and Malling. Health and fitness facilities are defined as dedicated community accessible facilities with a range of exercise equipment.

7.2 Quantity

7.2.1 Health and fitness facilities with community use

The location and number of equipment stations at health and fitness facilities with community use in Tonbridge and Malling is as follows. All facilities have secured community access:

<i>Site</i>	<i>Address</i>	<i>Stations</i>	<i>Sub-area</i>
Angel Centre	Angel Lane, Tonbridge TN9 1SF	84	Tonbridge
David Lloyd (Kings Hill)	King's Hill Avenue, West Malling ME19 4UA	120	Mallings
Evolution Strength and Fitness	Mills Road, Aylesford ME20 7NA	35	Mallings
Hilden Health and Fitness Club	Rings Hill, Hilden TN11 8LX	40	Tonbridge
Infinity Fitness UK	Kings Hill Avenue, West Malling ME19 4AR	39	Mallings
K-Sports	Station Road, Aylesford ME20 2AU	30	Mallings
Larkfield Leisure Centre	New Hythe Lane, Aylesford ME20 6RH	75	Mallings
Nizel's Golf and Country Club	Nizel's Lane, Hildenborough TN11 8NU	72	Tonbridge
Puregym Tonbridge*	Avebury Avenue, Tonbridge TN9 1TF	220*	Tonbridge
Reynolds Retreat	Quarry Hill Road, Borough Green TN15 8RQ	50	Mallings
Snap Fitness (Tonbridge)	Morley Road, Tonbridge TN9 1RD	150	Tonbridge
Snodland Community Centre	Cemetery Road, Snodland ME6 5BF	14	Mallings
Spirit Health Club	London Road, Wrotham Heath TN15 7RS	23	Mallings
Tonbridge School	London Road, Tonbridge TN10 3AD	55	Tonbridge
TOTAL	-	1,007	-

* Closed since June 2021 following a flood.

7.2.2 Health and fitness facilities without community use

The location and number of equipment stations at smaller school-based health and fitness facilities with no community use in Tonbridge and Malling is as follows.

<i>Site</i>	<i>Address</i>	<i>Stations</i>	<i>Sub-area</i>
Hadlow College	Tonbridge Road, Hadlow TN11 0AL	8	Tonbridge
Hugh Christie School	White Cottage, Road, Tonbridge TN10 4PU	6	Tonbridge
Judd School	Brook Street, Tonbridge TN9 2PN	13	Tonbridge
The Homesdale School	Malling Road, Snodland ME6 5HS	8	Mallings
The Malling School	Beech Road, West Malling ME19 6DH	20	Mallings
TOTAL	-	55	-

7.2.3 Sub-area analysis

The distribution of fitness facilities by sub-area in Tonbridge and Malling is as follows.

<i>Sub-area</i>	<i>Sub-area population 2021</i>	<i>No. stations</i>	<i>Stations per capita</i>
Tonbridge and surrounds	56,018	621	1: 90
Mallings and surrounds	76,182	386	1: 197
TONBRIDGE & MALLING	132,200	1,007	1: 131

7.3 Quality

7.3.1 The criteria assessed

The quality of health and fitness facilities was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were evaluated were as follows:

- ***Fitness facilities:*** The overall condition, mix of cardio-vascular and resistance equipment, lighting and ambience.
- ***Changing facilities:*** Capacity, condition and fitness for purpose.
- ***Disability access:*** Provision of disability-specific equipment and disabled access throughout.
- ***General access:*** Car parking, lighting, signposting and proximity to public transport.

7.3.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good', 3 to 'average', 2 to 'poor' and 1 to 'very poor'.

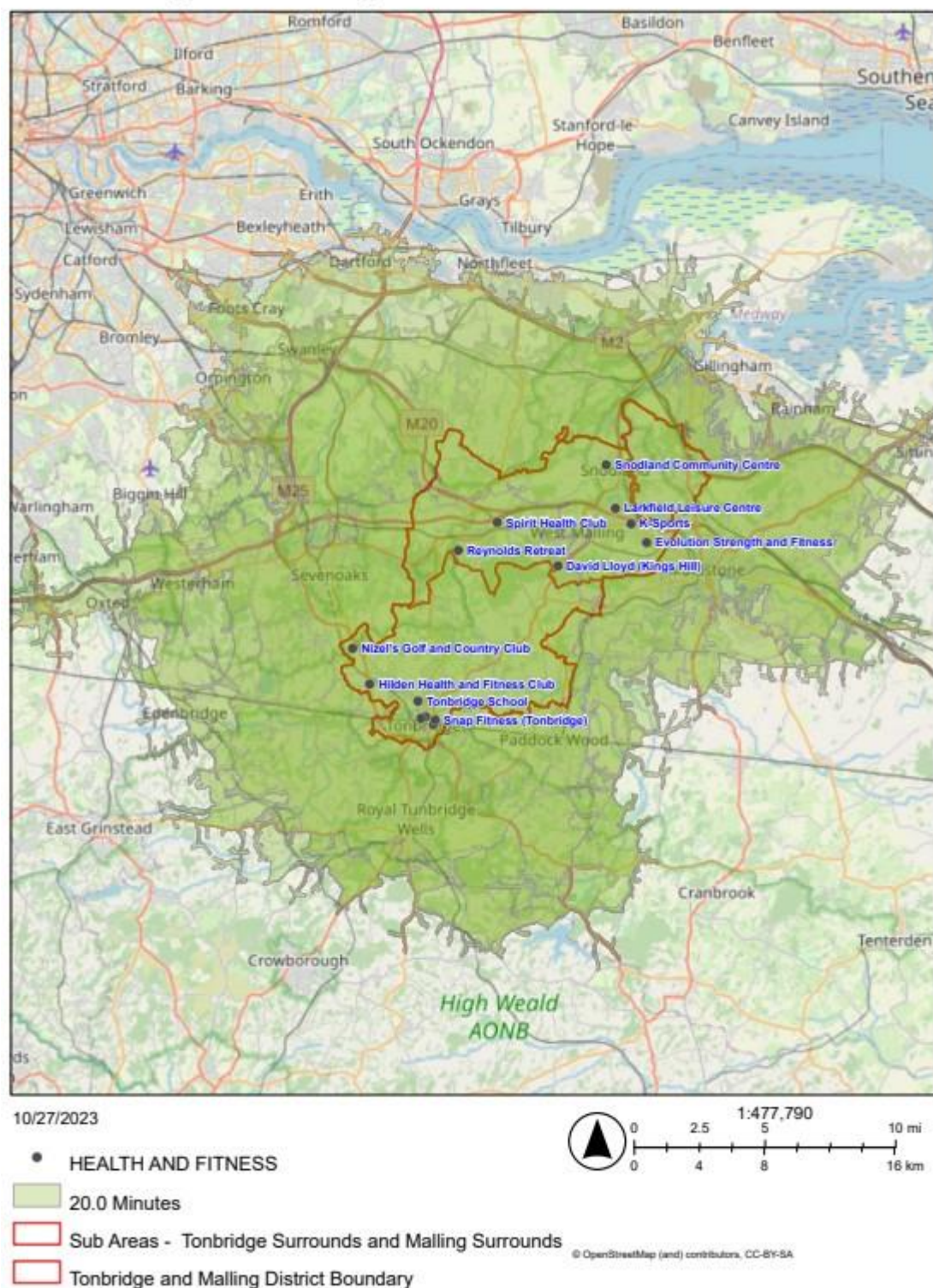
<i>Facility</i>	<i>Fitness facilities</i>	<i>Changing</i>	<i>Disability Access</i>	<i>General access</i>
Angel Centre	4	3	3	4
David Lloyd (Kings Hill)	5	5	4	5
Evolution Strength and Fitness	3	3	3	3
Hilden Health and Fitness Club	4	5	1	5
Infinity Fitness UK	5	5	4	5
K-Sports	3	2	1	3
Larkfield Leisure Centre	4	4	4	4
Nizel's Golf and Country Club	5	5	3	5
Puregym Tonbridge*	-	-	-	-
Reynolds Retreat	5	5	4	4
Snap Fitness (Tonbridge)	4	4	4	4
Snodland Community Centre	3	4	4	5
Spirit Health Club	3	3	2	3
Tonbridge School	4	3	3	4

* Currently closed for refurbishment - no assessment undertaken

7.4 Accessibility

Based on Sport England research, the ‘effective catchment’ for health and fitness facilities is 20 minutes driving time. The map overleaf shows that almost the whole population of the borough is within 20-minutes’ drivetime of at least one health and fitness facility.

Tonbridge and Malling - Health & Fitness 20 Minutes Drive



7.5 Availability

The table below identifies the opening hours, usage arrangements and pricing (shown as monthly direct debit costs to facilitate comparison).

Facility	Opening hours and basis of use	Pricing
Angel Centre	Mon-Thurs 6.30am - 9.30pm Fri 6.30am - 9pm Sat-Sun 8am - 7pm Membership and 'pay-and-play'	Health & Fitness Membership from £38 a month Priority Card: Gym Session Adult £12.50 Concession £8.50 Casual User: Gym Session Adult £15.40 Concession £10.20
David Lloyd (Kings Hill)	Mon-Fri 6am - 11pm Sat-Sun 7am - 10pm Members only	Basic Membership £94.50 per month
Evolution Strength and Fitness	Mon-Fri 6am - 10pm Sat 8am - 8pm Members only	Peak membership £37 per month Off-peak membership £29 per month
Hilden Health and Fitness Club	Mon-Thurs 6.30am - 8.30pm Fri 6.30am - 8pm Sat 8am - 8pm Sun 8am - 7pm Members only	Peak membership £39.99 per month Off-peak membership £29.99 per month
Infinity Fitness UK	Mon-Thurs 6am - 10pm Fri 6am - 9pm Sat-Sun 8am - 8pm Membership and 'pay-and-play'	Gym membership £28.99 per month Gym & classes membership £34.99 per month Casual use gym: £7.50 per session Casual use classes: £8 per session
K-Sports	Mon-Fri 7am - 10pm Sat-Sun 8am - 4pm Members only	Membership £29.99 per month Concessions membership £24.99 per month
Larkfield Leisure Centre	Mon-Fri 6.30am - 10.30pm Sat 6.30am - 7pm Sun 6.30am - 8pm Membership and 'pay-and-play'	Health & Fitness Membership from £38 a month Priority Card: Gym Session Adult £12.50 Concession £8.50 Casual User: Gym Session Adult £15.40 Concession £10.20
Nizel's Golf and Country Club	Mon-Fri 6.30am - 10pm Sat-Sun 7am - 9pm Members only	Membership £78.50 per month
Puregym Tonbridge	Currently closed. 24 hours 7 days per week. Members only	Membership from £26.99 per month
Reynolds Retreat	Mon-Thurs 6am - 10pm Fri 6am - 9pm Sat-Sun 8am - 6pm Members only	Membership from £159 per month

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Pricing</i>
Snap Fitness (Tonbridge)	24 hours 7 days per week. Membership and 'pay-and-play'	Membership £39.99 per month Day pass £7.20
Snodland Community Centre	Mon, Weds and Fri 9am - 11am and 5pm - 8pm Membership and 'pay-and-play'	-
Spirit Health Club	Mon-Fri 6.30am - 10pm Sat-Sun 7am - 10pm Members only	Peak membership £55 per month Off-peak membership £50 per month
Tonbridge School	Mon-Fri 6am - 9pm Sat 8am - 9pm Sun 9am - 7.30pm Members only	Membership £69 per month Bookings on-line.

7.6 Key findings on supply

The key findings are as follows:

- There are 14 publicly accessible health and fitness facilities currently available in Tonbridge and Malling, including one facility that is currently closed for refurbishment, collectively comprising 1,007 equipment stations. All have secured community access.
- Levels of provision per capita vary widely across the borough, with the Tonbridge sub-area having more than double the rate of equipment stations per 1,000 people than the Mallings sub-area.
- The quality of facilities is generally 'good', although disability access is problematic at three sites.
- The whole population of the borough is within 20-minutes' drivetime of at least one health and fitness facility.
- Four facilities offer 'pay-and-play' public access, but many of the remaining facilities offer a 'day pass' arrangement, allowing short-term access on a non-membership basis.
- Membership charges vary between £27 and £159 per month, although there are discounted introductory offers at many facilities. There are varying approaches to membership terms with some operators insisting on minimum term contracts whilst others allow month by month membership with the ability to cancel at any time.

7.7 Current demand for health and fitness facilities

7.7.1 Expressed demand

The 2024 'State of the UK Fitness Industry' report reveals that the UK health and fitness industry is continuing to grow, with just over 7,000 fitness facilities, a fall of 3.3% from the high of 7,239 in 2019.

10.7 million people in the UK (1 in 7) was a member of a gym in 2024, an all-time penetration rate high of 15.9%. The low-cost market with its large membership numbers, online joining, long opening hours and low-prices has continued to expand rapidly. The private low-cost sector now accounts for 12% of the total number of private clubs, 13% of the private market value and 32% of the private sector membership.

- Pure Gym and GLL remain the UK's leading private and public operators (by number of gyms and members).
- Local fitness facility operators all indicated that there was an overall growth in the market (although no actual figures were given due to commercial sensitivity) although it is highly competitive and gyms are having to work hard to maintain their share of the market. Members are now more sophisticated and willing to switch between clubs. Operators are having to develop a wider range of fitness products including individual, health-related programmes and app-based fitness regimes and to vary and update their classes on a regular basis to keep up to date with changing fashions.

7.7.2 Spare capacity

Consultations with local health and fitness facility operators revealed that there is some spare capacity at peak periods. All but the smallest operators emphasise 'no waiting' as a selling point to prospective members. Peak time spare capacity is assessed to be around 10% or the equivalent of 100 equipment stations.

7.7.3 Displaced demand

Displaced demand relates to use of health and fitness facilities from within the study area which takes place outside of the area. The following facilities are located in adjacent areas, close enough to the borough boundary to provide usage opportunities for residents of the borough.

<i>Facility</i>	<i>Address</i>	<i>Distance from Tonbridge and Malling</i>
Bob Prowse Health Club	Armstrong Road, Maidstone ME15 6AZ	2 miles
Lockmeadow Health Club	Barker Road, Maidstone ME16 8LW	2 miles
Feel Good Health Club	Ashford Road, Maidstone ME17 1RE	3 miles
Freedom Leisure Maidstone	St. Peter's Street, Maidstone ME16 0SX	3 miles
LivingWell Health Club	Bearsted Road, Maidstone ME14 5AA	2 miles
Maidstone Leisure Centre	Mote Park, Maidstone ME15 8NQ	2 miles
Marriott Leisure Club	Ashford Road, Maidstone ME17 4NQ	3 miles
Snap Fitness	High Street, Maidstone ME14 1JH	3 miles
truGym Maidstone	The Broadway, Maidstone ME16 8PS	3 miles
Village Gym (Maidstone)	Forstal Road, Maidstone ME14 3AQ	2 miles
Welcome Gym	London Road, Maidstone ME16 0DT	2 miles
Maidstone YMCA	Melrose Close, Maidstone ME15 6BD	2 miles
Puregym (Sevenoaks)	Otford Road, Sevenoaks TN14 5EG	3 miles
Sevenoaks Leisure Centre	Buckhurst Lane, Sevenoaks TN13 1LW	3 miles
Sennocke Centre	High Street, Sevenoaks TN13 1HU	3 miles
Putlands Sports Centre	Mascalls Court Road, Tunbridge Wells TN12 6NZ	4 miles
Tunbridge Wells Sports Centre	St. Johns Road, Tunbridge Wells TN4 9TX	2 miles

<i>Facility</i>	<i>Address</i>	<i>Distance from Tonbridge and Malling</i>
Lordswood Leisure Centre	North Dane Way, Chatham ME5 8YE	1 mile
Puregym (Tunbridge Wells)	Royal Victoria Place, Tunbridge Wells TN1 2SW	2 miles
Nuffield Health (Tunbridge Wells)	Knights Way, Tunbridge Wells TN2 3UW	2 miles
Sir Joseph Williamson's School	Maidstone Road, Rochester ME1 3EL	1 mile
Strood Sports Centre	Watling Road, Strood ME2 3JQ	2 miles
Village Gym (Maidstone)	Forstal Road, Maidstone ME14 3AQ	1 mile

7.7.3 Unmet demand

UK Active has devised a model that provides guidance on the supply of health and fitness stations against the current anticipated demand. The model uses national data from fitness facility operators, with the most recent local data for health and fitness participation from the 'Active Lives' survey. The model anticipates a need for 712 fitness stations, which compares with actual supply of 1,007 stations, indicating notional spare capacity of 295 stations, although 259 stations are currently unavailable in facilities that are undergoing refurbishment.

<i>Element</i>	<i>Value</i>	<i>Number</i>
Tonbridge and Malling adult population	-	107,346
% health and fitness participants	5.95%	6,387
Average visits per week	2.4	15,329
No. visits at peak period	65%	9,964
Capacity in one hour of peak time	28	356
No. stations required at peak time	-	712

7.8 Local sports participation priorities

There are no specific local sports participation priorities in Tonbridge and Malling, other than a general policy commitment to promote health and well-being through increased levels of physical activity. Health and fitness facilities have a particular role to play in this, given the breadth of appeal to all age groups.

7.9 Assessments of need in neighbouring areas

The table below summarises strategic assessments of health and fitness facilities needs in neighbouring areas.

Local Authority	Facilities priorities	Implications for Tonbridge and Malling
Maidstone Borough Council	The 'Maidstone Sports Facilities Strategy' (2019) states that 'current health and fitness facilities in Maidstone are assessed to be at operating at close to full capacity. there will be demand for 1,303 stations by 2037, an increase of 230 over the existing figure'.	There is no spare capacity to serve demand from Tonbridge and Malling.
Tunbridge Wells Borough Council	The 'Tunbridge Wells Borough Indoor/Built Sports Facilities Needs Assessment 2017-2033' (2018) concludes that there is sufficient capacity to meet current needs, but that demand equivalent to 111 fitness equipment stations will need to be accommodated by 2033.	There is some spare capacity that could meet demand from Tonbridge and Malling.
Sevenoaks District Council	The 'Sevenoaks Sports Facilities Strategy 2016-2025' (2017) identifies that 'there is a current under-supply of 157 stations. Based on current provision of 204 pay and play community accessible fitness stations, this means there would be an under-supply of 219 stations by 2035'.	There is no spare capacity at to meet demand from Tonbridge and Malling.
Gravesham Borough Council	The 'Gravesham Indoor Sports Facilities Strategy and Action Plan 2016-2026' (2016) identified an action to 'improve access to facilities during the daytime given the current reliance on educational facilities for indoor activity'.	There is no spare capacity at to meet demand from Tonbridge and Malling.
Medway Council	The 'Medway Sports Facilities Strategy and Action Plan' (2017) concludes that 'Medway is well served by a range of health and fitness facilities, providing for a range of different budgets. Future population growth will increase the amount of health and fitness provision required in the longer term'.	There is some spare capacity that could meet demand from Tonbridge and Malling.

7.10 Future demand for health and fitness facilities

7.11.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%).
- A projection based on assessed housing needs predicts a population of 186,351 by 2042, an increase of 54,151 (or 41.0%).

7.11.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Recent covid-affected figures have been excluded as anomalous.

- **National trends:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for fitness activities since 2016:

May 2016- May 2017	Nov 2016- Nov 2017	May 2017- May 2018	Nov 2017- Nov 2018	May 2018- May 2019	Nov 2018- Nov 2019	May 2019- May 2020	% Change
29.5%	29.7%	29.7%	30.0%	30.4%	30.8%	30.4%	+0.9%

- **Local trends:** Sport England's 'Active Lives' survey recorded the proportion of the adult (16+) population who are active for at least 150 minutes per week in Tonbridge and Malling between 2015 and the present. The results are tabulated below and show that whilst rates have fluctuated over the survey periods, there is a downward trend between 2015 and 2022:

<i>Nov '15 - Nov '16</i>	<i>May '16 - May '17</i>	<i>Nov '16 - Nov '17</i>	<i>May '17 - May '18</i>	<i>Nov '17 - Nov '18</i>	<i>May '18 - May '19</i>	<i>Nov '18 - Nov '19</i>	<i>May '19 - May '20</i>	<i>Nov '19 - Nov '20</i>	<i>May '20 - May '21</i>	<i>Nov '20 - Nov '21</i>	<i>Nov '21 - Nov '22</i>	<i>% Change</i>
66.3%	66.9%	66.8%	67.4%	68.8%	69.5%	69.4%	66.0%	66.0%	66.6%	65.1%	64.2%	-2.5%

7.11.3 Future projections

Two scenarios are considered:

- **ONS Projections:** The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%). Based on current demand for 712 equipment stations there is effective spare capacity of 29.3% at local facilities in the peak period (equivalent to 295 stations). Population growth of 16.2% will create a demand for an additional 116 stations by 2042. Participation increases of 18% will create demand for a further 128 stations by 2042, creating total additional demand for 244 stations.

<i>Element</i>	<i>No. stations</i>
Existing stations	1,007
Existing peak demand	712
Existing spare capacity	295
Population increase (16.2%)	116
Participation increase (18%)	128
No. stations required at peak time by 2042	956
Surplus(+)/deficit(-)	+51

- **Housing projections:** A projection based on assessed housing needs predicts a population of 186,351 by 2042, an increase of 54,151 (or 41.0%). Based on current demand for 767 equipment stations there is effective spare capacity of 29.3% at local facilities in the peak period (equivalent to 295 stations). Population growth of 41.0% will create a demand for an additional 292 stations by 2042. Participation increases of 18% will create demand for a further 128 stations by 2042, creating total additional demand for 420 stations.

<i>Element</i>	<i>No. stations</i>
Existing stations	1,007
Existing peak demand	712
Existing spare capacity	295
Population increase (41.0%)	292
Participation increase (18%)	128
No. stations required at peak time by 2042	1,132
Surplus(+)/deficit(-)	-125

7.11 Key findings on demand

The key findings are as follows:

- Demand for health and fitness facilities in Tonbridge and Malling equates to 712 equipment stations, based upon the UK Active market calculation.
- With 1,007 stations at facilities in Tonbridge and Malling, there is collective peak time spare capacity of 29.3%, or the equivalent of 295 stations.
- Based on the lower population projections, additional demand for 244 stations by 2042 can be accommodated by existing spare capacity.
- Based on the higher population projections, additional demand for 420 stations by 2042 will require the provision of an additional 125 equipment stations.

7.12 The balance between health and fitness supply and demand

Four criteria have been assessed to evaluate the balance between health and fitness facility supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the facilities fit for purpose for the users now and in the future?
- **Accessibility:** Are the facilities in the right physical location for the users now and in the future?
- **Availability:** Are the facilities available for those who want to use them now and in the future?

7.13 Quantity

7.13.2 Current needs

Current health and fitness facilities in Tonbridge and Malling are assessed to be operating with spare capacity (excluding the current temporary closures), based upon the current peak capacity averaging 70% across all facilities.

7.13.2 Future needs

The quantity of health and fitness provision required to meet future needs arising from population growth has been assessed between 244 and 420 stations. Based on the lower population estimate, existing spare capacity will meet all needs to 2042 and based upon the higher population estimate, there will be a need for an additional 125 equipment stations.

7.14 Quality

7.15.1 Current quality

The quality of most facilities is at least ‘standard’, although the changing facilities at K-Sports and the disabled access at K-Sports, Hilden Health and Fitness and Spirit Health Club are all ‘poor’.

7.15.2 Future quality

In a highly competitive market, commercial health and fitness providers place a premium on equipment innovation and facility quality, so it seems reasonable to assume that local provision will continue to be upgraded regularly.

7.15 Accessibility

7.16.1 Current accessibility

The whole population is within 20 minutes driving time of at least one health and fitness facility.

7.16.2 Future accessibility

Commercial health and fitness operators are likely to ensure that additional facilities are provided that are well-located in relation to new housing developments.

7.16 Availability

7.17.1 Current availability

Membership charges vary between £27 and £159 per month, although there are discounted introductory offers at many facilities. There are varying approaches to membership terms with some operators insisting on minimum term contracts whilst others allow month by month membership with the ability to cancel at any time.

7.17.2 Future availability

With a competitive local market, it seems unlikely that cost will be a barrier to accessibility in the future. However, less affluent residents may be discouraged by long-term contracts and the comparative paucity of ‘pay-and-play’ facilities.

7.17 Contribution to shared strategic outcomes

Based upon the assessment above, the extent to which health and fitness facility provision in Tonbridge and Malling contributes to the shared strategic outcomes is as follows:

- Health and fitness appeals to a broad cross-section of the community, both residents and visitors to the borough..
- TMAActive operates a highly successful Referral Programme and Phase IV Cardiac Rehabilitation Programme.

Through a combination of prescribed exercise and lifestyle and dietary advice the 12 week Referral Programme aims to assist individuals to take responsibility for their own wellbeing and improve their health.

7.18 The options for securing additional health and fitness capacity

The options for securing existing and additional health and fitness facility capacity to meet current and future needs are as follows:

7.18.1 Protect

Local Plan policies for the protection of existing health and fitness facilities through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities for which existing and/or future demand has been identified, including those with membership-only access, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

7.18.2 Provide

Ensuring that extra health and fitness capacity is achieved by encouraging the provision of health and fitness facilities by commercial leisure providers.

7.18.3 Enhance

Enhancing existing health and fitness capacity for people with disabilities.

7.19 Action Plan

The table below sets out the action plan for health and fitness facilities to guide the implementation of the Assessment. All actions are generic, rather than facility specific.

Issues	Action	Lead	Partners	Resources	Priority
Protection of existing health and fitness facilities.	Consider including a policy in the Local Plan to protect all existing health and fitness facilities.	TMBC	Sport England, Active Kent and Medway	Planning Policy team	High
Need for an additional 125 fitness stations by 2042.	Encourage commercial health and fitness provision.	TMBC	Commercial providers	Sport England Guidance	High
Poor disabled access at Hilden Health Club, K-Sports and Spirit Health Club.	Improve disabled access and encourage all sites to provide equipment that is suitable for disabled users.	All providers	TMBC	LABC (if used)	High
Funding for future health and fitness needs.	Ensure that provision is made to secure developer contributions towards and improved facilities.	TMBC	Sport England, Active Kent and Medway Developers	Planning Development Management team	High

8 SQUASH COURTS

8.1 Introduction

This section examines the provision of squash courts in Tonbridge and Malling. Squash courts are defined as specialist courts for squash and racquetball, complying with regulation dimensions.

8.2 Quantity

8.2.1 Squash Courts with Community Use

The location and number of squash courts with community use in Tonbridge and Malling is as follows. All facilities have secured community access:

<i>Facility</i>	<i>Address</i>	<i>Courts</i>	<i>Year built/ refurbished</i>	<i>Sub-area</i>
Poult Wood Golf Club	Higham Lane, Tonbridge TN11 9QR	4	1974	Tonbridge
Tonbridge School	London Road, Tonbridge TN10 3AD	4	1975	Tonbridge

8.2.2 Squash courts where use was recently discontinued

<i>Facility</i>	<i>Address</i>	<i>Courts</i>	<i>Year built/ refurbished</i>	<i>Sub-area</i>
K-Sports	Station Road, Aylesford ME20 2AU	2	1990	Mallings

8.2.3 Sub-area analysis

Squash courts with community use by sub-area in Tonbridge and Malling are as follows:

<i>Sub-area</i>	<i>Sub-area population 2021</i>	<i>No. courts</i>	<i>Courts per capita</i>
Tonbridge and surrounds	56,018	8	1: 7,002
Mallings and surrounds	76,182	0	-
TONBRIDGE & MALLING	132,200	8	1: 16,525

8.3 Quality

8.3.1 The criteria assessed

The quality of squash courts was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were assessed to give a single overall score for each squash facility were the court surface, changing provision, line markings, walls, disability and general access and fitness for purpose.

8.3.2 The basis of the ratings

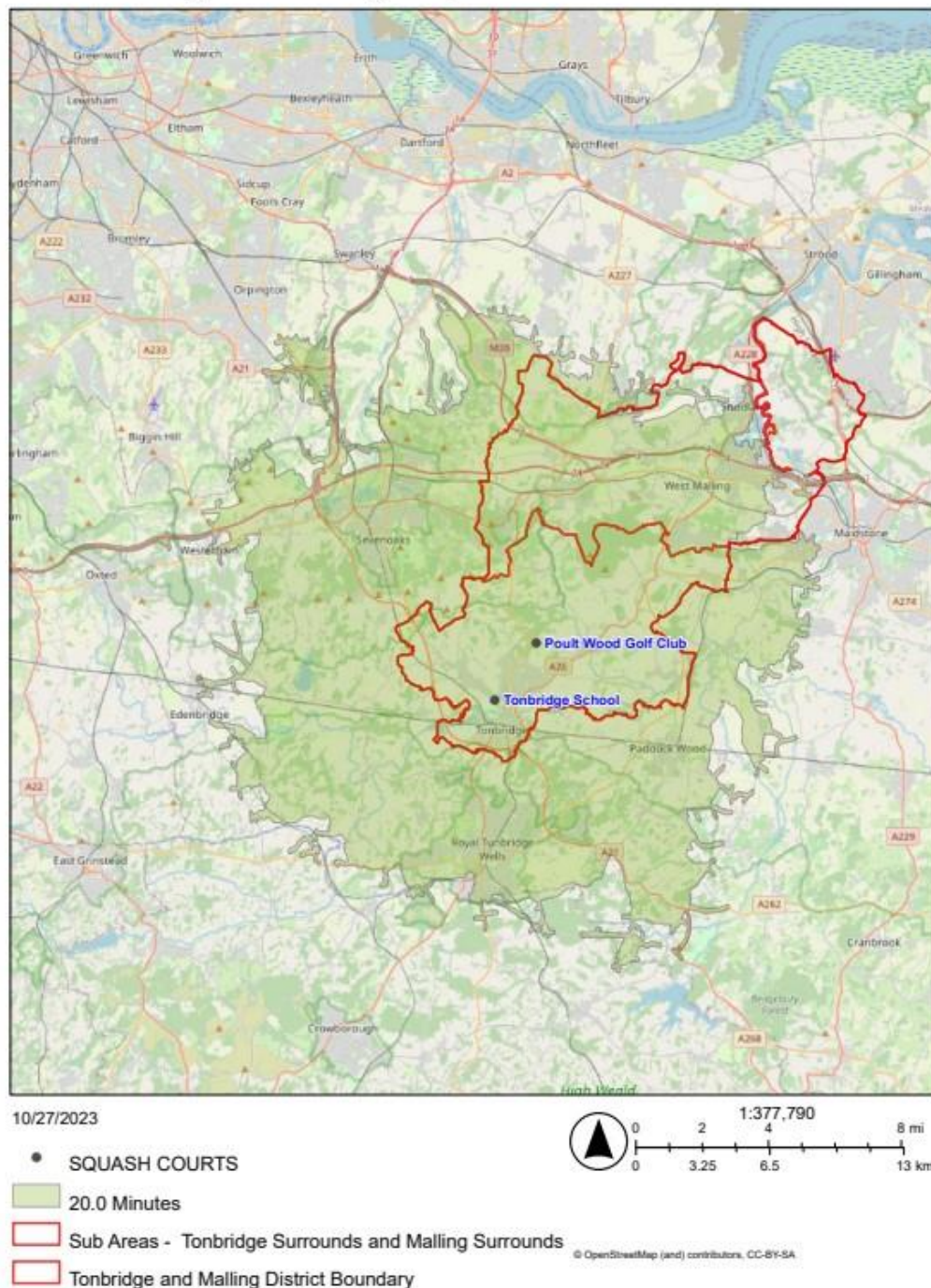
The facilities were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good' (highlighted in green below), 3 to 'average', 2 to 'poor' and 1 to 'very poor'. The ratings for the squash courts in Tonbridge and Malling are shown in the table below.

<i>Facility</i>	<i>Courts</i>	<i>Changing</i>	<i>Disability Access</i>	<i>General Access</i>
Poult Wood Golf Club	4	4	5	5
Tonbridge School	5	5	5	4

8.3.3 Accessibility

Based on Sport England research, the ‘effective catchment’ for squash courts is 20 minutes driving time. Most of the population is within 20-minutes’ drive of a squash court, with the exception of a small area in the north-east, which is served by provision in Maidstone..

Tonbridge and Malling - Squash Courts 20 Minutes Drive



8.4 Availability

The table below identifies the opening hours, usage arrangements, pricing and used capacity in the peak period.

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Pricing</i>	<i>Peak usage</i>
Poult Wood Golf Club	Mon-Sun 8am - 10pm 'Pay-and-play'	Adult court hire £9 - £10 per hour. Concessions £6 - £6.50 per hour Club membership £50 per annum for adults £15 per annum for juniors.	
Tonbridge School	Mon-Fri 8am - 1.30pm and 6pm - 10pm Sat 8am - 1.30pm and 3pm - 10pm Sun 8am - 4pm and 6pm - 10pm Club use only	Annual membership £130.	

8.5 Key findings on supply

The key findings are as follows:

- There are two facilities with community use in Tonbridge and Malling, collectively containing eight squash courts. Both have secured community access.
- England Squash states that there should be one squash court per 10,000 people in England, based upon existing levels of provision. Current per capita levels of provision in Tonbridge and Malling are worse than the national average at one court per 16,525 people.
- The quality of both facilities is rated as 'good'.
- 'Pay-and-play' squash courts are available at both sites.
- Most of the population is within 20-minutes' drive of a squash court. Both facilities are in the Tonbridge sub-area, with no provision in the north of the borough.

8.6 Current demand for squash courts

8.7.1 Expressed demand

There are two squash clubs in the borough:

<i>Facility</i>	<i>Facility</i>	<i>Membership</i>
Poult Wood Squash and Racquetball Club	Poult Wood Golf Course	90
Tonbridge Squash Club	Tonbridge School	64
TOTAL	-	154

Peak period demand at Squash courts in Tonbridge and Malling has some spare capacity.

<i>Facility</i>	<i>Peak usage</i>
Poult Wood Golf Club	70%
Tonbridge School	60%

8.7.2 Displaced demand

Displaced demand relates to users of squash courts from within the study area which takes place outside of the area. The following facilities are located in adjacent local authority areas, close enough to the borough boundary to provide usage opportunities for Tonbridge and Malling residents.

<i>Facility</i>	<i>Address</i>	<i>Distance from Tonbridge and Malling</i>
Maidstone Squash Club	Union Street, Maidstone ME14 1EB	2 miles
Mote Squash Club	Mote Park, Maidstone ME15 7RN	3 miles
Tunbridge Wells Sports Centre	St. Johns Road, Tunbridge Wells TN4 9TX	2 miles
Tunbridge Wells Squash Club	London Road, Tunbridge Wells TN1 1DL	2 miles
Hartley Country Club	Culvey Close, Longfield DA3 8BS	3 miles
Sennocke Centre	High Street, Sevenoaks TN13 1HU	3 miles

8.7.3 Unmet demand

Unmet demand involves two components:

- Demand that cannot be met within a facility catchment due to excess demand for that facility.
- Demand that cannot be met because it is located outside the catchment of a facility.

Neither of the clubs in the borough has a waiting list. Use of the two courts at K-Sports was recently discontinued due to lack of demand.

8.7 Assessments of need in neighbouring areas

The table below summarises strategic assessments of squash court needs in neighbouring areas.

<i>Local Authority</i>	<i>Facilities priorities</i>	<i>Implications for Tonbridge and Malling</i>
Maidstone Borough Council	The 'Maidstone Sports Facilities Strategy' (2019) states that 'there are two facilities with community use in Maidstone, collectively containing six squash courts, plus one facility on a school site with two courts and no public access. There is sufficient spare capacity at existing courts to meet all additional demand to 2031'.	There is some spare capacity to serve demand from Tonbridge and Malling.
Tunbridge Wells Borough Council	The 'Tunbridge Wells Borough Indoor/Built Sports Facilities Needs Assessment 2017-2033' (2018) does not include an assessment of squash court needs. There are 12 courts with community access, plus five on school sites with no public access.	There is some spare capacity to serve demand from Tonbridge and Malling.
Sevenoaks District Council	The 'Sevenoaks Sports Facilities Strategy 2016-2025' (2017) identifies that 'there is no need for additional squash court provision to meet current or future needs'.	There is some spare capacity to meet demand from Tonbridge and Malling.

Local Authority	Facilities priorities	Implications for Tonbridge and Malling
Gravesham Borough Council	The 'Gravesham Indoor Sports Facilities Strategy and Action Plan 2016-2026' (2016) identified 'the supply of courts available is sufficient to meet current levels of demand'.	There is some spare capacity at to meet demand from Tonbridge and Malling.
Medway Council	The 'Medway Sports Facilities Strategy and Action Plan' (2017) concludes that 'the current level of provision is adequate to meet current needs. The provision of squash courts in the future should be made on a site-by-site basis with decisions likely to be driven by the financial viability of these specific spaces'.	There is some spare capacity at to meet demand from Tonbridge and Malling.

8.8 England Squash priorities

England Squash and Racquetball's 'Game Changer: Participation Strategy' (2015) contains the following material of relevance to squash court provision:

Facilities priorities	Implications for Tonbridge and Malling
England Squash and Racquetball's 'Game Changer: Participation Strategy' (2015) states that 'although we support the development of facilities, our resources cannot create a significant impact on the thousands of courts in the country. Our past efforts to support court development have been beneficial but limited'.	There is a limited role for the governing body in promoting squash court provision.

Consultation with the England Squash and Racquetball identified the following issues:

- 'Squash is a sport that has long been recognised as providing a great 'all around fitness workout' at all levels of play. It remains a very interesting option to casual players as well as committed club players. It is relatively simple for beginners to develop basic skills, instantly providing the opportunity for fun and a huge scope for progression. It provides an excellent workout in just 45 minutes. The sport of racquetball (now rebranded by World Squash as Squash57) has in the past few years increasingly been gaining ground as a go-to sport for women and older people'.
- 'That said the number of people playing squash has clearly declined since the extraordinary heyday of the 1980s and 1990s - when it was a self-advertising, 'new' sport and first recognised as a very social activity. But all sports have their peaks and troughs of success and, although now less popular, squash still has a very strong following. Nationally, English players and representative teams are still amongst the best in the world'.
- 'Squash courts are, obviously, the essential facility requirement to play squash. Each club has its own courts and programme to attract new adult and junior players. In addition, the public availability of squash courts is essential - whilst clubs can organise local trial opportunities (especially for juniors) the public facilities in Leisure Centres have always been a playing opportunity that helps build the initial interest of so many new players to our sports'.

8.9 Future demand for squash courts

8.9.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%).
- Objectively assessed Local Housing Need (LHN) amounts 1,090 dwellings per year (23,544 dwellings by 2042). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 54,151 to 186,351 (or 41.0%).

8.9.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Recent covid-affected figures have been excluded as anomalous.

- **National trends:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for squash since 2015:

Nov 2015- Nov 2016	Nov 2016- Nov 2017	Nov 2017- Nov 2018	Nov 2018- Nov 2019	Nov 2019- Nov 2020	Nov 2020- Nov 2021	Nov 2021- Nov 2022	% Change
1.0%	0.8%	0.7%	0.7%	0.4%	0.2%	0.6%	-0.4%

- **Local trends:** Sport England's 'Active Lives' survey recorded the proportion of the adult (16+) population who are active for at least 150 minutes per week in Tonbridge and Malling between 2015 and the present. The results are tabulated below and show that whilst rates have fluctuated over the survey periods, there is a downward trend between 2015 and 2022:

Nov '15 - Nov '16	May '16 - May '17	Nov '16- Nov '17	May '17- May '18	Nov '17- Nov '18	May '18- May '19	Nov '18- Nov '19	May '19- May '20	Nov '19- Nov '20	May '20- May '21	Nov '20- Nov '21	Nov '21- Nov '22	% Change
66.3%	66.9%	66.8%	67.4%	68.8%	69.5%	69.4%	66.0%	66.0%	66.6%	65.1%	64.2%	-2.5%

8.9.3 Future projections

National squash participation rates have been falling in recent years and set alongside reductions in general activity rates in Tonbridge and Malling over the same period, it would therefore be reasonable to assume that demand for squash will at best remain static until 2042. Based on current demand, there is effective spare capacity of 35% at local facilities in the peak period. An increase of 21,404 (or 16.2%) in the Tonbridge and Malling population by 2042 will increase demand for squash court capacity by a similar amount. Alternatively, an increase of 54,151 (or 41.0%) in the Tonbridge and Malling population by 2042 will increase demand for squash court capacity by a similar amount. In both cases, this can also be accommodated by existing spare capacity.

8.10 Key findings on demand

The key findings are as follows:

- Squash participation rates in Tonbridge and Malling are projected to remain static until 2042.

- An increase 21,404 (or 16.2%) in the Tonbridge and Malling population by 2042 will increase demand for squash court capacity by a similar amount. Alternatively, an increase of 54,151 (or 41.0%) in the Tonbridge and Malling population by 2042 will increase demand for squash court capacity by a similar amount.

8.11 The balance between squash court supply and demand

Four criteria have been assessed to evaluate the balance between squash court supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough courts with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the courts fit for purpose for the users now and in the future?
- **Accessibility:** Are the courts in the right physical location for the users now and in the future?
- **Availability:** Are the courts available for those who want to use them now and in the future?

8.12 Quantity

8.14.1 Current needs

Current squash courts in Tonbridge and Malling are collectively assessed to be at operating with substantial spare capacity, based upon the following evaluation:

- **Used peak capacity:** The courts in the borough are currently used to 65% capacity in the peak period.
- **Unmet demand:** There is no evidence of any unmet demand.
- **Changes in supply:** There are no known planned changes to supply.

8.14.2 Future needs

Spare capacity at the existing courts will be able to accommodate all additional future demand.

8.13 Quality

8.14.1 Current quality

The quality of all facilities is rated as 'good'.

8.14.2 Future quality

Assuming that existing providers continue to invest in maintaining and improving their facilities and that this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

8.14 Accessibility

8.15.1 Current accessibility

The whole population is within 20 minutes driving time of the nearest squash court.

8.15.2 Future accessibility

Since the current facilities are geographically relatively well-located to serve boroughwide needs, they will continue to serve future needs.

8.15 Availability

8.16.1 Current availability

Pay-and-play' squash courts are available at one site.

8.16.2 Future availability

It is reasonable to assume that similar usage arrangements will be offered in the future.

8.16 Contribution to shared strategic outcomes

Based upon the assessment above, the extent to which squash court provision in Tonbridge and Malling contributes to the shared strategic outcomes is as follows:

- Squash is a specialist activity that appeals to a limited cross-section of the community and as such it is unlikely to engage many new or lapsed participants.
- Some local courts have been re-purposed on a temporary or permanent basis to accommodate other sports and this flexibility allows a wider range of activities to be programmed using the space available.

8.17 The options for securing additional squash court capacity

The options for securing existing squash court capacity to meet current and future needs are:

8.18.1 Protect

Local Plan policies for the protection of existing squash courts through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities for which existing and/or future demand has been identified, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

8.18.2 Provide

Future demand relating to population growth will not require the provision of additional squash courts.

8.18.3 Enhance

Enhancing existing squash courts by ensuring that the courts and ancillary facilities receive regular maintenance and improvements.

8.18 Action Plan

The table below sets out the action plan for squash courts to guide the implementation of the Assessment.

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing squash courts.	Consider including a policy in the Local Plan to protect all existing squash courts.	Sport England Active Kent and Medway	Planning policy team	-	High
Existing spare capacity can meet future demand by 2042.	Include a policy in the Local Plan to protect all existing squash courts.	Sport England Active Kent and Medway	Planning policy team	-	High
Maintaining existing squash courts	Encourage providers to maintain existing courts to sustain and improve current quality and improve access wherever possible.	Court providers	-	Dependent on the scale of provision.	High

9 INDOOR TENNIS COURTS

9.1 Introduction

This section examines the provision of indoor tennis courts in Tonbridge and Malling. Indoor tennis courts are defined as indoor facilities with appropriate playing surface, line markings, nets and court dimensions for tennis.

9.2 Quantity

9.2.1 Indoor tennis courts with community use

There is one specialist indoor tennis facility in Tonbridge and Malling:

<i>Site</i>	<i>Address</i>	<i>Courts</i>	<i>Surface</i>	<i>Sub-Area</i>
David Lloyd (Kings Hill)	King's Hill Avenue, West Malling ME19 4UA	5	Acrylic	Mallings

9.2.2 Indoor tennis courts in neighbouring areas

The following facilities are located in adjacent local authority areas, close enough to the borough boundary to provide usage opportunities for some Tonbridge and Malling residents.

<i>Facility</i>	<i>Address</i>	<i>Distance from Tonbridge and Malling</i>
Avenue Tennis Centre	Featherby Riad, Gillingham ME8 6AN	4 miles
Bailey Tennis Centre	High Street, Sevenoaks TN13 1HU	3 miles
Legend Sports	Thong Lane, Gravesend DA12 4AF	4 miles
Maidstone Tennis Academy*	St. Peter's Street, Maidstone ME16 0SX	2 miles
Tunbridge Wells Sports Centre	St. John's Road, Tunbridge Wells TN4 9TX	2 miles

* Seasonal covered courts via an air dome

9.3 Quality

9.3.1 The criteria assessed for indoor courts

The criteria that were assessed were as follows:

- **The court:** The overall condition, playing surface, clear span roof height, lighting, spectator provision, equipment and fitness for purpose.
- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of access ramps, dedicated changing, toilets and car parking.
- **General access:** Car parking, signposting, external lighting and proximity to public transport.

9.3.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good', 3 to 'average', 2 to 'poor' and 1 to 'very poor'.

9.3.3 Indoor court assessment

The ratings for the indoor tennis courts are shown in the table below.

<i>Facility</i>	<i>Courts</i>	<i>Changing</i>	<i>Disability Access</i>	<i>General access</i>
David Lloyd (Kings Hill)	5	5	4	5

9.4 Accessibility

Based on LTA research, the ‘effective catchment’ for indoor tennis courts is 30 minutes driving time. The whole population is within 30-minutes’ drive time of an indoor tennis court.

Tonbridge and Malling - Indoor Tennis 30 Minutes Drive



9.5 Availability

The courts at David Lloyd (Kings Hill) are available on the following basis:

<i>Facility</i>	<i>Opening hours use</i>	<i>Pricing</i>	<i>Peak usage</i>
David Lloyd (Kings Hill)	Mon-Fri 6am - 11pm Sat-Sun 7am - 10pm Members only	Off-peak Membership £94.50 per month. Racket sports only with club platinum membership	75%

9.6 Key findings on supply

The key findings are as follows:

- There are five indoor tennis courts at David Lloyd King's Hill.
- Four specialist facilities in neighbouring areas provide some usage opportunities for Tonbridge and Malling residents.
- The quality of the indoor courts at David Lloyd King's Hill is 'good'.
- The whole of the population of the borough is within 30-minutes' drive time of an indoor tennis court either in the borough or in a neighbouring area.
- The courts at David Lloyd (Kings Hill) are available on a membership basis only and the fee levels may exclude some potential users.

9.7 Current demand for indoor tennis courts

9.7.1 Expressed demand

Peak period demand at David Lloyd King's Hill is around 75% utilisation.

9.7.2 Displaced demand

The following facilities in adjacent areas are close enough to the borough boundary to provide usage opportunities for some Tonbridge and Malling residents.

<i>Facility</i>	<i>Address</i>	<i>Distance from Tonbridge & Malling</i>
Avenue Tennis Centre	Featherby Riad, Gillingham ME8 6AN	4 miles
Bailey Tennis Centre	Sevenoaks School, High Street, Sevenoaks TN13 1HU	3 miles
Legend Sports	Thong Lane, Gravesend DA12 4AF	6 miles
Tunbridge Wells SC	St. John's Road, Tunbridge Wells TN4 9TX	3 miles

9.7.3 Unmet demand

There is no evidence of any unmet demand in the borough.

9.8 Local sports participation priorities

There are no specific local sports participation priorities in Tonbridge and Malling, other than a general policy commitment to promote health and well-being through increased levels of physical activity. As an activity appealing to both genders and most age groups, tennis is likely to have some appeal to new and lapsed sports participants.

9.9 Assessments of need in neighbouring areas

The table below summarises strategic assessments of indoor tennis needs in neighbouring areas.

Local Authority	Facilities priorities	Implications for Tonbridge and Malling
Maidstone Borough Council	The 'Maidstone Sports Facilities Strategy' (2019) states that 'there are four seasonally covered indoor tennis courts with community use in Maidstone. There is sufficient spare capacity at existing indoor courts to cater for all additional demand to 2031'.	There is some spare capacity to serve demand from Tonbridge and Malling.
Tunbridge Wells Borough Council	The 'Tunbridge Wells Borough Indoor/ Built Sports Facilities Needs Assessment 2017-2033' (2018) concludes that there is sufficient capacity to meet current needs and that additional demand by 2033 can be accommodated by current spare capacity.	There is some spare capacity to meet demand from Tonbridge and Malling.
Sevenoaks District Council	The 'Sevenoaks Sports Facilities Strategy 2016-2025' (2017) identifies that current and future need for indoor tennis can be accommodated by the existing facility in the district.	There is some spare capacity to meet demand from Tonbridge and Malling.
Gravesham Borough Council	The 'Gravesham Indoor Sports Facilities Strategy and Action Plan 2016-2026' (2016) does not address indoor tennis needs, but there are two existing facilities in the borough.	There is some spare capacity to meet demand from Tonbridge and Malling.
Medway Council	The 'Medway Sports Facilities Strategy and Action Plan' (2017) concludes that 'Avenue Tennis is a private provision that meets indoor needs. If demand increases, it is likely that they will build more indoor courts'.	There is some spare capacity to meet demand from Tonbridge and Malling.

9.10 Lawn Tennis Association priorities

The Lawn Tennis Association's strategic plan 2019 - 2023 'Tennis for Britain' (2019) contains the following priorities:

Facilities priorities	Implications for Tonbridge and Malling
• Visibility: Broaden relevance and increase visibility of tennis all year round to build engagement and participation with fans and players. • Innovation: Innovate in the delivery of tennis to widen its appeal. • Investment: Support community facilities and schools to increase the opportunities to play. • Accessibility: Make the customer journey to playing tennis easier and more accessible for anyone. • Engagement: Engage and collaborate with everyone involved in delivering tennis in Britain, particularly coaches and volunteers, to attract and maintain more people in the game. • Performance: Create a pathway for British champions that nurtures a diverse team of players, people and leaders. • Leadership: Lead tennis in Britain to the highest standard so it is a safe, welcoming, well-run sport.	Some opportunities to improve local facilities, linked to tennis participation programmes.

Consultation with the Lawn Tennis Association identified the following issues:

- To establish target locations for future community indoor tennis centres, the LTA modelled data from existing successful indoor tennis centres. This helped to identify the demographic type, volume and catchment size of a successful indoor facility. This modelling was applied across the country to establish the areas of potential demand.
- The key metrics established are that a target location must demonstrate a minimum threshold population of 70,000 within a 20-minute drive time. Of this population, at least 12,500 must identify as having an interest in playing tennis. The drive time extends to 30 minutes for rural areas.
- This approach has enabled the LTA to identify 72 target locations for new indoor tennis venues in England. Neither Tonbridge and Malling or any adjoining local authority areas are identified as a priority targets for additional indoor tennis provision.

9.11 Future demand for indoor tennis courts

9.11.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%).
- Objectively assessed Local Housing Need (LHN) amounts 1,090 dwellings per year (23,544 dwellings by 2042). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 54,151 to 186,351 or 41.0%.

9.11.2 Participation rates

- **National trends:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for tennis at national level since 2015:

2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	% Change
2.0%	1.9%	1.7%	1.6%	1.5%	1.4%	2.0%	0.0%

- **Local trends:** Sport England's 'Active Lives' survey recorded the proportion of the adult (16+) population who are active for at least 150 minutes per week in Tonbridge and Malling between 2015 and the present. The results are tabulated below and show that whilst rates have fluctuated over the survey periods, there is a downward trend between 2015 and 2022:

Nov '15 - Nov '16	May '16 - May '17	Nov '16- Nov '17	May '17- May '18	Nov '17- Nov '18	May '18- May '19	Nov '18- Nov '19	May '19- May '20	Nov '19- Nov '20	May '20- May '21	Nov '20- Nov '21	Nov '21- Nov '22	% Change
66.3%	66.9%	66.8%	67.4%	68.8%	69.5%	69.4%	66.0%	66.0%	66.6%	65.1%	64.2%	-2.5%

9.11.3 Future projections

National tennis participation rates have been static in recent years with general activity rates in Tonbridge and Malling falling over the same period, it would therefore be reasonable to assume that demand for tennis will remain static until 2042. An increase of 21,404 (or 16.2%) in the Tonbridge and Malling population by 2042 will increase demand for indoor tennis court capacity by a similar amount. Alternatively, an increase of 54,151 (or 41.0%) in the Tonbridge and Malling population by 2042 will increase demand for indoor tennis court capacity by a similar amount. In both cases, this can also be accommodated by existing spare capacity.

9.12 Key findings on demand

The key findings are as follows:

- Tennis participation rates in the borough are projected to remain static until 2042.
- Population growth of in Tonbridge and Malling by 2042 will increase demand for indoor tennis court capacity by a similar amount.

9.13 The balance between indoor tennis court supply and demand

Four criteria have been assessed to evaluate the balance between indoor tennis court supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough courts with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the courts fit for purpose for the users now and in the future?
- **Accessibility:** Are the courts in the right location for the users now and in the future?
- **Availability:** Are the courts available for those who want to use them now and in the future?

9.14 Quantity

9.14.1 Current needs

Current indoor tennis court needs in Tonbridge and Malling are met in part by the courts at David Lloyd (Kings Hill) and in part by the provision at accessible facilities in neighbouring areas, based upon the following evaluation:

- **Used capacity:** Peak usage rates are 75% at David Lloyd (Kings Hill) indicating some limited spare capacity.
- **Satisfied demand:** There is no evidence of unmet demand in the borough.

9.14.2 Future needs

Spare capacity at the existing David Lloyd (Kings Hill) and indoor tennis courts in neighbouring areas will be able to accommodate all additional future demand.

9.15 Quality

9.15.1 Current quality

The quality of the indoor courts at David Lloyd (Kings Hill) is ‘good’.

9.15.2 Future quality

It seems reasonable to assume that courts at David Lloyd (Kings Hill) and accessible facilities in neighbouring areas will continue to be maintained to a high standard.

9.16 Accessibility

9.16.1 Current accessibility

The whole population of the borough is within 30-minutes’ drive time of an indoor tennis court either in the borough or in a neighbouring area.

9.16.2 Future accessibility

Future accessibility is likely to remain the same.

9.17 Availability

9.17.1 Current availability

The courts at David Lloyd (Kings Hill) are available on a membership basis only and the fee levels will exclude some potential users.

9.17.2 Future availability

Future availability is likely to reflect the current arrangements.

9.18 Contribution to shared strategic outcomes

Based upon the assessment above, the extent to which indoor tennis court provision in Tonbridge and Malling contributes to the shared strategic outcomes is as follows:

- Indoor tennis is a specialist activity that appeals to a limited cross-section of the community and as such it is unlikely to engage many new or lapsed participants.
- The courts at David Lloyd (Kings Hill) are available on a membership basis only and the fee levels will exclude some potential users.

9.19 The options for securing additional indoor tennis court capacity

The options for securing existing indoor tennis court capacity to meet current and future needs are as follows:

9.19.1 Protect

Policies for the protection of existing tennis courts through the Local Plan will be key to securing local provision. Planning policy supports the retention of existing facilities for which existing and/or future demand has been identified, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

9.19.2 Enhance

Enhancing existing indoor tennis courts by ensuring that the courts and ancillary facilities receive regular maintenance and improvements.

9.20 Action Plan

The table below sets out the action plan for indoor tennis courts to guide the implementation of the Assessment.

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of indoor tennis courts.	Consider including a policy in the Local Plan to protect all existing indoor tennis courts.	Sport England Active Kent and Medway	Planning policy team	-	High
Existing spare capacity can meet future demand by 2042.	Include a policy in the Local Plan to protect all existing indoor tennis courts.	Sport England Active Kent and Medway	Planning policy team	-	High
Maintaining existing indoor tennis courts	Encourage providers to maintain existing courts to sustain and improve current quality and improve access wherever possible.	Court providers	-	Dependent on the scale of provision.	High

10 INDOOR BOWLS FACILITIES

10.1 Introduction

This section examines the provision of indoor bowls facilities in Tonbridge and Malling. Indoor bowls halls are defined specialist indoor facilities with appropriate playing surface and rink dimensions for bowls.

10.2 Quantity

There is one indoor bowls facility in Tonbridge and Malling:

<i>Facility</i>	<i>Address</i>	<i>Rinks</i>	<i>Sub-area</i>
Angel (Tonbridge) Indoor Bowls Club	Avenue Du Puy, Tonbridge TN9 1QH	6	Tonbridge

10.3 Quality

The quality of the indoor bowls hall was assessed by a non-technical visual inspection during a site visit. The criteria that were assessed were as follows:

- **The green:** The overall condition, lighting, spectator provision, equipment storage and fitness for purpose.
- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of access ramps, dedicated changing, toilets and car parking.
- **General access:** Car parking, signposting, external lighting and proximity to public transport.

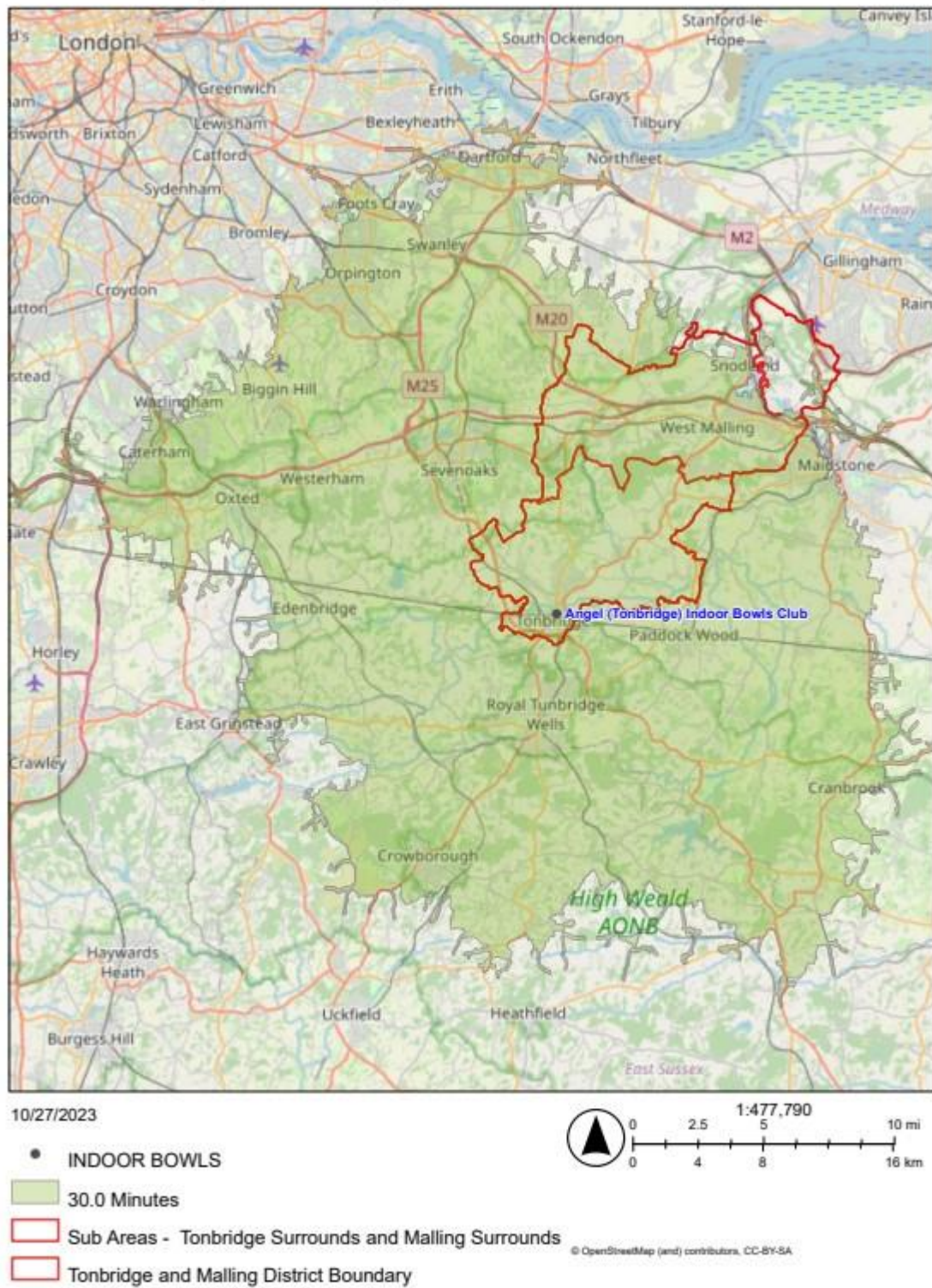
The facilities were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good', 3 to 'average', 2 to 'poor' and 1 to 'very poor'. The ratings for the indoor bowls facility in Tonbridge and Malling are shown in the table below.

<i>Facility</i>	<i>Green</i>	<i>Changing</i>	<i>Disability Access</i>	<i>General access</i>
Angel Tonbridge IBC	5	4	5	5

10.4 Accessibility

Based on Sport England research, the 'effective catchment' for indoor bowls facilities (defined as the time/distance travelled and the prevailing mode of transport used by up to 90% of facility users) is 30 minutes driving time. The whole population of the borough is within 30-minutes' drive time of the indoor bowls green in the borough, with the exception of a small area in the north-east that is served by facilities in Maidstone.

Tonbridge and Malling - Indoor Bowls 30 Minutes Drive



10.5 Availability

The table below shows the basis of use of indoor bowls facilities in Tonbridge and Malling.

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Pricing</i>	<i>Peak use</i>
Angel (Tonbridge) IBC	Mon-Fri 9am - 11pm Sat-Sun 9am - 8pm	Adult annual membership £95 Junior annual membership £20 Rink fees £4.50 per game	80%

10.6 Key findings on supply

The key findings are as follows:

- There is one indoor bowls facility in Tonbridge and Malling, comprising six rinks. Peak time used capacity is high at 80%.
- The quality of the facility is generally ‘good’.
- The whole population is within 30-minutes’ drive of an indoor bowls facility.

10.7 Current demand for bowls facilities

10.7.1 Expressed demand

Sport England’s *Indoor Bowls Guidance Note*’ (2005) stipulates that full capacity for an indoor bowls facility is reached at 80 - 100 members per rink. The respective membership figures at the facility in Tonbridge and Malling, compared with the facility capacities is tabulated below:

<i>Facility</i>	<i>Capacity</i>	<i>2023 Membership</i>	<i>% Used Capacity</i>
Angel (Tonbridge) IBC	480 - 600	550	92% - 115%

10.7.2 Displaced demand

The following facilities are located in adjacent local authority areas, close enough to the borough boundary to provide usage opportunities for Tonbridge and Malling residents.

<i>Facility</i>	<i>Address</i>	<i>Distance from Tonbridge and Malling</i>
Mote Park (Maidstone) IBC	Willow Way, Maidstone ME15 7RN	2 miles
Prince Arthur Road IBC	Prince Arthur Road, Gillingham ME7 1UR	3 miles
Royal Tunbridge Wells IBC	High Woods Lane, Tunbridge Wells TN2 4TU	3 miles
Sevenoaks IBC	Hollybush Close, Sevenoaks TN13 3UX	2 miles
White Oak IBC	Garrold’s Close, Swanley BR8 7BF	6 miles

10.7.3 Unmet demand

There is no evidence of any unmet demand in the borough.

10.8 Assessments of need in neighbouring areas

The table below summarises strategic assessments of indoor bowls needs in neighbouring areas.

Local Authority	Facilities priorities	Implications for Tonbridge and Malling
Maidstone Borough Council	The 'Maidstone Sports Facilities Strategy' (2019) states that 'there is one 8-rink indoor bowls hall in Maidstone. There is sufficient spare capacity at the existing indoor facility to cater for all additional demand to 2031'.	There is some spare capacity to serve demand from Tonbridge and Malling.
Tunbridge Wells Borough Council	The 'Tunbridge Wells Borough Indoor/ Built Sports Facilities Needs Assessment 2017-2033' (2018) concludes that there is sufficient capacity to meet current needs and that additional demand equivalent to one extra rink will be created by 2033.	There is some spare capacity to serve demand from Tonbridge and Malling.
Sevenoaks District Council	The 'Sevenoaks Sports Facilities Strategy 2016-2025' (2017) identifies that 'currently there would appear to be sufficient indoor bowls provision, to meet demand'.	There is some spare capacity to serve demand from Tonbridge and Malling.
Gravesham Borough Council	The 'Gravesham Indoor Sports Facilities Strategy and Action Plan 2016-2026' (2016) identified that 'there is no indoor bowls facility within Gravesham. There are, however, 10 indoor facilities supplying 75 rinks within 20 minutes' drive time of Gravesham'.	There is no capacity to meet demand from Tonbridge and Malling.
Medway Council	The 'Medway Sports Facilities Strategy and Action Plan' (2017) concludes that 'current provision across the borough is meeting existing needs. There is no requirement to provide additional bowls provision in the borough, assuming the long-term trend for declining participation continues'.	There is some spare capacity to serve demand from Tonbridge and Malling.

10.9 Bowls England priorities

Consultation with Bowls England and the local clubs identified the following issues:

- 'We have one club in Tonbridge and Malling, with five other sites being located broadly within the now acceptable travel time of 30 Minutes, it is vital that the Club in the Tonbridge and Malling local authority area continues to operate and enable the local population to enjoy our wonderful sport'.
- 'Our Sport is popular with the older members of the population and with the projections for the 60+ population to increase between 2023 and 2042, we consider that this will enable our sport to grow to the benefit of the indoor club'.
- As a guide demand is calculated as one rink per 14,000-17,000 of total population. A six-rink green, therefore, is required for a population of 85,000-100,000.

10.10 Future demand for bowls

10.10.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%).
- Objectively assessed Local Housing Need (LHN) amounts 1,090 dwellings per year (23,544 dwellings by 2042). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 54,151 to 186,351 (or 41.0%).

10.10.2 Participation rates

- **National bowls trends:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for bowls at national level since 2015:

<i>Nov 2015- Nov 2016</i>	<i>May 2016- May 2017</i>	<i>Nov 2016- Nov 2017</i>	<i>May 2017- May 2018</i>	<i>Nov 2017- Nov 2018</i>	<i>May 2018- May 2019</i>	<i>Nov 2018- Nov 2019</i>	<i>May 2019- May 2020</i>	<i>% Change</i>
0.8%	0.8%	0.8%	0.8%	0.7%	0.7%	0.5%	0.5%	-0.3%

- **Local general trends:** Sport England's 'Active Lives' survey recorded the proportion of the adult (16+) population who are active for at least 150 minutes per week in Tonbridge and Malling between 2015 and the present. The results are tabulated below and show that whilst rates have fluctuated over the survey periods, there is a downward trend between 2015 and 2022:

<i>Nov '15 - Nov '16</i>	<i>May '16 - May '17</i>	<i>Nov '16- Nov '17</i>	<i>May '17- May '18</i>	<i>Nov '17- Nov '18</i>	<i>May '18- May '19</i>	<i>Nov '18- Nov '19</i>	<i>May '19- May '20</i>	<i>Nov '19- Nov '20</i>	<i>May '20- May '21</i>	<i>Nov '20- Nov '21</i>	<i>Nov '21- Nov '22</i>	<i>% Change</i>
66.3%	66.9%	66.8%	67.4%	68.8%	69.5%	69.4%	66.0%	66.0%	66.6%	65.1%	64.2%	-2.5%

10.10.3 Future projections

Sport England has developed the Sport Facility Calculator (SFC), to help to quantify how much additional demand for key community facilities like indoor bowls halls, will be generated by population increases. The SFC uses Sport England survey data on who uses facilities and applies this to the population profile of the local area. This builds up a profile of usage, which can be then applied to estimate how much demand any given population would generate. This demand is then converted into the quantity of facilities needed and expressed as rinks to define indoor bowls needs. Two population scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 143,604 by 2042, an increase of 21,404 (or 16.2%). On this basis, there would be additional demand equivalent to 0.34 indoor bowls rinks or 0.06 of a six-rink indoor bowls facility.
- A projection based on assessed housing needs predicts a population of 186,351 by 2042, an increase of 54,161 (or 41.0%). On this basis, there would be additional demand equivalent to 0.87 indoor bowls rinks or 0.15 of a six-rink indoor bowls facility.

This increase in demand is for a small fraction of a six-rink facility and is not sufficient to justify additional provision.

10.11 Key findings on demand

The key findings are as follows:

- Expressed demand for indoor bowls in Tonbridge and Malling has fallen in recent years, reflecting a downward trend nationally.
- Peak utilisation rates at the indoor bowls facility in the borough are 80% meaning that there is limited spare capacity to accommodate additional demand.
- Population growth of 16.2% in Tonbridge and Malling by 2042 based on the lower population estimate will increase demand for indoor bowls facility capacity by a similar amount, whilst an increased population of 41.0% based on the higher estimate will increase demand for indoor bowls facility capacity by a similar amount.

10.12 The balance between indoor bowls supply and demand

Four criteria have been assessed to evaluate the balance between indoor bowls supply and demand in Tonbridge and Malling:

- **Quantity:** Does the facility have sufficient capacity to meet needs now and in the future?
- **Quality:** Is the facility fit for purpose for the users now and in the future?
- **Accessibility:** Is the facility in the right physical location for the users now and in the future?
- **Availability:** Is the facility available for those who want to use it now and in the future?

10.13 Quantity

10.13.1 Current needs

The indoor bowls facility serving Tonbridge and Malling is assessed to be operating with limited spare capacity, based upon the following evaluation:

- **Used capacity:** The peak usage capacity at the facility at 80% of capacity.
- **Satisfied demand:** There is no evidence of unmet demand in the borough.

10.13.2 Future needs

Spare capacity at the existing indoor facility should be able to accommodate all additional future demand.

10.14 Quality

10.14.1 Current quality

The quality of all aspects of the facility is at least 'good'.

10.14.2 Future quality

There will need to be continued investment in maintaining and improving the existing facility.

10.15 Accessibility

10.15.1 Current accessibility

The whole population is within 30-minutes' drive of an indoor bowls facility in the borough and/or in a neighbouring area.

10.15.2 Future accessibility

The facility will be accessible to meet the needs of the increased population by 2042.

10.16 Availability

10.16.1 Current availability

The facility is accessed by members only, but the membership rates are set at levels that are unlikely to exclude any potential users on cost grounds.

10.16.2 Future availability

It is reasonable to assume that similar arrangements for use will be offered in the future.

10.17 Contribution to shared strategic outcomes

Based upon the assessment above, the extent to which indoor bowls provision in Tonbridge and Malling contributes to the shared strategic outcomes is as follows:

- Bowls appeals to the older age groups, which creates opportunities to get older people more physically active.
- The geographical coverage of facilities in the borough and its neighbouring areas optimises accessibility.

10.18 The options for securing additional indoor bowls capacity

The options for securing indoor bowls capacity to meet current and future needs are as follows:

10.18.1 Protect

Local Plan policies for the protection of existing indoor bowls facilities will be key to securing local provision by ensuring that planning policy supports the retention of existing facilities for which existing and/or future demand has been identified, unless the loss of a facility can be justified by sustained reductions in demand or would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

10.18.2 Provide

All additional demand can be accommodated by current spare capacity.

10.18.3 Enhance

Enhancing the existing indoor bowls facility by ensuring that the green and ancillary facilities receive regular maintenance and improvements will be important.

10.19 Action Plan

The table below sets out the action plan for indoor bowls facilities to guide the implementation of the Assessment.

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing indoor bowls facilities.	Consider including a policy in the Local Plan to protect all indoor bowls facilities.	Sport England Active Kent and Medway	Planning policy team	-	High
Existing spare capacity can meet future demand by 2042.	Maintain existing facility to sustain and improve current quality.	Angel (Tonbridge) IBC	-	-	High
Maintaining the existing indoor bowls facility.	Maintain existing facility to sustain and improve current quality.	Angel (Tonbridge) IBC	-	-	High

11 GYMNASTICS FACILITIES

11.1 Introduction

This section examines the provision of gymnastics facilities in Tonbridge and Malling. Specialist gymnastics facilities are defined as permanently rigged, built facilities that cater for the needs of gymnastics and trampolining. Non-specialist facilities comprise sports halls and smaller halls that accommodate gymnastics and trampolining on a regular basis, involving the temporary installation of equipment. These needs have therefore also been reflected in the section assessing general sports hall provision.

11.2 Quantity

11.2.1 Purpose-built facilities

The following purpose-built facility in Tonbridge and Malling is used by Weald Gymnastics squads and can be used by the community on a pay and play basis. community access:

<i>Club</i>	<i>Location</i>	<i>Sub-area</i>
Weald Gymnastics Centre	Unit 6a, Sovereign Way, Tonbridge TN9 1RS	Tonbridge

11.2.2 Non-specialist facilities

Local clubs also use the following non-specialist facilities:

<i>Club</i>	<i>Facility</i>	<i>Location</i>	<i>Sub-area</i>
ASG Community Gymnastics Club	Tonbridge Grammar School sports hall	Deakin Leas, Tonbridge TN9 2JR	Tonbridge
Dharma Gym for All	Larkfield Leisure Centre sports hall	New Hythe Lane, Aylesford ME20 6RH	Mallings
Extension Gymnastics	The Angel Centre sports hall	Angel Lane, Tonbridge TN9 1SF	Tonbridge
Galaxy Stars Trampoline Club	Larkfield Leisure Centre sports hall	New Hythe Lane, Aylesford ME20 6RH	Mallings
Kings Hill Gymnastics Academy	Kings Hill Community Centre	Gibson Drive, Kings Hill ME19 4LG	Mallings
Tigers Acro	Weald of Kent Grammar School	Tudeley Lane, Tonbridge TN9 2JP	Tonbridge

11.2.3 Sub-area analysis

The distribution of specialist and non-specialist gymnastics facilities by sub-area in Tonbridge and Malling is as follows:

<i>Sub-area</i>	<i>Sub-area population 2021</i>	<i>No. facilities</i>	<i>Facilities per capita</i>
Tonbridge and surrounds	56,018	4	1: 14,005
Mallings and surrounds	76,182	3	1: 25,394
TONBRIDGE & MALLING	132,200	7	1: 18,886

11.3 Quality

The quality of facilities used by gymnastics clubs was assessed by a non-technical visual inspection during a site visit to all sites. The criteria that were assessed were as follows:

- **The hall:** The quality of the activity space, including lighting and storage facilities.
- **The equipment:** The quality of the equipment, matted areas and foam-filled pits.
- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of access ramps, dedicated changing, toilets and car parking.
- **General access:** Parking, signage and proximity to public transport.

The criteria were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good', 3 to 'average', 2 to 'poor' and 1 to 'very poor'.

<i>Facility</i>	<i>Hall</i>	<i>Equipment</i>	<i>Changing</i>	<i>Disability access</i>	<i>General access</i>
Weald of Kent Gymnastic Club	5	5	5	5	5
Kings Hill Community Centre	4	4	4	5	5
Larkfield Leisure Centre sports hall	4	4	5	4	5
The Angel Centre sports hall	5	4	4	3	3
Tonbridge Grammar School sports hall	4	4	4	4	4
Weald of Kent Grammar School	5	5	5	5	5

11.4 Accessibility

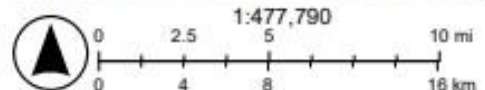
The 'effective catchment' for gymnastics facilities is 20 minutes driving time. The whole population of the borough is either within the catchment of a specialist facility, or a non-specialist facility that provides gymnastics.

Tonbridge and Malling - Gymnastics Centres 20 Mins Drive



10/27/2023

- GYMNASTICS
- 20.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



© OpenStreetMap (and) contributors, CC-BY-SA

11.5 Availability

11.5.1 Purpose-built facilities

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Peak use</i>	<i>Secured access</i>
Weald Gymnastics Club	Mon, Tues, Thurs, Fri 4pm - 9pm Weds 5pm - 9pm Sat 8.30am - 5.30pm Members only	80%	Yes

11.5.2 Non-specialist facilities

The table below identifies the opening hours and gymnastics usage of the non-specialist facilities:

<i>Facility</i>	<i>Usage time for gymnastics</i>	<i>Secured access</i>
Kings Hill Community Centre	Mon - Fri 6pm - 9pm	Yes
Larkfield Leisure Centre sports hall	Mon 2pm - 3pm and 5pm - 9pm Tues 2pm - 8.30pm Weds 4pm - 6.15pm Thurs 1.30pm - 2.15pm and 4pm - 8pm Fri 10.30am - 11.30am and 4pm - 7.30pm Sat 8.30am - 1.30pm Sun 10am - 11am	Yes
The Angel Centre sports hall	Mon 1pm - 1.45pm and 4pm - 7pm Tues 1pm - 1.45pm and 4pm - 7pm Weds 1pm - 1.45pm and 4pm - 6.15pm Thurs 1pm - 1.45pm and 4pm - 6.30pm Fri 1pm - 1.45pm and 4pm - 6.30pm Sat 8.30am - 12pm	Yes
Tonbridge Grammar School sports hall	Tues 4pm - 6pm Thurs 4pm - 6pm	Yes
Weald of Kent Grammar School	Thurs 5pm - 8pm Sat 9am - 11.15pm	Yes

11.6 Key findings on supply

The key findings are as follows:

- There is one specialist gymnastics facility in Tonbridge and Malling, plus five non-specialist halls.
- The quality of most aspects of all facilities used is rated as at least 'good'.
- The whole population of the borough is within 20 minutes' drive of at least one facility that accommodates gymnastics.

11.7 Current demand for Gymnastics

11.7.1 Expressed demand

There are seven gymnastics clubs in Tonbridge and Malling:

<i>Facility</i>	<i>Facility</i>	<i>Membership</i>
Weald of Kent Gymnastics Club	Weald of Kent Gymnastics Club	638
Tigers Acrobatic Gymnastics	Weald of Kent Grammar School	912
Dharma Gym for All	Larkfield Leisure Centre	125
Galaxy Stars Trampoline Club	Larkfield Leisure Centre	13
Extension Gymnastics	The Angel Centre	54
Kings Hill Gymnastics Academy	Kings Hill Community Centre	32
ASG Community Gymnastics Club	Tonbridge Grammar School	81
<i>TOTAL</i>	<i>-</i>	<i>1,855</i>

11.7.2 Displaced demand

The following facilities are located in adjacent local authority areas, close enough to the borough boundary to provide usage opportunities for Tonbridge and Malling residents.

<i>Facility</i>	<i>Address</i>	<i>Distance</i>
Tigers Acrobatic Gymnastics	Chapman Way, Tunbridge Wells TN2 3EF	4 miles
Pegasus Gymnastics	Farleigh Hill, Maidstone ME15 6RG	2 miles
Lightning School of Gymnastics	London Rd, Riverhead, Sevenoaks TN13 2DN	3 miles

11.7.3 Unmet demand

Unmet demand involves two components:

- Demand that cannot be met within a facility catchment due to excess demand for that facility.
- Demand that cannot be met because it is located outside the catchment of a facility.

There is some evidence of unmet demand for gymnastics in Tonbridge and Malling, with all clubs operating waiting lists.

11.8 Local sports participation priorities

There are no specific local sports participation priorities in Tonbridge and Malling, other than a general policy commitment to promote health and well-being through increased levels of physical activity. Gymnastics appeals to young people in particular and from that perspective it offers one option in the campaign against childhood obesity.

11.9 Assessments of need in neighbouring areas

The table below summarises strategic assessments of gymnastics needs in neighbouring areas.

<i>Local Authority</i>	<i>Facilities priorities</i>	<i>Implications for Tonbridge and Malling</i>
Maidstone Borough Council	The 'Maidstone Sports Facilities Strategy' (2019) does not include an assessment of gymnastics needs.	No assessment available.
Tunbridge Wells Borough Council	The 'Tunbridge Wells Borough Indoor/Built Sports Facilities Needs Assessment 2017-2033' (2018) does not include an assessment of specialist gymnastics facilities needs.	No assessment available.

<i>Local Authority</i>	<i>Facilities priorities</i>	<i>Implications for Tonbridge and Malling</i>
Sevenoaks District Council	The 'Sevenoaks Sports Facilities Strategy 2016-2025' (2017) identifies that 'there is limited provision of access to facilities within the Sevenoaks District area with all clubs having waiting lists restricting access to gymnastic activities due to the lack of time within both dedicated and non-dedicated facilities'.	There is no spare capacity to meet demand from Tonbridge and Malling.
Gravesham Borough Council	The 'Gravesham Indoor Sports Facilities Strategy and Action Plan 2016-2026' (2016) does not include an assessment of gymnastics needs.	No assessment available.
Medway Council	The 'Medway Sports Facilities Strategy and Action Plan' (2017) concludes that 'there are two dedicated gymnastics centres in Medway. There are significant waiting lists at all gymnastics and trampolining clubs in Medway, highlighting this demand. Additional dedicated gymnastics facilities would help to meet some of this unmet latent demand'.	There is no spare capacity to meet demand from Tonbridge and Malling.

11.10 British Gymnastics priorities

11.10.1 Strategy

<i>Facilities priorities</i>	<i>Implications for Tonbridge and Malling</i>
British Gymnastics' <i>Facility Strategy 2017 - 2021</i> (2017) identifies facilities options: • Standalone dedicated facilities - Achievable for most clubs. Can provide for participation and competition. • Multi-venue dedicated facilities - For large club-based organisations looking to further expand opportunities. • Dedicated facility as part of a multi-sport venue - Most likely to be local authority-based projects. • Non-dedicated space as part of leisure centre - Ideal for club delivery and mass participation activities. • Satellite venues - Opportunities for clubs to scale up their programmes and increase activity options. • Non-dedicated spaces in leisure centres - Ideal for introductory level, mass participation programmes.	There is one specialist facility in the borough.

11.10.2 Consultation with British Gymnastics

Consultation with British Gymnastics' Facilities Development Partner identified that:

- 'There is a large demand for more gymnastics opportunities and clubs all report large waiting lists. The total number of people estimated to be on waiting lists for gymnastics in 2020 was 1 million, with a further 1.9 million interested in the sport but not on a waiting list'.
- The sport is experiencing a strong recovery post covid with member numbers tracking 5% under 2019.

- ‘A key part of British Gymnastics’ strategy to increase participation is to support clubs moving into their own dedicated facility, offering more time and space for classes’.
- ‘The main issue for gymnastics development is having access to sufficient dedicated space to enable clubs to grow and extend their programmes. The other key factor is the availability of coaches qualified at the right level’.
- ‘The facility development team is available to support, develop and guide clubs, leisure providers and other partners to help achieve their facility requirements. Eligible British Gymnastics clubs are able to apply for Club Capital, a social investment impact loan. The £10m Club Capital fund offers unsecured loans of between £25,000 to £250,000 (up to £750,000 in exceptional circumstances) to enable clubs to move into new, or expand or safeguard existing, dedicated gymnastics facilities. Most loans will be over 4 years at an interest rate of 4%’.
- ‘Recent developments for dedicated gymnastic provision include modular buildings and use of former retail units in town centres’.
- ‘Weald of Kent GC operates from dedicated facilities, ensuring the long-term sustainability of this site is a priority’.
- ‘Dharma Gym for All has indicated that it would like to develop a dedicated facility project’.

11.11 Future demand for Gymnastics

11.11.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%).
- Objectively assessed Local Housing Need (LHN) amounts 1,090 dwellings per year (23,544 dwellings by 2042). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 54,151 to 186,351 (or 41.0%).

11.11.2 Participation rates

- **National trends:** Sport England’s ‘Active Lives’ survey has recorded adult (16+) weekly participation rates for gymnastics at national level since 2015:

<i>Nov 2015- Nov 2016</i>	<i>May 2016- May 2017</i>	<i>Nov 2016- Nov 2017</i>	<i>May 2017- May 2018</i>	<i>Nov 2017- Nov 2018</i>	<i>May 2018- May 2019</i>	<i>Nov 2018- Nov 2019</i>	<i>May 2019- May 2020</i>	<i>% Change</i>
0.6%	0.7%	0.7%	0.6%	0.6%	0.6%	0.5%	0.5%	-0.1%

- Figures supplied by British Gymnastics suggest that participation in gymnastics is increasing, contrary to the ‘Active Lives’ figures which are for adults only. British Gymnastics membership reached 390,500 in 2017 and increased by about 12% in the period 2013-17.

- **Local trends:** Sport England's 'Active Lives' survey recorded the proportion of the adult (16+) population who are active for at least 150 minutes per week in Tonbridge and Malling between 2015 and the present. The results are tabulated below and show that whilst rates have fluctuated over the survey periods, there is a downward trend between 2015 and 2022:

<i>Nov '15 - Nov '16</i>	<i>May '16 - May '17</i>	<i>Nov '16 - Nov '17</i>	<i>May '17 - May '18</i>	<i>Nov '17 - Nov '18</i>	<i>May '18 - May '19</i>	<i>Nov '18 - Nov '19</i>	<i>May '19 - May '20</i>	<i>Nov '19 - Nov '20</i>	<i>May '20 - May '21</i>	<i>Nov '20 - Nov '21</i>	<i>Nov '21 - Nov '22</i>	<i>% Change</i>
66.3%	66.9%	66.8%	67.4%	68.8%	69.5%	69.4%	66.0%	66.0%	66.6%	65.1%	64.2%	-2.5%

11.11.3 Future projections

An increase of 21,404 (or 16.2%) in the Tonbridge and Malling population by 2042 will increase demand for gymnastics facilities capacity by a similar amount. Alternatively, an increase of 54,151 (or 41.0%) in the Tonbridge and Malling population by 2042 will increase demand for gymnastics facilities capacity by a similar amount. In both cases, this will require additional facilities provision.

11.12 Key findings on demand

The key findings are as follows:

- Expressed demand for gymnastics in Tonbridge and Malling is increasing but can be accommodated by current facilities supply at present.
- An increase of 21,404 (or 16.2%) in the Tonbridge and Malling population by 2042 will increase demand for gymnastics facilities capacity by a similar amount. Alternatively, an increase of 54,151 (or 41.0%) in the Tonbridge and Malling population by 2042 will increase demand for gymnastics facilities capacity by a similar amount. In both cases, this will require additional facilities provision.

11.13 The balance between gymnastics facilities supply and demand

Four criteria have been assessed to evaluate the balance between gymnastics facilities supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the facilities fit for purpose for the users now and in the future?
- **Accessibility:** Are the facilities in the right physical location for the users now and in the future?
- **Availability:** Are the facilities available for those who want to use them now and in the future?

11.14 Quantity

11.14.1 Current needs

Current gymnastics facilities in Tonbridge and Malling are assessed to be at operating at full capacity.

11.14.2 Future needs

There will be insufficient capacity to accommodate additional future demand, based upon the following evaluation:

- **Demand increases:** An increase of 21,404 (or 16.2%) in the Tonbridge and Malling population by 2042 will increase demand for gymnastics facilities capacity by a similar amount. Alternatively, an increase of 54,151 (or 41.0%) in the Tonbridge and Malling population by 2042 will increase demand for gymnastics facilities capacity by a similar amount. In both cases, this will require additional facilities provision.
- **Participation trends:** Expressed demand for gymnastics in Tonbridge and Malling is increasing and this is likely to continue until 2042, offset slightly by the falling number of people aged under 18.

11.15 Quality

11.15.1 Current quality

All aspects of the facilities used for gymnastics in Tonbridge and Malling are rated as at least ‘good’ quality.

11.15.2 Future quality

It is assumed that local providers will continue to invest in maintaining and improving their facilities, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

11.16 Accessibility

11.16.1 Current accessibility

The whole population of the borough is within 20 minutes’ drive of at least one facility that accommodates gymnastics.

11.16.2 Future accessibility

The current geographical spread of facilities will meet the needs of the increased population by 2044.

11.17 Availability

11.17.1 Current availability

All local clubs have membership fees that are set at reasonable rates.

11.17.2 Future availability

It is reasonable to assume that similar membership arrangements will be offered in the future. If an additional capacity is provided, the additional capacity will improve availability.

11.18 Contribution to shared strategic outcomes

Based upon the assessment above, the extent to which gymnastics facilities provision in Tonbridge and Malling contributes to the shared strategic outcomes is as follows:

- Gymnastics is most popular with younger people and early involvement in sport and physical activity can create positive early years experiences.
- Specialist facility provision is concentrated in the central part of the borough, creating an accessibility deficiency in the north and south.

11.19 The options for securing additional gymnastics facilities

The options for securing existing and additional facilities capacity for gymnastics to meet current and future needs are as follows:

11.19.1 Protect

Local Plan policies for the protection of existing facilities used for gymnastics through the Local Plan will be key to securing local provision, by ensuring that planning policy supports the retention of existing facilities for which existing and/or future demand has been identified, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

11.19.2 Provide

There is a need to provide additional facilities capacity for gymnastics in Tonbridge and Malling by 2042. This could be met through additional specialist facilities provision, extra sports hall capacity or a combination of the two.

11.19.3 Enhance

Ensuring that existing facilities used for gymnastics receive regular maintenance and improvements will be key to maintaining capacity.

11.20 Action Plan

The table below sets out the action plan for gymnastics facilities to guide the implementation of the Assessment.

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing specialist gymnastics facility.	Consider including a policy in the Local Plan to protect the existing specialist gymnastics facility.	Sport England Active Kent and Medway	Planning policy team	-	High
Additional gymnastics facilities capacity required to meet future needs.	Examine the feasibility of developing additional capacity through new or extended provision in the Mallings sub-area.	TMBC	Local clubs British Gymnastics	Costings unknown	High

12 POLICIES AND RECOMMENDATIONS

12.1 Introduction

This section contains policies and recommendations for the protection, enhancement and provision of sports facilities in Tonbridge and Malling.

12.2 Policy context

The recommendations made in the context of the National Planning Policy Framework (NPPF), which stipulates that existing sports facilities should not be built upon unless:

- An assessment has taken place which has clearly shown the facility to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

12.3 Protect

12.3.1 Recommendation 1: Safeguarding existing provision

The Tonbridge and Malling Sports Facilities Strategy (SFS) comprises a robust and evidence-based assessment of current and future needs for sports facilities in the borough. The Assessment has identified a need for all current facilities to be retained, on the basis of the specific identified roles that each can play in delivering the needs of sport in the borough both now and in the future. It is therefore recommended that existing planning policies continue to support the retention of all sites, based upon the evidence in the SFS.

12.3.2 Recommendation 2: Community access to education sports facilities

A significant proportion of some types of sports facility (in particular sports halls) in Tonbridge and Malling are located on school sites. Most of these facilities are not subject to formal Community Use Agreements and external use could, therefore in theory be withdrawn at any time. Some education sports facilities have no community use at all at present, which does not optimise the use of public resources. Furthermore, the management arrangements for many school sports facilities with external use are not conducive to maximising that use. It is therefore recommended that:

- Efforts are made to secure formal Community Use Agreements at existing education sports facilities.
- Community Use Agreements become a standard condition of planning consent at all new education sports facilities, along with a design and specification that is consistent with maximising school and community use.

- Community Use Agreements become a standard condition of receiving funding from developer contributions to improve or enhance the capacity of existing sports facilities on education sites, to meet the additional demand arising from housing developments.
- Support be offered to schools with their community use management arrangements, including funding for community access improvements if feasible.

12.4 Enhance

12.4.1 Recommendation 3: Capacity improvements

Some of the current demand for sports facilities in Tonbridge and Malling can be accommodated through enhancements to existing facilities that will facilitate extra usage at existing sites. It is recommended that the site-specific action plan in the Tonbridge and Malling SFS be used as the basis for prioritising facilities enhancements that will help to alleviate the current identified and future projected deficits.

12.4.2 Recommendation 4: Developer contributions (enhancements)

Some of the additional demand that will arise from future housing development and the related population growth in Tonbridge and Malling, can be accommodated through enhancements to existing sports facilities. It is therefore recommended that:

- The action plan in the Tonbridge and Malling SFS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments.
- An appropriate level of financial contributions should then be sought under Section 106, using Sport England's Sports Facility Calculator tool, to cover the capital and revenue implications of the enhancements. This has been applied to calculate the future need for, and related costs of, additional sports halls, swimming pools and indoor bowls facilities in this strategy.

12.5 Provide

12.5.1 Recommendation 6: New sports facilities

The Tonbridge and Malling SFS considers two population growth scenarios:

- The ONS 2018 sub-national population projections forecast a population of 153,604 by 2042, an increase of 21,404 (or 16.2%).
- Objectively assessed Local Housing Need (LHN) amounts 1,090 dwellings per year (23,544 dwellings by 2042). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 54,151 to 186,351 (or 41.0%).

Whilst spare capacity in most types of sports facility can meet current and future needs to 2042, subject to maintaining the quantity quality and accessibility of existing provision, specific shortfalls identified in the Tonbridge and Malling SFS by an evidence-based needs assessment based upon the above projections, that would best be met through new provision include:

<i>Facility type</i>	<i>Current Needs</i>	<i>Future needs (lower)</i>	<i>Future needs (higher)</i>
Sports halls	All needs met subject to re-provision of the Angel Sports Centre sports hall	All needs met subject to re-provision of the Angel Sports Centre sports hall	All needs met subject to re-provision of the Angel Sports Centre sports hall
Swimming pools	All needs met with some programming and opening times refinements	All needs met by current spare capacity	All needs met by current spare capacity
Health and fitness	All needs met	All needs met by current spare capacity	125 extra fitness stations
Squash courts	All needs met	Additional needs met by current spare capacity	Additional needs met by current spare capacity
Indoor tennis courts	All needs met	Additional needs met by current spare capacity	Additional needs met by current spare capacity
Indoor bowls	All needs met	Additional needs met by current spare capacity	Additional needs met by current spare capacity
Gymnastics facilities	Additional capacity needed	New provision in the Mallings sub-area or extension to the existing specialist facility	New provision or extension to the existing specialist facility

12.5.2 Recommendation 7: Developer contributions (new provision)

Some of the additional demand arising from that will arise from future housing development in Tonbridge and Malling can be accommodated through the provision of new sports facilities. It is therefore recommended that:

- The action plan in the Tonbridge and Malling SFS be used as the basis for determining new facility provision that demonstrably relates to the scale and location of specific developments.
- An appropriate level of financial contributions should then be sought under Section 106, using Sport England's Sports Facility Calculator tool, to cover the capital and revenue implications of providing the facilities. This has been applied to calculate the future need for, and related costs of, additional sports halls, swimming pools and indoor bowls facilities in this strategy.

13 IMPLEMENTING AND REVIEWING THE STRATEGY

13.1 Introduction

This section identifies the applications of the Tonbridge and Malling Sports Facilities Strategy (SFS) and the mechanisms for reviewing it to ensure that it remains robust and up to date.

13.2 Assessment implementation

The success of the SFS will be determined by how it is used. While the use of the SFS should be led by Tonbridge and Malling Borough Council, its application and delivery will also be the responsibility of the other key local stakeholders including:

- ***Tonbridge and Malling Borough Council:*** The council provides the borough's leisure centres at The Angel Centre in Tonbridge, Tonbridge Swimming Pool and Larkfield Leisure Centre. The facilities are managed by TM Active, a charitable trust.
- ***Schools:*** Schools are significant sports facilities providers in the borough, although not all provision is fully community accessible. The most significant of these is Tonbridge School.
- ***Sports clubs:*** Voluntary sector sports clubs provide and run a range of mostly smaller facilities for example Snodland Community Centre.
- ***Commercial providers:*** The commercial sector provides a range of health and fitness facilities. The largest of these is the David Lloyd Club in Kings Hill.

13.3 Assessment applications

The SFS has a number of applications:

13.3.1 Sports development planning

The SFS can be applied to help:

- Highlight, justify and make the case for sports development activities with particular sports, groups and clubs by area of the borough, Tonbridge and the Mallings.
- Identify current and future trends and changes in the demand for individual sports and the facility requirements arising.
- Inform the work, strategies and plans of sporting organisations and operators active in the borough.
- Advocate the need to work with secondary education establishments to secure community use of their site(s).
- Develop and/or enhance secondary schools and academy sports facilities where they have spare capacity and/or space to expand and are well located to meet demand.

- An understanding of supply and demand to assist in temporary relocations due to major facility refurbishments.

13.3.2 Planning policy

The SFS can be applied to help:

- Inform new Local Plan policies and the Infrastructure Delivery Plan in line with the National Planning Policy Framework (NPPF).
- The implementation of local planning policies to meet the needs of the community in line with the NPPF.

13.3.3 Planning applications

The SFS can be applied to help:

- Inform the development of planning applications which affect existing and/or proposed new sports facilities provision.
- Inform pre-application discussions to ensure any subsequent planning applications maximise their benefit to sport and are developed in line with national and local planning policy.
- Sports clubs and other organisations demonstrate the strategic need for development proposals thereby potentially adding support to their application(s) and saving them resources in developing such evidence.
- Tonbridge and Malling Borough Council to assess planning applications affecting existing and/or proposed new sports facilities provision in line with national and local planning policies.
- Sport England and other parties respond to relevant planning application consultations.

The SFS can also be applied to help Tonbridge and Malling Borough Council to meet other relevant requirements of the NPPF including:

- Taking account of and supporting local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- Delivering the social, recreational, cultural facilities and services the community needs.
- Planning positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the framework.
- Working with public health leads and health organisations to understand and take account of the health status and needs of the local population, including expected future changes, and any information about relevant barriers to improving health and well-being.

13.3.4 Planning Obligations

The SFS can be applied to help:

- Advocate the need for sports facilities provision to be taken into account when the local authority is developing and/or reviewing its approach to the CIL, s106 or anything which replaces these mechanisms.
- Provide prioritised infrastructure requirements for sports facilities provision including deliverable sport, area and site-specific projects with costings (where known).

13.3.5 Funding bids

The SFS can be applied to help:

- Provide the evidence base and strategic need to support funding bids by a range of parties to a variety of potential funding sources.
- Inform potential bidders of the likely strategic need for their project.

13.3.6 Facility and asset management

The SFS can be applied to help:

- Ensure a strategic approach is taken to the provision and management of sports facilities.
- Inform the current management, strategies and plans of sports facility providers e.g. local authorities (within the study area and neighbouring areas), leisure trusts and educational establishments, including TMBC and TM Active as the primary operator of publicly accessible indoor sports facility provision in the borough, which require investment over the lifetime of the forthcoming Local Plan.
- Help inform how sites are managed and maintained, the lessons learnt and good practice.
- Highlight the potential of asset transfers and ensure any proposed are beneficial to all parties.
- Provide additional protection for particular sites over and above planning policy, for example through deeds of dedication.
- Resolve issues around security of tenure.

13.3.7 Public health

The SFS can be applied to help:

- Understand how the community currently participates in sport, the need for sports facilities and how this may evolve.

- Raise awareness of and tackle any barriers to people maintaining and increasing their participation.
- Highlight and address any inequalities of access to provision within the study area.
- Provide evidence to help support wider health and well-being initiatives.

13.3.8 Co-ordinating resources and investment

The SFS can be applied to help:

- Raise awareness of the current resources and investment (revenue and capital) going into the management, maintenance and improvement of sports facilities provision.
- Co-ordinate the current and any future resources and investment to ensure the maximum benefit to sport and that value for money is secured.
- Ensure the current and any future resources and investment are complimentary and do not result in their inefficient use.

13.3.9 Capital programmes

The SFS can be applied to help:

- Provide the evidence base to justify the protection and investment in sports facilities provision.
- Influence the development and implementation of relevant capital programmes (e.g. school refurbishment and new build programmes).

13.4 Monitoring delivery

A process should be put in place to ensure regular monitoring of how the recommendations and action plan are being delivered. This monitoring should be led by Tonbridge and Malling Borough Council and supported by all members of, and reported back to, the steering group. Understanding and learning lessons from how the SFS has been applied should also form a key component of monitoring its delivery. The material to review should include changes in:

13.5 Keeping the Assessment robust and up-to-date

Along with ensuring that the SFS is used and applied, a process should be put in place to keep it robust and up to date. This will expand the life of the SFS providing people with the confidence to continue to both use it and attach significant value and weight to its key findings and issues, along with its recommendations and actions. Sport England advocates that the SFS should be reviewed on an annual basis from the date it is formally signed off by the steering group. This will help to maintain the momentum and commitment built up when developing the SFS. Taking into account the time to develop the SFS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.

The annual review should consider the following:

- How the delivery of the recommendations and action plan has progressed, and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others).
- How the SFS has been applied and the lessons learnt.
- Any changes to particularly important facilities and/or sites in the area (e.g. the most used or high-quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues.
- Any development of a specific sport or particular format of a sport.
- Any new or emerging issues and opportunities.
- A further FPM run to take account of the growth arising from the standard method revisions introduced by the December 2024 NPPF, which was not known at the point this was undertaken to inform the strategy.

13.6 Assessment implementation

The action plans in the SFS provide a long list of prioritised actions, but many will not be applicable, appropriate or manageable to deliver initially and all are dependent upon resource availability.

**Ploszajski Lynch
Consulting Ltd.**



**Tonbridge and Malling Borough
Council**

***Playing Pitch and Outdoor
Sports Facilities Strategy***

June 2025

CONTENTS

1	INTRODUCTION	3
2	ASSESSING PLAYING PITCH NEEDS	5
3	THE LOCAL CONTEXT	10
4	STRATEGIC INFLUENCES	16
5	FOOTBALL PITCH NEEDS	25
6	CRICKET PITCH NEEDS	84
7	RUGBY UNION PITCH NEEDS	110
8	HOCKEY PITCH NEEDS	127
9	BASEBALL PITCH NEEDS	143
10	TENNIS COURT NEEDS	152
11	BOWLS GREEN NEEDS	168
12	NETBALL COURT NEEDS	178
13	ATHLETICS TRACK NEEDS	189
14	INFORMAL OUTDOOR FACILITIES NEEDS	198
15	APPLYING AND REVIEWING THE STRATEGY	214

1 INTRODUCTION

1.1 Introduction

Tonbridge and Malling Borough Council (TMBC) appointed Ploszajski Lynch Consulting Ltd. (PLC) to produce Sports Facilities, Playing Pitch and Open Spaces Strategies for the borough. The study covers:

- Indoor sports and active recreation facilities.
- Playing pitches and outdoor sports facilities.
- Informal/casual outdoor active recreational opportunities.

This document comprises the assessment of playing pitches and outdoor sports facilities needs.

1.2 The rationale for the strategy

1.2.1 Purpose

TMBC is currently in the process of preparing a new Local Plan, which will have a time horizon of 2041. To inform the Local Plan, complement existing evidence and to help address the expectations of national legislation and policy, the Council has commissioned the preparation of a combined Open Space, Indoor and Outdoor Sport and Recreation Study. The purpose of this work is to provide the open space, playspace and recreation evidence to support the Council's emerging Local Plan, as well as provide corporate direction on the future role of its assets and leisure provision. This should be considered in the context of anticipated future growth in the borough.

1.2.2 Objectives

The objectives of the study are as follows:

- To identify opportunities for enhancing and facilitating healthy lifestyles through multi-functionality of space, the built environment, the role, design and location of future open space, playspace and recreation provision.
- To identify any specific locational requirements for each typology, aligned to the Council's emerging Local Plan and identify any strategic site opportunities.
- To review adopted local planning policy requirements, as included in the Council's Managing Development and the Environment DPD.
- To make appropriate planning policy recommendations to reflect any updated open space, sport and recreation provision standards, to inform the Local Plan and assist the Council in securing development outcomes.
- To undertake engagement with stakeholders including council officers, facility operators, Kent Sport, Fields in Trust and Sport England as appropriate throughout the preparation of the study.
- To undertake an audit of existing indoor and outdoor facilities provided by public, private, voluntary and education sectors.

- To identify within Tonbridge and the rest of the borough quantitative and qualitative deficits and surpluses, having regard to the accessibility and availability of individual facilities.
- To assess the need for existing and future facilities (both indoor and outdoor).
- To review current facility usage.
- To make recommendations to support the most efficient use and operation of TMBC sports facilities in response to user demand and ongoing budgetary pressures.

1.3 The scope of the strategy

The pitches and outdoor sports facilities included in the strategy are as follows and were selected on the basis that there is identified demand and need for each of the sports in Tonbridge and Malling:

- Football.
- Cricket.
- Rugby Union.
- Hockey.
- Bowls.
- Netball.
- Athletics.
- Baseball.
- Multi-use Games Areas (MUGAs).

2 ASSESSING PLAYING PITCH NEEDS

2.1 Introduction

This section describes the basis on which playing pitch and outdoor sports facilities needs in Tonbridge and Malling were assessed. Two different methodologies were applied:

- Sport England's '*Playing Pitch Strategy Guidance*' (2013) for football, cricket, rugby, hockey, and baseball pitches.
- Sport England's '*Assessing Needs and Opportunities Guidance*' (2014) for croquet courts, tennis courts, bowling greens, netball courts, athletics tracks and MUGAs.

2.2 Playing Pitch Methodology

2.2.1 Introduction

The methodology for the pitches follows the '*Playing Pitch Strategy Guidance*' (2013) developed by Sport England. The process involves five stages and ten steps as follows:

- **Stage A** - Prepare and tailor the approach (Step 1).
- **Stage B** - Gather information on the supply of and demand for provision (step 2 gather supply information and views and step 3 gather demand information and views).
- **Stage C** - Assess the supply and demand information and views (step 4 understand the situation at individual sites, step 5 develop the current and future pictures of provision and step 6 identify the key findings and issues).
- **Stage D** - Develop the strategy (step 7 develop the recommendations and action plan and step 8 write and adopt the strategy).
- **Stage E** - Deliver the strategy and keep it robust and up-to-date (step 9 apply and deliver the strategy and step 10 keep the strategy robust and up to date).

2.2.2 Preparing and tailoring the approach

At stage A and step 1, TMBC convened a project steering group led by officers from leisure, planning policy and administrative and property services and involved advice from Sport England and the relevant governing bodies of sport to devise:

- The vision and objectives of the review of sports facilities in the borough.
- The scope of the exercise, including the types of facilities to include, the geographical scope and the overall timeframe for the assessment.
- The local and wider strategic context.
- The project management arrangements for the study.

A project brief was produced, approved and signed-off to complete Stage A of the process.

2.2.3 Gathering supply and demand information

At stage B, steps 2 and 3, information on supply and demand was compiled. This was applied to develop a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can

regularly accommodate over an appropriate period of time without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent sessions' at each site.

- An indication of the extent to which pitches and related facilities are being used during their respective peak periods.
- The key issues with and views on the provision at a site and its use.
- The site overviews identify the extent to which pitches are:
 - Being overplayed - where use exceeds the carrying capacity.
 - Being played to the level the site can sustain - where use matches the carrying capacity.
 - Potentially able to accommodate some additional play - where use falls below the carrying capacity.

2.2.4 Assessing supply and demand information

At stage C, steps 4, 5 and 6, the situation at individual sites was aggregated to identify the position at a wider geographical area, to identify the potential for excess demand at some sites to be accommodated by excess supply at others in the locality. Other factors can also be assessed such as:

- Any demand being accommodated on sites with unsecured community access.
- The impact of latent or displaced demand.
- The situation at priority sites.

This analysis then enables an assessment to be made of the adequacy of existing pitch and related facility provision.

The methodology applied to assess the additional future needs for pitches and related facilities arising from population growth also involved:

- **Population change:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - A projection based on assessed housing needs predicts a population of 168,864 by 2041, an increase of 36,664 (or 27.7%).
- **Participation trends:** According to Sport England's 'Active Lives' surveys, participation at a national level in all the pitch sports has remained static or fallen in the period since 2005, in some cases by quite significant margins. This means that future increases in participation in the pitch sports cannot be assumed based upon historic trends and have therefore not been factored into projected needs.
- **Sports development initiatives:** A number of sports development initiatives are delivered in Tonbridge and Malling by the governing bodies of the pitch sports and their member clubs (full details are in the individual sports sections). The impact on sustained increases in participation directly attributable to these activities is unproven has therefore not been factored in to projected future needs.
- **Changes in supply:** Any known proposed gains or losses in pitches and related facilities provision will influence the ability to accommodate the additional demand arising from the

increased population and this has been included in the capacity assessments (full details are in the individual sports sections).

To identify the most appropriate way to meet the additional pitch and related facilities needs arising from population growth, four sequential questions were addressed:

- **Existing deficiency or spare capacity:** To what extent do existing pitches and related facilities have any current shortfalls or any over-supply?
- **Additional needs:** What additional needs will arise from population growth?
- **Accommodating needs:** Which needs can be met in whole or part by spare capacity in existing pitches and related facilities and which will need to be met in whole or part by new provision?
- **Extra pitches:** What extra pitches and related facilities of each type are required to provide for the residual unmet demand?

2.2.5 Developing the strategy

At stage D, steps 7 and 8 a strategy and action plan were developed that address:

- **Current provision:** The adequacy of current provision and any existing spare capacity was, adapted where appropriate to assess informal demand and facilities.
- **Additional needs:** Additional needs were calculated by identifying the existing Team Generation Rates in the borough, to identify the number of people that are currently required to form a team of various types in each of the pitch sports. These figures were then applied to the 2041 population projections, to calculate the gross additional team and related pitch needs arising from the additional population.
- **Net requirements:** The net requirement for additional provision was calculated by comparing the extra required capacity to the current spare capacity where appropriate, to identify the difference.
- **Location of provision:** The location of additional pitch and related facilities needs was established by comparing the respective levels of projected population growth in each part of the borough.
- **Policies and recommendations:** These were developed in Sport England advocated categories of 'protect', 'provide' and 'enhance'.
- **Action plan:** An action plan was developed for each type of pitch and facility, setting out both strategic and site specific proposals.

2.3 Outdoor Sports Facilities Methodology

The methodology applied to assess the needs and opportunities for sports facilities follows Sport England's recommended approach, advocated in 'Assessing Needs and Opportunities Guidance' (2014). The process involves three stages as follows:

- **Stage A** - Prepare and tailor the approach.
- **Stage B** - Gather information on supply and demand.
- **Stage C** - Assessment - bringing the information together.

2.3.1 Preparing and tailoring the approach

At stage A, TMBC followed the same process as for the Playing Pitch Strategy in devising a combined brief for the strategy.

2.3.2 Assessing sports facilities supply

At Stage B of the strategy information on supply and demand was gathered as follows:

- **Quantity:** Establishing what facilities there are in the borough, with details of their dimensions, technical information like playing surfaces and floodlighting. This included consideration of facilities not currently in use, those not available to the community and significant provision in neighbouring areas that serves some needs of Tonbridge and Malling residents.
- **Quality:** Auditing the quality of facilities. This involved assessing each facility in terms of its condition (its age, appeal, fabric and ancillary provision like changing and car parking - factors that will influence its attractiveness to users) and fitness for purpose (its technical specifications and ability to accommodate an appropriate standard of play).
- **Accessibility:** Determining spatial distribution of provision in the borough by GIS mapping of each facility type, including catchment analysis appropriate to the scale and role of each facility.
- **Availability:** Identifying how much each facility is used, whether there is any existing spare capacity and if there is any scope to increase capacity. This involved consideration of programming and usage data, opening times and pricing levels, which was secured through consultation with facility providers and operators.

The assessment of sports facilities demand involved five main elements:

- **Local population profile:** Establishing the local demography, including the size, age profile, affluence/deprivation, health indices and growth projections.
- **Sports participation:** Identifying local sports participation characteristics, through analysing the results of Sport England's 'Active Lives' survey, local facilities usage figures and a survey of local clubs to establish membership patterns and trends.
- **Unmet, displaced and future demand:** In addition to current expressed demand, analysis of unmet (demand which exists but cannot currently be satisfied), displaced (demand from within the borough that is satisfied elsewhere) and future demand (based on projected population and participation increases) was identified.
- **Local participation priorities:** Establishing any local priorities for the use of sports facilities, such as those relating to corporate health and well-being policies.
- **Sport-specific priorities:** Determining through consultation with Active Kent and Medway, the governing bodies of sport and a local sports clubs survey, whether there are any sport-specific priorities for Tonbridge and Malling.

The information was collated and analysed in a stage B report, which was evaluated and approved by the project steering group.

2.3.3 Bringing the information together

At stage C of the process, the supply and demand information was brought together for each type of facility to establish:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs?
- **Quality:** Are the facilities fit for purpose for the users?
- **Accessibility:** Are the facilities in the right physical location for the users?
- **Availability:** Are the facilities available for those who want to use them?

The results of the assessment were applied to produce an assessment which included:

- **Options for provision:** The options for meeting current and future facilities needs were identified under Sport England's recommended headings of 'Protect', 'Provide' and 'Enhance'.
- **Policy recommendations:** Arranged under the headings of 'Protect', 'Provide' and 'Enhance', planning policy recommendations were developed to ensure that the implementation of the strategy will be supported by the provisions of the Local Plan.

2.4 Stakeholder consultation

Information was gathered from a wide range of consultees including: -

- **Sport England:** Guidance on the assessment methodology.
- **Tonbridge and Malling Borough Council:** Consultation with officers from planning policy and leisure.
- **TM Active:** Data from the leisure trust contracted to run the key council-owned facilities.
- **Other local sports facilities providers:** Consultation with organisations such as local sports clubs and commercial health and fitness operators on usage levels and spare capacity.
- **Neighbouring local authorities:** Information on their sports facilities assessments and the impact of any cross-border issues was obtained from Maidstone Borough Council, Tunbridge Wells Borough Council, Sevenoaks District Council, Gravesham Borough Council and Medway Council.
- **Active Kent and Medway:** Information on local and wider strategic priorities.
- **Governing bodies of sport:** Information on local and wider strategic priorities and local supply and demand information.
- **Sports clubs:** Information on sports facilities provision and use, current and future needs and opinions on quality, which was mostly submitted via an on-line survey circulated by the respective governing bodies of sport on behalf of the project team..
- **Schools:** Information on sports facilities provision and use, plus attitudes towards community use, which was submitted via an on-line survey.
- **Town and parish councils:** Information on sports facilities provision and use, current and future needs and opinions on quality, which was submitted via an on-line survey.

2.5 Summary

Assessing playing pitch needs in Tonbridge and Malling using the approach advocated by Sport England in its '*Playing Pitch Strategy Guidance*' and outdoor sports facilities using its '*Assessing Needs and Opportunities Guidance*' has ensured that the exercise is both robust and evidence-based and as a result complies with the provisions of the Government's National Planning Policy Framework.

3 THE LOCAL CONTEXT

3.1 Introduction

This section outlines the context within which playing pitch and outdoor sports facilities provision has been considered in Tonbridge and Malling.

3.2 Background

3.2.1 Location

Tonbridge and Malling borough is in north-west Kent. It occupies approximately 93 square miles covering an area from the North Downs at Burham and Snodland in the north to Tonbridge in the south. The River Medway meanders north-east through the borough towards the Medway Gap. The borough shares boundaries with Maidstone Borough Council, Tunbridge Wells Borough Council, Sevenoaks District Council, Gravesham Borough Council and Medway Council.

3.2.2 Settlement pattern

The main urban areas of the borough comprise Tonbridge, the Medway Gap (Aylesford, Ditton, Larkfield and Leybourne), Kings Hill, Snodland and the part of Walderslade that lies within the borough. Other areas that provide a range of facilities and services include Borough Green, East Peckham, Hadlow, Hildenborough and West Malling. There are also many other smaller rural settlements. Based on the 2021 census, Tonbridge and Malling comprised approximately 65% of the population within urban areas whilst the rural population comprising around 35%.

3.2.3 Landscape

Nearly three quarters of the borough lies within the Metropolitan Green Belt, where, national Green Belt policy applies. In addition, around 27% of the borough is located within a National Landscape including the Kent Downs National Landscape and to a smaller extent the High Weald National Landscape. The borough also has numerous designated biodiversity sites and areas of flood risk, all of which, constrain the location and extent of potential built development, including sports facilities.

3.2.4 Transport links

The borough has a number of important roads passing through it. There are three motorways, the M2, M20 and the M26, four major west-east roads (A20, A21, A25 and A26) and three other north-south roads (the A227, A228 and A229). Two mainline rail routes provide links with London and the Kent coast.

3.3 Demography

3.3.1 Current population

The 2021 census data for Tonbridge and Malling indicates 132,200 residents. This represents an increase of 11,400 people (9.4% growth) since the 2011 Census figure of 120,800.

3.3.2 Age structure

Analysis of the 2021 census data shows that Tonbridge and Malling has a relatively youthful age profile compared with both Kent and England. The average age of residents of the borough is 42.4 years, compared with a national average of 43.1 years.

Age	Tonbridge and Malling No.	Tonbridge and Malling %	Kent %	England %
0-15	24,854	18.8%	17.8%	18.4%
16-65	81,964	62.0%	61.8%	63.2%
65+	25,382	19.2%	20.4%	18.4%
Total	132,200	100.0%	100.0%	100.0%

3.3.3 Sub-areas

To assist with analysing provision at a more local level and in particular to assess the differential spatial impact on supply and demand for sports facilities arising from housing growth the borough has been divided into two sub-areas. These have been selected on the basis that they comprise discrete areas within which the resident population will typically look to access sports facilities locally. The sub-area ward populations are based upon ONS 2021 small-area estimates and are as follows:

Sub-area	Wards	Ward Population 2021	Sub-area Population 2021
Tonbridge and surrounds	Hildenborough	5,925	56,018
	Judd	6,517	
	Vauxhall	9,249	
	Cage Green and Angel	9,390	
	Higham	6,527	
	Trench	5,822	
	Bourne	5,763	
	East and West Peckham, Mereworth and Wateringbury	6,818	
The Mallings and surrounds	Pilgrims with Igtham	6,042	76,182
	Borough Green and Platt	5,975	
	East Malling, West Malling and Offham	8,641	
	Kings Hill	8,045	
	Aylesford South and Ditton	9,135	
	Birling, Leybourne and Ryarsh	6,162	
	Larkfield	9,262	
	Aylesford North and North Downs	8,512	
	Snodland West and Holborough Lakes	5,685	
	Snodland East and Ham Hill	5,665	
	Walderslade	3,056	

3.3.4 Population growth

The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%). Comparison of the 2021 census data with the 2018 sub-national population projections for 2041 shows that the percentage of people aged under 65 will fall from 80.8% to 75.9%, with proportionate population increase amongst those aged over 65.

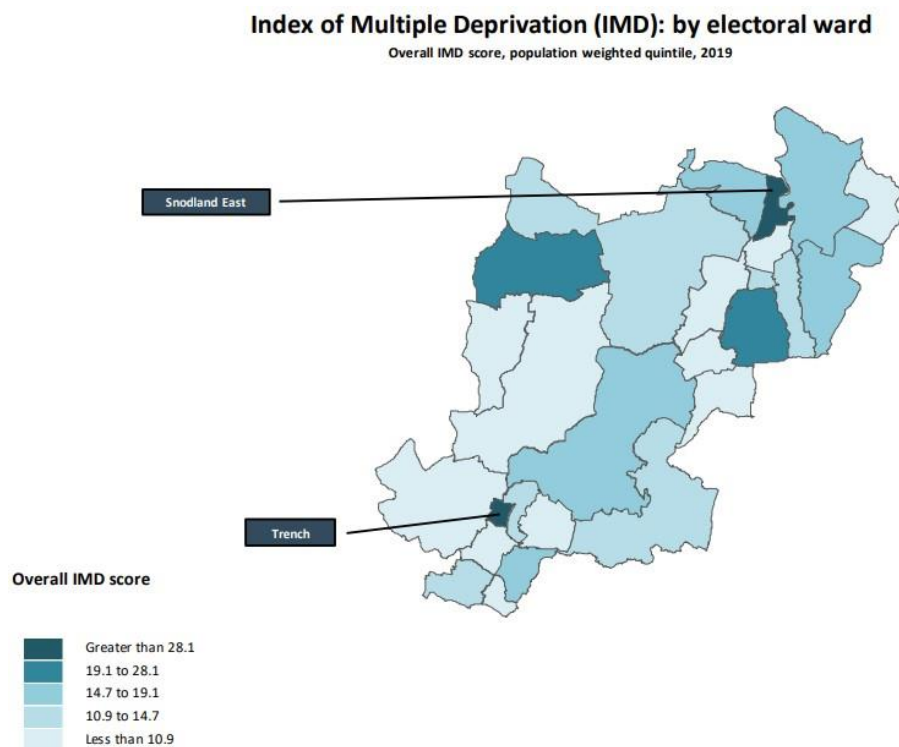
Age	Population 2021	% 2021	Population 2041	% 2041
0-15	24,854	18.8%	28,419	18.6%
16-65	81,964	62.0%	87,658	57.3%
65+	25,382	19.2%	36,782	24.1%
Total	132,200	100.0%	152,859	100.0%

3.3.5 Housing needs

The location of population growth will be determined to a large extent by housing development allocations. Objectively assessed housing need amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development will be determined by the Local Plan, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664, which is significantly more than the ONS projection of 20,659 up to 2041.

3.3.6 Deprivation

The English Indices of Deprivation (2019) show that the borough is ranked 236 out of 317 local authority areas in England on a range of deprivation issues. Although no areas of Tonbridge and Malling are ranked as amongst the 10% most deprived in the country, the borough has experienced the largest increase in deprivation relative to other areas of Kent in the period since 2015. 9.6% of children in the borough (2,539 people) live in absolute low-income families, whilst a further 13.1% of children (3,469) live in relative low-income families. Variations in deprivation by ward in 2019 are shown in the map below, although some ward boundaries have subsequently changed:



3.3.7 Ethnicity

According to the 2021 census, the population in Tonbridge and Malling is predominantly white (93.3%), with non-white minorities representing the remaining 6.7% of the population, well below the England average of 14.6%.

3.3.8 Health

Local health indices recorded in Public Health England's '*Health Profile for Tonbridge and Malling*' (2019) show that in general the health of people in the borough is around the average for England as a whole, although:

- Life expectancy is 5.1 years lower for men and 5.6 years lower for women in the most deprived areas of the borough than in the least deprived areas.
- The prevalence of obese children aged 10-11 years is 17.4%, compared with 20.0% in the south-east region and 23.4% nationally.
- 63.3% of the adult population of the borough is classified as overweight or obese, compared with 62.7% in the south-east region and 63.8% nationally.

3.4 Sport and physical activity

3.4.1 Participation rates

Sport England's '*Active Lives*' survey measures physical activity rates amongst people aged 16 and over at district, county, regional and national levels. The definitions used in the survey are as follows:

- **Sport and physical activity:** This includes at least 10-minutes of moderate or higher intensity sports activities, walking and cycling for leisure or travel, fitness and dance.
- **Active:** The 'Active' population is defined as those doing at least 150 minutes of the above activities per week.
- **Fairly active:** The 'Fairly active' population is defined as those doing between 30 and 149 minutes of the above activities per week.
- **Inactive:** The 'Inactive' population is defined as those doing 30 minutes or less of the above activities per week.

The proportion of the adult (16+) population who are active for at least 150 minutes per week in Tonbridge and Malling between 2015 and 2022 is tabulated below and shows that whilst rates have fluctuated over the survey periods, there is a slight downward trend between 2015 and 2022, primarily due to the effects of the covid pandemic:

<i>Nov '15 - Nov '16</i>	<i>May '16 - May '17</i>	<i>Nov '16 - Nov '17</i>	<i>May '17 - May '18</i>	<i>Nov '17 - Nov '18</i>	<i>May '18 - May '19</i>	<i>Nov '18 - Nov '19</i>	<i>May '19 - May '20</i>	<i>Nov '19 - Nov '20</i>	<i>May '20 - May '21</i>	<i>Nov '20 - Nov '21</i>	<i>Nov '21 - Nov '22</i>	<i>% Change</i>
66.3%	66.9%	66.8%	67.4%	68.8%	69.5%	69.4%	66.0%	66.0%	66.6%	65.1%	64.2%	-2.5%

In comparative terms, the most recent activity levels are above the county and national figures, but below the regional average:

Area	Active	Fairly active	Inactive
Tonbridge and Malling	64.2%	13.1%	22.7%
Kent	63.5%	12.2%	24.2%
South-east England	66.5%	11.4%	22.1%
England	63.1%	11.1%	25.8%

3.4.2 Demographic variations

The 'Active Lives' survey national level data identifies that there are significant demographic variations in participation rates:

- **Gender:** Men's participation rates are higher at 65% than women's at 61%.
- **Socio-economic groups:** Those in routine/semi-routine jobs and those who are long-term unemployed or have never worked have lower participation rates (54%) than those in professional/managerial roles (72%).
- **Age:** Activity levels decrease with age, from 70% in the 16 - 34 age group, to 66% on the 35 - 54 age group, 61% for 55 - 74 year olds to 40% for those aged 75 and over.
- **Disability and long-term health conditions:** Activity is less common for disabled people or those with a long-term health condition (47%) than those without (68%).
- **Ethnicity:** Participation rates are lower for minority ethnic groups than for the White population and are lowest for those of Asian heritage (54%).

3.4.3 Sports club membership

The 'Active Lives' survey also records rates of sports club membership amongst people aged 16 and over and who participated at least twice in the previous 28 days. The figures below show that rates are higher in Tonbridge and Malling than for all the wider geographical comparators:

Tonbridge and Malling	Kent	South-East	England
44.5%	38.3%	41.9%	40.2%

3.5 The local sports facilities supply network

Sports facilities provision in Tonbridge and Malling comprises a mixed economy involving the public, voluntary and commercial sectors. The key providers are as follows:

- **Tonbridge and Malling Borough Council:** The Council owns a range of playing pitches at Frog Bridge Sports Ground, the Racecourse Sports Ground, Swanmead Sports Ground and Tonbridge Farm. The sites are managed by TM Active, a charitable trust.
- **Schools:** Schools are significant pitch providers in the borough, particularly of artificial grass pitches, although not all provision is fully community accessible. The most significant of these is Tonbridge School.
- **Town and parish councils:** Town and parish councils are major pitch and outdoor sports facilities providers in the rural and northern parts of the borough.
- **Sports clubs:** Voluntary sector sports clubs provide and run a range of pitches and outdoor sports facilities.

3.6 The implications for sports facilities provision

The implications of the local context for sports facilities provision in Tonbridge and Malling are as follows:

- **Transport links:** The transport links, both internally and externally to the borough make pitches and outdoor sports facilities accessible to a wide catchment area, creating the potential for significant imported and exported demand.
- **An ageing population:** Whilst the borough has comparatively youthful age profile at present, demographic change by 2041 will see a significant increase in the proportion of people aged over 65. Since sport and physical activity rates typically decline with age, the market for local pitches and outdoor sports facilities will evolve accordingly.
- **Deprivation:** Although deprivation is relatively localised in the borough, consideration should be given to targeting participation initiatives in Snodland East and Trench wards in particular and ensuring that local pitch and outdoor sports facilities provision is adequate to support this.
- **Population growth:** The ONS 2018 sub-national population projections forecast an increase of 20,659 people by 2041, or 15.6%. If housing targets are met, population growth could be as high as 36,664 people, a 27.7% increase. This will increase demand for facilities for sport and physical activity.
- **Overall sports participation rates:** Local participation rates in sport and physical activity have fallen over the past five years (based upon Sport England's 'Active Lives' survey) but are still above the respective national and county figures.
- **Facilities supply:** Pitches and outdoor sports facilities are provided by a range of owners and operators from the public, education and voluntary sectors, which highlights the need for and benefits of a strategic approach to co-ordinating provision.

4 STRATEGIC INFLUENCES

4.1 Introduction

As a prelude to the assessment of supply and demand for pitches and outdoor sports facilities in Tonbridge and Malling, this section reviews the relevant policies and priorities of the council and its strategic partners, to establish:

- The key relevant policies and local strategic outcomes.
- The extent to which these are convergent or divergent in respect of sport and physical activity.

4.2 Tonbridge and Malling Borough Council Corporate Strategy

4.2.1 Corporate vision

The Council's current aspirations for the borough are set out in its *'Innovation, Transformation and Delivery: Corporate Strategy 2023 - 2027 (2020)*. The vision of the plan is 'to be an innovative and forward-thinking council, that leads the people and businesses of the borough towards a vibrant, prosperous and sustainable future'.

4.2.2 Corporate values and priorities

To achieve this vision the Strategy sets out four priorities:

- Efficient services for all our residents, maintaining an effective council.
- Sustaining a borough which cares for the environment
- Improving housing options for local people whilst protecting our outdoor areas of importance
- Investing in our local economy to help support residents and businesses and foster sustainable growth.

The strategy states the Council's commitment to 'continue our successful management of parks, open spaces and leisure centres so the best recreational facilities are available to everyone'.

4.3 Tonbridge and Malling Borough Council Development Plan

TMBC's adopted local development plan comprises the following documents:

- Core Strategy 2006-2021 (September 2007).
- Development Land Allocations DPD (April 2008).
- Tonbridge Central Area Action Plan (April 2008).
- Managing Development and the Environment DPD (April 2010).
- Local Plan Policies Map illustrating the policies and proposals contained in the Development Plan.
- Please also see the Minerals safeguarding map for the borough that forms part of the Kent Minerals and Waste Local Plan Saved policies (April 2010).

Following the withdrawal of a Local Plan from examination in 2021, the Council has been progressing a new Local Plan. An early Regulation 18 Local Plan consultation was undertaken

in Autumn 2022 and the Council is now progressing towards a Stage 2 Regulation 18 Local Plan Consultation.

The Local Plan will be the key planning document for the borough which will provide a vision for and a range of strategic objectives for the borough covering a minimum 15-year period from adoption, a long-term spatial strategy setting out the locations for future housing and employment growth and will provide both strategic and non-strategic policies to guide development contributing to social, environmental and economic (sustainability) goals. Once adopted, the plan will replace all existing adopted plans and policies and will be used to assess and make decisions on planning applications, as well as to be used to help inform investment and the provision of infrastructure to support development, including sports provision.

4.4 Active Kent and Medway

Active Kent and Medway is the county sports partnership, one of a network of 43 active partnerships across the country. It works with sports clubs and organisations and a range of partners in the public, private and voluntary sectors to increase participation in sport and physical activity. Its strategy *'Move Together'* (2023) covers the period 2023-27. It seeks to achieve the following.

- Connecting communities - 'Making it easier for people to be active locally and using sport and physical activity's unique ability to make places better to live in and bring people together, particularly where inequalities are greatest' (page 8).
- Health and wellbeing - 'Creating partnerships that enable everyone to benefit from an active lifestyle' (page 9).
- Children and young people - 'Enabling children and young people to enjoy being active and creating the right foundations for a long, active and healthy life' (page 10).
- Supporting sport - 'Supporting local organisations to better understand their community and to deliver activities that are appropriate to people's needs and motivations' (page 11).
- Active environments - 'Creating and protecting places and spaces that make it easier for people to be active' (page 12).

4.5 Kent Joint Health and Wellbeing Strategy

The current Kent Health and Wellbeing Strategy 2018 - 2021, published by Kent County Council, has the vision 'to improve health and wellbeing outcomes, deliver better coordinated quality care, improve the public's experience of integrated health and social care services and ensure that the individual is involved and at the heart of everything we do' (page 5).

The outcomes include 'effective prevention of ill health by people taking greater responsibility for their health and wellbeing' (page 5). The Strategy states that 'shaping the physical environment of the community so that it can better promote healthier lifestyles is central to... councils' regulatory health improvement role. The new National Planning Policy Framework highlights the role of the planning system in facilitating social interaction and creating healthy, inclusive communities. This includes measures aimed at reducing health inequalities, improving access to healthy food and reducing obesity, encouraging physical activity, improving mental health and wellbeing, and improving air quality to reduce the incidence of respiratory diseases' (page 19).

4.6 The Government's Planning Policies

4.6.1 Introduction

In December 2024, the Government published an update to the 'National Planning Policy Framework' setting out its economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

4.6.2 Sustainable development

The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs' and there is a presumption in favour of sustainable development.

4.6.3 Promoting healthy and safe communities

Paragraph 96 states that 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- 'Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.
- Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.
- Enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling'.

4.6.4 Sport and leisure facilities

Paragraph 98 states that 'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- 'Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

- Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services’.

4.6.5 Open space and recreation

Paragraph 103 states that ‘Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate’.

Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use’.

4.6.6 Planning Practice Guidance

The Government also issued ‘*Planning Practice Guidance*’ . The following is of particular relevance:

- **Open space, sport and recreation provision:** ‘Open space should be taken into account in planning for new development and considering proposals that may affect existing open space. It can provide health and recreation benefits to people living and working nearby’.
- ‘Authorities and developers may refer to Sport England’s guidance on how to assess the need for sports and recreation facilities. Local planning authorities are required to consult Sport England in certain cases where development affects the use of land as playing fields. Where there is no requirement to consult, local planning authorities are advised to consult Sport England in cases where development might lead to loss of, or loss of use for sport, of any major sports facility, the creation of a site for one or more playing pitches, artificial lighting of a major outdoor sports facility or a residential development of 300 dwellings or more’.
- **Healthy and safe communities:** ‘Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Development proposals should support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do. Opportunities for healthy lifestyles must be considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity and promotes high quality open spaces and opportunities for play, sport and recreation)’.

The built and natural environment have key roles in supporting and enabling, health, wellbeing, and physical activity. The Tonbridge and Malling Sports Facilities Strategy addresses the extent to which existing sports facilities and the programmes that they deliver, provide accessible and appropriate opportunities to be active and proposes recommendations where necessary.

4.7 The Government's Sports Strategy

4.7.1 Introduction

The Government's sports strategy '*Get Active - A Strategy for the Future of Sport and Physical Activity*' (2023) contains three main priorities, outlined below.

4.7.2 Driving participation and addressing inactivity

- 'Ensuring everyone is focused on increasing physical activity, meaning fewer inactive children, and narrowing the gap on inactivity where groups are not being reached, with visible progress across the country by 2030'.
- 'Setting the future direction for facilities and spaces where people can be active by delivering multi-million pound investment into grassroots facilities and setting a clear strategic ambition for the future. This will mean facilities that reflect the needs of local communities, supported by hundreds of millions of pounds of government and local authority investment'.

4.7.3 Strengthening the integrity of sport

- 'Help the sector to be welcoming to all, by promoting women's and disability sport, championing diversity across the sector and holding the sector to account for investing in these groups. This will mean groups feel the benefit of public and private investment, that we see meaningful progress by 2030, and that cultural issues which put people off sport are relentlessly tackled'.
- 'Improve how issues and concerns are dealt with in the sector, starting by launching a call for evidence around sport integrity issues. This will increase confidence in sport so that everyone knows that their welfare is at the heart of the sport system, whatever sport they play'.

4.7.4 Making sport more sustainable

- 'Supporting the sector to access additional, alternative forms of investment to help it continue to grow and thrive, and by highlighting best practice, good governance mechanisms, and opportunities offered by technology and innovation. This will allow sport to thrive for future generations and support the continuation of our sporting institutions'.
- 'Working towards a more environmentally sustainable sector that delivers on the government's net-zero ambitions. We will do this by championing the role that sport can play in sustainability, and bringing together government departments, the sport sector and subject matter experts to share information and provide support'.

4.8 Sport England Strategy

4.8.1 Vision

Sport England's strategy '*Uniting the Movement*' (2021) contains a vision for 'a nation of more equal, inclusive and connected communities. A country where people live happier, healthier and more fulfilled lives'.

4.8.2 Context

The strategy concludes that 'there are deep-rooted inequalities in sport and physical activity, which mean there are people who feel excluded from being active because the right options and opportunities are not there:

- Disabled people and people with a long-term health condition are twice as likely to be physically inactive than those without a disability or health condition.
- People from a lower socioeconomic group (NS-SEC 6-8) are more likely to be inactive than people in higher social groups.
- Women are less active than men and this gender gap starts with girls being less active from a very young age.
- People from Asian and black backgrounds are far more likely to be physically inactive than people who are white'.

4.8.3 Advocating movement, sport and physical activity

Proposed actions include:

- 'Continue to build, establish and grow partnerships and a common purpose across both the government and our sector to join up policies, strategies and approaches'.
- 'Continue to develop and deliver behavioural change campaigns, building on the success of '*This Girl Can*', '*We Are Undefeatable*' and '*Join the Movement*', to put movement, sport and physical activity at the forefront of national conversations'.
- 'Keep building evidence that shows the links between the issues we all care about as a nation and the value of movement, sport and physical activity as part of the solution'.
- 'Grow the extent to which we communicate, both to people and organisations, the power of getting active to help strengthen public consensus around the importance of being physically active'.

4.8.4 Five key issues

These are identified as:

- **Recover and reinvent:** 'Recovering from the biggest crisis in a generation and reinventing as a vibrant, relevant and sustainable network of organisations providing sport and physical activity opportunities that meet the needs of different people'.
- **Connecting communities:** Focusing on sport and physical activity's ability to make better places to live and bring people together.

- **Positive experiences for children and young people:** Unrelenting focus on positive experiences for all children and young people as the foundations for a long and healthy life.
- **Connection 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.

4.8.5 Active Environments

The key proposals for facilities are contained in the 'Active Environments' theme. This identifies three types of provision:

- **Dedicated sport and physical activity facilities:** 'Dedicated sport and leisure facilities like leisure centres need to be co-created, well designed, supported and maintained to benefit the local community and their users'.
- **Other community spaces:** 'Not usually designed exclusively for exercise, and certainly not for specific sports, these places are a vital resource for many and the activity they host provides a useful income to the venue. They may never be perfect competition or training spaces, but they attract people who might never go to a sports club, leisure centre or private gym. The development of community spaces like these is important to people who are regularly or newly active'.
- **The wider built environment:** 'These places and spaces influence how much we move. Good design can help to increase activity levels by encouraging walking and cycling. This means connecting dedicated sport and activity facilities and community spaces, by making it easy for people to walk and cycle, by better design and by using the built and natural environments around us'.

The Tonbridge and Malling Playing Pitch Strategy will need to address the extent to existing sports facilities and the programmes that they deliver address Sport England's new strategic priorities and in particular the emphasis on non-specialist community spaces or informal facilities.

4.9 Sport England Playing Pitch Policies

By virtue of a statutory instrument made in 1996, Sport England is a statutory consultee on proposals for development which affect playing fields, land used for playing fields at any time in the last five years which remains undeveloped, or land which is identified for use as a playing field in a development plan. It considers proposals affecting playing fields in the context of the National Planning Policy Framework (in particular paragraph 103) and against its own playing fields policy which states the following: -

'Sport England will oppose the granting of planning permission for any development that would lead to the loss, or prejudice the use of:

- All or any part of a playing field, or
- Land which has been used as a playing field and remains undeveloped, or
- Land allocated for use as a playing field.

Unless in the judgement of Sport England, the development as a whole meets one of more of the following specific exceptions:

- **Exception 1:** A robust and up-to-date assessment has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted and the site has no special significance to the interests of sport.
- **Exception 2:** The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
- **Exception 3:** The proposal affects only land incapable of forming part of a playing pitch and does not:
 - Reduce the size of any playing pitch.
 - Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas).
 - Reduce the sporting capacity of the playing field to accommodate playing pitches or the capacity to rotate or reposition pitches to maintain their quality.
 - Result in the loss of other sporting provision or ancillary facilities on the site.
 - Prejudice the use of any remaining areas of playing field on the site.
- **Exception 4:** The area of playing field to be lost as a result of the proposed development will be replaced prior to the commencement of the development by a new area of playing field:
 - Of equivalent or better quality.
 - Of equivalent or greater quantity.
 - In a suitable location.
 - Subject to equivalent or better accessibility and management arrangements.
- **Exception 5:** The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field'.

4.10 Sport England Strategic Outcomes Planning Guidance

In May 2019 Sport England supplemented its guidance on the production of sports facilities strategies by publishing '*Strategic Outcomes Planning Guidance*'. The approach advocated involves

- Developing an understanding of the wider local strategic outcomes of the study area.
- Using a cross sector approach to identify local community needs and priorities.
- Establishing the contribution that sport and physical activity can make.
- Securing stakeholder 'buy-in' to the shared local outcomes.

The aim is to ensure that the development of sports and leisure facilities is not just an end in itself but is fully integrated into the strategic objectives of a range of key stakeholders in any given area. For example, rationale for the design, siting and operation of a new swimming pool in addition to the obvious benefits for sport and physical activity, should include the role it can play in delivering objectives relating to health inequalities, economic regeneration, tourism and socio-economic deprivation.

As a prelude to the assessment of supply and demand for facilities in Tonbridge and Malling, this section reviews the relevant policies and priorities of the council and its strategic partners, to establish:

- The key relevant policies and local strategic outcomes.
- The extent to which these are convergent or divergent in respect of sport and physical activity.

A link to Sport England's Planning for Sport documentation is below:

<https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport>

4.11 The implications for shared strategic outcomes

4.11.1 Policy convergence

The review of strategic influences on pitch and outdoor sports facilities provision in Tonbridge and Malling identifies policy convergence on the following issues:

- **Active, healthy communities:** There is strong policy support for the creation of active, healthy communities, including the provision of affordable accessible facilities with appropriate activity programmes.
- **Active design:** Ensuring that the community provision creates opportunities for active travel and an attractive range of co-located facilities is embedded in local and wider policies.
- **Protect and retain:** Local and national planning policy is supportive of protecting and retaining sports facilities for which there is an assessed need.
- **Integration with health and social care:** Closer links with the health and social care system, to ensure that there is better integration between the needs of low participant groups and the sport and physical activity opportunities provided is a strong theme.
- **Low participant groups:** There is universal recognition of which groups have lower engagement with sport and physical activity and a shared policy commitment to address this.

4.11.2 Shared strategic outcomes

Based upon the shared policy influences, the shared strategic outcomes that provide the underpinning rationale for providing sports facilities in Tonbridge and Malling are as follows:

- To promote active, healthy communities in the borough, local stakeholders will support the provision of sustainable community sport and leisure facilities and the spaces and infrastructure that individuals, clubs, schools and individuals can access and use to take part.
- The network of sports facilities and supporting community infrastructure will be reviewed to ensure that the quantity, quality, accessibility and availability is appropriate to the needs of existing and prospective users.
- Closer links will be developed with the health and social care system, including the co-location of health and sports facilities where feasible and appropriate, to ensure that there is better integration between the needs of low participant groups and the sport and physical activity opportunities provided.

5 FOOTBALL PITCH NEEDS

5.1 Introduction

The key stakeholders delivering football in Tonbridge and Malling are:

- **Kent FA:** All football clubs in the borough affiliate to the Kent FA, which administers the game in the county.
- **FA-affiliated clubs:** There are 39 FA-affiliated clubs in Tonbridge and Malling, who collectively run 57 adult teams, 172 youth teams and 96 mini-soccer teams (325 teams in total).
- **Pitch providers:** A range of organisations provide football pitches in the borough, in particular the borough council, town and parish councils, clubs and schools.

5.2 Strategic context

5.2.1 The Football Association

'Time for Change: The FA Strategy 2020-2024' (2020) has a number of targets with important implications for football and its facilities needs at grassroots level (see box below).

- **Equal opportunities for every girl:** 'We will work in partnership with schools and teachers to provide tailored programmes and training. We will ensure all girls (5-16 years of age) have access to an inclusive club with an appropriate competitive pathway (including our innovative Wildcats programme)'.
- **Deliver 5,000 quality pitches:** 'The poor quality and availability of our pitches remains the number one frustration in grassroots football and an embarrassment for our country. Significantly improving the quality and durability of our grass pitches and building more artificial pitches is a necessity. To achieve this ambition by 2024, we will work through our delivery partner the Football Foundation, to build and improve 5,000 pitches across England, including using new digital methods to support ground staff up and down the country'.

The Football Association's 'National Facilities Strategy' (2020) also contains a number of longer-term (10-year) facilities-related targets:

- 1,000 new '3G' football turf pitches in a mix of sizes and settings, dependent upon local needs, all aimed at enhancing the quality of the playing experience.
- 20,000 improved natural-turf pitches: to help address drop-off due to a poor playing experience.
- 1,000 new changing pavilions/clubhouses all linked to priority sites.
- Small-sided facilities to grow the small-sided game for teams and leagues, recreational and informal play.

5.2.2 The Local Football Facility Plan

The Football Association, Premier League and the Government via Sport England have produced a Local Football Facility Plan (LFFP) for each local authority area in England. The national funding partners have significantly increased investment to accelerate efforts to deliver more and better football facilities for the grassroots game. The purpose of the *'Tonbridge and Malling LFFP'* (2019) is to identify the priority projects for potential investment in the borough. All LFFPs will be refreshed by May 2025 but the key findings of the current document are below:

Overall priorities for football in Tonbridge and Malling

- Support the transition of youth teams to progress to adult male 11v11 leagues.
- Grow informal football provision.
- Ensure club structures are in place to grow in line with housing growth.
- Develop comprehensive support to volunteers to allow clubs to retain, grow and provide opportunity for all.
- Increase women and girls provision through informal ladies sessions and FA Wildcats programme.

3G' football turf pitches:

- There are currently six full-sized (11v11) '3G' football turf pitches in Tonbridge and Malling, three of which are on the FA Register of '3G pitches.
- There are two small-sided '3G' football turf pitches in the borough.
- There is a current requirement for an additional four full-sized '3G' football turf pitches in the borough. Potential sites to meet the shortfall are identified as:
 - Aylesford Recreation Ground (since provided).
 - Kings Hill Sports Park (since provided).
 - Leybourne Chase.
 - Tonbridge Farm Sports Ground.
 - Tonbridge School

Grass pitches: One priority project for potential investment was identified at the Racecourse Recreation Ground in Tonbridge.

Changing rooms/pavilions/clubhouses: Three priority projects for potential investment were identified as Frog Bridge, K-Sports (since reverted to private use) and Swanmead Sports Ground.

Small-sided facilities, parks and open green spaces: One priority project for potential investment was identified as a Multi-use Games Area at East Peckham Playing Fields.

5.2.3 Neighbouring local authorities

Football needs assessments in the neighbouring local authorities highlighted the following cross-boundary issues:

Maidstone

- The '*Maidstone Pitch Strategy*' (2019) identifies that there is a deficit of all types of grass football pitch with the exception of mini 5v5.
- The '*Maidstone Football Facility Plan*' (2020) notes a shortfall of two '3G' football turf pitches. Nine sites have been prioritised for grass pitch improvements three of which are proposed in locations that are close to the boundary with Tonbridge and Malling.

Tunbridge Wells

- The '*Tunbridge Wells Playing Pitch strategy 2017 - 2033*' (2017) identifies that there is a deficit of youth 11v11 and youth 9v9 grass pitches and a need for an additional five full-sized '3G' football turf pitches.
- The '*Tunbridge Wells Local Football Facility Plan*' (2020) notes a shortfall of four '3G' football turf pitches all of which are proposed in locations that are close to the boundary with Tonbridge and Malling. Nine sites have been prioritised for grass pitch improvements seven of which are close to the boundary with Tonbridge and Malling.

Sevenoaks

- The '*Sevenoaks Playing Pitch Strategy*' (2018) (currently being revised) concludes 'there is currently a small over-supply for grass football pitches', but a deficit of five full-sized '3G' football turf pitches.
- The '*Sevenoaks Local Football Facility Plan*' (2019) notes a shortfall of five '3G' football turf pitches, none of which are proposed in locations that are close to the boundary with Tonbridge and Malling. Five sites have been prioritised for grass pitch improvements, three of which are close to the boundary with Tonbridge and Malling.

Gravesham

- The '*Gravesham Playing Pitch Strategy*' (2016) identifies that there is spare capacity for all types of grass football pitch.
- The '*Gravesham Local Football Facility Plan*' (2020) notes a shortfall of two '3G' football turf pitches, neither of which is proposed in locations that are. Five sites have been prioritised for grass pitch improvements one of which is close to the boundary with Tonbridge and Malling.

Medway

- The '*Medway Playing Pitch Strategy*' (2019) concluded that there is spare capacity for all types of grass football pitch to meet current needs, but that a deficit is forecast for future needs, based on projected population growth.
- The '*Medway Local Football Facility Plan*' (2019) notes a shortfall of six full-sized '3G' football turf pitches, with one proposed location close to the boundary of Tonbridge and Malling. 13 sites have been prioritised for grass pitch improvements including three that are close to the boundary with Tonbridge and Malling.

5.2.4 Implications of the strategic context

The implications of the strategic context for football in Tonbridge and Malling are as follows:

- **‘3G’ pitches:** The increased dependence on ‘3G’ football turf pitches for youth football and mini-soccer matches will place stresses on existing provision in the borough.
- **Neighbouring areas:** There is some evidence of deficiencies in pitch provision in neighbouring areas which are likely to impact on Tonbridge and Malling.

5.3 Football pitch demand in Tonbridge and Malling

5.3.1 Expressed demand

A questionnaire survey was circulated to all FA-affiliated football clubs in Tonbridge and Malling. The following 20 clubs responded, collectively representing 331 teams, or 76.3% of the 434 affiliated teams in the Borough.

- AFC Valour
- Aylesford FC
- Borough Green Junior FC
- Castle Colts FC
- East Malling FC
- Eccles FC
- Ide Hill FC
- Igtham FC
- Kent Football Academy
- Kings Hill FC
- Larkfield FC
- London City Lionesses
- Peter’s Village FC
- Real 60 FC
- Roselands FC
- Snodland Town FC
- Tonbridge Angels FC
- Tonbridge Junior FC
- Waterringbury FC
- XL FC

The following clubs affiliate to the Kent FA and play in Tonbridge and Malling in season 2023/24. Clubs based outside the borough but using Tonbridge and Malling pitches are shown in italics, as are any pitches used by Tonbridge and Malling -based clubs that are outside the borough:

Club	Match venue(s)	Training venue(s)	Adult teams	Youth 11v11	Youth (9v9)	Mini (7v7)	Mini (5v5)
AFC Phoenix	Mereworth Recn. Ground	-	1	-	-	-	-
AFC Tonbridge	Tonbridge Farm	-	1	-	-	-	-
AFC Valour	East Peckham Pl. Field	-	1	-	-	-	-
Artois United FC	Tonbridge Farm	-	2	-	-	-	-
Aylesford FC	Aylesford Recn. Ground Eccles Sports Ground	Aylesford Recn. Grd. '3G'	5	12	8	11	4
Barming Youth FC	West Malling Village Hall	-	1	-	-	-	-
Borough Green Junior FC	Borough Green Rec. Grd Wrotham School '3G' Potter Mede Sports Grd. King George's Field Stone House Field	Wrotham School '3G'	1	7	5	4	4
CALM Kickabout	K-Sports '3G'	-	2	-	-	-	-
Castle Colts FC	Ditton Community Ctre. Leybourne Chase Allington Primary School Palace Wood Primary Sch. The Orchard Ground	Maplesden Noakes '3G' K-sports AGP	2	12	7	5	3
Ditton Minors FC	Ditton Community Ctre. Brookfield Junior School New Road Recn. Ground Ditton Junior School Malling School	-	4	2	4	4	4
East Malling FC	Larkfield Sports Club Clare Park	-	2	-	-	-	-
Eccles FC	Eccles Sports Club	Eccles Sports Club	3	-	-	-	-
FC Ditton Vets	Ditton Community Ctre.	-	1	-	-	-	-
Greenways FC	K-Sports	-	1	-	-	-	-
HMPPS Kent and Essex	K-Sports	-	2	-	-	-	-
Ide Hill FC	Longmead Stadium	Wrotham School '3G'	6	1	1	2	1
Igtham FC	Igtham Playing Field	-	1	-	-	-	-
K-Sports FC	K-Sports	-	1	-	-	-	-
Kent County Council FC	K-Sports	-	1	-	-	-	-
Kent Football Academy	K-Sports South Park, Maidstone New Line Academy '3G'	K-Sports '3G' New Line Academy '3G'	-	1	2	-	1

Club	Match venue(s)	Training venue(s)	Adult teams	Youth 11v11	Youth 9v9	Mini (7v7)	Mini (5v5)
Kent Police	Kings Hill Sports Park	-	1	-	-	-	-
Kent Sands United FC	Kings Hill Sports Park	-	1	-	-	-	-
Kent Star Ladies FC	K-Sports	-	-	-	-	1	-
Kings Hill FC	Kings Hill Sports Park West Malling Village Hall	Kings Hill Sports Park '3G'	7	18	8	9	10
Larkfield & New Hythe FC	Larkfield Sports Club Larkfield Recn. Ground	-	4	-	-	-	-
Larkfield FC	Larkfield Sports Club Larkfield Recn. Ground	K-Sports '3G'	1	2	7	2	5
Leybourne Youth FC	Leybourne Chase	-	-	-	-	-	3
London City Lionesses	K-Sports	K-Sports '3G'	2	1	-	-	-
LUCA	Leigh Academy '3G'	-	-	2	2	2	2
Maidstone Utd. Women's FC	K-Sports	-	3	-	-	-	-
Malgo FC	K-Sports	-	1	-	-	-	-
Peter's Village FC	Peter's Village Pl. Field Mereworth Recn. Ground Mote Park	K-Sports '3G'	2	2	3	1	5
Pippin United FC	Clare Park	-	1	-	-	-	-
Pro Soccer Academy	Wrotham School '3G'	Wrotham School '3G'	2	-	1	-	-
Range Rovers FC	Wrotham School '3G'	-	1	-	-	-	-
Real 60 FC	Tunbury Recreation Grd.	-	-	-	-	1	5
Rondos Academy	Kings Hill Sports Park	-	-	-	5	3	4
Roselands FC	Racecourse Sports Grd.	Mascalls School '3G'	1	-	-	-	-
Rubicon Limerick FC	West Malling Village Hall Kings Hill Sports Park	-	2	-	-	-	-
Showcase PR FC	K-Sports	-	1	-	-	-	-
Snodland Town FC	Potyns Field Snodland Comm. Centre	Potyns Field '3G'	8	3	4	4	1
Sports Connect FC	K-Sports	-	1	-	-	-	-
The Jags FC	Eccles Recreation Grd.	-	1	-	-	-	-
Titans FC	East Peckham Pl. Field	-	1	-	-	-	-
Tonbridge Angels FC	Longmead Stadium '3G'	Longmead Stadium '3G'	6	2	-	-	-
Tonbridge Invicta JFC	Frog Bridge Racecourse Sports Grd. Swanmead Sports Ground	Tonbridge School AGP Longmead Stadium '3G' Mascalls School '3G'	4	1	5	5	4

Club	Match venue(s)	Training venue(s)	Adult teams	Youth 11v11	Youth (9v9)	Mini (7v7)	Mini (5v5)
Tonbridge Junior FC	Racecourse Sports Grd. Longmead Stadium Leigh Academy '3G'	-	2	25	11	16	14
Tonbridge Potterers FC	Longmead Stadium '3G'	-	1	-	-	-	-
Wateringbury FC	Wateringbury Playing Fld.	Aylesford Recn. Grd. '3G' Kings Hill Sports Park '3G'	1	3	4	4	1
Weald Wolves FC	K-Sports	-	2	-	-	-	-
Welling Town FC	Bauville Stadium K-Sports	K-Sports	7	4	-	3	4
West Kingsdown FC	K-Sports	-	1	-	-	-	-
Woodlands FC	Racecourse Sports Grd.	-	1	-	-	-	-
XL FC	Kings Hill Sports Park Star Meadow Sp. C.plex '3G' Woodlands Sp. Centre '3G'	Greenacre Academy	2	1	1	-	-
TOTALS	-	-	107	99	76	77	75

Sub-area analysis: Teams are distributed by sub-area as follows:

Sub-area	Adult 11v1	Youth 11v1	Youth 9v9	Mini 7v7	Mini 5v5
Tonbridge and surrounds	19	28	16	21	18
Mallings and surrounds	88	71	60	56	57
TONBRIDGE & MALLING	107	99	76	77	75

The key expressed demand issues are as follows:

- **Team numbers:** 53 men's teams, four women's teams, 92 youth male (11v11) teams, seven youth female (11v11) teams, 64 youth male (9v9) teams, nine youth female (9v9) teams, 63 mixed mini-soccer (7v7) teams, six female mini-soccer 7v7 teams and 27 mixed mini-soccer (5v5) teams play in Tonbridge and Malling.
- 22 clubs in Tonbridge and Malling have achieved the FA's quality-assured England Football Accredited status. This is 52.4% which compares with the national average of 27%. In terms of teams, 85.8% (279 out of 325) are part of an England Football Accredited club in Tonbridge and Malling, compared with the national average of 81.1%. This means that the benefits of belonging to an accredited club with formalised safeguarding procedures and qualified coaches is enjoyed by all youth and mini-soccer players in the borough.
- **Women and girl's football:** Football for women and girls is relatively well-developed in Tonbridge and Malling, with four adult women's teams, seven youth 11v11 teams, nine youth 9v9 teams and six mini 7v7 teams.

- **Disability football:** There are currently two learning disability teams and two pan-disability football teams in the borough.

5.3.2 Expressed demand trends

Overall football participation by adults is falling across the country. The 'Active Lives' survey shows that regular participation has fallen from 5.2% of adults in 2015/16 to 4.1% in 2019/20.

5.3.3 Displaced demand

Displaced demand relates to play by teams or other users of football pitches from within the study area which takes place outside of the area, or vice versa.

- **Imported demand from external clubs:** 24 teams from outside the borough play their 'home' games at pitches in Tonbridge and Malling.
- **Exported demand from internal clubs:** 28 teams from Tonbridge and Malling play their 'home' games at pitches outside the borough.

The net effect of displaced demand for match pitches in Tonbridge and Malling is four exported teams but exported demand for sports lit training pitches amounts to a further 36 teams.

5.3.4 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Pitches of a particular size or type may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

Respondents to the clubs' survey indicated that the following additional teams could be accommodated if the quantity and quality of pitch provision was improved. The 69 additional teams would represent an increase of 15.9% from the number of existing teams.

Club	Adult 11v1 1	Youth 11v1 1	Youth 9v9	Mini 7v7	Mini 5v5
Aylesford FC	0	0	0	0	0
Borough Green Juniors FC	1	1	1	1	1
Castle Colts FC	0	0	0	3	2
East Malling FC	0	0	0	0	0
Eccles FC	0	0	0	0	0
Ide Hill FC	0	2	1	1	2
Igtham FC	0	0	0	0	0
Kent Football Academy	1	1	1	3	2
Kings Hill FC	0	2	2	1	2
Larkfield FC	1	2	1	1	2
London City Lionesses	0	0	0	0	0
Peter's Village FC	0	2	1	1	0
Real 60 FC	0	0	2	2	0
Roselands FC	0	0	0	0	0

Club	Adult 11v1 1	Youth 11v1 1	Youth 9v9	Mini 7v7	Mini 5v5
Snodland Town FC	0	2	2	2	2
Tonbridge Angels FC	0	0	0	0	0
Tonbridge Junior FC	1	2	2	2	2
Wateringbury FC	0	0	0	0	0
XL FC	2	3	0	0	1
TONBRIDGE & MALLING	6	17	13	17	16

The clubs' survey revealed clear evidence of unmet demand.

- **Waiting list:** Seven clubs have a membership waiting list, whilst 13 do not.
- **Extra pitch needs:** Eleven clubs have unmet demand for additional match pitches.
- **Extra training needs:** Twelve clubs have unmet demand for sports lit, all-weather pitches.

5.3.5 Latent demand

Whereas unmet demand is known to exist, latent demand is demand that evidence suggests may be generated from a population if they had access to more or better provision. Given the generally low rates of participation in Tonbridge and Malling, despite a demographic profile that is more typically associated with higher rates of sport and physical activity, it is reasonable to assume that there is some latent demand in the borough.

5.4 Football pitch supply in Tonbridge and Malling

5.4.1 Introduction

This section summarises the detail of football pitch supply in Tonbridge and Malling. The pitches included in the analysis are defined as natural or artificial turf areas permanently laid out with regulation markings, with the following dimensions as specified in:

<https://www.thefa.com/get-involved/player/facility-development-and-technical-guidance>

Pitch Type	Pitch length	Pitch width	Size including run-offs
Adult football	100m	64m	106m x 70m
Youth football 11v11 (U17-U18)	100m	64m	106m x 70m
Youth football 11v11 (U15-U16)	91m	55m	97m x 61m
Youth football 11v11 (U13-U14)	82m	50m	88m x 56m
Youth football 9v9 (U11-U12)	73m	46m	79m x 52m
Mini-soccer 7v7 (U9-U10)	55m	37m	61m x 43m
Mini-soccer 5v5 (U7-U8)	37m	27m	43m x 33m
'3G' Football Turf Pitch	100m	64m	106m x 70m

The categories assessed are as follows:

- Pitches available for community use and used.
- Pitches available for community use but not used.

- Pitches not available for community use.

5.4.2 Full-sized '3G' football turf pitches

There are eight full-sized '3G' football turf pitches in the borough all of which apart from Judd School are on the FA's '3G' Pitch Register so can be used for competitive play.

Site	Address	Dimensions	Sports Lit	Built	Sub-area
Aylesford FC	Forstal Road, Aylesford ME20 7AU	100m x 64m	Yes	2023	Mallings
Hugh Christie College	White Cottage Road, Tonbridge TN10 4PU	100m x 60m	No	2022	Tonbridge
Judd School	Brook Street, Tonbridge TN9 2PN	100m x 60m	Yes	2017	Tonbridge
K-Sports	Station Road, Aylesford ME20 6AU	100m x 69m	Yes	2016	Mallings
Kings Hill Sports Park	Beacon Avenue, Kings Hill ME18 4QP	106m x 70m	Yes	2013	Mallings
Leigh Academy Tonbridge	Brook Street, Tonbridge TN9 2PH	105m x 70m	Yes	2011	Tonbridge
Longmead Stadium	Darenth Avenue, Tonbridge TN10 3JF	115m x 75m	Yes	2022	Tonbridge
Wrotham School	Borough Green Road, Wrotham TN15 7RD	105m x 69m	Yes	2011	Mallings

5.4.3 Small-sided '3G' football turf pitches

The following small-sided pitches are available for community use. None of the pitches are on the FA's '3G' Pitch Register and therefore they can only be used for training purposes:

Site	Address	Dimensions	Sports Lit	Built	Sub-area
Potyns Sports Ground	Paddlesworth Road, Snodland ME6 5DN	37m x 27m	Yes	2018	Mallings

5.4.4 Other full-sized artificial turf pitches used for football

The following all-weather pitches have some football use:

Site	Address	Dimensions	Surface	Sports Lit	Built	Sub-area
K-Sports*	Station Road, Aylesford ME20 6AU	100m x 63m	Sand-dressed	Yes	2017	Mallings
Tonbridge School	London Road, Tonbridge TN10 3AD	90m x 55m	Sand-filled	Yes	2009	Tonbridge

* Following the cessation of leases and informal booking arrangements prior to the sale of the site to the London City Lionesses FC, who purchased on the basis of sole use, there is no ongoing occupation by other clubs.

5.4.5 Full-sized '3G' pitches with no community use

The following all-weather pitch is not available for community football use:

Site	Address	Dimensions	Sports Lit	Built	Sub-area
Vizards Sports Ground	Lower Haysden Lane, Tonbridge TN11 9BB	130m x 80m	Yes	2017	Tonbridge

5.4.6 Grass football pitches

Provision of grass pitches with regulation line markings and goalposts for organised football are as follows. Pitches overmarked on other pitches are shown in brackets:

- **Available for community use and used:**

Site	Address	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Sub-area
Aylesford Recreation Ground	Forstal Road, Aylesford ME20 7AU	-	2	-	1	(2)	Mallings
Brookfield Junior School	Swallow Road, Aylesford ME20 6PY	-	-	1	-	-	Mallings
Borough Green Recreation Ground	Harrison Road, Borough Green TN15 8SD	-	-	1	-	-	Mallings
Clare Park Playing Field	Mill Street, East Malling ME19 6DN	1	-	-	-	-	Mallings
Ditton Community Centre	Kiln Barn Road, Ditton ME20 6AH	2	2	-	-	-	Mallings
Ditton Junior School	New Road, Ditton ME20 6AE	-	-	-	1	-	Mallings
East Peckham Playing Field	Pippin Road, East Peckham TN12 5BT	3	-	-	-	-	Tonbridge
Eccles Sports Club	Bull Lane, Eccles ME20 7HF	2	-	-	-	-	Mallings
Eccles Sports Ground	Bull Lane, Eccles ME20 7HF	-	-	2	-	-	Mallings
Frog Bridge	Whistler Road, Tonbridge TN10 4RQ	-	1	(1)	2	-	Tonbridge
Igtham Playing Field	Sevenoaks Road, Igtham TN15 9AD	1	-	-	-	-	Mallings
K-Sports*	Station Road, Aylesford ME20 2AU	2	2	1	1	1	Mallings

Following the cessation of leases and informal booking arrangements prior to the sale of the site to the London City Lionesses FC, who purchased on the basis of sole use, there is no ongoing occupation by other clubs.

Site	Address	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Sub-area
King George's Field	Maidstone Road, Platt TN15 8JE	-	1	-	-	-	Mallings
Kings Hill Sports Park	Beacon Avenue, Kings Hill ME18 4QP	3	-	2(1)	1(3)	(5)	Mallings
Larkfield Recreation Ground	New Hythe Lane, Larkfield ME20 6PT	-	2	1(1)	1(1)	1(2)	Mallings
Larkfield Sports Club	New Hythe Lane, Larkfield ME20 6PU	1	-	-	-	-	Mallings
Leybourne Chase	Bannister Way, Leybourne ME19 5GQ	-	2	1	-	2	Mallings
Malling School	Beech Road, West Malling ME19 6DH	1	-	1	-	-	Mallings
Mereworth Recreation Ground	The Street, Mereworth ME18 5LU	1	-	(1)	-	-	Mallings
New Road Recreation Ground	New Road, Aylesford ME20 6AD	-	1	-	-	-	Mallings
Peter's Village Playing Field	Village Road, Wouldham, ME1 3XJ	2	-	(1)	(1)	(1)	Mallings
Potter Mede Sports Ground	Borough Green Road, Borough Green TN15 7RD	-	1	1	-	-	Mallings
Potyns Field	Paddlesworth Road, Snodland ME6 5DN	1	-	1	(1)	-	Mallings
Racecourse Sports Ground	The Slade, Tonbridge TN9 1HR	5	4	2	3	3	Tonbridge
Snodland Community Centre	Cemetery Road, Snodland ME6 5BF	3	-	2	2	-	Mallings
Stone House Field	Stone House Farm, Platt TN15 8LF	-	1	-	-	-	Mallings
Swanmead Sports Ground	Swanmead Way, Tonbridge TN9 1PP	1	-	-	2(1)	2	Tonbridge
Tonbridge Farm	Darenth Avenue, Tonbridge TN10 3JF	6	-	-	1	-	Tonbridge
Tunbury Recreation Ground	Fernbank Road, Bluebell Hill ME5 9NH	-	-	-	-	2	Mallings
Wateringbury Playing Field	Fields Lane, Wateringbury ME18 5RS	1	-	1	2	2	Mallings
West Malling Village Hall	Norman Road, West Malling ME19 6RW	1	-	-	-	-	Mallings
TOTALS	-	37	19	17(5)	17(7)	13(10)	-

- **Available for community use and not used:**

Site	Address	Adult 11v1 1	Youth 11v1 1	Youth 9v9	Mini 7v7	Mini 5v5	Sub-area
Addington Recreation Ground	Park Road, Addington ME19 5BQ	1	-	-	-	-	Mallings

Site	Address	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Sub-area
Bluebell Hill Recreation Ground	Common Road, Bluebell Hill ME5 9QJ	1	-	-	-	-	Mallings
Burham Recreation Ground	Rochester Road, Burham ME1 3SF	1	1	-	-	-	Mallings
Ferryfield Recreation Ground	Medway Court, Aylesford ME20 7QN	-	1	-	-	-	Mallings
Old London Road Recreation Ground	Old London Road, Wrotham TN17 7DL	1	-	-	-	-	Mallings
Ryarsh Playing Field	Birling Road, Ryarsh ME19 5LS	1	2	-	-	-	Mallings
Wouldham Recreation Ground	Knowle Road, Wouldham ME1 3XA	1	1	-	1	-	Mallings
TOTALS	-	6	5	0	1	0	-

- **Pitches not available for community use:** The following grass pitches on school sites are not available for community use:

Site	Address	Adult 11v1 1	Youth 11v1 1	Youth 9v9	Mini 7v7	Mini 5v5	Sub-area
Aylesford School	Teapot Lane, Aylesford ME20 7JU	1	1	-	-	-	Mallings
Bishop Chavassee Primary School	Baker Lane, Tonbridge TN11 0FB	-	-	-	1	-	Tonbridge
Borough Green Primary School	School Approach, Borough Green TN15 8JZ	-	1	-	1	-	Mallings
Burham Primary School	Bell Lane, Burham ME1 3SY	-	-	1	1	-	Mallings
Cage Green Primary School	Cage Green Road, Tonbridge TN10 4PT	-	-	1	2	-	Tonbridge
East Peckham Primary School	Pound Road, East Peckham TN12 5LH	-	1	-	-	-	Tonbridge
Hadlow College	Tonbridge Road, Hadlow TN11 0AL	3	-	-	-	-	Tonbridge
Hadlow Primary School	School Lane, Hadlow TN11 0EH	-	-	-	1	-	Tonbridge
Hilden Grange School	Dry Hill Park Road, Tonbridge TN10 3BX	-	5	-	-	-	Tonbridge
Hillview School for Girls	Brionne Gardens, Tonbridge TN9 2HE	-	1	-	-	-	Tonbridge
Homesdale School	Malling Road, Snodland ME6 5HS	2	1	-	-	-	Mallings
Hugh Christie College	White Cottage Road, Tonbridge TN10 4PU	1	-	-	-	-	Tonbridge
Kings Hill School	Crispin Way, Kings Hill ME19 4LS	-	-	-	2	-	Mallings
Leigh Academy	Brook Street, Tonbridge TN9 2PH	1	-	-	-	-	Tonbridge
Leybourne Primary School	Rectory Lane North, Leybourne ME19 5HD	-	-	-	1	-	Mallings

Site	Address	Adult 11v1 1	Youth 11v1 1	Youth 9v9	Mini 7v7	Mini 5v5	Sub-area
Longmead Primary School	Waveney Road, Tonbridge TN10 3JU	-	-	1	1	1	Tonbridge
Lunsford Primary School	Swallow Way, Larkfield ME20 6PY	-	-	1	1	2	Mallings
Mereworth Primary School	The Street, Mereworth ME18 5ND	-	-	1	1	-	Mallings
More Park Primary School	Luck's Hill, West Malling ME19 6HN	-	-	-	1	-	Mallings
Offham Primary School	Church Road, Offham ME19 5NX	-	-	-	1	-	Mallings
Platt Primary School	Maidstone Road, Platt TN15 8JY	-	-	-	2	-	Mallings
Plaxtol Primary School	School Lane, Plaxtol TN15 0QD	-	-	-	1	-	Mallings
Royal Rise Primary School	Royal Rise, Tonbridge TN9 2DQ	-	-	-	1	-	Tonbridge
Ryarsh Primary School	Birling Road, Ryarsh ME19 5LS	-	-	1	2	2	Mallings
Shipbourne Primary School	Stumble Hill, Shipbourne TN11 9PB	-	-	-	1	-	Tonbridge
Slade Primary School	The Slade, Tonbridge TN9 1HR	-	-	-	2	-	Tonbridge
Snodland Primary School	Roberts Road, Snodland ME6 5HL	-	-	-	1	-	Mallings
St. James the Great Academy	Chapman Way, East Malling ME19 6SD	-	-	1	2	2	Mallings
St. Katherine's School	St Katherine's Lane, Snodland ME6 5EJ	-	1	-	-	-	Mallings
St. Margaret Clitheroe Prim Sch	Trench Road, Tonbridge TN11 9NG	-	-	2	2	2	Tonbridge
St. Mark's Prim Sch	Eccles ME20 7HS	-	-	1	1	-	Mallings
Stocks Green Primary School	Leigh Road, Hildenborough TN11 9AE	-	-	2	2	-	Tonbridge
The Discovery School	Discovery Drive, West Malling ME19 4GJ	-	-	-	2	-	Mallings
Tonbridge School	London Road, Tonbridge TN10 3AD	11	-	-	-	-	Tonbridge
Trottiscliffe Primary School	Church Lane, Trottiscliffe ME19 5EB	-	-	-	2	-	Mallings
Tunbury Primary School	Tunbury Avenue, Bluebell Hill ME5 9HY	-	-	1	1	1	Mallings
Valley Invicta Primary School	Teapot Lane, Aylesford ME20 7JU	-	-	1	1	1	Mallings
Valley Invicta Primary School	Pollyfield Close, Snodland ME6 5GR	-	-	-	1	-	Mallings
Valley Invicta Primary School	Derby Drive, Leybourne ME19 5FJ	-	-	-	2	-	Mallings
Wateringbury Primary School	Bow Road, Wateringbury ME18 5EA	-	-	-	2	-	Mallings

Site	Address	Adult 11v1 1	Youth 11v1 1	Youth 9v9	Mini 7v7	Mini 5v5	Sub-area
Weald of Kent School	Tudeley Lane, Tonbridge TN9 2JP	2	-	-	-	-	Tonbridge
West Malling Primary School	Norman Road, West Malling ME19 6RL	-	-	-	1	-	Mallings
Woodlands Primary School	Higham School Road, Tonbridge TN10 4BB	-	-	-	2	-	Tonbridge
Wouldham All Saints Prim. School	Worrall Drive, Wouldham ME1 3GE	-	-	-	2	-	Mallings
Wrotham School	Borough Green Road, Wrotham TN15 7RD	2	-	-	-	-	Mallings
TOTALS	-	23	11	14	49	13	-

5.4.7 Provision by sub-area

Pitches with community use and used by sub-area are as follows. Over-marked pitches are shown in brackets:

Sub-area	'3G'	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Tonbridge and surrounds	4	15	5	2(2)	6(3)	5
Malling and surrounds	8.5	22	14	15(3)	9(6)	8(10)
TONBRIDGE & MALLING	8.5	37	19	17(5)	15(9)	13(10)

5.4.8 Artificial turf pitch quality

The quality of the '3G' artificial grass pitches in the borough was assessed from site visits, to apply the Non-technical Visual Assessment criteria developed for use in conjunction with the 'Playing Pitch Strategy Guidance'. The assessment generates an overall 'score' by evaluating the playing surface, fencing, sports lighting, disability access and changing provision. All pitches apart from Judd School are on the FA's '3G' Pitch Register so can be used for competitive play.

Site	Pitch	Changing
Aylesford FC	Good	Good
Hugh Christie College	Good*	Standard
Judd School	Good	Poor
K-Sports	Good	Standard
Kings Hill Sports Park	Good	Good
Leigh Academy Tonbridge	Good	Standard
Longmead Stadium	Good	Good
Wrotham School	Good	Standard

* No sports lights

5.4.9 Grass pitch quality

The quality of all grass football pitches in Tonbridge and Malling with community use and used was assessed from site visits during the playing season, to apply the Non-technical Visual

Assessment criteria developed by the FA for use in conjunction with the *'Playing Pitch Strategy Guidance'*. The criteria assessed are as follows. A percentage score and associated ratings are generated as an overall measure of quality:

- **The playing surface:** This includes grass cover, pitch dimensions, gradient, evenness, length of grass, drainage and evidence of any unauthorised use.
- **The changing facilities:** This includes the availability of changing rooms, kitchen and/or bar, the interior and exterior appearance, showering and toilet provision, medical room, disability access and parking arrangements.
- **Grounds maintenance:** This includes the frequency of grass cutting, seeding, aeration, sand-dressing, fertilising, weed killing and chain harrowing.

The ratings for each grass football pitch in Tonbridge and Malling are below. The percentage scores generated equate to ratings of 'Good' for scores of 100% - 75% (highlighted in green below), 'Standard' for scores of 74.9% - 50% (highlighted in yellow below), 'Poor' for scores of 49.9% - 25% (highlighted in red below) and 'Unsuitable' below 25%:

Site	Pitches	Pitch	Changing	Comments
Aylesford Recreation Ground	Youth 11v11 pitch 1 Youth 11v11 pitch 2 Mini 7v7 pitch (Mini 5v5 pitch 1) (Mini 5v5 pitch 2)	Good Good Good Good Good	Good	Good quality pitches and changing facilities, but inadequate parking.
Brookfield Junior School	Youth 9v9 pitch	Standard	None	Pitch at the lower end of 'Standard' quality. No changing for community users
Borough Green Recreation Ground	Youth 9v9 pitch	Standard	None	'Standard' quality pitch. No changing facilities, just toilets.
Clare Park Playing Field	Adult pitch	Standard	Standard	'Standard' quality pitch and changing facilities.
Ditton Community Centre	Adult pitch 1 Adult pitch 2 Youth 11v11 pitch 1 Youth 11v11 pitch 2	Standard Standard Standard Standard	Standard	Pitches at the upper end of 'Standard' quality, with 'Standard' changing.
Ditton Junior School	Mini 7v7 pitch	Standard	None	Pitch at the lower end of 'Standard' quality. No changing for community users
East Peckham Playing Field	Adult pitch 1 Adult pitch 2 Adult pitch 3	Standard	Good	Pitches at the lower end of 'Standard' quality, with 'Good' changing.
Eccles Sports Club	Adult pitch 1 Adult pitch 2	Standard Standard	Standard	Pitches at the upper end of 'Standard' quality, with 'Standard' changing.
Eccles Sports Ground	Youth 9v9 pitch 1 Youth 9v9 pitch 2	Poor Poor	None	'Poor' quality pitches with no on-site changing.
Frog Bridge	Youth 11v11 pitch (Youth 9v9 pitch) Mini 7v7 pitch 1 Mini 7v7 pitch 2	Standard Standard Standard Standard	Poor	Pitches at the upper end of 'Standard' quality, with 'Poor' changing.

Site	Pitches	Pitch	Changing	Comments
Igtham Playing Field	Adult pitch	Poor	Standard	'Poor' quality pitch with 'standard' changing.
K-Sports	Adult pitch 1 Adult pitch 2 Youth 11v11 pitch 1 Youth 11v11 pitch 2 Youth 9v9 pitch Mini 7v7 pitch Mini 5v5 pitch	Good Good Good Good Good Good Good	Good	'Good' quality pitches and changing at the lower end of 'Good' quality.
King George's Field	Youth 11v11 pitch	Poor	Poor	'Poor' quality badly drained pitch with 'Poor' quality portacabin changing.
Kings Hill Sports Park	Adult pitch 1 Adult pitch 2 Adult pitch 3 Youth 9v9 pitch 1 Youth 9v9 pitch 2 (Youth 9v9 pitch 3) Mini 7v7 pitch 1 (Mini 7v7 pitch 2) (Mini 7v7 pitch 3) (Mini 7v7 pitch 4) (Mini 5v5 pitch 1) (Mini 5v5 pitch 2) (Mini 5v5 pitch 3) (Mini 5v5 pitch 4) (Mini 5v5 pitch 5)	Good Good Good Good Good Good Good Good Good Good Good Good Good Good Good	Good	Pitches and changing are both 'Good' quality.
Larkfield Recreation Ground	Youth 11v11 pitch 1 Youth 11v11 pitch 2 Youth 9v9 pitch 1 (Youth 9v9 pitch 2) Mini 7v7 pitch 1 (Mini 7v7 pitch 2) Mini 5v5 pitch 1 (Mini 5v5 pitch 2) (Mini 5v5 pitch 3)	Poor Poor Poor Poor Poor Poor Poor Poor Poor	None	'Poor' quality pitches. No changing facilities.
Larkfield Sports Club	Adult pitch	Good	Good	Enclosed 'Good' quality sports lit pitch and changing.
Leybourne Chase	Youth 11v11 pitch 1 Youth 11v11 pitch 2 Youth 9v9 pitch Mini 5v5 pitch 1 Mini 5v5 pitch 2	Standard Standard Standard Standard Standard	None	Pitches at the upper end of 'Standard' quality. The on-site pavilion is no longer used for changing
Malling School	Adult pitch Youth 9v9 pitch	Standard Standard	Standard	'Standard' quality pitches and changing facilities.
Mereworth Recreation Ground	Adult pitch (Youth 9v9 pitch)	Standard Standard	Standard	Pitches at the upper end of 'Standard' quality, changing at the lower end of 'Standard'.
New Road Recreation Ground	Youth 11v11 pitch	Standard	None	Pitch at the lower end of 'Standard' quality with no on-site changing.

Site	Pitches	Pitch	Changing	Comments
Peter's Village Playing Field	Adult pitch 1 Adult pitch 2 (Youth 9v9 pitch) (Mini 7v7 pitch) (Mini 5v5 pitch)	Standard Standard Standard Standard	Good	Pitches at the upper 'end' of 'Standard' quality, with 'Good' quality changing in the Community Centre.
Potter Mede Sports Ground	Youth 11v11 pitch Youth 9v9 pitch	Standard Standard	Good	'Standard' quality pitches with 'Good' changing.
Potyns Field	Adult pitch Youth 9v9 pitch (Mini 7v7 pitch)	Good Standard Standard	Good	Enclosed 'Good' quality adult pitch and changing. 'Standard' quality Youth and Mini pitch.
Racecourse Sports Ground	Adult pitch 1 Adult pitch 2 Adult pitch 3 Adult pitch 4 Adult pitch 5 Youth 11v11 pitch 1 Youth 11v11 pitch 2 Youth 11v11 pitch 3 Youth 11v11 pitch 4 Youth 9v9 pitch 1 Youth 9v9 pitch 2 Mini 7v7 pitch 1 Mini 7v7 pitch 2 Mini 7v7 pitch 3 Mini 5v5 pitch 1 Mini 5v5 pitch 2	Standard Standard Standard Standard Standard Standard Standard Standard Standard Standard Standard Standard Standard Standard Standard Standard	Standard	Pitches at the upper end of 'Standard' quality, but prone to prolonged flooding. 'Standard' quality changing.
Snodland Community Centre	Adult pitch 1 Adult pitch 2 Adult pitch 3 Youth 9v9 pitch 1 Youth 9v9 pitch 2 Mini 7v7 pitch 1 Mini 7v7 pitch 2	Standard Standard Standard Standard Standard Standard Standard	Standard	Pitches and changing at the upper end of 'Standard' quality. Location is within a deprived ward.
Stone House Field	Youth 11v11 pitch	Good	Standard	'Good' quality pitch with 'Standard' changing.
Swanmead Sports Ground	Adult pitch Mini 7v7 pitch 1 Mini 7v7 Pitch 2 (Mini 7v7 pitch 3) Mini 5v5 pitch 1 Mini 5v5 pitch 2	Standard Standard Standard Standard Standard Standard	Standard	Pitches at the upper end of 'Standard' quality, with 'Standard' changing.
Tonbridge Farm	Adult pitch 1 Adult pitch 2 Adult pitch 3 Adult pitch 4 Adult pitch 5 Adult pitch 6 Mini 7v7 pitch	Standard Standard Standard Standard Standard Standard Standard	Good	'Standard' quality pitches with 'Good' quality changing.
Tunbury Recreation Ground	Mini 5v5 pitch 1 Mini 5v5 pitch 2	Poor Poor	Poor	Badly drained 'Poor' quality pitches with 'Poor' quality changing (toilets only).

Site	Pitches	Pitch	Changing	Comments
Wateringbury Playing Field	Adult pitch Youth 9v9 pitch Mini 7v7 pitch 1 Mini 7v7 pitch 2 Mini 5v5 pitch 1 Mini 5v5 pitch 2	Poor Poor Poor Poor Poor Poor	Poor	'Poor' quality pitches and changing.
West Malling Village Hall	Adult pitch	Standard	Good	'Standard' quality pitches with 'Good' quality changing.

5.4.11 Summary of grass pitch quality

The number and percentage of pitches in each quality band is tabulated below. Just over 15% of pitches in the borough are rated as 'poor' quality, with consequent reductions in carrying capacity. Many more suffer from poor drainage and are rated at the lower end of 'standard' quality.

Pitch type	Good		Standard		Poor	
	Number	%	Number	%	Number	%
Adult 11v11	8	22%	27	73%	2	5%
Youth 11v11	5	26%	11	58%	3	16%
Youth 9v9	3(1)	18%	10(2)	59%	4(1)	24%
Mini-soccer 7v7	3(3)	18%	11(3)	65%	3(1)	18%
Mini-soccer 5v5	1(7)	8%	7(1)	54%	5(2)	38%
TOTAL	20(10)	19%	66(6)	64%	17(4)	17%

5.4.12 Summary of changing facilities quality

The number and percentage of pitches of each type that are served by 'poor' quality or no changing facilities is tabulated below. 21.4% of pitches are served by 'poor' quality or no changing facilities and the adverse impact on such a high proportion of pitch users makes it more difficult to recruit and retain new players, particularly women and girls.

Pitch type	Number	%
Adult 11v11	1	3%
Youth 11v11	7	37%
Youth 9v9	7 (2)	12%
Mini-soccer 7v7	6 (1)	35%
Mini-soccer 5v5	7 (2)	54%
TOTAL	28(4)	27%

5.4.13 Grass pitch maintenance

Football pitch maintenance in the borough is organised as follows:

- **Club-managed pitches:** All sites owned by football clubs maintain the pitches they use. This involves a combination of external contractors and volunteer help.
- **Borough council-owned pitches:** The council has a grounds maintenance contractor to undertake football pitch maintenance.
- **Parish council-owned pitches:** Parish councils employ grounds maintenance contractors, in some instances supported by user clubs with elements like line markings.

- **Pitches on education sites:** The school sites with community use all employ or contract their pitch maintenance staff.

5.4.14 Pitch hire charges

The cost of hiring grass football pitches in Tonbridge and Malling varies across the borough. For example, the most expensive adult pitch at King's Hill Sports Park is £185 per match whilst at the Racecourse it can be as low as £31 per match. Standard council pitch comparisons with other areas are as follows.

Pitch	Cost per match (£)
<i>Tonbridge and Malling Borough Council</i>	
Adult pitch	£80
Youth pitch	£50
Mini-soccer pitch	£45
<i>Maidstone Borough Council</i>	
Adult pitch (with changing)	£85
Adult pitch (without changing)	£65
Youth pitch (with changing)	£47
Youth pitch (without changing)	£27
Mini-soccer pitch (with changing)	£39
Mini-soccer pitch (without changing)	£19
<i>Tonbridge Wells District Council</i>	
Adult pitch	£90
Youth pitch	£46
Mini-Soccer pitch	£40

The cost of hiring artificial grass football pitches in Tonbridge and Malling and comparisons with other areas are as follows:

Pitch	Cost per match (£)
<i>Tonbridge and Malling Borough Council</i>	
<i>Kings Hill Sports Park '3G' pitch</i>	£152
Whole pitch	£71
One-third pitch	
<i>Leigh Academy Tonbridge</i>	£106
Whole pitch	£86
Two-thirds pitch	£47
One-third pitch	
<i>Tunbridge Wells District Council</i>	
Whole pitch (peak)	£122
Whole pitch (off-peak)	£70
Two-thirds pitch (peak)	£99
Two-thirds pitch (off-peak)	£58
One-third pitch (peak)	£68
One-third pitch (off-peak)	£40
<i>Medway Council</i>	
<i>Watling Park '3G' pitch</i>	
Whole pitch (peak)	£86
Whole pitch (off-peak)	£76
Half pitch (peak)	£55
Half pitch (off-peak)	£45

The comparison of prices shows that grass pitches in Tonbridge and Malling are slightly cheaper than those in neighbouring areas. '3G' pitch hire charges in the borough are also comparable to the surrounding areas.

5.4.15 Ownership, management and security of access

The ownership, management and security of community access of football pitch sites is detailed below. Security of access refers to the extent to which community use is protected (through public ownership, community use agreements etc.), rather than the security of tenure of specific club users.

Site	Ownership	Management	Access
Aylesford Recreation Ground	Aylesford Parish Council	Aylesford Parish Council	Secured
Brookfield Junior School	Kent County Council	Brookfield Junior School	Unsecured
Borough Green Recreation Ground	Borough Green Parish Council	Borough Green Parish Council	Secured
Clare Park Playing Field	East Malling Parish Council	East Malling Parish Council	Secured
Ditton Community Centre	Ditton Parish Council	Ditton Parish Council	Secured
Ditton Junior School	Kent County Council	Ditton Junior School	Unsecured
East Peckham Playing Field	East Peckham Parish Council	East Peckham Parish Council	Secured
Eccles Sports Club	Eccles Sports Club	Eccles Sports Club	Secured
Eccles Sports Ground	Aylesford Parish Council	Aylesford Parish Council	Secured
Frog Bridge Sports Ground	Tonbridge & Malling BC	TMActive	Secured
Igtham Playing Field	Igtham Parish Council	Igtham Parish Council	Secured

Site	Ownership	Management	Access
K-Sports	Marpaul Holdings	K-Sports	Secured
King George's Field	Platt Parish Council	Platt Parish Council	Secured
Kings Hill Sports Park	Kings Hill Parish Council	TMActive	Secured
Larkfield Recreation Ground	Larkfield Parish Council	Larkfield Parish Council	Secured
Larkfield Sports Club	Larkfield Sports Club	Larkfield Sports Club	Secured
Leybourne Chase	Leybourne Parish Council	Leybourne Parish Council	Secured
Mallings School	Mallings School	Mallings School	Unsecured
Mereworth Recreation Grd.	Mereworth Parish Council	Mereworth Parish Council	Secured
New Road Recreation Grd.	Aylesford Parish Council	Aylesford Parish Council	Secured
Peter's Village Playing Field	Trenport Developments	Trenport Developments	Secured
Potter Mede Sports Ground	Borough Green Parish Council	Borough Green Parish Council	Secured
Potyns Field	Snodland Town Council	Snodland Town Council	Secured
Racecourse Sports Ground	Tonbridge & Malling BC	TMActive	Secured
Snodland Community Centre	Snodland Community Assoc.	Snodland Community Assoc.	Secured
Stone House Field	Platt Parish Council	Platt Parish Council	Secured
Swanmead Sports Ground	Tonbridge & Malling BC	TMActive	Secured
Tonbridge Farm	Tonbridge & Malling BC	TMActive	Secured
Tunbury Recreation Ground	Aylesford Parish Council	Aylesford Parish Council	Secured
Wateringbury Playing Field	Wateringbury Parish Council	Wateringbury Parish Council	Secured
West Malling Village Hall	West Malling Parish Council	West Malling Parish Council	Secured

The number and proportion of football pitches in Tonbridge and Malling with community use and used that have secured access is as follows. Only 3.7% of the pitches with community use and used are on sites without secured use, meaning that in theory community use could be rescinded at any time. Measures to secure community use at education sites, such as formal Community Use Agreements, would be advisable.

Pitch Type	Secured		Unsecured	
	Number	%	Number	%
'3G' football turf pitch	7	87.5 %	1	12.5%
Adult football	37	97.4 %	1	2.6%
Youth football (11v11)	19	100%	0	0.0%
Youth football (9v9)	20	90.9 %	2	9.1%
Mini-soccer (7v7)	23	95.8 %	1	4.2%
Mini-soccer (5v5)	24	100%	0	0.0%
TOTALS	130	96.3 %	5	3.7%

5.5 Geographical distribution

The geographical distribution of football pitches in Tonbridge and Malling has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 15-minutes travel time as the typical maximum for grass pitches and 20 minutes for full-sized '3G' football turf pitches. For all types of grass pitches and full-sized '3G' pitches, the entire local population is within the catchment of at least one pitch.

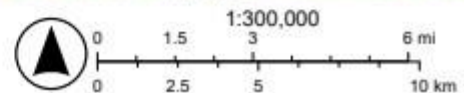
5.5.1 Adult grass pitches

Tonbridge and Malling - Adult football pitches 15 minutes drive



2/11/2024

- Adult football pitches
- 15.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



© OpenStreetMap (and) contributors, CC-BY-SA

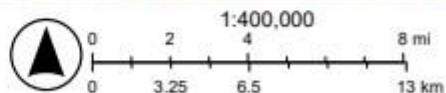
5.5.2 Youth 11v11 grass pitches

Tonbridge and Malling - 11v11 Youth football pitches 15 minutes drive



2/11/2024

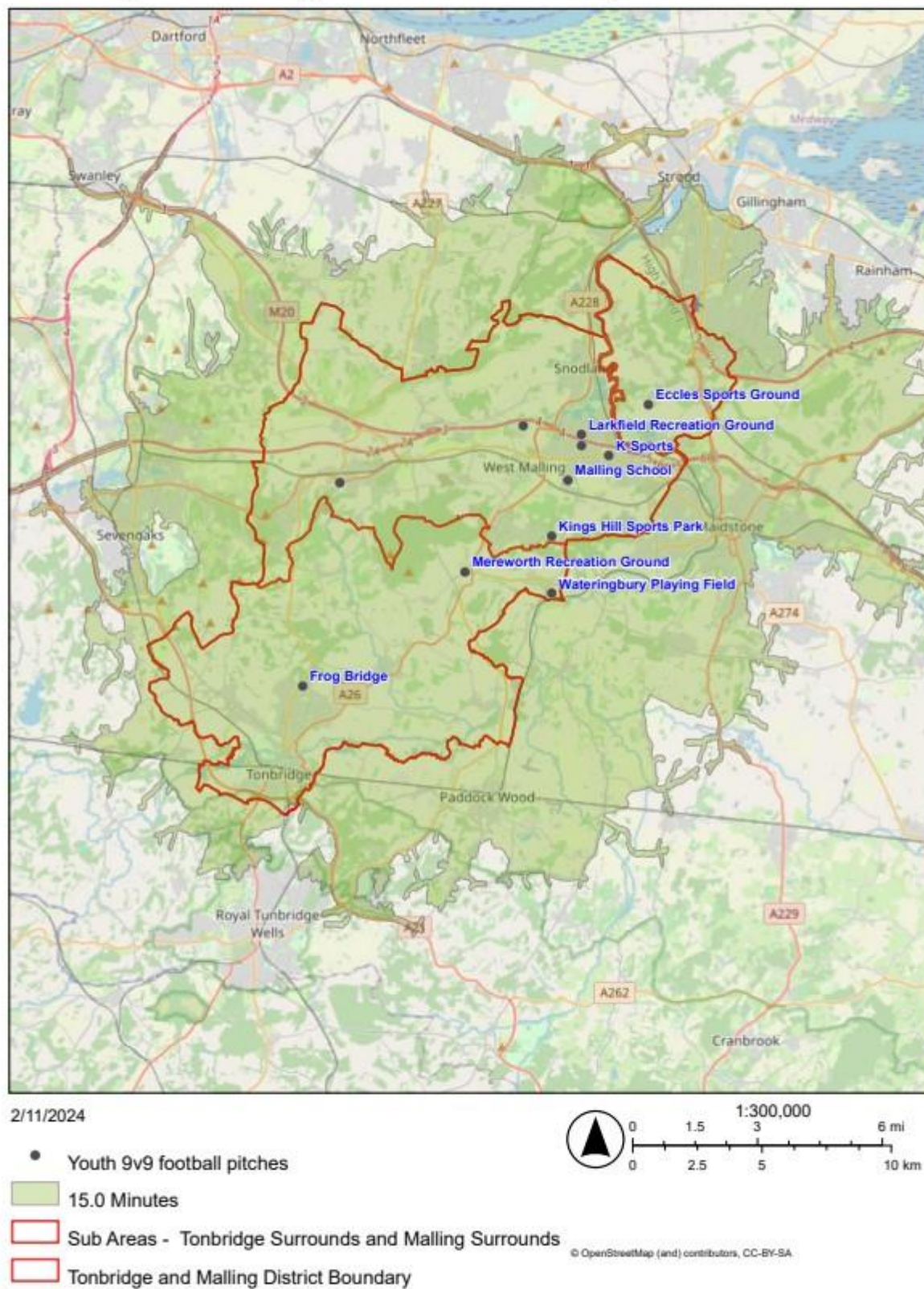
- Youth 11v11 football pitches
- 15.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



© OpenStreetMap (and) contributors, CC-BY-SA

5.5.3 Youth 9v9 grass pitches

Tonbridge and Malling - 9v9 Youth Football pitches 15 minutes drive



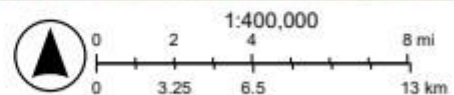
5.5.4 Mini-soccer 7v7 grass pitches

Tonbridge and Malling - Mini-soccer 7v7 pitches 15 mins drive



2/11/2024

- Mini-soccer 7v7 pitches
- 15.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



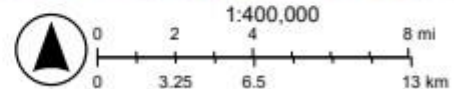
© OpenStreetMap (and) contributors, CC-BY-SA

5.5.5 Mini-soccer 5v5 grass pitches

Tonbridge and Malling Mini-soccer 5v5 pitches 15 mins drive



2/11/2024

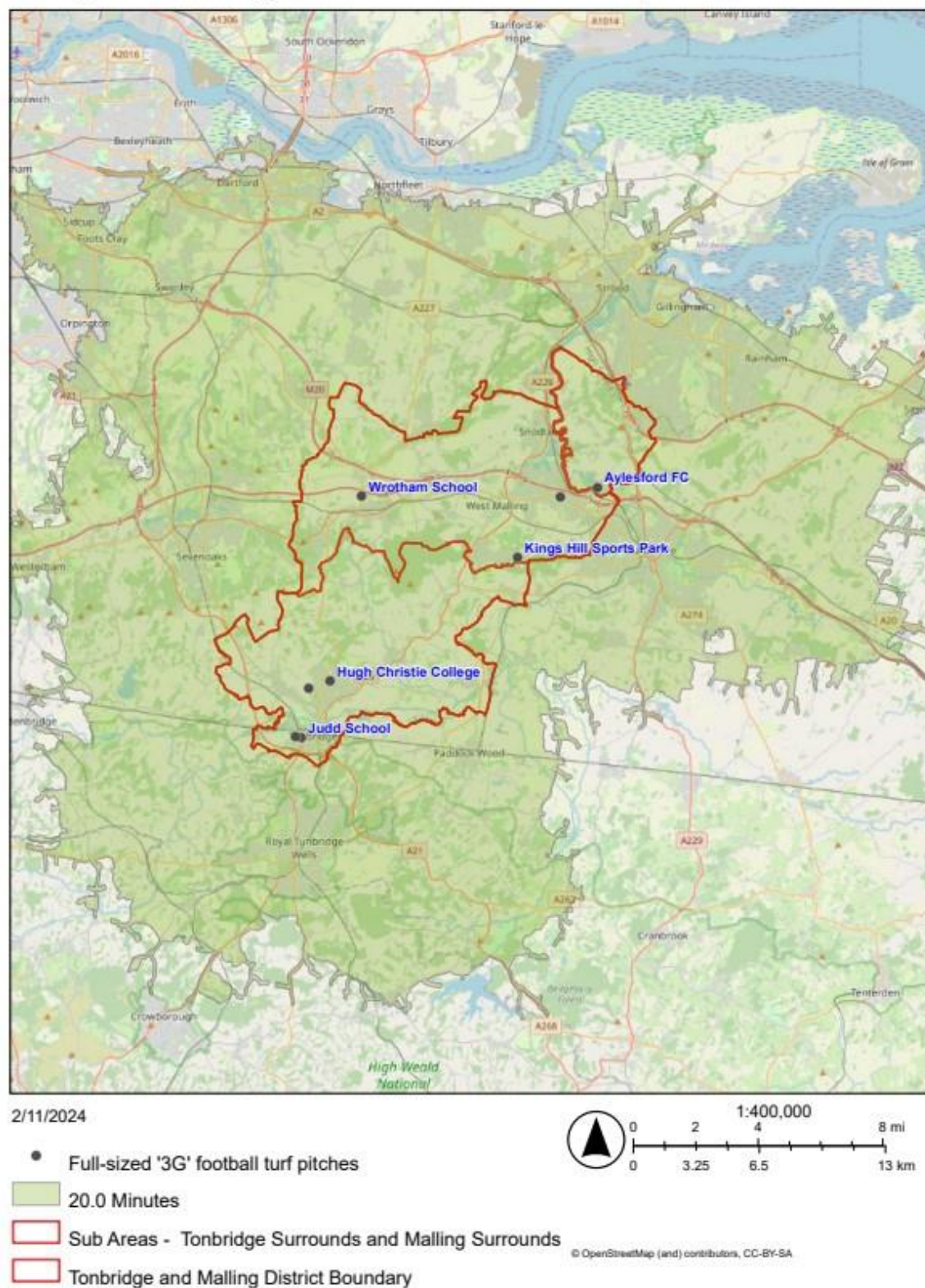


- Mini-soccer 5v5 pitches
- 15.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary

© OpenStreetMap (and) contributors, CC-BY-SA

5.5.6 Full-sized '3G' artificial grass pitches

Tonbridge and Malling - full-sized 3G football turf pitches 20 minutes drive



5.6 The views of local stakeholders

5.6.1 Kent FA

Consultation with the Kent FA highlighted that:

- **Local Football Facility Plan:** The LFFP was produced four years ago and will need to be reviewed soon. The document will complement and help the PPS study.
- **Overview:** The key strengths of local football in Tonbridge and Malling include Youth and Mini Soccer and it is recommended that this is sustained and also encouraged to grow further. It is also acknowledged that there is potential for growth in futsal. Gaps in provision do exist; these include Adult Male 11v11 teams and Informal Football sessions.
- **Disability football:** In Tonbridge and Malling there are four football teams/ sessions specifically for people with a disability. It is a priority of the County FA to sustain this provision. For talented players the FA runs Regional Centres and England national squads.
- **Women and girls football:** FA Wildcats girls football centres provide the first step on the recreational pathway, the programme provides girls aged 5-11 with regular opportunities to play football in a fun and engaging environment. Tonbridge and Malling has six FA Wildcats girls football centres and the priority is to sustain this activity. At 66, Tonbridge and Malling's number of female teams is comparable to local areas of a similar size. The County FA's priority is to support existing clubs to grow and encourage more clubs to develop playing opportunities for females. The local girls' league is the Kent Girls/Ladies Football League and the league is expected to grow in future years. The local adult female leagues are the Kent Girls/Ladies Football League and South-East Counties Women's League and the league is expected to grow provision in future years. For talented players, the County FA runs an Emerging Talent Centre which takes place in Tonbridge and Malling at Aylesford's new 3G pitch. Higher level talent pathway opportunities are also provided regionally and nationally by the FA, culminating in the England Women's national squads. The most local Women's Super League team is Brighton & Hove Albion Women FC which provides player pathway opportunities for gifted and talented female players and a spectator interest for fans. In the next tier down, London City Lionesses who compete in the Women's Championship now train in Tonbridge and Malling at K-Sports.
- **Recreational football:** Recreational football is played where facilities are typically booked and there might be someone to help organise. Examples include FA Just Play sessions, walking football and casual pitch hire for small-sided match play. There are currently 6 FA Just Play Centres in Tonbridge and Malling. Walking football sessions are delivered by a range of community organisations such as in the Angel Centre and Kings Hill Sports Park. Walking football and Just Play are areas that the County FA has prioritised to be sustained. Other local recreational football programmes include Rondos Academy.
- **Informal football:** Informal football is played in local parks and green spaces - it is free, open access and often played spontaneously (normal clothing is worn). Common examples include a kick-about at a local park or on a multi-use games area (MUGA).

5.6.2 Local football clubs

The key comments from the clubs in response to a questionnaire circulated by the Kent FA on behalf of the project team were as follows:

AFC Valour: The club stated that 'it is very hard to find an alternative '3G' facility when our home (grass) pitch is unavailable. We'd love to have access to a '3G' facility'.

Aylesford FC: The club made the following comments:

- 'We have a large waiting list of 20 at U7s but most other age groups we could accommodate one extra team at each age group'.
- 'There is currently a lack of good grass pitches in the area. 3G facilities are useful however these tend to have high hire costs and prioritised for adults football in our experience. Consequently, making smaller size 3G up to 9v9 may potentially help younger teams have better access to facilities. We need to ensure that recreational space is protected from the recent increase in housing. As a result of the increased housing in Aylesford we have definitely seen a challenge in meeting the local demand despite a recently acquired 3G pitch at the site. Ensuring we have more access and better quality grass pitches will ensure more games are played'.
- 'Parking is becoming a real issue for local residents and causing the football club to receive a lot of bad press that expanding would make worse. This could be made far worse by the recent proposal to charge at the bailey bridge car parks in Aylesford going to consultation'.
- 'Reduce pitch size of 3Gs to ensure priority goes to grassroots rather than high level football teams. Look to improve & protect the grass pitches we have from new housing. Allocate more grass and recreation space in new housing developments. Often it seems an artificial pitch is put in to save space for more housing'.
- 'Look to provide funding to clubs who already have a groundsman to buy them out for a day a week to work on other local pitches in the community'.

Borough Green Junior FC: The club made the following comments:

- 'We do have a waiting list but not enough per age group to create whole squads'.
- 'We are at the limit for pitch allocation for the teams we have'.
- 'We have an agreement as a preferred user of the Wrotham School '3G' pitch as the club was instrumental in the building of the pitch'.
- 'We could do with another 3G facility as we cannot get enough time for training and matches'.

Castle Colts FC: The club commented that 'we hire from five different sources - and rent outside of the parish and from Maidstone Borough Council - quality and conditions of pitches are a challenge'.

East Malling FC: The club commented that 'changing rooms [at Clare Park (Southward Playing Field)] need updating but haven't any financial support'.

Eccles FC: The club commented that 'we are waiting to see if Trenport are given the go ahead for a new development in Eccles. If they are planning to build on our existing pitches and provide us with new ones'.

Igtham FC: The club made the following comments:

- 'The [Igtham Recreation Ground] pitch receives little to no maintenance, beyond some intermittent mowing. The grass cover has deteriorated, with more weeds instead'.
- 'Ideally we would use a local facility, such as the artificial pitches at Wrotham School. These are oversubscribed, and preference seems to be given to larger clubs who make bigger bulk bookings'.
- 'In the 15 years I have been playing, there has been a lot of improvement in availability with the addition of several '£G' pitches. The grass pitches have generally deteriorated, and the cost of artificial pitches is prohibitive for some smaller clubs. Access to local training venues is also problematic, with many occupied by 6-a-side leagues or larger clubs. This is adding to the pressure on smaller village clubs, which have been folding with regularity over the last few years'.

Kent Football Academy: 'There are number of issues we're facing in terms of pitches and facilities. We are a young Club and unfortunately do not have our own grounds yet. We train three times a week and host games in multiple locations including K-Sports, South Park Hockey and Grass pitches and New Line Academy. This of course is not convenient at all and deter many parents and carers from signing up their children with us. Apart from this, the fees are absolutely draining our budget and cause financial difficulties to the Club'.

Kings Hill FC: The club made the following comments:

- 'We would like to look into opportunities to upgrade existing '3G' so has viewing area and small stand so we can enter adult teams into FA Cup and also possibility of creating a second '3G' at Kings Hill Sports Park'.
- 'We have a football foundation grant of c.£80k which we put towards pitch maintenance'.

Larkfield FC: The club made the following comments:

- 'Training during winter is our problem. Not enough '3G' pitches and fees are higher. Clubs with that facility have increased fees'.
- 'More '3G' pitches are required'.

Real 60 FC: The club made the following comments:

- 'The venue [Tunbury Recreation Ground] can get very boggy and is cut very infrequently during the season. This results in us using an alternative venue. We mark out the lines on a regular basis as part of our agreement'.
- 'More '3G' pitches are required'.

Peter's Village FC: The club made the following comments:

- 'It's our first season at Peters Village and we are working to improve it'.
- 'We would prefer a training ground with floodlights nearer Peters Village'.
- 'Demand outstrips availability and teams will fold. It took us 3 months to secure a pitch for one of our men's teams and we was a week away from being excluded'.

Roselands FC: The club stated that there is 'good provision of pitches [at the Racecourse Sports Ground], staff have assisted in relocating when necessary without any hassle'.

XL FC: The club made the following comments:

- 'Lack of pitch space - not enough time for our training sessions hard to find '3G' or grass pitch with floodlights that have any availability. Teams playing games in three different locations due to not enough pitch space'.
- 'The changing room block is only small so there is physically no room to put in officials changing and showers. The building is of good quality but not used as a changing room per se'.

5.7 The implications for football in Tonbridge and Malling

Analysis of local supply of football pitches in Tonbridge and Malling indicates the following:

- **Local clubs:** There is a strong network of England Accredited football clubs in Tonbridge and Malling, providing high quality coaching and playing opportunities.
- **Unmet demand:** Consultation with local clubs indicated that a total of 69 additional teams of all age groups could be accommodated in Tonbridge and Malling if the quality and quantity of pitch provision was improved, an increase of 16% from the number of existing teams.
- **Displaced demand:** The net effect of displaced demand for match pitches in Tonbridge and Malling is four exported teams.
- **Provision in neighbouring areas:** Assessments of football pitch provision in neighbouring areas indicate some spare capacity in neighbouring areas, particularly Gravesham and Medway. This means that there may be some scope for exporting grass pitch demand from Tonbridge and Malling.
- **Grass pitch supply:** The use of 12 grass pitches at seven sites in the borough was recently discontinued, which suggests there may be some spare capacity at some village sites.
- **Overmarked pitches:** 22 pitches in the borough 18% are overmarked on other pitches, which whilst allowing flexibility of use, also reduces the overall capacity available.
- **Grass pitch quality:** 17% of pitches in the borough are rated as 'poor' quality, with consequent reductions in carrying capacity. Several more are rated at the lower end of 'standard' quality
- **Changing facilities:** 32 pitches in the borough (27%) are served by 'poor' quality or no changing facilities.
- **'3G' artificial grass pitches:** There are eight full-sized '3G' pitches and one small-sided pitch in Tonbridge and Malling (plus one other full-sized '3G' pitch with no football community use). Based upon the FA calculation that there should be one full-sized '3G' pitch per 38 teams, there should be 11.42 pitches in the borough, so there is a current shortfall equivalent to almost three full-sized pitches.
- **Secured community use:** Only 3.7% of the pitches with community use and used are on sites without secured use.

5.8 Assessment of current needs

5.8.1 Introduction

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site with how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent sessions' at each site. A 'match equivalent session' represents the wear and tear on a pitch equivalent to a formal match, so the impact of training sessions and unauthorised use can also be accounted for.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity (highlighted in red in the tables below).
- **Being played to the level the site can sustain:** Where use matches the carrying capacity (highlighted in yellow in the tables below).
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity (highlighted in green in the tables below).

In line with FA guidance, the following assumptions have been made in relation to the number of weekly match equivalents that can be accommodated by different quality pitches:

Pitch type	Good quality	Standard quality	Poor quality
Adult	3	2	1
Youth 11v11	4	2	1
Youth 9v9	4	2	1
Mini-soccer 7v7	6	4	2
Mini-soccer 5v5	6	4	2

5.8.2 Adult pitches

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Clare Park Playing Field	1	East Malling FC Pippin United FC	2.0	2.0	Balanced	1.0	1.0	Balanced
Ditton Community Centre	2	Castle Colts FC Ditton Minors FC FC Ditton Vets	4.0	2.0	+2.0	2.0	2.0	Balanced
East Peckham Playing Field	3	AFC Valour Titans FC	6.0	2.0	+4.0	3.0	1.0	+2.0
Eccles Sports Club	2	Eccles FC	4.0	4.0	Balanced	2.0	2.0	Balanced
Igtham Playing Field	1	Igtham FC	1.0	1.0	Balanced	1.0	1.0	Balanced
K-Sports*	2	Greenways FC HMPPS Kent & Essex K-Sports Kent County Council FC London City Lionesses Malgo FC	6.0	5.0	+1.0	2.0	3.0	-1.0
Kings Hill Sports Park	3	Kent Police FC Kent Sands United FC Kings Hill FC	9.0	9.0	Balanced	3.0	4.0	-1.0
Larkfield Sports Club	1	East Malling FC Larkfield & New Hythe FC	3.0	4.0	-1.0	1.0	2.0	-1.0
Malling School	1	Borough Green Juniors FC Malling School	2.0	1.0	+1.0	1.0	1.0	Balanced
Mereworth Recreation Ground	1	AFC Phoenix Peter's Village FC	2.0	2.0	Balanced	1.0	1.0	Balanced
Peter's Village Playing Field	2	Peter's Village FC	4.0	1.0	+3.0	2.0	1.0	+1.0
Potyns Field	1	Snodland Town FC	3.0	2.0	+1.0	1.0	1.0	Balanced
Racecourse Sports Ground	5	AFC Tonbridge Roselands FC Tonbridge Junior FC	10.0	10.0	Balanced	5.0	5.0	Balanced
Snodland Community Centre	3	Snodland Town FC	6.0	6.0	Balanced	3.0	3.0	Balanced
Swanmead Sports Ground	1	Tonbridge Invicta FC	2.0	1.0	+1.0	1.0	1.0	Balanced
Tonbridge Farm	6	Artois United FC Tonbridge Invicta FC	12.0	5.0	+7.0	6.0	4.0	+2.0
Wateringbury Playing Field	1	Wateringbury FC	1.0	1.0	Balanced	1.0	1.0	Balanced
West Malling Village Hall	1	Barming Youth FC Rubicon Limerick FC	2.0	2.0	Balanced	1.0	1.0	Balanced
TOTALS	37	-	79.0	60.0	+19.0	37.0	35.0	+2.0

Following the cessation of leases and informal booking arrangements prior to the sale of the site to the London City Lionesses FC, who purchased on the basis of sole use, there is no ongoing occupation by other clubs.

The supply-demand balance for adult pitches by sub-area is as follows:

Sub-area	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Tonbridge and surrounds	31	19	+12.0	16	12	+4.0
Malling and surrounds	48	41	+7.0	21	23	-2.0
TONBRIDGE & MALLING	79.0	60.0	+19.0	37.0	35.0	+2.0

The key findings are:

- Peak time utilisation shows an overall deficit at three sites, is balanced at 13 sites and shows spare capacity at three sites.
- The collective peak time spare capacity in adult pitches in the borough amounts to 2.0 match equivalent sessions. This figure increases to spare capacity of 1.0 match equivalent session if Malling School without secured community access is excluded.
- The sub-area analysis shows that there is a peak time deficit in the Malling sub-area, offset by spare capacity in the Tonbridge sub-area.

5.8.3 Youth 11v11 pitches

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Aylesford Recreation Ground	2	Aylesford FC	6.0	6.0	Balanced	2.0	3.0	-1.0
Ditton Community Centre	2	Castle Colts FC Ditton Minors FC	4.0	3.0	+1.0	2.0	2.0	Balanced
Frog Bridge	1	Tonbridge Invicta JFC	2.0	1.0	+1.0	1.0	1.0	Balanced
K-Sports*	2	Kent Football Academy	6.0	3.0	+3.0	2.0	1.0	+1.0
King George's Field	1	Borough Green Junior FC	1.0	1.0	Balanced	1.0	1.0	Balanced
Larkfield Recreation Ground	2	Larkfield FC	2.0	2.0	Balanced	2.0	1.0	+1.0
Leybourne Chase	2	Castle Colts FC	4.0	4.0	Balanced	2.0	2.0	Balanced
New Road Recreation Ground	1	Ditton Minors FC	2.0	1.0	+1.0	1.0	1.0	Balanced
Potter Mede Sports Ground	1	Borough Green Junior FC	2.0	2.0	Balanced	1.0	1.0	Balanced
Racecourse Sports Ground	4	Tonbridge Invicta JFC Tonbridge Junior FC	8.0	8.0	Balanced	4.0	4.0	Balanced
Stone House Field	1	Borough Green Junior FC	3.0	3.0	Balanced	1.0	2.0	-1.0
TOTALS	19	-	40.0	34.0	+6.0	19.0	19.0	Balanced

Following the cessation of leases and informal booking arrangements prior to the sale of the site to the London City Lionesses FC, who purchased on the basis of sole use, there is no ongoing occupation by other clubs.

The supply-demand balance for youth 11v11 pitches by sub-area is as follows:

Sub-area	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Tonbridge and surrounds	10.0	9.0	+1.0	5.0	5.0	Balanced
Malling and surrounds	30.0	25.0	+5.0	14.0	14.0	Balanced
TONBRIDGE & MALLING	40.0	34.0	+6.0	19.0	19.0	Balanced

The key findings are:

- Peak time use shows a deficit at two sites, balanced provision at seven sites and spare capacity at two sites.
- The collective peak time supply-demand position in the borough is balanced. All sites have secured community access.
- The sub-area analysis shows that provision is balanced in both sub-areas.

5.8.4 Youth 9v9 pitches

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Brookfield Junior School	1	Ditton Minors FC Brookfield Junior School	2.0	3.0	-1.0	1.0	2.0	-1.0
Borough Green Recreation Ground	1	Borough Green Junior FC	2.0	2.0	Balanced	1.0	2.0	-1.0
Eccles Sports Ground	2	Aylesford FC	4.0	4.0	Balanced	2.0	4.0	-2.0
Frog Bridge	(1)	Tonbridge Invicta JFC	2.0	2.0	Balanced	1.0	1.0	Balanced
K-Sports*	1	Kent Football Academy	4.0	2.0	+2.0	1.0	1.0	Balanced
Kings Hill Sports Park	2(1)	Kings Hill FC Rondos Academy	12.0	13.0	-1.0	3.0	4.0	-1.0
Larkfield Recreation Ground	1(1)	Larkfield FC	2.0	3.0	-1.0	2.0	3.0	-1.0
Leybourne Chase	1	Castle Colts FC	2.0	2.0	Balanced	1.0	2.0	-1.0
Malling School	1	Ditton Minors FC Malling School	2.0	2.0	Balanced	1.0	1.0	Balanced
Mereworth Recreation Ground	(1)	Peter's Village FC	2.0	1.0	+1.0	1.0	1.0	Balanced
Peter's Village Playing Field	(1)	Peter's Village FC	2.0	1.0	+1.0	1.0	1.0	Balanced
Potter Mede Sports Ground	1	Borough Green Junior FC	2.0	2.0	Balanced	1.0	1.0	Balanced
Potyns Field	1	Snodland Town FC	2.0	2.0	Balanced	1.0	1.0	Balanced
Racecourse Sports Ground	2	Borough Green Junior FC Tonbridge Invicta JFC Tonbridge Junior FC	4.0	5.0	-1.0	2.0	3.0	-1.0
Snodland Community Centre	2	Snodland Town FC	4.0	2.0	+2.0	2.0	2.0	Balanced
Wateringbury Playing Field	1	Wateringbury FC	1.0	2.0	-1.0	1.0	2.0	-1.0
TOTALS	17(5)	-	49.0	48.0	+1.0	22.0	31.0	-9.0

Following the cessation of leases and informal booking arrangements prior to the sale of the site to the London City Lionesses FC, who purchased on the basis of sole use, there is no ongoing occupation by other clubs.

The supply-demand balance for youth 9v9 pitches by sub-area is as follows:

<i>Sub-area</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Tonbridge and surrounds	7	9	-2.0	4	7	-3.0
Malling and surrounds	42	39	+3.0	18	24	-6.0
TONBRIDGE & MALLING	49.0	48.0	+1.0	22.0	31.0	-9.0

The key findings are:

- There is a peak time deficit at 12 sites, a balance at eight sites and provision is balanced at eight sites.
- The collective peak time deficit is 9.0 match equivalent sessions, which increases to 10.0 match equivalent sessions if site without secured community access is excluded.
- The sub-area analysis shows that there is a peak time deficit in both sub-areas.

5.8.5 Mini-soccer 7v7 pitches

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Aylesford Recreation Ground	1	Aylesford FC	6.0	6.0	Balance d	1.0	4.0	-3.0
Ditton Junior School	1	Ditton Minors FC Ditton Junior School	4.0	2.0	+2.0	1.0	2.0	-1.0
Frog Bridge	2	Tonbridge Invicta JFC	8.0	2.0	+6.0	2.0	2.0	Balanced
K-Sports*	1	Kent Football Academy Welling Town FC	6.0	5.0	+1.0	1.0	2.0	-1.0
Kings Hill Sports Park	1(3)	Kings Hill FC Rondos Academy	24.0	12.0	+12.0	4.0	5.0	-1.0
Larkfield Recreation Ground	1(1)	Larkfield FC	4.0	2.0	+2.0	2.0	1.0	+1.0
Peter's Village Playing Field	(1)	Peter's Village FC	4.0	1.0	+5.0	1.0	1.0	Balanced
Potyns Field	(1)	Snodland FC	4.0	2.0	+2.0	1.0	1.0	Balanced
Racecourse Sports Ground	3	Tonbridge Invicta JFC Tonbridge Junior FC	12.0	11.0	+1.0	3.0	4.0	-1.0
Snodland Community Centre	2	Snodland FC	8.0	2.0	+6.0	2.0	2.0	Balanced
Swanmead Sports Ground	2(1)	Tonbridge Invicta JFC	12.0	4.0	+8.0	3.0	4.0	-1.0
Tonbridge Farm	1	Wateringbury FC	4.0	2.0	+2.0	1.0	1.0	Balanced
Wateringbury Playing Field	2	Wateringbury FC	4.0	4.0	Balance d	2.0	2.0	Balanced
TOTALS	17(7)	-	100.0	55.0	+45.0	24.0	31.0	-7.0

Following the cessation of leases and informal booking arrangements prior to the sale of the site to the London City Lionesses FC, who purchase on the basis of sole use, there is no ongoing occupation by other clubs.

The supply-demand balance for mini-soccer 7v7 pitches by sub-area is as follows:

Sub-area	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Tonbridge and surrounds	32	29	+3.0	11	16	-5.0
Malling and surrounds	58	26	+42.0	13	15	-2.0
TONBRIDGE & MALLING	100.0	55.0	+45.0	24.0	31.0	-7.0

The key findings are:

- There is a peak time deficit at six sites, use is balanced at six sites and there is spare capacity at one site.
- The collective peak time position shows a deficit of 7.0 match equivalent sessions, which increases to 8.0 match equivalent sessions if the site without secured access is excluded.
- There is a capacity deficit in both sub-areas.

5.8.6 Mini-soccer 5v5 pitches

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Aylesford Recreation Ground	(2)	Aylesford FC	12.0	4.0	+8.0	2.0	2.0	Balance d
K-Sports*	1	Kent Football Academy	6.0	1.0	+5.0	1.0	1.0	Balance d
Kings Hill Sports Park	(5)	Kings Hill FC Rondos Academy	30.0	14.0	+16.0	5.0	5.0	Balance d
Larkfield Recreation Ground	1(2)	Larkfield FC	6.0	5.0	+1.0	3.0	3.0	Balance d
Leybourne Chase	2	Ditton Minors FC Leybourne Youth FC	8.0	7.0	+1.0	2.0	4.0	-2.0
Peter's Village Playing Field	(1)	Peter's Village FC	4.0	5.0	-1.0	1.0	3.0	-2.0
Racecourse Sports Ground	3	Tonbridge Junior FC	12.0	14.0	-2.0	3.0	7.0	-4.0
Swanmead Sports Ground	2	Tonbridge Invicta FC	8.0	4.0	+4.0	2.0	2.0	Balance d
Tunbury Recreation Ground	2	Real 60 FC	4.0	5.0	-1.0	2.0	3.0	-1.0
Wateringbury Playing Field	2	Wateringbury FC	4.0	1.0	+3.0	2.0	1.0	+1.0
TOTALS	13(10)	-	94.0	60.0	+34.0	23.0	31.0	-8.0

Following the cessation of leases and informal booking arrangements prior to the sale of the site to the London City Lionesses FC, who purchased on the basis of sole use, there is no ongoing occupation by other clubs.

The supply-demand balance for mini-soccer 5v5 pitches by sub-area is as follows:

Sub-area	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Tonbridge and surrounds	24	19	+5.0	7	10	-3.0
Malling and surrounds	70	41	+29.0	16	21	-5.0
TONBRIDGE & MALLING	94.0	60.0	+34.0	23.0	31.0	-8.0

The key findings are:

- Peak time utilisation shows an overall deficit at four sites, it is balanced at five sites and there is spare capacity at on site.
- The collective peak time deficit in the borough amounts to 8.0 match equivalent sessions. All sites have secured community use.
- There is a capacity deficit in both sub-areas.

5.8.7 '3G' artificial grass pitches

Peak utilisation rates of '3G' pitches in the borough is below. There is no effective spare capacity.

Site	Midweek used hours	% capacity	Saturday used hours	% capacity	Sunday used hours	% capacity
Aylesford FC	20	100%	6	100%	6	100%
Hugh Christie College	16	80%	4	67%	4	67%
Judd School	15	75%	4	67%	4	67%
K-Sports*	20	100%	6	100%	6	100%
Kings Hill Sports Park	20	100%	6	10%	6	100%
Leigh Academy Tonbridge	18	90%	4	67%	4	67%
Longmead Stadium	20	100%	6	100%	6	100%
Wrotham School	20	100%	6	100%	4	67%
TOTALS	147	92%	42	88%	40	83%

Following the cessation of leases and informal booking arrangements prior to the sale of the site to the London City Lionesses FC, who purchased on the basis of sole use, there is no ongoing occupation by other clubs.

The existing '3G' pitches in Tonbridge and Malling provide collectively the equivalent of 324 team training sessions per week. However, many local clubs have identified the lack of sports lit, all-weather pitches as an impediment to the development of the game locally and there is very limited spare capacity in the peak period at existing pitches. Based upon the FA calculation that there should be one full-sized '3G' pitch per 38 teams, there should be 11.42 full-sized pitches in Tonbridge and Malling. If the 69 additional teams identified by local clubs as representing unmet demand are included, the requirement increases to 13.24 pitches. If the capacity provided by the existing small-sided '3G' pitch is included, the net shortfall is 2.92 pitches or 4.74 pitches if unmet demand is included.

5.8.8 Use of hockey pitches for football

With a shortage of '3G' football turf pitches in Tonbridge and Malling, the artificial grass hockey pitch at K-Sports accommodate some football usage. The provision of additional '3G' football turf pitches in the borough would displace football demand to more appropriate facilities and free up much needed additional capacity for hockey use:

Site	Hockey use	Hockey use (%)	Football use	Football use (%)	Unused	Unused (%)
K-Sports	16 hours*	40%*	24 hours*	60%*	0 hours*	0%*
Tonbridge School	3 hours	7.5%	27 hours	67.5%	10 hours	25%

Following the cessation of leases and informal booking arrangements prior to the sale of the site to the London City Lionesses FC, who purchased on the basis of sole use, there is no ongoing occupation by other clubs.

5.9 Assessment of future needs

5.9.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
- Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

5.9.2 Potential changes in demand

Consultation with local clubs indicated that the following additional teams could be accommodated in Tonbridge and Malling if the quality and quantity of pitch provision was improved. The projected increase is equivalent to a 15.9% rise in current team numbers.

Club	Adult 11v1 1	Youth 11v1 1	Youth 9v9	Mini 7v7	Mini 5v5
Aylesford FC	0	0	0	0	0
Borough Green Juniors FC	1	1	1	1	1
Castle Colts FC	0	0	0	3	2
East Malling FC	0	0	0	0	0
Eccles FC	0	0	0	0	0
Ide Hill FC	0	2	1	1	2
Igtham FC	0	0	0	0	0
Kent Football Academy	1	1	1	3	2
Kings Hill FC	0	2	2	1	2
Larkfield FC	1	2	1	1	2
London City Lionesses	0	0	0	0	0
Peter's Village FC	0	2	1	1	0
Real 60 FC	0	0	2	2	0
Roselands FC	0	0	0	0	0
Snodland Town FC	0	2	2	2	2
Tonbridge Angels FC	0	0	0	0	0
Tonbridge Junior FC	1	2	2	2	2
Wateringbury FC	0	0	0	0	0
XL FC	2	3	0	0	1
TONBRIDGE & MALLING	6	17	13	17	16

5.9.3 Site-specific pressures

There are no known proposed gains or losses in playing pitches in Tonbridge and Malling at present.

5.9.4 Potential changes in supply

The 'Tonbridge and Malling Local Football Facility Plan' (2020) identifies potential sites to meet the shortfall in '3G' artificial grass pitches:

- Aylesford Recreation Ground (since provided).
- Kings Hill Sports Park (since provided).
- Leybourne Chase (currently under consideration by Larkfield and New Hythe FC).
- Tonbridge Farm Sports Ground (currently under consideration by Tonbridge and Malling BC).
- Tonbridge School (the Rowan's sand-filled pitch was subsequently resurfaced and accommodates substantial football training use by Tonbridge Juniors FC).

In June 2024, London City Lionesses FC purchased the K-Sports site and now have exclusive use of the pitches at the site.. This has displaced use by 17 football clubs and 98 teams, the implications of which are considered in scenario five below:

5.9.5 Existing spare capacity

The existing position for grass football pitch peak-time capacity has been calculated in terms of 'match equivalent sessions' in section 5.8 above and is as follows, for all sites and for sites with secured community access only. It is important to note that the shortfalls cannot be met by improvements to pitch quality (and related capacity), because they relate to peak period demand, which is defined by the number of pitches:

Pitch type	All sites	Secured sites
Adult	+2.0	+1.0
Youth 11v11	Balanced	Balanced
Youth 9v9	-9.0	-10.0
Mini-soccer 7v7	-7.0	-8.0
Mini-soccer 5v5	-8.0	-8.0

Peak-time utilisation rates of '3G' pitches in the borough is as follows. There is no effective spare capacity.

Site	Midweek used hours	% capacity	Saturday used hours	% capacity	Sunday used hours	% capacity
Aylesford FC	20	100%	6	100%	6	100%
Hugh Christie College	16	80%	4	67%	4	67%
Judd School	15	75%	4	67%	4	67%
K-Sports*	20	100%	6	100%	6	100%
Kings Hill Sports Park	20	100%	6	10%	6	100%
Leigh Academy Tonbridge	18	90%	4	67%	4	67%
Longmead Stadium	20	100%	6	100%	6	100%
Wrotham School	20	100%	6	100%	4	67%
TOTALS	147	92%	42	88%	40	83%

Following the cessation of leases and informal booking arrangements prior to the sale of the site to the London City Lionesses FC, who purchased on the basis of sole use, there is no ongoing occupation by other clubs.

5.9.6 Future grass pitch needs

Future formal grass pitch needs to 2041 are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future:

- **ONS projections:** The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).

Sport	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Adult male football	17-45	22,054	84	0	1: 263	23,088	88	+4
Adult female football	17-45	23,697	23	6	1: 817	25,726	31	+2
Boys youth 11v11 football	12-16	4,793	85	7	1: 52	4,801	92	0
Girls youth 11v11 football	12-16	4,300	14	10	1: 179	4,214	23	-1
Boys youth 9v9 football	10-11	2,020	63	7	1: 29	1,966	68	-2
Girls youth 9v9 football	10-11	1,816	13	19	1: 57	1,796	32	0
Mini-soccer 7v7 (mixed)	8-9	3,531	77	17	1: 38	3,557	94	0
Mini-soccer 5v5 (mixed)	6-7	3,523	75	16	1: 39	3,537	91	0

- **Housing projections:** Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). At an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

Sport	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Adult male football	17-45	22,054	84	0	1: 263	25,442	97	+13
Adult female football	17-45	23,697	23	6	1: 817	28,420	35	+6
Boys youth 11v11 football	12-16	4,793	85	7	1: 52	5,304	102	+10
Girls youth 11v11 football	12-16	4,300	14	10	1: 179	4,655	26	+2
Boys youth 9v9 football	10-11	2,020	63	7	1: 29	2,172	75	+5
Girls youth 9v9 football	10-11	1,816	13	19	1: 57	1,984	35	+3
Mini-soccer 7v7 (mixed)	8-9	3,531	77	17	1: 38	3,929	103	+9
Mini-soccer 5v5 (mixed)	6-7	3,523	75	16	1: 39	3,907	100	+9

5.9.7 Future '3G' pitch needs

Under the lower population projections, based upon the projected net increase in team numbers of three by 2041, there will be an increase in demand equivalent to 0.08 full-sized '3G' football turf pitches. Under the higher population projections, there will be an increase of 57 teams, with additional demand equivalent to 1.5 full-sized '3G' artificial grass pitches.

One further issue that will need to be considered in the medium-term is that the European Union has voted to ban the sale of intentionally added microplastics in artificial pitches, including polymeric infill materials like rubber crumb. This ban came into force on October 17th 2023, with an eight-year transition period. The ban does not prevent the continued use of existing rubber crumb infill, nor does it prevent the construction of new pitches with rubber crumb infill before 2031. Following the UK's exit from the EU, the regulatory framework for these matters now sits at a UK level. The Department for Environment, Food and Rural Affairs (DEFRA) recently commissioned an evidence project to review emissions of intentionally added microplastics in Great Britain, including rubber infill. The project is expected to report in spring 2025 and will inform any future regulatory actions in Great Britain. The outcome may affect '3G' pitch provision in the future, so once the implications become clearer, the issue should be revisited as part of the 'Stage E' review of this PPS.

In the meantime, consideration should be given to retro-fitting rubber crumb containment measures at '3G' pitch sites. These include:

- Fitting containment barriers on a pitch's perimeter fencing.
- Installing decontamination grates and boot cleaning brushes at all player and vehicle entrance gates.
- Ensuring all stormwater drains around a pitch have suitable microfilters to capture any infill being carried by surface run-off.

Planning applications relating to additional '3G' pitches will need to produce or take account of:

- Sport England's acoustic guidance.
- The need for a community use agreement for projects on education sites.
- Business plan including a sinking fund.
- A containment and recycling strategy for the rubber crumb and pitch carpet.
- Biodiversity Net Gain cannot take out additional useable playing field.

5.10 Key findings and issues

5.10.1 What are the main characteristics of current supply and demand?

- **Local clubs:** There is a strong network of England Accredited football clubs in Tonbridge and Malling, providing high quality coaching and playing opportunities.
- **Unmet demand:** Consultation with local clubs indicated that a total of 69 additional teams of all age groups could be accommodated in Tonbridge and Malling if the quality and quantity of pitch provision was improved, an increase of 16% from the number of existing teams.
- **Displaced demand:** The net effect of displaced demand for match pitches in Tonbridge and Malling is four exported teams.
- **Provision in neighbouring areas:** Assessments of football pitch provision in neighbouring areas indicate some spare capacity in neighbouring areas, particularly

Gravesham and Medway. This means that there may be some scope for exporting grass pitch demand from Tonbridge and Malling.

- **Grass pitch supply:** The use of 12 grass pitches at seven sites in the borough was recently discontinued, which suggests there may be some spare capacity at some village sites.
- **Overmarked pitches:** 22 pitches in the borough 18% are overmarked on other pitches, which whilst allowing flexibility of use, also reduces the overall capacity available.
- **Grass pitch quality:** 17% of pitches in the borough are rated as 'poor' quality, with consequent reductions in carrying capacity. Several more are rated at the lower end of 'standard' quality.
- **Changing facilities:** 32 pitches in the borough (27%) are served by 'poor' quality or no changing facilities.
- **'3G' football turf pitches:** There are eight full-sized '3G' pitches and one small-sided pitch in Tonbridge and Malling (plus one other full-sized '3G' pitch with no football community use). Based upon the FA calculation that there should be one full-sized '3G' pitch per 38 teams, there should be 11.42 pitches in the borough, so there is a current shortfall equivalent to almost three full-sized pitches. Prior to the sale of the K-Sports site to London City Lionesses FC, use by any other clubs was ceased by the previous owners. The full implications of this will be considered in the first review of the strategy at stage E.
- **Secured community use:** Only 3.7% of the pitches with community use and used are on sites without secured use.

5.10.2 Is there enough accessible and secured community use to meet current demand? **NO** - there is a significant deficit for youth 9v9, mini 7v7 and mini 5v5 pitches in the peak period, although there is some collective spare capacity on a weekly basis.

- **Adult grass pitches:** There is collective peak spare capacity of 1.0 weekly match equivalent session at accessible, community-secured sites.
- **Youth 11v11 pitches:** Peak supply and demand is balanced at the community-secured sites.
- **Youth 9v9 pitches:** There is a collective peak deficit of 10.0 weekly match equivalent session at community-secured sites.
- **Mini-soccer 7v7 pitches:** There is a collective peak deficit of 8.0 weekly match equivalent session at community-secured sites.
- **Mini-soccer 5v5 pitches:** There is a collective peak deficit of 8.0 weekly match equivalent session at community-secured sites.
- **'3G' artificial grass pitches:** Based on the FA's calculation of training needs, there should be an extra 4.74 '3G' pitches in Tonbridge and Malling, if the 69 additional teams identified by local clubs as representing unmet demand are included.

5.10.3 Is the accessible provision of suitable quality and appropriately maintained? **NO** - Almost one in six pitches are either 'poor' quality or in danger of becoming so

- **Quality:** 15.9% of pitches in the borough are rated as 'poor' quality, with consequent reductions in carrying capacity. Many more suffer from poor drainage and so are rated at the lower end of 'standard' quality.
- **Maintenance:** Improved maintenance at 14 'poor' quality and low rated 'standard' quality pitches in Tonbridge and Malling would improve their carrying capacity.

5.10.4 What are the main characteristics of future supply and demand?

- **Population growth:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.
- **Changes in demand:** Projecting future need based on current demand patterns (including identified unmet demand) is a reasonable basis for forecasting.
- **Changes in supply:** Five potential sites for '3G' football turf pitches in the borough have been identified and two have since been provided.
- **Existing spare capacity:** The only current space capacity in the peak period is 1.0 match equivalent session on adult grass pitches.
- **Future needs:** Based on the two projected population growth scenarios, there will be a need for the following number of additional peak time match equivalent sessions by 2041:

<i>Pitch type</i>	<i>ONS Projections</i>	<i>Housing projections</i>
Adult	6.0	19
Youth 11v11	-1.0	12
Youth 9v9	-2.0	8
Mini-soccer 7v7	0	9
Mini-soccer 5v5	0	9
'3G' football turf	3.0	57.0

5.10.5 Is there enough accessible and secured provision to meet future demand? **No** - there is a deficit for all pitch types apart from adult under both of the population projections.

The situation at community accessible pitches in the borough is summarised below:

- **Current secured pitches:** The number of pitches of each type with secured community access is listed in the second column.
- **Current secured peak spare pitch capacity:** The spare capacity at secured pitches is listed in the third column, with deficits indicated by a minus sign.
- **Current peak pitch demand:** The number of pitches currently required to meet peak demand is listed in the fourth column.
- **Extra peak pitch needs by 2041:** The number of extra pitches needed to meet projected demand by 2041 is listed in the fifth column.
- **Total peak pitch needs by 2041:** Total pitch needs in 2041 are listed in the sixth column, derived by adding the current and future assessed needs.

- **ONS projections:**

Pitch type	Current secured pitches	Current secured peak spare pitch capacity	Current peak pitch demand	Extra peak pitch needs by 2041	Total peak pitch needs by 2041
Adult football	37	+1.0	36.0	+6.0	42.0
Youth 11v11	19	Balanced	19.0	-1.0	18.0
Youth 9v9	20	-10.0	31.0	-2.0	29.0
Mini 7v7	23	-8.0	31.0	0	31.0
Mini 5v5	25	-8.0	31.0	0	31.0

- **Housing projections:**

Pitch type	Current secured pitches	Current secured peak spare pitch capacity	Current peak pitch demand	Extra peak pitch needs by 2041	Total peak pitch needs by 2041
Adult football	37	+1.0	36.0	+19.0	55.0
Youth 11v11	19	Balanced	19.0	+12.0	31.0
Youth 9v9	20	-10.0	31.0	+8.0	39.0
Mini 7v7	23	-8.0	31.0	+9.0	40.0
Mini 5v5	25	-8.0	31.0	+9.0	40.0

Scenario testing

5.11.1 Introduction

Based upon the key findings and issues identified above, a number of scenarios have been examined, to identify the optimum approach to addressing needs.

5.11.2 Scenario 1: Accessing pitches on education sites

- **Rationale:** The following pitches on school sites in Tonbridge and Malling have no community use at present:

Site	Address	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Aylesford School	Teapot Lane, Aylesford ME20 7JU	1	1	-	-	-
Bishop Chavasse Primary School	Baker Lane, Tonbridge TN11 0FB	-	-	-	1	-
Borough Green Primary School	School Approach, Borough Green TN15 8JZ	-	1	-	1	-
Burham Primary School	Bell Lane, Burham ME1 3SY	-	-	1	1	-
Cage Green Primary School	Cage Green Road, Tonbridge TN10 4PT	-	-	1	2	-
East Peckham Primary School	Pound Road, East Peckham TN12 5LH	-	1	-	-	-
Hadlow College	Tonbridge Road, Hadlow TN11 0AL	3	-	-	-	-
Hadlow Primary School	School Lane, Hadlow TN11 0EH	-	-	-	1	-

Site	Address	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Hilden Grange School	Dry Hill Park Road, Tonbridge TN10 3BX	-	5	-	-	-
Hillview School for Girls	Brionne Gardens, Tonbridge TN9 2HE	-	1	-	-	-
Homesdale School	Malling Road, Snodland ME6 5HS	2	1	-	-	-
Hugh Christie College	White Cottage Road, Tonbridge TN10 4PU	1	-	-	-	-
Kings Hill School	Crispin Way, Kings Hill ME19 4LS	-	-	-	2	-
Leigh Academy	Brook Street, Tonbridge TN9 2PH	1	-	-	-	-
Leybourne Primary School	Rectory Lane North, Leybourne ME19 5HD	-	-	-	1	-
Longmead Primary School	Waveney Road, Tonbridge TN10 3JU	-	-	1	1	1
Lunsford Primary School	Swallow Way, Larkfield ME20 6PY	-	-	1	1	2
Mereworth Primary Sch.	The Street, Mereworth ME18 5ND	-	-	1	1	-
More Park Primary Sch.	Luck's Hill, West Malling ME19 6HN	-	-	-	1	-
Offham Primary School	Church Road, Offham ME19 5NX	-	-	-	1	-
Platt Primary School	Maidstone Road, Platt TN15 8JY	-	-	-	2	-
Plaxtol Primary School	School Lane, Plaxtol TN15 0QD	-	-	-	1	-
Royal Rise Primary Sch.	Royal Rise, Tonbridge TN9 2DQ	-	-	-	1	-
Ryarsh Primary School	Birling Road, Ryarsh ME19 5LS	-	-	1	2	2
Shipbourne Primary Sch.	Stumble Hill, Shipbourne TN11 9PB	-	-	-	1	-
Slade Primary School	The Slade, Tonbridge TN9 1HR	-	-	-	2	-
Snodland Primary School	Roberts Road, Snodland ME6 5HL	-	-	-	1	-
St. James the Great Academy	Chapman Way, East Malling ME19 6SD	-	-	1	2	2
St. Katherine's School	St Katherine's Lane, Snodland ME6 5EJ	-	1	-	-	-
St. Margaret Clitheroe Prim School	Trench Road, Tonbridge TN11 9NG	-	-	2	2	2
St. Mark's Prim School	Eccles ME20 7HS	-	-	1	1	-
Stocks Green Primary School	Leigh Road, Hildenborough TN11 9AE	-	-	2	2	-
The Discovery School	Discovery Drive, West Malling ME19 4GJ	-	-	-	2	-
Tonbridge School	London Road, Tonbridge TN10 3AD	11	-	-	-	-
Trottiscliffe Primary Sch.	Church Lane, Trottiscliffe ME19 5EB	-	-	-	2	-
Tunbury Primary School	Tunbury Avenue, Bluebell Hill ME5 9HY	-	-	1	1	1
Valley Invicta Primary School	Teapot Lane, Aylesford ME20 7JU	-	-	1	1	1

Site	Address	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Valley Invicta Primary School	Pollyfield Close, Snodland ME6 5GR	-	-	-	1	-
Valley Invicta Primary School	Warwick Way, Kings Hill ME19 4AL	-	-	-	1	2
Valley Invicta Primary School	Derby Drive, Leybourne ME19 5FJ	-	-	-	2	-
Wateringbury Primary School	Bow Road, Wateringbury ME18 5EA	-	-	-	2	-
Weald of Kent School	Tudeley Lane, Tonbridge TN9 2JP	2	-	-	-	-
West Malling Primary School	Norman Road, West Malling ME19 6RL	-	-	-	1	-
Woodlands Primary Scho	Higham School Road, Tonbridge TN10 4BB	-	-	-	2	-
Wouldham All Saints Prim. School	Worrall Drive, Wouldham ME1 3GE	-	-	-	2	-
Wrotham School	Borough Green Road, Wrotham TN15 7RD	2	-	-	-	-
TOTALS	-	23	11	14	49	13

- The table below models the effect of gaining access to school pitches to meet current community demand. It shows that all current needs could be met. Whilst pitch capacity is reduced by the education use, it would nevertheless make sense to consider investigating the potential for securing community use of these pitches to meet current and additional future demand, prior to making entirely new provision.

Pitch type	Current School pitches	Peak match equivalent capacity	Unmet current peak deficit (match equivalents)	Balance
Adult football	23	23.0	+1.0	+24.0
Youth 11v11	11	11.0	Balanced	+11.0
Youth 9v9	14	14.0	-10.0	+4.0
Mini 7v7	49	49.0	-8.0	+41.0
Mini 5v5	13	13.0	-8.0	+5.0

- Advantages:** The advantages of this scenario are as follows:
 - The pitches already exist and therefore could be brought into use at little or no additional cost, depending on the current quality of the respective pitches.
 - There would be opportunities to establish closer school-club links if community-based clubs were playing on school sites.
 - The pitches should be available during the peak demand periods for community-based teams at weekends.
- Disadvantages:** The disadvantages of this scenario are as follows:
 - Most of the schools have no community use at present and there is no obvious mechanism for securing it, so there is no guarantee that they would be prepared to commence such an arrangement.

- No site has a Community Use Agreement so continued access would be unsecured.
 - No assessment has been made of the quality of schools pitches without community use, so the extent of their capacity to accommodate additional use is unknown.
- **Conclusions:** This scenario offers some advantages for enhancing local pitch capacity on a cost-effective basis and should therefore be examined further on a site-by-site basis.

5.11.3 Scenario 2: Improve existing grass pitch carrying capacity

- **Rationale:** The following football pitches in Tonbridge and Malling are either 'standard' or 'poor' quality and as such their carrying capacity is compromised. Pitches shown in brackets are over-marked:

Site	Pitch rating	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Brookfield Junior School	Standard	-	-	1	-	-
Borough Green Recreation Ground	Standard	-	-	1	-	-
Clare Park Playing Field	Standard	1	-	-	-	-
Ditton Community Centre	Standard	2	2	-	-	-
Ditton Junior School	Standard	-	-	-	1	-
East Peckham Playing Field	Standard	3	-	-	-	-
Eccles Sports Club	Standard	2	-	-	-	-
Eccles Sports Ground	Poor	-	-	2	-	-
Frog Bridge	Standard	1	1	(1)	(2)	-
Igtham Playing Field	Poor	1	-	-	-	-
King George's Field	Poor	-	1	-	-	-
Larkfield Recreation Ground	Standard	-	2	1(1)	1(1)	1(2)
Leybourne Chase	Standard	-	2	1	-	2
Malling School	Standard	1	-	1	-	-
Mereworth Recreation Ground	Standard	1	-	(1)	-	-
New Road Recreation Ground	Standard	-	1	-	-	-
Peter's Village Playing Field	Standard	2	-	(1)	(1)	(1)
Potter Mede Sports Ground	Standard	-	1	1	-	-
Potyns Field	Standard	1	-	1	(1)	-
Racecourse Sports Ground	Standard	5	4	2	3	3
Snodland Community Centre	Standard	3	-	2	2	-
Swanmead Sports Ground	Standard	1	-	-	2(1)	2
Tonbridge Farm	Standard	6	-	-	1	-
Tunbury Recreation Ground	Poor	-	-	-	-	2
Wateringbury Playing Field	Poor	1	-	1	2	2
West Malling Village Hall	Standard	1	-	-	-	-
TOTALS	-	32	14	13(4)	12(6)	12(3)

- The table below models the effect of improving the pitches to 'good' quality and subsequently maintaining them as such.

<i>Pitch type</i>	<i>Improved pitch capacity (match equivalents)</i>	<i>Unmet current peak demand (match equivalents)</i>	<i>Balance (match equivalents)</i>
Adult football	35.0	+1.0	+36.0
Youth 11v11	15.0	Balanced	+15.0
Youth 9v9	32.0	-10.0	+22.0
Mini 7v7	30.0	-8.0	+22.0
Mini 5v5	27.0	-8.0	+19.0

- **Advantages:** The advantages of this scenario are as follows:
 - Overall usage capacity would be improved, the districtwide collective weekly capacity deficiencies would be eliminated and the distribution of the sites gives good geographical coverage across the whole district.
 - This would be a cost-effective option compared with the expense of providing new pitches, particularly if land acquisition costs are factored in.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Whilst the capital cost of pitch improvements may be supported by the Football Foundation grants programmes, the main financial challenge to many pitch providers would be meeting the revenue cost implications of the enhanced works associated with maintaining the pitch quality as 'good'.
 - The grounds maintenance specification at council-owned pitches is not consistent with maintaining the pitches to a high standard, so the only option for achieving this at council-owned pitches is through an asset transfer to user clubs.
 - The major benefit of capacity improvements are on weekly capacity and would have very limited impact on the peak period shortfalls, unless fixtures can be scheduled back-to-back, as is sometimes the case with youth football and mini-soccer games.
- **Conclusions:** Based upon the sub-area assessment, improving the pitches Larkfield Recreation Ground, The Racecourse Sports Ground and Wateringbury Recreation Ground would have the greatest impact on current deficiencies.

5.11.4 Scenario 3: The impact of flooding at the Racecourse Recreation Ground

- **Rationale:** The Racecourse Sports Ground is subject to flooding for prolonged periods each winter, which eliminates its pitch carrying capacity at these times. The effect of this is tabulated below and shows that there is insufficient capacity to accommodate the displaced demand on existing grass pitches elsewhere in the borough.

<i>Pitch type</i>	<i>Current weekly capacity</i>	<i>Current peak capacity</i>	<i>Current peak demand</i>	<i>Current surplus/ deficit</i>	<i>Spare capacity elsewhere</i>	<i>Unmet peak time demand</i>
Adult	12.0	5.0	5.0	Balanced	+1.0	-4.0
Youth 11v11	8.0	4.0	4.0	Balanced	Balanced	-4.0
Youth 9v9	4.0	2.0	3.0	-1.0	-10.0	-13.0
Mini 7v7	12.0	3.0	4.0	-1.0	-8.0	-12.0
Mini 5v5	12.0	3.0	7.0	-4.0	-8.0	-15.0

Tonbridge School has received Football Foundation funding for grounds maintenance equipment, on condition of which is that its grass pitches are made available for community use. The school has 11 adult football pitches available in the spring term (January to March) which coincides with the period of peak flooding at the Racecourse Sports Ground.

- **Advantages:** The advantages of this scenario are as follows.
 - The pitches are geographically close to the Racecourse Sports Ground so would serve the same catchment.
 - They are available in the period of peak flooding at the Racecourse Sports Ground.
 - There are no capital cost implications.
- **Disadvantages:** The disadvantages of this scenario are as follows.
 - The pitches are all adult pitches and the greatest displaced demand from the Racecourse Sports Ground is for youth and mini pitches (although with the consent of the school, there is no reason why these could not be over-marked on adult pitches).
 - There is currently no Community Use Agreement relating to the grass pitches, so community access would not be secured. However, there are Community Use Agreements in place regarding other sports facilities at Tonbridge School, so it may be possible to extend an existing arrangement.
- **Conclusions:** The periodic loss of the pitches at the Racecourse Sports Ground to flooding exacerbates the existing capacity shortfall in the area. Developing community access to the Tonbridge School pitches in the period of peak flooding would be a cost-effective way of securing additional capacity, particularly if youth and mini pitches could be accommodated through over-marking.

5.11.5 Scenario 4: The effect of FA participation targets

- **Rationale:** As an alternative to estimates of additional team formation by local clubs that have already been factored into future need projections via the Team Generation Rate calculations, the FA has a number of national participation targets by 2028 as follows:

Team type	Participation targets	Current teams	Extra teams	Total teams
Adult male	-3%	84	-3	81
Adult female	+48%	23	11	34
Youth 11v11 male	+15%	85	13	98
Youth 11v11 female	+48%	14	7	21
Youth 9v9 male	+15%	63	9	72
Youth 9v9 female	+48%	13	6	19
Mini 7v7	+15%	77	12	89
Mini 5v5	+15%	75	11	86
TOTALS	-	434	66	500

The FA participation target projections suggest an additional 66 teams in the borough by 2028, whereas the local club estimates indicate 82 teams.

- **Advantages:** The advantage of the FA growth scenario is that it is based upon recent national participation patterns, so is grounded in demonstrable current trends.
- **Disadvantages:** The disadvantage of the FA growth scenario is that it is nationally rather than locally derived and local clubs are better placed to estimate additional team formation based upon their knowledge of more localised demand and need.
- **Conclusions:** Future needs in the Tonbridge and Malling PPS will continue to be based upon local club estimates of growth in team formation. The projected figure allows for an 15.9% increase in teams, compared with the FA figure of 15% and it is considered prudent to plan for the higher figure.

5.11.4 Scenario 5: Mitigating the loss of pitches at the former K-Sports site

- **Rationale:** . Prior to the sale of the K-Sports site to London City Lionesses FC, use by any other clubs was ceased by the previous owners. London City Lionesses require exclusive use of the site in the future to meet their training requirements, therefore 17 clubs and up to a total of 98 teams have been seeking alternative locations for competitive play and/or training as follows.

Club	Match venue(s)	Training venue(s)	Adult teams	Youth (11v11)	Youth (9v9)	Mini (7v7)	Mini (5v5)
CALM Kickabout	K-Sports '3G'	-	2	-	-	-	-
Castle Colts FC	Ditton Community Ctre. Leybourne Chase Allington Primary School Palace Wood Primary Sch. The Orchard Ground	Maplesden Noakes '3G' K-sports AGP	2	12	7	5	3
Greenways FC	K-Sports	-	1	-	-	-	-
HMPPS Kent and Essex	K-Sports	-	2	-	-	-	-
K-Sports FC	K-Sports	-	1	-	-	-	-
Kent County Council FC	K-Sports	-	1	-	-	-	-
Kent Football Academy	K-Sports South Park, Maidstone New Line Academy '3G'	K-Sports '3G' New Line Academy '3G'	-	1	2	-	1
Kent Star Ladies FC	K-Sports	-	-	-	-	1	-
Larkfield FC	Larkfield Sports Club Larkfield Recn. Ground	K-Sports '3G'	1	2	7	2	5
London City Lionesses	K-Sports	K-Sports '3G'	2	1	-	-	-
Maidstone Utd. Women's FC	K-Sports	-	3	-	-	-	-
Malgo FC	K-Sports	-	1	-	-	-	-
Peter's Village FC	Peter's Village Pl. Field Mereworth Recn. Ground Mote Park	K-Sports '3G'	2	2	3	1	5

Club	Match venue(s)	Training venue(s)	Adult teams	Youth 11v11)	Youth (9v9)	Mini (7v7)	Mini (5v5)
Showcase PR FC	K-Sports	-	1	-	-	-	-
Sports Connect FC	K-Sports	-	1	-	-	-	-
Weald Wolves FC	K-Sports	-	2	-	-	-	-
Welling Town FC	Bauville Stadium K-Sports	K-Sports '3G'	7	4	-	3	4
West Kingsdown FC	K-Sports	-	1	-	-	-	-
TOTALS	-	-	30	33	19	12	18

- **Implications:** The implications of the reduced capacity for Tonbridge and Malling are as follows:

Pitch type	Current peak boroughwide surplus/deficit	Peak capacity at K-Sports	Revised boroughwide peak surplus/deficit
Adult	Balanced	2.0	-2.0
Youth 11v11	Balanced	2.0	-2.0
Youth 9v9	-1.0	1.0	-2.0
Mini 7v7	-1.0	1.0	-2.0
Mini 5v5	-4.0	1.0	-5.0
'3G'	-4.74	1.0	-5.74

- **Options:** The options for mitigating the loss of pitch capacity are as follows.
 - As Scenario One above, accessing school pitches with no community use at present.
 - As Scenario Two above, improving pitch quality and carrying capacity elsewhere.
 - Providing an additional '3G' pitch in the north of the borough. The proposed pitches at Leybourne Chase will assist in this regard.
 - Displacing use by the teams from outside the borough that used the K-Sports pitches back to their home areas.
- **Conclusions:** The loss of the pitches at K-Sports has a significant impact on existing pitch shortfalls in the borough and displaced teams will need to be accommodated elsewhere. The full implications of this will be considered in the first review of the strategy at stage E.

5.12 Policy recommendations

5.12.1 Introduction

The Tonbridge and Malling PPS is a robust and evidence-based assessment of the current and future needs for football in the borough. The recommendations in relation to football are made in the context of the National Planning Policy Framework (NPPF), which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;

- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under the three main headings of ‘protect’, ‘enhance’ and ‘provide’.

5.12.2 Protect

Recommendation 1 - Safeguarding existing provision: The Study identifies a need for all current and disused football pitch sites to be retained, on the basis of the specific identified roles that each can play in delivering the needs of the sport and/or other wider open space functions in Tonbridge and Malling both now and in the future. It is therefore recommended that existing planning policies continue to support the retention and protection of all sites, based upon the evidence in the PPS. If any pitch sites do become the subject of development proposals, this will only be permissible if they are replaced and meet policy exception E4 of Sport England’s Playing Fields Policy. This states that ‘the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development’.

Recommendation 2 - Security of tenure: 3.7% of the football pitches in the borough are on sites without secured community use. Without Community Use Agreements it is impossible to assume their continued availability for the community. It is therefore recommended that efforts are made to achieve security of Community Use Agreements at sites without them at present.

5.12.3 Enhance

Recommendation 3 - Improving existing ‘poor’ quality provision, including disused sites: 20 pitches in the borough (15.9%) are rated as ‘poor’ quality and several more are rated at the lower end of ‘standard’ quality. Additionally, 27 pitches (21.4%) are served by ‘poor’ quality or no changing facilities. This reduces the quality of playing experience and may deter potential participants. Improving the pitches at Larkfield Recreation Ground, The Racecourse Sports Ground and Wateringbury Recreation Ground would have the greatest impact on current deficiencies.

- The owners of sites with ‘poor’ quality pitches should subscribe to the Football Foundation’s Pitch Power programme, a low-cost service that provides a pitch quality assessment and recommendations on how to improve maintenance to enhance capacity.
- The site owners concerned should be supported to apply for external funding for facility enhancements, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.
- User clubs at council-owned pitches should be offered the opportunity to take over the maintenance of the pitches to improve quality and capacity, with appropriate initial support such as the loan of equipment, training and financial support.

Recommendation 4 - Developer contributions and external funding (enhancements): Some of the additional demand for football arising from the proposed housing development in Tonbridge and Malling to 2041 can be accommodated by enhancing existing pitches and facilities. Improving the pitches at Larkfield Recreation Ground, The Racecourse Sports Ground and Wateringbury Recreation Ground would have the greatest impact on current deficiencies. It is recommended that the site-specific action plan in the Tonbridge and Malling

PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under S106 developer contributions and/or through applications for external funding to cover the capital and revenue implications of the enhancements.

5.12.4 Provide

Recommendation 5 - '3G' football turf pitches: Based upon the FA's guide figure, there is a current shortfall of three full-sized '3G' pitches in the borough, with additional demand equivalent to 1.5 full-sized pitches being generated by the higher population growth projection to 2041. '3G' pitches are an important component of provision because their all-weather nature and floodlights enable a high volume of play to be accommodated on good quality playing surfaces. The provision of additional '3G' pitches to meet needs identified in the Tonbridge and Malling PPS should be supported as a priority in appropriate locations.

Recommendation 6 - Developer contributions and external funding (new provision): Some of the extra demand for football in particular arising from the proposed housing development in Tonbridge and Malling to 2041, may need to be accommodated through the provision of new pitches and facilities, once options for improving capacity at existing sites have been explored. It is recommended that an appropriate level of financial contributions be sought under S106 developer contributions to meet the specific future needs identified in the Tonbridge and Malling PPS to cover the capital and revenue implications of new provision.

5.13 Action Plan

5.13.1 Introduction

In the context of the high-level recommendations above, the tables below set out the football site-specific action plan to guide the implementation of the Study. The abbreviations stand for TMBC - Tonbridge and Malling Borough Council, FA - Football Association, FF - Football Foundation and PP - Pitch Power (the Football Foundation's pitch improvement tool). The capital cost estimates are based upon Sport England's *'Facility Costs - Second Quarter of 2023'* (2023), but actual costs will vary based on site-specific conditions.

5.13.2 Key strategic actions

Issues	Action	Lead	Partners	Resources	Priority
Community access to public and private education pitches	Pursue formal Community Use agreements at all existing and any future proposed pitches on public and private education sites.	TMBC	Academies and schools	Possible funding for improvements to physical accessibility.	High
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved football facilities.	TMBC	Developers	Determined by Sport England's Playing Pitch Calculator	High
Identify sites for additional '3G' football turf pitches	Examine the feasibility of providing additional '3G' pitches at the identified key sites.	Potential host sites	FF CIL funding	£10,000 for feasibility studies £1,100,000 per pitch	High
Site specific grounds	Review site specific grounds maintenance needs through	FA	PP	£100 per site annually.	High

Issues	Action	Lead	Partners	Resources	Priority
maintenance needs	the FA Pitch Improvement Programme.				
Sports lighting energy efficiency	Replace old sports lighting with LED heads and upgrade switching gear	Site owners	-	£30,000 per site	Medium
'3G' pitch rubber crumb containment	Retrofit containment measures	Site owners	-	£20,000 per site	Medium

5.13.3 Site specific actions

Site	Issues	Action	Lead	Partners	Resources	Priority
Aylesford FC	No current issues.	No action required.	-	-	-	-
Aylesford Recreation Ground	Youth 11v11 and mini 7v7 pitches used to over capacity at peak times.	Schedule additional matches on the '3G' pitch on-site.	Aylesford FC	-	-	High
Brookfield Junior School	- Youth 9v9 pitch used to over capacity at peak times. - No secured community use.	- Seek resources to improve maintenance to enhance capacity. - Develop Community Use Agreement.	Brookfield Junior School	TMBC	£2,000 per annum	Medium
Borough Green Recreation Ground	Youth 9v9 pitch used to over-capacity.	- Assess pitch using Pitch Power. - Seek resources to improve maintenance to enhance capacity.	Borough Green PC	PP	£100 per annum for Pitch Power. £2,000 per annum.	High
Clare Park Playing Field	No current issues.	No action required.	-	-	-	-
Ditton Community Centre	No current issues.	No action required.	-	-	-	-
Ditton Junior School	- Mini 7v7 pitch used to over capacity at peak times. - No secured community use.	- Seek resources to improve maintenance to enhance capacity. - Develop Community Use Agreement.	Brookfield Junior School	TMBC	£2,000 per annum	Medium
East Peckham Playing Field	No current issues.	No action required.	-	-	-	-
Eccles Sports Club	No current issues.	No action required.	-	-	-	-
Eccles Sports Ground	- Poor quality youth 9v9 pitches. - Pitches used to over capacity at peak times.	- Assess pitches using Pitch Power. - Seek resources to improve maintenance to enhance capacity.	Aylesford PC	PP	£100 per annum for Pitch Power. £2,000 per pitch per annum.	High
Frog Bridge	No current issues.	No action required.	-	-	-	-

Site	Issues	Action	Lead	Partners	Resources	Priority
Hugh Christie College	'3G' pitch is not sports lit	Review the need for floodlights	Hugh Christie College	TMBC	£50,000 if required	High
Igtham Playing Field	Poor quality adult pitch	- Assess pitch using Pitch Power. - Seek resources to improve maintenance to enhance capacity.	Igtham PC	PP	£100 per annum for Pitch Power. £2,000 per annum.	High
Judd School	No current issues.	No action required.	-	-	-	-
K-Sports	Sole use of the site for London City Lionesses FC	Re-deploy displaced demand by developing access to school pitches	TMBC	Schools	-	High
King George's Field, Platt	'Poor' quality youth 11v11 pitch. 'Poor' quality changing.	- Assess pitches using Pitch Power. - Seek resources to improve maintenance to enhance capacity. Upgrade changing facilities	Platt PC	PP FF	£100 per annum for Pitch Power. £2,000 per annum. £300,000 for changing.	High
Kings Hill Sports Park	Adult, youth 9v9 and mini 7v7 pitches used to over capacity at peak times.	Re-schedule fixtures to spread the peak period.	TMACTive	-	-	Medium
Larkfield Recreation Ground	'Poor' quality youth 11v11, youth 9v9, mini 7v7 and mini 5v5 pitches.	Assess pitches using Pitch Power. Seek resources to improve maintenance to enhance capacity.	Larkfield PC	PP	£100 per annum for Pitch Power. £2,000 per pitch per annum.	High
Larkfield Sports Club	No current issues.	No action required.	-	-	-	-
Leigh Academy Tonbridge	No current issues.	No action required.	-	-	-	-
Leybourne Chase	Youth 9v9 and mini 5v5 pitches used to over capacity at peak times.	Assess pitches using Pitch Power. Seek resources to improve maintenance to enhance capacity.	Leybourne PC	PP	£100 per annum for Pitch Power. £2,000 per pitch per annum.	High
Longmead Stadium	No current issues.	No action required.	-	-	-	-
Malling School	No current issues.	No action required.	-	-	-	-
Mereworth Recreation Ground	No current issues.	No action required.	-	-	-	-

Site	Issues	Action	Lead	Partners	Resources	Priority
New Road Recreation Ground	No current issues.	No action required.	-	-	-	-
Peter's Village Playing Field	Mini 5v5 pitch used to over capacity at peak times.	- Assess pitches using Pitch Power. - Seek resources to improve maintenance to enhance capacity.	Trenport Develop	PP	£100 per annum for Pitch Power. £2,000 per annum.	High
Potter Mede Sports Ground	No current issues.	No action required.	-	-	-	-
Potyns Field	No current issues.	No action required.	-	-	-	-
Racecourse Sports Ground	- Youth 9v9, mini 7v7 and mini 5v5 pitches used to over capacity at peak times. - Flooding issues.	- Assess pitches using Pitch Power. - Seek resources to improve maintenance to enhance capacity. - Consider options for accessing pitches at Tonbridge School.	TMBC	PP	£100 per annum for Pitch Power. £2,000 per pitch per annum.	High
Snodland Community Centre	No current issues.	No action required.	-	-	-	-
Stone House Field	Youth 11v11 pitch used to over capacity at peak times	Reschedule Borough Green Junior FC fixtures to other sites with spare capacity.	Borough Green JFC	-	-	Medium
Swanmead Sports Ground	Mini 7v7 pitches used to over capacity at peak times	- Assess pitches using Pitch Power. - Seek resources to improve maintenance to enhance capacity.	Trenport Development	PP	£100 per annum for Pitch Power. £2,000 per annum.	High
Tonbridge Farm	No current issues.	No action required.	-	-	-	-
Tunbury Recreation Ground	'Poor' quality mini 5v5 pitches. - Pitches used to over capacity at peak times. 'Poor' quality changing	- Assess pitches using Pitch Power. - Seek resources to improve maintenance to enhance capacity.	Aylesford PC	PP	£100 per annum for Pitch Power. £2,000 per pitch per annum.	High

Site	Issues	Action	Lead	Partner S	Resources	Priority
Vizards Sports Ground	• 'Poor' quality changing. • Unsecured community access.	• Investigate new changing facilities . • Secure a formal Community Use Agreement.	Judd School	FF TMBC	£785,000 for changing	High
Wateringbury Playing Field	• 'Poor' quality pitches. • Youth 9v9 pitch used to over capacity at peak times. • 'Poor' quality changing	• Assess pitches using Pitch Power. • Seek resources to improve maintenance to enhance capacity.	Wateringbury PC	PP	£100 per annum for Pitch Power. £2,000 per pitch per annum.	High
West Malling Village Hall	No current issues.	No action required.	-	-	-	-
Wrotham School	No current issues.	No action required.	-	-	-	-

5.13.4 Potential project impact

The football projects with the potential to have the greatest impact on identified needs and deficiencies are as follows:

- Addressing the capacity shortfall issues arising from flooding at the Racecourse Sports Ground by developing access to the grass pitches at Tonbridge School would solve an issue that is occurring with increasing frequency.
- Quality improvements at Larkfield Recreation Ground would add capacity to a number of 'poor' quality pitches and eliminate local deficiencies.
- Providing proper changing facilities at Vizards Sports Ground would unlock the full potential of the rugby-compliant '3G' pitch for football and rugby and external funding could be used to leverage a formal community use agreement.

6 CRICKET PITCH NEEDS

6.1 Key stakeholders

The key stakeholders delivering cricket in Tonbridge and Malling are:

- **Kent Cricket:** Kent Cricket manages recreational cricket in the county, from its grass-roots foundations through to the interface with the first-class game.
- **Kent Cricket-affiliated clubs:** There are 20 affiliated clubs in Tonbridge and Malling, who collectively run 47 men's teams, five women's teams, 50 junior boy's teams and eight junior girl's teams.
- **Pitch providers:** Pitches in the borough are managed and maintained by the borough council, schools and voluntary sector clubs.

6.2 Strategic context

6.2.1 National cricket strategy

The England and Wales Cricket Board's (ECB) strategy for 2020 -2024 '*Inspiring Generations*' (2019) contains the following priorities and activities:

Grow and nurture the core: The following will be prioritised:

- A new investment fund for County Cricket Boards.
- Investment in club facilities.
- Further investment in county competitions.

Inspire through elite teams: The following will be prioritised:

- Increasing investment in the county talent pathway.
- Incentivising the counties to develop England players.
- Driving the performance system through technology and innovation.
- Creating heroes and connect them with a new generation of fans.

Make cricket accessible: The following will be prioritised:

- Creating a new digital community for cricket.
- Installing non-traditional playing facilities in urban areas.
- Continuing to deliver the South Asian Action Plan.
- Launching a new participation product linked to the new 100-ball competition.

Engage children and young people: The following will be prioritised:

- Doubling cricket participation in primary schools.
- Delivering a compelling and coordinated recreational playing offer from age five upwards.
- Developing safeguarding to promote safe spaces for children and young people.

Transform women and girl's cricket: There will be a structured pathway for women and girls in both softball and hardball cricket that will include:

- Growing the base through participation and facilities investment.
- Launching centres of excellence and a new elite domestic structure.
- Investing in girls' county age group cricket.
- Delivering a girls' secondary school programme.

Support our communities: The following will be prioritised:

- Doubling the number of volunteers in the game.
- Creating a game-wide approach to Trusts and Foundations through the cricket network.
- Developing a new wave of officials and community coaches.
- Increasing participation in disability cricket.

6.2.2 Neighbouring local authorities

Pitch needs assessments in neighbouring local authorities highlighted the following:

Maidstone Borough Council

The '*Maidstone Pitch Strategy*' (2019) identifies that 'there is sufficient accessible and secured provision of cricket pitches to meet both current and future needs'.

Tunbridge Wells Borough Council

The '*Tunbridge Wells Playing Pitch strategy 2017 - 2033*' (2017) identifies that 'overall across the borough there is sufficient current supply to meet current and future demand for cricket'.

Sevenoaks District Council

The '*Sevenoaks Playing Pitch Strategy*' (2018) concludes that 'there is an adequate number of squares and wickets to meet present demand and spare capacity in the number of wickets on community use facilities for adequate strategic reserve. There will be sufficient supply to meet demand in 2035 if current provision is retained'.

Gravesham Borough Council

The '*Gravesham Playing Pitch Strategy*' (2016) identifies that 'overall current demand in Gravesham is being met, but there is a slight shortfall of match sessions for future demand'.

Medway Council

The '*Medway Playing Pitch Strategy*' (2019) concluded that 'The current picture for accessible grass wicket provision, shows that there is a large surplus of spare capacity. Given the significant current surplus for available and secured cricket provision across the study area, it is clear that there is enough accessible community use cricket provision to meet future demand for grass roots cricket'.

6.2.3 Implications of the strategic context

The implications of the strategic context for cricket in Tonbridge and Malling are as follows:

- **Active, healthy communities:** There is strong policy support for the creation of active, healthy communities, including the provision of affordable accessible facilities with appropriate activity programmes.
- **Active design:** Ensuring that the community provision creates opportunities for active travel and an attractive range of co-located facilities is embedded in local and wider policies.
- **Protect and retain:** Local and national planning policy is supportive of protecting and retaining sports facilities for which there is an assessed need.
- **Integration with health and social care:** Closer links with the health and social care system, to ensure that there is better integration between the needs of low participant groups and the sport and physical activity opportunities provided is a strong theme.
- **Low participant groups:** There is universal recognition of which groups have lower engagement with sport and physical activity and a shared policy commitment to address this.

6.3 Cricket demand in Tonbridge and Malling

6.3.1 Expressed demand

The information on cricket clubs and teams based in Tonbridge and Malling was supplied by the ECB through its 'Play Cricket' database, cross-referenced to a local clubs survey. A questionnaire survey was circulated to all ECB-affiliated Cricket clubs in Tonbridge and Malling. The following 13 clubs responded, collectively representing 89.1% (98 out of 110) of the teams in the borough:

- Cowdrey Cricket Club
- Hadlow Cricket Club
- Holborough Anchorians Cricket Club
- Holcombe and Bluebell Hill Cricket Club
- Kings Hill Cricket Club
- Offham Cricket Club
- Platt Junior Cricket Club
- Plaxtol Cricket Club
- Stonehouse Cricket Club
- Telston and Mereworth Cricket Club
- Tonbridge Cricket Club
- Tonbridge Foresters Cricket Club
- Town Malling Cricket Club

The following clubs affiliate to Kent Cricket and play in Tonbridge and Malling. Any grounds used outside the borough are marked in italics:

Club	Home Ground(s)	Open age teams	Adult female teams	Mixed junior teams	Junior female teams
Addington Village Cricket Club	Addington Village CC	2	0	3	0
Cowdrey Cricket Club	Swanmead Sports Ground <i>Sevenoaks Weald</i>	4	1	8	1
Hadlow Cricket Club	Hadlow CC	5	0	0	0
Holborough Anchorians CC	Holborough Park	3	0	0	0
Holcombe and Bluebell Hill CC	Bluebell Hill CC	3	0	3	0
Hildenborough Cricket Club	Riding Lane Recreation Ground	1	0	0	0
Kings Hill Cricket Club	Kings Hill Cricket Club Leybourne Cricket Club	6	1	12	1
Leybourne Cricket Club	Offham Cricket Club	1	0	0	0
Offham Cricket Club	Offham Cricket Club Holborough Park	5	0	5	0
Platt Junior Cricket Club	Stonehouse Field	1	1	4	0
Plaxtol Cricket Club	Fairlawn Park	2	0	6	0
Shipbourne Cricket Club	Shipbourne Cricket Club	2	0	0	0
Snodland Community CC	The Cricket Meadow	1	0	0	0
Stonehouse Cricket Club	Stonehouse Field	1	0	0	0
Telston and Mereworth CC	Mereworth Recreation Ground	1	0	0	0
Tonbridge Cricket Club	Tonbridge Cricket Club	3	0	4	3
Tonbridge Foresters CC	Tonbridge Farm Recn. Ground	1	0	0	0
Town Mallings Cricket Club	Old County Ground	3	2	5	3
Wateringbury Cricket Club	Wateringbury Playing Fields	1	0	0	0
Wrotham St. George's CC	Wrotham Cricket Ground	1	0	0	0
TOTALS	-	47	5	50	8

The number of teams by sub-area is as follows:

Sub-area	Open age teams	Adult female teams	Mixed junior teams	Junior female teams
Tonbridge and surrounds	16	1	15	5
The Mallings and surrounds	31	4	35	3
TONBRIDGE & MALLING	47	5	50	8

There are no Disability Champion Clubs in the borough, but Telstone and Mereworth CC offers 'a refuge for club cricketers unable to play in other places'.

6.3.2 Displaced demand

Displaced demand relates to play by teams or other users of playing pitches from within the study area which takes place outside of the area and vice versa. Cowdrey CC uses a pitch in Sevenoaks for its Third XI matches. There is no imported demand, so net displaced demand is one exported team.

6.3.3 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

Consultation with local clubs indicated that a total of 16 additional teams of all age groups could be accommodated in Tonbridge and Malling if the quality and quantity of pitch provision was improved, an increase of 14.5% from the number of existing teams.

Club	Open age teams	Adult female teams	Mixed junior teams	Junior female teams
Holcombe and Bluebell Hill CC	1	1	1	1
Kings Hill Cricket Club	0	0	0	3
Plaxtol Cricket Club	0	0	3	1
Tonbridge Cricket Club	0	1	1	3
TOTALS	1	2	5	8

6.3.4 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand for cricket in Tonbridge and Malling.

6.4 Cricket supply in Tonbridge and Malling

6.4.1 Cricket facilities quantity

Provision of cricket pitches in Tonbridge and Malling is set out below. The pitches included in the analysis are defined as natural grass or non-turf pitches (shown in brackets).

A link to ECB technical guidance is:

<https://cricketwales.org.uk/documents/docs/ecb-guidelines-for-construction-and-maintenance-of-pitches-and-outfields-831.pdf>

- **Available for community use and used:**

Site	Address	Pitches	Wickets	Sub-area
Addington Village CC	Park Road, Addington ME19 5BQ	1	17	Mallings
Bluebell Hill CC	Common Road, Bluebell Hill ME5 9RG	1	11(1)	Mallings
Fairlawne Park	School Lane, Plaxtol TN15 0QD	1	8	Tonbridge
Hadlow CC	Common Road, Hadlow TN11 0JE	1	9	Tonbridge
Holborough Park	Holborough Road, Snodland ME6 5PJ	1	9	Mallings
Kings Hill Cricket Club	Tiffen Way, King's Hill ME19 4GZ	1	14	Mallings
Leybourne Cricket Club	Rectory Lane North, Leybourne ME19 5HD	1	8(1)	Mallings
Mereworth Recreation Ground	The Street, Mereworth ME18 5LU	1	7	Mallings
Offham Cricket Club	Church Road, Offham ME19 5NY	1	5	Mallings
Old County Ground	Norman Road, West Malling ME19 6RL	1	12	Mallings

Site	Address	Pitches	Wickets	Sub-area
Riding Lane Recreation Ground	Riding Lane, Hildenborough TN11 9HY	1	5	Tonbridge
Shipbourne Cricket Club	Fatting Pen Field, Trottiscliffe TN11 9PF	1	7	Tonbridge
Stonehouse Field	Long Mill Lane, St. Mary Platt TN15 8LG	1	9(1)	Tonbridge
Swanmead Sports Ground	Swanmead Way, Tonbridge TN9 1PP	1	12	Tonbridge
The Cricket Meadow	Rocfort Road, Snodland ME6 5TF	1	3	Mallings
Tonbridge Cricket Club	Welland Road, Tonbridge TN10 3TA	1	12	Tonbridge
Tonbridge Farm Sports Grd.	Darenth Road, Tonbridge TN10 3JF	1	9	Tonbridge
Wateringbury Playing Fields	Fields Lane, Wateringbury ME18 5RS	1	7	Tonbridge
Wrotham Cricket Ground	High Street, Wrotham TN15 7AH	1	6	Mallings
TOTAL	-	19	166(3)	-

- **Pitches where use has recently been discontinued:** These are as follows:

Site	Address	Pitches	Wickets	Sub-area
Ditton Community Centre	Kiln Barn Road, Aylesford ME20 6AH	1	6	Mallings
Racecourse Sports Ground	The Slade, Tonbridge TN9 1HR	1	8	Tonbridge
TOTAL	-	2	14	-

- **Not available for community use:**

Site	Address	Pitches	Wickets	Sub-area
Hayesbrook Academy	Brook Street, Tonbridge TN9 2PH	1	(1)	Tonbridge
Hilden Grange School	Dry Hill Park Road, Tonbridge TN10 3BX	1	6	Tonbridge
Judd School	Brook Street, Tonbridge TN9 2PN	1	6(1)	Tonbridge
Sackville School	Tonbridge Road, Hildenborough TN11 9HN	1	(1)	Tonbridge
The Holmesdale School	Malling Road, Snodland ME6 5HS	1	(1)	Mallings
Tonbridge School	London Road, Tonbridge TN10 3AD	9	42(3)	Tonbridge
Weald of Kent Grammar Sch.	Tudeley Lane, Tonbridge TN9 2JP	1	(1)	Tonbridge
Wrotham School	Borough Green Road, Wrotham TN15 7RD	1	(1)	Mallings
TOTAL	-	16	54(9)	-

- **Provision by sub-area:** Pitches with community use and used by sub-area are as follows:

Sub-area	Population	No. Pitches	Pitches per capita	No. wickets	Wickets per capita
Tonbridge	56,018	9	1: 6,224	79	1: 709
Mallings	76,182	10	1: 7,618	90	1: 846
TONBRIDGE & MALLING	132,200	19	1: 6,958	169	1: 782

6.4.2 Cricket facilities quality

The qualitative analysis of cricket pitches and facilities in Tonbridge and Malling involved visits to all cricket pitches during the playing season, to undertake the non-technical visual inspections produced by the ECB for Sport England's 'Playing Pitch Strategy Guidance' (2013). The assessment evaluated the condition of:

- **Grass wickets:** This includes presence of line markings, evidence of rolling, grass cut and height, repaired wickets, grass coverage and ball bounce.
- **Outfield:** This includes grass coverage, length of grass, evenness and evidence of unofficial use or damage to the surface.
- **Non-turf pitches:** This includes integration with the surrounding grass, evenness, stump holes any evidence of moss, tears or surface lifting and ball bounce.
- **Changing facilities:** This includes the presence or absence of umpires' provision, toilets, hot/cold water, heating and an assessment of the condition of the building.
- **Non-turf practice nets:** This includes integration with the surrounding grass, surface quality, ball bounce, safety and integrity of the steel frame and nets and safety signage.

The assessment generates a 'score' for each site. The percentage scores generated equate to ratings of 'Good' for scores of 81% or more (shaded green in the table below) 'Standard' for scores of 80% - 51% (shaded yellow in the table below) and 'Poor' for scores of 50% or below (denoted by shaded red in the table below). Blank cells in the table mean that the feature concerned is absent from the site in question. The scores are as follows:

Site	Wicket	Non-turf	Outfield	Changing	Practice nets
Addington Village CC	Standard	None	Standard	Good	Good
Bluebell Hill CC	Good	Good	Standard	Good	None
Fairlawne Park	Good	None	Standard	Poor	Standard
Hadlow CC	Good	None	Good	Good	None
Holborough Park	Standard	None	Standard	Standard	None
Kings Hill Cricket Club	Good	None	Good	Standard	Good
Leybourne Cricket Club	Good	None	Standard	Standard	Good
Mereworth Recreation Ground	Standard	None	Standard	Good	None
Offham Cricket Club	Standard	None	Standard	Standard	Standard
Old County Ground	Standard	None	Standard	Good	None
Riding Lane Recreation Ground	Standard	None	Poor	Standard	None
Shipbourne Cricket Club	Standard	None	Standard	Standard	None
Stonehouse Field	Standard	Poor	Standard	Poor	Poor
Swanmead Sports Ground	Good	None	Standard	Poor	Good
The Cricket Meadow	Standard	None	Poor	Standard	Poor
Tonbridge Cricket Club	Good	None	Good	Good	Good*
Tonbridge Farm Recn. Ground	Poor	None	Standard	Standard	None
Wateringbury Playing Fields	Poor	None	Poor	Poor	None
Wrotham Cricket Ground	Standard	None	Standard	Good	None

* Nets at Hilden Grange School adjacent.

6.4.3 Pitch carrying capacity

The carrying capacity of pitches is related to their quality and is expressed as the number of 'match equivalents' that can be accommodated each season. The '*Playing Pitch Strategy Guidance*' indicates the following seasonal carrying capacities for cricket pitches:

- A 'good' quality wicket will accommodate five matches per season, a 'standard' quality wicket will accommodate four and a 'poor' quality wicket will accommodate none.
- 'Good' and 'Standard' quality non-turf pitches accommodate 60 matches per season and a 'poor' quality wicket will accommodate none.
- The seasonal pitch carrying capacity of each cricket site in Tonbridge and Malling is as follows:

The pitch carrying capacity of each site with cricket pitches with community use in Tonbridge and Malling, expressed in seasonal match equivalents, is as follows:

Site	Grass wickets	Artificial wickets	Total capacity
Addington Village CC	17	0	68
Bluebell Hill CC	11	1	115
Fairlawne Park	8	0	40
Hadlow CC	9	0	45
Holborough Park	9	0	45
Kings Hill Cricket Club	14	0	40
Leybourne Cricket Club	8	1	130
Mereworth Recreation Ground	7	0	28
Offham Cricket Club	5	0	20
Old County Ground	12	0	48
Riding Lane Recreation Ground	5	0	20
Shipbourne Cricket Club	7	0	28
Stonehouse Field	9	1	36
Swanmead Sports Ground	12	0	60
The Cricket Meadow	3	0	12
Tonbridge Cricket Club	12	0	60
Tonbridge Farm Recn. Ground	9	0	0
Wateringbury Playing Fields	7	0	0
Wrotham Cricket Ground	6	0	24
TOTALS	166	3	819

6.4.4 Pitch maintenance

The pitches owned and managed by local sports clubs are all maintained by the clubs themselves. This involves a combination of paid grounds staff, external contractors and volunteer help. Council-owned pitches are maintained by the Council's grounds maintenance contractor.

6.4.5 Ownership, management and security of access

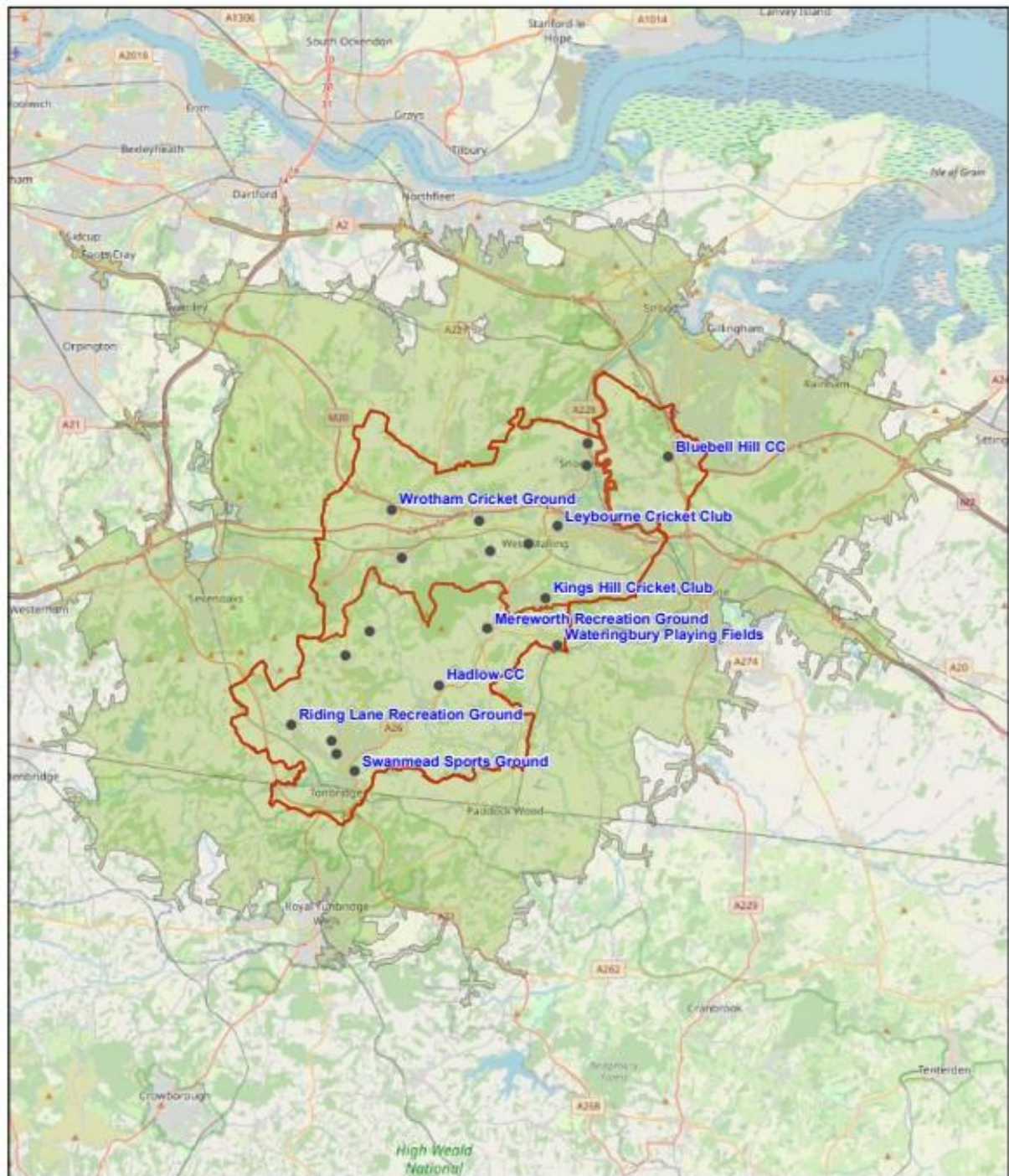
The ownership, management and security of community access of all cricket pitch sites in Tonbridge and Malling is detailed below. Security of access refers to the extent to which community use of the site is protected (through public ownership, planning policy ownership covenants etc.), rather than the security of tenure of specific club users. Sites that are asterisked are protected as Queen Elizabeth II Fields through Fields in Trust. The pitches not available for community use, listed in section 66 above, are all owned and managed by the schools concerned.

Site	Ownership	Management	Security of access
Addington Village CC	Addington Parish Council	Addington Village CC	Secured*
Bluebell Hill CC	Holcombe & Bluebell Hill CC	Holcombe & Bluebell Hill CC	Secured*
Fairlawne Park	Fairlawne Estate	Plaxtol Cricket Club	Secured
Hadlow CC	Hadlow Parish Council	Hadlow Cricket Club	Secured
Holborough Park	Snodland Town Council	Holborough Anchorians CC	Secured
Kings Hill Cricket Club	Kings Hill Cricket Club	Kings Hill Cricket Club	Secured
Leybourne Cricket Club	Leybourne Parish Council	Kings Hill Cricket Club	Secured
Mereworth Recreation Ground	Mereworth Parish Council	Telstone and Mereworth CC	Secured*
Offham Cricket Club	Offham Parish Council	Offham Cricket Club	Secured
Old County Ground	West Malling Parish Council	Town Malling Cricket Club	Secured
Riding Lane Recreation Ground	Hildenborough Parish Council	Hildenborough Cricket Club	Secured
Shipbourne Cricket Club	Shipbourne Cricket Club	Shipbourne Cricket Club	Secured
Stonehouse Field	Platt Parish Council	Stonehouse Cricket Club	Secured*
Swanmead Sports Ground	Tonbridge and Malling BC	Tonbridge and Malling BC	Secured
The Cricket Meadow	Snodland Town Council	Snodland Community CC	Secured
Tonbridge Cricket Club	Tonbridge Cricket Club	Tonbridge Cricket Club	Secured
Tonbridge Farm Recn. Ground	Tonbridge and Malling BC	Tonbridge and Malling BC	Secured
Wateringbury Playing Fields	Wateringbury Parish Council	Wateringbury Cricket Club	Secured*
Wrotham Cricket Ground	Wrotham Parish Council	Wrotham St. George's CC	Secured

6.4.6 Geographical distribution

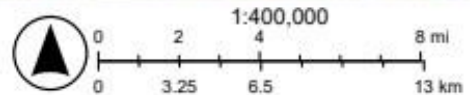
The geographical distribution of cricket pitches in Tonbridge and Malling has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 15-minutes travel time as the typical maximum. Based upon this, the map overleaf shows that the entire local population is within the catchment of at least one pitch.

Tonbridge and Malling - Cricket Pitches 15 minutes drive



2/11/2024

- Cricket pitches
- 15.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



© OpenStreetMap (and) contributors, CC-BY-SA

6.5 The views of local stakeholders

6.5.1 Kent Cricket

Kent Cricket manages recreational cricket in the county, from its grass-roots foundations to the interface with the first-class game. Consultation with Kent Cricket highlighted that:

- There are 20 clubs with a good geographical spread in the borough.
- There is demand from clubs in nearby London boroughs for facilities in Kent.
- 'Poor' quality pitches should be addressed by a Pitch Power assessment.
- Women and girls cricket is well developed and expanding in the borough.
- There is a severe shortfall in indoor cricket net availability in sports halls in the borough.

6.5.2 Cowdrey Cricket Club

The key comments from the club in response to a questionnaire circulated by Kent Cricket on behalf of the project team were as follows:

- 'With so many juniors we have a lot of wear on our wicket, ideally another ground would help solve this and provide more chances for juniors to play whilst improving our existing wicket'.
- 'We are always receiving enquires about junior membership so we will increase our junior sides along with a girls and women's hardball team'.
- 'We desperately need help improving our clubhouse, improving changing facilities, viewing area this will encourage families to stay around and to have a more community feel for the club'.

6.5.3 Hadlow Cricket Club

The key comments from the club in response to a questionnaire circulated by Kent Cricket on behalf of the project team were as follows:

- 'We do receive enquiries about providing coaching for juniors however currently we direct these parents to other clubs in the borough we know to have strong youth setups'.
- 'We hope to increase membership to ensure we can always fulfil our fixtures'.
- 'We are a village cricket club and pride ourselves on being one of the best village grounds in Kent. We have invested significantly in both the pavilion and playing surface over the past 5 years'.
- 'We have one movable net 'cage' which is wheeled onto the square, used at least once a week'.

6.5.4 Kings Hill Cricket Club

The key comments from the club in response to a questionnaire circulated by Kent Cricket on behalf of the project team were as follows:

- 'We have had to reduce our teams due to not being able to get access to a second ground to assist our Juniors with more matches'.
- 'We really want to increase our female section with the same goal as our males with a good pathway to adult cricket'.

6.5.5 Offham Cricket Club

The key comments from the club in response to a questionnaire circulated by Kent Cricket on behalf of the project team were as follows:

- 'We need access to another ground nearby to enable our Saturday 3rd XI to play league/regular fixtures. This also significantly limits the number of juniors teams we can run as we don't have sufficient space. We can't expand to run women's or disability cricket that we would wish to do. Other clubs are either unwilling to loan - as maybe they have games - or capacity is already taken up by others'.
- 'We have gone to Maplesden Noakes School in Maidstone (or on occasions to Maidstone Grammar) for junior indoor winter coaching and adult pre-season nets. Holmesdale, The Mallings and Aylesford all have indoor nets but the facilities are not fit for use. In particular the floors in their sport hall do not allow a cricket ball to bounce making it impossible to provide coaching/play of any quality. There are no available facilities at Oakwood Park, Valley Park, The Science - Technology School or Wrotham. We have also needed to try to secure a ground for our 3rd XI as far away as Rochester to play a home match, but this is a real problem as it does not build community/club cohesion when a team is so far from its home base. This team is also a development side for younger players so travel (ensuring a safeguarded travel environment) is very problematic'.
- 'We are an ECB Club Mark accredited club and have detailed and ambitious plans. We have made significant improvements over the last 3 years. We would like some new facilities - an additional ground is on the list(!) as well as enhanced nets - but this is dependent on available space and funding'.
- 'We would like to improve disability access but currently have no space currently to do this. Relocation - we are hub for the local community and many come to watch on a weekend so we would not want to lose this, extend (is the key word) at a nearby site would be ideal. Can't but help notice the sad, huge development now taking place at 40 Acres - a ground to access there would be nice, but it is probably not in the plans. Also, nothing at the large Grange Park development which would be ideally close by. Any suggestions / support would be very gratefully received'.
- 'We have unmet demand for adults 3rd XI/development team, juniors - particularly pre-U11 and dedicated girls teams'.
- 'With a small square and relatively small outfield we are very stretched even to offer what we do. With additional space we could significantly enhance the quality of what we offer. Without additional ground capacity we may lose our 3rd XI and a junior team so it is not just about expansion. Having said this more space + associated facilities = capacity to operate All Stars and Dynamos for pre-U11 and thereby teams into junior women's cricket. Some teams locally take subscriptions and provide 'coaching' for 200+ but provide games etc for only the most able 50. We will not do that, providing open access but just to the numbers for which we have safe, quality capacity. We would just like to be able to do more'.
- 'Worth noting that despite our limitations our U15 side this season are the West Kent Premier League champions, beating all comers including The Mote, Sevenoaks Vine, Holmesdale. In addition, our junior players are all feeding through into our Kent League and Kent Village League teams, so it is also about sustaining and building engagement by adolescents who might easily be attracted away by other 'attractions'. This however requires resource to be a long term, sustainable project'.
- 'We have no separate senior junior/changing so we have a safeguarding changing policy which requires juniors to change before the adults. This is not ideal'.

- 'There is only one bay in our practice nets, again this presents significant challenges for junior coaching in particular. There is not really sufficient space on the ground, as is, for more'.

6.5.6 Platt Junior Cricket Club

The key comments from the club in response to a questionnaire circulated by Kent Cricket on behalf of the project team were as follows:

- 'We would like to provide a new non-turf wicket in the next couple of years'.
- 'Our women and girls' membership has increased over the past three years'.

6.5.7 Plaxtol Cricket Club

The club commented that 'there are too many juniors for us to cope with and also challenges around cost of providing coaching vs. ability to pay by those who want to participate'.

6.5.8 Stonehouse Cricket Club

The club commented that 'equipment for pitch preparation lacking, especially proficient Mower. Funding for servicing mechanical equipment would keep machines working longer and performing better'.

6.5.9 Telstone and Mereworth Cricket Club

The key comments from the club in response to a questionnaire circulated by Kent Cricket on behalf of the project team were as follows:

- 'We are a friendly-only inclusive club offering a refuge for club cricketers unable to play in other places'.
- 'We lack resources to have a junior section'.
- 'It is quite difficult to exist as a village friendly club without league or junior sections. We have no support on our pitch but that's ok. All our aim is to provide a safe environment for those who do not feel welcome in other clubs due to belittling or perceived bullying'.

6.5.10 Tonbridge Cricket Club

The key comments from the club in response to a questionnaire circulated by Kent Cricket on behalf of the project team were as follows:

- 'We have just produced a new strategy following a committee initiative and have a plan for 16 new coaches from members and parents (the club to fund the coaching courses)'.
- 'We would like to extend clubhouse for our resident community-based groups (Pre-school weekdays) we currently have links with; Create a new cricket square on next door ground to increase capacity'.
- 'We have hosted Kent wheelchair cricket matches at the ground. The clubhouse is fully wheelchair and disabled user friendly'.
- 'Our new female section is increasing with approximately 25-30 players currently'.
- 'We constructed the ground, main pavilion, cricket square, drainage access road, gates, bridge and fencing and planted the boundary hedges and trees in 1986. We have a long-term lease from TMBC but this is now below 8 years remaining and have been trying to contact the TMBC to extend a new long-term lease'.

- 'We also have regular access to the private Hilden Grange net facility (6 bays) which are of very high quality for both adults and juniors throughout the season'.
- Kent Cricket uses our ground for District tournaments, Kent girls Trials days, Cups and Age group County matches'.
- 'We would like to expand both the outdoor cricket ground and our pavilion (which we use daily for a local pre-school). We cannot develop this until we get agreement to extend our long-term lease which is now below 8 years. We own our pavilion having built it ourselves. We need to agree a long term 25-year lease ideally in order to secure the future of the club and expand the very well-used facility'.

6.5.11 Tonbridge Foresters Cricket Club

The key comments from the club in response to a questionnaire circulated by Kent Cricket on behalf of the project team were as follows:

- 'We need more core members'.
- 'The facilities at Tonbridge Farm are too expensive, rent went up 33% this year. Pitch markings are not consistently good. Outfield is not mowed regularly enough'.

6.5.12 Town Malling Cricket Club

The key comments from the club in response to a questionnaire circulated by Kent Cricket on behalf of the project team were as follows:

- 'We want to change the male toilets in the pavilion to unisex'.
- 'We plan to form an additional U15 boys team'.

6.6 The implications for cricket in Tonbridge and Malling

Analysis of local supply of cricket pitches in Tonbridge and Malling indicates the following:

- **Displaced demand:** Cowdrey CC uses a pitch in Sevenoaks for its Third XI matches. There is no imported demand, so net displaced demand is one exported team.
- **Latent demand:** 16 additional teams of all age groups could be accommodated in Tonbridge and Malling if the quality and quantity of pitch provision was improved, an increase of 14.5% from the number of existing teams.
- **Pitch quality:** The quality of pitches is generally rated as at least 'standard', although two grass pitches and one non-turf pitch are rated as 'poor' quality.
- **Shared usage:** Several sites with cricket pitches are also used for football and this causes problems for both sports in the seasonal overlap periods (April-May and August-September).

6.7 Assessment of current needs

6.7.1 The basis of the assessment

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site with how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent sessions' per season at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity (highlighted in red in the tables below).
- **Being played to the level the site can sustain:** Where use matches the carrying capacity (highlighted in yellow in the tables below).
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity (highlighted in green in the tables below).

In line with ECB guidance, the following assumptions have been made in relation to the number of weekly match equivalents that can be accommodated by different quality pitches:

- Overall capacity is expressed as match equivalents per **season**, as opposed to per **week** for all other pitch types.
- The number of wickets at each site is shown below.
- The supply-demand balance for grass and artificial turf wickets respectively have been assessed separately because there is little or no use of artificial wickets by adult teams, with use confined to junior teams.
- In line with the guidance, it has been assumed that a 'good' quality grass wicket will accommodate five matches per season, a 'standard' quality wicket will accommodate four and a 'poor' quality wicket will accommodate no play.
- 'Good' and 'standard' quality non-turf pitches will accommodate 60 matches per season and a 'poor' quality wicket will accommodate no play.
- Adult teams typically play ten home games per season and junior teams typically play seven home games per season.
- Aspects of each site shaded in red indicate a deficiency, those shaded in yellow indicate that supply and demand are balanced and those shaded in green have some spare capacity.

6.7.2 Grass wickets

Site	Users	Seasonal demand	Seasonal capacity	Seasonal balance	Peak capacity	Peak demand	Peak balance
Addington Village CC	Addington Village CC	41	68	+27	1	1	Balanced
Bluebell Hill CC	Holcombe and Bluebell Hill CC	30	55	+25	1	1	Balanced
Fairlawne Park	Plaxtol CC	62	40	-22	1	1	Balanced
Hadlow CC	Hadlow Cricket Club	50	45	-5	1	1	Balanced
Holborough Park	Holborough Anchorians CC	80	45	-35	1	1	Balanced
Leybourne Cricket Club	Kings Hill CC	40	40	Balanced	1	1	Balanced
Kings Hill Cricket Club	Kings Hill CC	70	70	Balanced	1	1	Balanced
Mereworth Recreation Ground	Telstone and Mereworth CC	10	28	+18	1	1	Balanced

Site	Users	Seasonal demand	Seasonal capacity	Seasonal balance	Peak capacity	Peak demand	Peak balance
Offham Cricket Club	Offham CC Leybourne CC	45	20	-25	1	1	Balanced
Old County Ground	Town Malling CC	106	48	-58	1	1	Balanced
Riding Lane Recreation Ground	Hildenborough Cricket Club	10	20	+10	1	1	Balanced
Shipbourne Cricket Club	Shipbourne Cricket Club	20	28	+8	1	1	Balanced
Stonehouse Field	Platt Junior CC Stonehouse CC	58	36	-22	1	1	Balanced
Swanmead Sports Ground	Cowdrey Cricket Club	60	60	Balanced	1	1	Balanced
The Cricket Meadow	Snodland Community CC	10	12	+2	1	1	Balanced
Tonbridge Cricket Club	Tonbridge Cricket Club	79	60	-19	1	1	Balanced
Tonbridge Farm Recn. Grd.	Tonbridge Foresters CC	10	0	-10	1	1	Balanced
Wateringbury Playing Fields	Wateringbury CC	10	0	-10	1	1	Balanced
Wrotham Cricket Ground	Wrotham St. George's CC	10	24	+14	1	1	Balanced
TOTALS	-	801	699	-102	19	19	Balanced

The supply-demand balance of grass cricket pitches by sub-area is as follows:

Sub-area	Seasonal demand	Seasonal capacity	Seasonal balance	Peak capacity	Peak demand	Peak balance
Tonbridge and surrounds	359	278	-81	9	9	Balanced
The Mallings and surrounds	442	421	-21	11	11	Balanced
TONBRIDGE & MALLING	801	699	-102	20	20	Balanced

The key findings are as follows:

- There is a collective seasonal deficit of 102 match equivalent sessions.
- Nine sites show a seasonal deficit although peak usage in the borough is balanced.
- The sub-area analysis shows that seasonal demand exceeds supply in both areas.

6.7.3 Non-turf pitches

Site	Users	Seasonal demand	Seasonal capacity	Seasonal balance	Peak capacity	Peak demand	Peak balance
Bluebell Hill CC	Holcombe and Bluebell Hill CC	21	60	+39	1	1	Balanced
Leybourne CC	Kings Hill CC	51	60	+9	1	1	Balanced
Stonehouse Field	Platt Junior CC	28	0	-28	1	1	Balanced
TOTALS	-	100	120	+20	3	3	Balanced

The supply-demand balance of artificial turf cricket wickets by sub-area is as follows:

Sub-area	Seasonal capacity	Seasonal demand	Seasonal balance	Peak capacity	Peak demand	Peak balance
Tonbridge and surrounds	0	28	-28	0	0	Balanced
The Mallings and surrounds	120	72	+48	2	2	Balanced
TONBRIDGE & MALLING	120	100	+20	7	7	Balanced

The key findings are as follows:

- There is collective seasonal spare capacity of 20 match equivalent sessions, although there is a sub-area deficit in Tonbridge.
- Peak usage is balanced in the borough as a whole.

6.8 Assessment of future needs

6.8.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
- Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

6.8.2 Potential changes in demand

Changes in demand for cricket in the future can be modelled on a trend-based projection.

- **National cricket playing survey:** The ECB's most recent 'National Cricket Playing Survey' (2022) identified:
 - Up to 2.6 million people are estimated to have played cricket in 2022, including 1.4 million players aged under 16. Growth in children playing cricket has been boosted by the ECB's national programmes to introduce the game to new players, All Stars Cricket and Dynamos Cricket, which welcomed more than 100,000 participants for the second year running in 2022.
 - The number of Women's and Girls fixtures hit a record 20,577 in 2022, almost twice the previous year's total of 10,603. There were 220 Women's and Girls' leagues (versus 152 in 2021) following growth of more than 50% since 2019 in the number of cricket clubs with a Women's section and/or a Girls' section. 1,079 clubs now have a Women's section while 755 have a Girls' section (up from 744 and 465 respectively in 2019).
- **Unmet demand:** Local clubs estimates of additional team formation potential indicate overall levels of unmet demand of 16 teams, representing a 14.5% increase over actual team numbers.

6.8.3 Site-specific pressures

Tonbridge and Malling Borough Council needs to identify sites upon which it can deliver its housing targets. Whilst planning policy offers protection to playing pitches, some sites may be vulnerable unless it can be proven that they are needed to accommodate existing or future shortfalls in supply or serve some other green space functions. At present, the analysis in section 6.7 above shows that all sites are used to capacity in the peak periods, so the case for retention is strong.

6.8.4 Potential changes in supply

There are no known potential changes in cricket pitch supply:

6.8.5 Existing spare capacity

There is no effective spare capacity at peak times based on the assessment.

6.8.6 Future cricket pitch needs

Future cricket pitch needs to 2041 are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future. The projections include provision for the unmet demand identified by local clubs.

- **ONS projections:** The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).

Team type	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Open age	18-55	30,618	47	1	1: 638	32,541	51	+3
Adult females	18-55	32,606	5	2	1: 4,658	34,252	8	+1
Mixed junior	7-17	10,411	50	5	1: 189	10,424	55	0
Junior females	7-17	9,631	8	8	1: 602	9,578	16	0

- **Housing projections:** Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). At an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

Team type	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Open age	18-55	30,618	47	1	1: 638	39,110	61	+13
Adult females	18-55	32,606	5	2	1: 4,658	41,649	9	+2
Mixed junior	7-17	10,411	50	5	1: 189	13,298	70	+15
Junior females	7-17	9,631	8	8	1: 602	12,302	20	+4

6.8 Key findings and issues

6.9.1 What are the main characteristics of current supply and demand?

- **Demand:** There are 20 affiliated cricket clubs in the borough, collectively fielding 47 open age teams, five women's teams, 50 mixed teams and eight junior female teams.
- **Unmet demand:** Two clubs have significant waiting lists for junior players.

- **Displaced demand:** There is net exported demand of one team from Tonbridge and Malling.
- **Supply:** There are 19 cricket pitch sites with community use and used in the borough, plus two sites where usage was recently discontinued and nine education sites where there is no current community use.
- **Pitch quality:** The quality of pitches is variable, with two sites rated as 'poor' quality. Six pavilions are also rated as 'poor' quality.
- **Shared usage:** Several sites with cricket pitches are also used for football and this causes problems for both sports in the seasonal overlap periods (April-May and August-September).

6.9.2 Is there enough accessible and secured community use to meet current demand? **NO**

- **Seasonal pitch capacity:** There is a seasonal deficit for grass wickets of 102 match equivalent sessions. This is partially offset by collective seasonal spare capacity of 20 match equivalent sessions at artificial turf pitches.
- **Peak time pitch capacity:** Peak time pitch capacity is balanced.

6.9.3 Is the accessible provision of suitable quality and appropriately maintained? **NO** - Pitches at three sites are rated as 'poor' quality,

The grass wickets at Tonbridge Farm Recreation Ground and Wateringbury Playing Fields are both rated as 'poor' quality, as is the non-turf pitch at Stonehouse Field. If these were improved to 'standard' quality, it would provide an additional 64 seasonal match equivalent sessions on the grass pitches and 60 seasonal match equivalent sessions on the non-turf pitch.

6.9.4 What are the main characteristics of future supply and demand?

- **Population growth:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.
- **Changes in demand:** Projecting future need based on current demand patterns (including identified unmet demand) is a reasonable basis for forecasting.
- **Changes in supply:** There are no known proposed changes in supply.
- **Existing spare capacity:** There is no peak time spare capacity as present.
- **Future needs:** Based on the two projected population growth scenarios, there will be a need for the following number of additional seasonal match equivalent sessions by 2041:

Pitch type	ONS Projections	Housing projections
Open age	30	130
Adult females	10	20
Mixed junior	0	105
Junior females	0	28
TOTALS	40	283

6.9.5 Is there enough accessible and secured provision to meet future demand? **NO** - There is no effective spare capacity at present.

There is insufficient accessible and secured provision to meet future demand at present, but additional capacity could be created in six ways:

- **New pitch provision:** Securing the provision of additional pitches at part of new housing developments in the borough.
- **Reinstating existing pitches:** There are disused pitches at Ditton Community Centre and the racecourse Sports Ground that could be reinstated and which would add 56 seasonal match equivalent sessions to overall supply.
- **Pitch quality improvements:** The grass wickets at Tonbridge Farm Recreation Ground and Watlingbury Playing Fields are both rated as 'poor' quality, as is the artificial turf pitch at Stonehouse Field. If these were improved to 'standard' quality, it would provide an additional 64 seasonal match equivalent sessions on the grass pitches and 60 seasonal match equivalent sessions on the non-turf pitch.
- **Installation of non-turf pitches:** Installing non-turf pitches at sites that are currently used to over capacity would help to expand seasonal carrying capacity for junior play, although would have little impact on peak time provision if provided as part of an existing square.
- **Using pitches on school sites with no community use:** There are 16 pitches on school sites with no community at present, collectively providing 54 grass wickets and nine non-turf pitches. Gaining access to these would provide 840 seasonal match equivalent sessions to the available supply (less any use by the schools themselves).

6.10 Scenario Testing

6.10.1 Introduction

Based upon the key findings and issues identified above, a number of scenarios have been examined, to identify the optimum approach to addressing needs.

6.10.2 Scenario 1: Increasing capacity by reinstating disused pitches.

- **Rationale:** There are disused cricket pitches at Ditton Community Centre and the Racecourse Sports Ground. If these were reinstated as 'standard' quality pitches, they would collectively add 56 seasonal and 2 peak period match equivalent sessions to overall supply.
- **Advantages:** The advantages of this scenario are as follows:
 - The collective seasonal deficit of 102 match equivalent sessions on grass wickets at secured sites in the borough as a whole would be reduced by 56 match equivalent sessions to 46 match equivalent sessions.
 - Two additional peak time match equivalent sessions would be created.
 - There is one site in each sub-area, providing a geographical spread of extra capacity.
 - The improvements to the pitches could be achieved at relatively low cost.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Additional investment would be required to improve maintenance standards.
 - Both sites also accommodate football use so there would be fixture clashes during the seasonal overlap periods.
- **Conclusions:** This scenario offers an attractive solution in conjunction with other options to meeting additional cricket pitch demand in Tonbridge and Malling.

6.10.3 Scenario 2: Increasing capacity by improving the 'standard' and 'poor' quality pitches to 'good' quality.

- **Rationale:** Improving all the pitches rated as 'standard' and 'poor' quality to 'good' quality would provide an extra 220 seasonal match equivalent sessions, although no extra peak-time match equivalent sessions.

Site	Current capacity	Extra potential capacity	Total capacity
Addington Village CC	68	17	85
Bluebell Hill CC	115	0	115
Fairlawne Park	40	0	40
Hadlow CC	45	0	45
Holborough Park	45	9	54
Kings Hill Cricket Club	70	0	70
Leybourne Cricket Club	40	0	40
Mereworth Recreation Ground	28	7	35
Offham Cricket Club	20	5	25
Old County Ground	48	12	60
Riding Lane Recreation Ground	20	5	25
Shipbourne Cricket Club	28	7	35
Stonehouse Field	36	9	45
Swanmead Sports Ground	60	0	60
The Cricket Meadow	12	3	15
Tonbridge Cricket Club	60	0	60
Tonbridge Farm Recn. Ground	0	45	45
Wateringbury Playing Fields	0	35	35
Wrotham Cricket Ground	24	6	30
TOTALS	759	160	919

- **Advantages:** The advantages of this scenario are as follows:
 - The collective seasonal deficit of 102 match equivalent sessions on grass wickets at secured sites in the borough as a whole would be eliminated.
 - The pitch improvements should be achievable at relatively low cost, compared with providing entirely new facilities.
- **Disadvantage:** The disadvantage of this scenario is that additional investment would be required to improve maintenance standards.
- **Conclusions:** This scenario offers an attractive solution in conjunction with other options to meeting additional cricket pitch demand in Tonbridge and Malling.

6.10.4 Scenario 3: Installation of additional non-turf pitches

- **Rationale:** Installing non-turf pitches at sites that are currently used to over-capacity would help to expand seasonal carrying capacity for junior play, although would have little impact on peak time provision if provided as part of an existing square.
- **Advantages:** The advantages of this scenario are as follows:
 - The pitches can be installed at relatively low cost (£8,000 - £10,000 per pitch).

- They have the potential to accommodate 60 match equivalent sessions per season.
- Pitch maintenance costs are relatively low compared with natural turf.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Non-turf wickets are used primarily for junior matches, so they would have limited impact on addressing capacity issues in relation to adult play.
 - Unless there is space to accommodate non-turf pitches away from the main square, they would not address peak-time deficiencies because they could not be used simultaneously with the grass wickets.
- **Conclusions:** This scenario should be examined further on a site-by-site basis.

6.10.5 Scenario 4: Using pitches on school sites with no community use

- **Rationale:** There are 16 cricket pitches on school sites, collectively providing 54 grass and nine non-turf pitches that have no community at present. Gaining access to these would provide 216 seasonal match equivalent sessions on grass pitches and 540 seasonal match equivalent sessions on non-turf pitches to the available supply (less any use by the schools themselves).
- **Advantages:** The advantages of this scenario are as follows:
 - Up to 756 additional seasonal match equivalent sessions and 16 peak time match equivalent session would be created.
 - There would be opportunities to establish closer school-club links if community-based clubs were playing on the school site.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - The pitches are already used by the schools themselves, so the overall capacity is reduced.
 - The sites are not subject to formal Community Use Agreements so secured access would not be secured.
- **Conclusions:** This scenario offers some limited possibilities for meeting additional cricket pitch demand in Tonbridge and Malling.

6.10.6 Scenario 5: The impact of meeting women and girls team targets

- **Rationale:** The number of Women's and Girls fixtures hit a record 20,577 in 2022, almost twice the previous year's total of 10,603. There were 220 Women's and Girls' leagues (versus 152 in 2021) following growth of more than 50% since 2019 in the number of cricket clubs with a Women's section and/or a Girls' section. 1,079 clubs now have a Women's section while 755 have a Girls' section (up from 744 and 465 respectively in 2019).
- **Implications:** If the recent doubling in women and girl's cricket participation rates is projected forward over the next five years and this is reflected in Tonbridge and Malling, the implications will be as follows:
 - Women's teams will double from seven (current and unmet demand) to 14 by 2028 and girl's teams will double from 16 (current and unmet demand) to 32 by 2028.
 - The additional teams will create demand for an extra 70 seasonal match equivalent sessions for women and 112 seasonal match equivalent sessions for girls. This will require additional pitch capacity equivalent to 36 additional 'good' quality grass wickets or three non-turf pitches.

- **Options:** The options for providing additional pitch capacity are as follows.
 - As Scenario One above, re-instating disused pitches.
 - As Scenario Two above, improving pitch quality and carrying capacity elsewhere.
 - As Scenario Three above, providing additional non-turf pitches.
 - As Scenario four above, developing access to school facilities.
- **Conclusions:** All four options for achieving additional capacity are feasible, but need to be considered in the context of an existing shortage of capacity and extra future demand arising from population increases.

6.11 Policy recommendations

6.11.1 Introduction

The recommendations in relation to cricket are made in the context of the National Planning Policy Framework (NPPF), which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

6.11.2 Protect

Recommendation 1 - Safeguarding existing provision: The Tonbridge and Malling PPS comprises a robust and evidence-based assessment of current and future needs for cricket in the borough. The PPS identifies a need for all current cricket pitch sites to be retained and protected on the basis of the specific identified roles that each can play in delivering the needs of the sport in Tonbridge and Malling both now and in the future. It is therefore recommended that planning policies continue to support the retention of all sites based upon the evidence in the PPS. If any pitch sites do become the subject of development proposals, this will only be permissible if they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development'.

6.11.3 Enhance

Recommendation 2 - Improving existing 'standard' and 'poor' quality pitches: The pitches at 12 sites are rated as 'standard' quality. If improved to 'good' quality, it would add 160 seasonal match equivalent sessions to overall capacity, eliminating the current deficit of 102 sessions. It is recommended that the site owners should be supported to improve pitch quality, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.

Recommendation 3 - Developer contributions and external funding (enhancements): Most of the demand for cricket arising from the proposed housing development in Tonbridge and Malling to 2041 can be accommodated through enhancements to existing pitches and

facilities. It is recommended that the site-specific action plan in the Tonbridge and Malling PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under S106 developer contributions and/or through applications for external funding to cover the capital and revenue implications of the enhancements.

6.11.4 Provide

Recommendation 4 - Developer contributions and external funding (new provision):

Some of the extra demand for cricket arising from the proposed housing development in Tonbridge and Malling to 2041, may need to be accommodated through the provision of new pitches and facilities. It is recommended that an appropriate level of financial contributions be sought under S106 developer contributions and/or through applications for external funding to provide cricket facilities to meet the future needs identified in the Tonbridge and Malling PPS.

6.12 Action Plan

6.12.1 Introduction

In the context of the high-level recommendations above, the tables below set out the cricket action plan to guide the implementation of the Study. The abbreviations stand for TMBC - Tonbridge and Malling Borough Council, ECB - England and Wales Cricket Board and KC - Kent Cricket. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2023' (2023).

6.12.2 Key strategic actions

Issues	Action	Lead/ Facilitator	Partners	Resources	Priority
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved cricket facilities.	TMBC	Developers Local clubs	Determined by Sport England's New Development Calculator	High

6.12.3 Site specific actions

Site	Issues	Action	Lead	Partners	Resources	Priority
Addington Village CC	No current issues.	-	-	-	-	-
Bluebell Hill CC	No current issues.	-	-	-	-	-
Ditton Community Centre	Pitch currently unused	Consider reinstating pitch	Ditton PC	-	Additional maintenance	Medium
Fairlawne Park	- Used to over-capacity on a seasonal basis 'Poor' quality changing	- Investigate non-turf pitch provision. - Improve changing	Plaxtol Cricket Club	ECB	£10,000 for non-turf pitch £300,000 for changing	High

Site	Issues	Action	Lead	Partners	Resources	Priority
Hadlow CC	Used to over-capacity on a seasonal basis	Investigate non-turf pitch provision	Hadlow CC	-	£10,000 for non-turf pitch	High
Holborough Park	Used to over-capacity on a seasonal basis	Investigate non-turf pitch provision	Holborough Anchorians CC	-	£10,000 for non-turf pitch	High
Kings Hill Cricket Club	No current issues.	-	-	-	-	-
Leybourne Cricket Club	No current issues.	-	-	-	-	-
Mereworth Recreation Ground	No current issues.	-	-	-	-	-
Offham Cricket Club	Used to over-capacity on a seasonal basis	Investigate non-turf pitch provision	Leybourne Cricket Club	-	£10,000 for non-turf pitch	High
Old County Ground	Used to over-capacity on a seasonal basis	Investigate non-turf pitch provision	Town Malling Cricket Club	-	£10,000 for non-turf pitch	High
Racecourse Sports Ground	Pitch currently unused	Consider reinstating pitch	TMBC	-	Additional maintenance	Medium
Riding Lane Recreation Ground	'Poor' quality outfield	Improve outfield	Hildenborough Cricket Club	-	Additional maintenance	Medium
Shipbourne Cricket Club	No current issues.	-	-	-	-	-
Stonehouse Field	• Used to over-capacity on a seasonal basis • 'Poor' quality non-turf pitch. • 'Poor' quality changing. • 'Poor' quality practice nets.	• Investigate non-turf pitch provision. • Improve changing. • Provide new nets	Stonehouse Cricket Club	Platt PC ECB	£10,000 for non-turf pitch £300,000 for changing £20,000 for new nets	High
Swanmead Sports Ground	'Poor' quality changing	Improve changing	TMBC	Cowdrey CC ECB	£300,000 for changing	High
The Cricket Meadow	• 'Poor' quality outfield. • 'Poor' quality practice nets.	Provide new nets	Snodland TC	-	Additional maintenance £20,000 for new nets	High
Tonbridge Cricket Club	• Used to over-capacity on a seasonal basis • Lease expiry issues	• Investigate provision of an additional pitch on an adjacent site. • Resolve lease issues with TMBC	Tonbridge Cricket Club	TMBC ECB	£345,000 for a new pitch	High
Tonbridge Farm Recn. Ground	'Poor' quality pitch.	Improve pitch to 'good' quality	TMBC	-	Additional maintenance	Medium

Site	Issues	Action	Lead	Partners	Resources	Priority
Wateringbury Playing Fields	• 'Poor' quality pitch. • 'Poor' quality outfield • 'Poor' quality changing.	• Improve pitch and outfield to 'good' quality • Improve changing.	Wateringbury PC	ECB	Additional maintenance £300,000 for changing	Medium
Wrotham Cricket Ground	No current issues.	-	-	-	-	-

6.12.4 Potential project impact

The cricket projects with the potential to have the greatest impact on identified needs and deficiencies are as follows:

- Tonbridge Cricket Club to provide a new pitch and resolve security of tenure issues at their current site..
- The Old County Ground non-turf pitch to provide extra capacity for Town Mallig CC.

7 RUGBY UNION PITCH NEEDS

7.1 Organisational context

- **Rugby Football Union:** The RFU is the governing body of the sport and supports the development of the game in Tonbridge and Malling.
- **RFU-affiliated Rugby Clubs:** There are two clubs in the borough, which collectively provide five men's teams, four women's team, 18 age grade boy's teams, seven age grade girl's teams and 18 age grade mixed teams.

7.2 Strategic context

7.2.1 National rugby facilities strategy

The RFUs 'England Rugby Strategy' (2021) contains priorities and objectives of relevance to facilities provision:

Enjoyment: The objective underpinning this priority is to 'enable positive player experiences on and off the field'. Sub-objectives include:

- 'Improve accessibility for women and girls across the game'.
- 'Make the game inclusive and attractive for 14 to 18 year olds'.
- 'Redefine playing opportunities, structures and competitions for current and future players, recognising the strategic importance of the adult male game'.
- 'Develop match officials and coaches in the community game to enhance player enjoyment'.

Flourishing rugby communities: The objective underpinning this priority is to 'support clubs to sustain and grow themselves and to reflects society'. Sub-objectives include:

- 'Provide support to club and constituent body volunteers so they can attract new, diverse volunteers and help clubs to be fit for the future and self-sustaining'.
- 'Provide support to help clubs maximise the benefit from their facilities and assets'.
- 'Help clubs manage their risk and liabilities'.

Diversity and inclusion: The objective underpinning this priority is to 'drive rugby union in England to reflect the diversity of society'. The sub-objective is to 'improve the diversity of all facets of our game and continue to create an inclusive environment for all'.

7.2.2 Neighbouring local authorities

Playing pitch strategies in neighbouring local authority areas identify cross-boundary issues:

Maidstone Borough Council

The '*Maidstone Pitch Strategy*' (2019) identifies that there are two clubs in the borough (Maidstone RFC and Weaving Warriors RFC) and concludes that 'the existing grass pitches are currently used to their sustainable capacity in the peak periods. Pitch drainage and maintenance could be improved to enhance overall weekly capacity, but this would not solve the issue of the deficit in the peak demand period'.

Tunbridge Wells Borough Council

The '*Tunbridge Wells Playing Pitch strategy 2017 - 2033*' (2017) identifies that there is one club in the borough (Tunbridge Wells RFC) and concludes that 'there is a need to address drainage issues on club rugby pitches and a need for clubs to have access to two sports lit pitches for training. Consideration should be given to the development of a World Rugby Regulation 22 Rugby Union-compliant all-weather pitch for Tunbridge Wells RFC. However, this will require an extension of the current lease with Tunbridge Wells Borough Council. The alternative could be for Tunbridge Wells Rugby Club to develop links with Bennett Memorial Diocesan School and/or with Sevenoaks Rugby Club who are currently seeking planning permission for a pitch at Knole Paddock, Sevenoaks'.

Sevenoaks District Council

The '*Sevenoaks Playing Pitch Strategy*' (2018) concludes that there are four clubs in the district (Sevenoaks RFC, New Ash Green RFC, Leigh RFC and Edenbridge RFC) and concludes that 'there are enough secured community accessible facilities to provide adequate supply at present. However, a significant increase in demand would put severe strain on the capacity of the existing provision. The provision of a World Rugby Regulation 22 Rugby Union-compliant all-weather pitch should be encouraged as it appears to be the only feasible method of addressing the shortage of capacity for Sevenoaks and Surrounds'. The project failed to secure planning consent in 2021.

Gravesham Borough Council

The '*Gravesham Playing Pitch Strategy*' (2016) identifies that there are three rugby clubs in the borough (Gravesend RFC, Old Gravesendians RFC and Vigo RFC) and 'there is insufficient capacity to meet current and future demand, primarily at Gravesend RFC. Consider supply of world rugby compliant AGPs in the area to address levels of overplay'.

Medway Council

The '*Medway Playing Pitch Strategy*' (2019) identifies that there are four clubs in the area (Medway RFC, Gillingham Anchorians RFC, Cliffe Crusaders RFC and Lordwood RFC) and concluded that 'secured community provision will not meet future demand. Therefore, options around club expansion and increasing the number of available sites should be explored. For both training and senior match provision, the current level of supply will not be able to accommodate the future level of demand'.

7.3 Rugby demand

7.3.1 Expressed demand

The information on rugby clubs and teams based in Tonbridge and Malling was supplied by the RFU, cross-referenced to a local clubs survey. A questionnaire was circulated to both RFU-affiliated clubs in the borough. Both responded, representing all teams in the borough.

Club	Home Ground	Men's teams	Women's teams	Age grade boy's teams	Age grade girl's teams	Age grade mixed teams
Aylesford Bulls RFC	The Jack Williams Ground	2	3	8	4	6
Tonbridge Juddians RFC	The Slade	3	1	10	3	12
TOTALS	-	5	4	18	7	18

The number of teams by sub-area is as follows:

Sub-area	Men's teams	Women's teams	Age grade boy's teams	Age grade girl's teams	Age grade mixed teams
Tonbridge and surrounds	3	1	10	3	12
The Mallings and surrounds	2	3	8	4	6
TONBRIDGE & MALLING	5	4	18	7	18

Aylesford Bulls RFC are planning to introduce walking rugby, touch rugby and visually-impaired rugby teams, alongside community mental health support programmes.

7.3.2 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. The clubs' membership is drawn from the following areas:

Club	Tonbridge and Malling	Elsewhere
Aylesford Bulls RFC	70%	30%
Tonbridge Juddians RFC	80%	20%

7.3.3 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is some evidence of unmet demand at present.

- Aylesford Bulls RFC has poor quality pitches and inadequate changing facilities.

- Tonbridge Juddians RFC has poor quality grass pitches and inadequate changing facilities at The Slade.
- The changing facilities at Vizards Sports Ground are very poor, with no provision for women's changing and some safeguarding issues.

7.3.4 Latent demand

Consultation with local clubs indicated that a total of eight additional teams of all age groups could be accommodated in Tonbridge and Malling if the quality and quantity of pitch provision was improved, a 15.4% increase on the current team numbers.

Club	Men's teams	Women's teams	Age grade boy's teams	Age grade girl's teams	Age grade mixed teams
Aylesford Bulls RFC	1	1	2	0	0
Tonbridge Juddians RFC	1	0	0	3	0
TOTALS	2	1	2	3	0

7.4 Rugby pitch supply

7.4.1 Quantity

This section summarises the detail of rugby pitch supply in Tonbridge and Malling. The pitches included in the analysis are defined as natural turf areas permanently laid out with regulation markings. The categories assessed are as follows:

- **Available for community use and used:** These are as follows.

Site	Address	All-weather pitch*	Sports lit pitches	Non-sports lit pitches
The Jack Williams Ground	Hall Road, Aylesford ME20 7DS	-	2	1
The Slade	The Slade, Tonbridge TN9 1HR	-	1	2**
Vizards Sports Ground	Lower Haysden Lane, Tonbridge TN9 2PL	1*	-	-
TOTALS	-	1*	3	3

* World Rugby Regulation 22-compliant sports lit artificial grass pitch.

** Also 14 age grade pitches.

- **Available for community use and not used:** There are no rugby pitches available for community use that are not used.
- **Not available for community use:** These are as follows. All are non-sports lit:

Site	Address	Pitches
Homesdale School	Malling Road, Snodland ME6 5HS	1
Hugh Christie College	White Cottage Road, Tonbridge TN10 4PU	1
Leigh Academy	Brook Street, Tonbridge TN9 2PH	1
Judd School	Brook Street, Tonbridge TN9 2PN	7
Sackville School	Tonbridge Road, Hildenborough TN11 9HN	1
Tonbridge School	London Road, Tonbridge TN10 3AD	12
Wrotham School	Borough Green Road, Wrotham TN15 7RD	1
TOTALS	-	24

- **Not available as disused:** There are no rugby pitches that are available for community use that are disused.
- **Provision by sub-area:** Pitches with community use and used by sub-area are as follows:

Sub-area	Population	No. Pitches	Pitches per capita
Tonbridge and surrounds	56,018	4	1: 14,005
Mallings and surrounds	76,182	3	1: 25,394
TONBRIDGE AND MALLING	132,200	7	1: 18,886

7.4.2 Quality

The qualitative analysis involved a visit to all rugby pitches in Tonbridge and Malling with community use and used during the playing season, to undertake the sport-specific non-technical visual inspections produced by the RFU for Sport England's '*Playing Pitch Strategy Guidance*' (2013). The assessment generated 'scores' for each pitch by evaluating the condition of:

- **Pitch drainage:** Inadequately naturally drained (scores D0), adequately naturally drained (scores D1) pipe drained (scores (D2) and pipe and slit drained pitches (scores D3).
- **Grounds maintenance:** Frequency of aeration, sand-dressing, fertilising, weed killing and chain harrowing. This generates scores of 'Poor' (M0), 'Adequate' (M1) and 'Good' (M2).

The scores for each pitch in Tonbridge and Malling are as follows. 'Good' ratings are highlighted in green, 'standard' in yellow and 'poor' in red. Sports lit pitches are asterisked:

Site	Maintenance	Drainage
The Jack Williams Ground pitch one*	D0	M1
The Jack Williams Ground pitch two*	D0	M0
The Jack Williams Ground pitch three	D1	M0
The Slade pitch one*	D0	M1
The Slade pitch two	D0	M0
The Slade pitch three	D1	M0

The all-weather pitch at Vizards Sports Ground is rated as 'good' quality.

7.4.3 Grass pitch carrying capacity

The carrying capacity of grass pitches is related to their quality and is expressed as the number of 'match equivalent sessions' that can be accommodated each week. The '*Playing Pitch Strategy Guidance*' indicates the following weekly carrying capacities for rugby union pitches:

Drainage	Maintenance		
	Poor	Adequate	Good
Natural inadequate	0.5	1.0	2.0
Natural adequate	1.5	2.0	3.0
Pipe drained	1.75	2.5	3.25
Pipe and slit drained	2.0	3.0	3.5

In addition to the carrying capacity of the adult pitches, mini-rugby pitches accommodate the equivalent of 0.25 match equivalent sessions. The 14 pitches at The Slade therefore contribute a collective total of 3.5 weekly match equivalent sessions at the site. The weekly collective carrying capacity of the rugby pitch sites with community use and used in Tonbridge and Malling, expressed as 'match equivalents' is therefore as follows:

Site	Midweek capacity	Weekend capacity	Total capacity
The Jack Williams Ground	1.0	3.0	4.0
The Slade	1.0	2.0	3.0
Vizards Sports Ground	10.0	8.0	18.0

7.4.4 Changing quality

The quality of the changing facilities at each of the rugby pitch sites with community use and used in Tonbridge and Malling is as follows:

Site	Rating
The Jack Williams Ground	Standard
The Slade	Standard
Vizards Sports Ground	Poor

7.4.5 Pitch maintenance

The Aylesford Bulls RFC pitches at the Jack Williams Ground are maintained by contractors employed by the Club. The pitches at The Slade are maintained by Tonbridge and Malling Borough Council.

7.4.6 Ownership, management and security of access

The ownership, management and security of community access of rugby pitch sites is detailed below. Security of access refers to the extent to which community use of the site is protected (through public ownership, planning policy ownership covenants etc.), rather than the security of tenure of specific club users.

Site	Ownership	Management	Access
The Jack Williams Ground	Aylesford Parish Council	Aylesford Bulls RFC	Secured
The Slade	Tonbridge and Malling BC	Tonbridge and Malling BC	Secured
Vizards Sports Ground	Judd School	Judd School	Secured*

* Tonbridge Juddians RFC has a five -year agreement with Judd School for the use of the pitch.

7.4.7 Geographical distribution

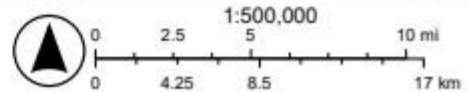
The geographical distribution of rugby pitches in Tonbridge and Malling has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 20-minutes travel time as the typical maximum. Based upon this, the map overleaf shows that the entire local population is within the catchment of at least one pitch.

Tonbridge and Malling - Rugby Pitches 20 minutes drive



2/11/2024

- Rugby pitches
- 20.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



© OpenStreetMap (and) contributors, CC-BY-SA

7.5 The views of local stakeholders

7.5.1 The Rugby Football Union

Consultation with the RFU highlighted that:

- There are two clubs in the borough, Tonbridge Juddians and Aylesford Bulls. The latter has a strong women and girl's section.
- It will be important to disaggregate midweek training demand from weekend match play, to identify capacity pinch points.
- A Grounds Maintenance Association pitch advisor will assess both sites to provide a more detailed appraisal than the standard non-technical visual assessment.
- Sevenoaks has a strong club very close to the borough boundary and is likely to import some demand from Tonbridge and Malling - this should be explored.

7.5.2 Aylesford Bulls RFC

The key comments from the club in response to a questionnaire circulated by the RFU on behalf of the project team were as follows:

- 'We are planning to introduce walking rugby, touch rugby and visually impaired rugby teams'.
- 'Our facilities development aspirations include floodlighting for Pitch 3 and clubhouse refurbishment to provide an extension of player and membership facilities including a gym and meeting and social space of other sports using the site and the local community'.
- 'In addition to our match pitches, we have use of council playing fields and a small training paddock'.
- 'Our pitches suffer from water pooling on pitches 1 and 2, poor grass quality on pitch 2 and poor aeration'.
- 'Our clubhouse and changing are around 25 years old and in need of refurbishment and update for compliance. There are damp issues in the showers area due lack of ventilation'.
- 'We are seeking to extend and re-develop our clubhouse to provide a community hub that caters for a range of sports in addition to rugby (initially netball, archery and petanque) and can expand our existing programme of sports and mental health support'.

7.5.3 Tonbridge Juddians RFC

The key comments from the club in response to a questionnaire circulated by the RFU on behalf of the project team were as follows:

- 'Our current facilities are now 20 years old. Improved facilities are required to including a larger social area, additional changing rooms, fitness and physio provision'.
- 'Most training takes place on the rugby-compliant sports lit all-weather pitch at Vizards Sports Ground (courtesy of Judd School)'.
- 'Our pitches are routinely affected by flooding, sometimes for weeks at a time'.

7.6 The implications for rugby in Tonbridge and Malling

Analysis of local supply of rugby union pitches in Tonbridge and Malling indicates the following:

- **Local clubs:** There are two local clubs serving Tonbridge and Malling, both of which provide male and female teams across all age groups.
- **Provision in neighbouring areas:** There is an assessed deficit in rugby pitch capacity in all neighbouring areas, so there is no capacity to accommodate any exported demand from Tonbridge and Malling.
- **Pitch supply:** The grass pitches at both rugby club sites suffer from drainage issues and are not well-maintained, thereby limiting carrying capacity. This is mitigated in part in Tonbridge with the provision of the World Rugby Regulation 22 Rugby Union-compliant all-weather pitch at Vizards Sports Ground, although access to this is unsecured.
- **Changing facilities:** The changing facilities at both rugby club sites do not comply with current requirements and therefore require upgrading.
- **Security of access:** All all-weather pitch at Vizards Sports Ground is owned by Judd School and does not have secured access.

7.7 Assessment of current needs

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent' sessions at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity.
- **Being played to the level the site can sustain:** Where use matches the carrying capacity.
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity.

As per RFU guidance, rugby union pitch capacity, demand and the resultant balance are expressed as 'match equivalent sessions' at weekly and peak times. Sports lit pitches are asterisked. Overall demand is based upon adult and youth teams requiring an average of 1.5 match equivalent sessions per week for training and matches and mini teams requiring 0.25 match equivalent sessions per week.

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Jack Williams Memorial Ground	1*	Aylesford Bulls RFC	1.0	5.0	-4.0	1.0	1.0	Balanced
	2*	Aylesford Bulls RFC	1.5	6.0	-4.5	1.0	1.0	Balanced
	3	Aylesford Bulls RFC	0.5	1.0	-0.5	1.0	1.0	Balanced
SITE TOTALS	3	-	3.0	12.0	-9.0	3.0	3.0	Balanced
The Slade	1*	Tonbridge Juddians RFC	1.0	2.0	-1.0	1.0	1.0	Balanced
	2	Tonbridge Juddians RFC	1.5	2.0	-0.5	1.0	1.0	Balanced
	3	Tonbridge Juddians RFC	0.5	1.0	-0.5	1.0	1.0	Balanced

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
SITE TOTALS	3	-	3.0	5.0	-2.0	3.0	3.0	Balanced
Vizards Sports Ground	1*	Tonbridge Juddians RFC	18.0	11.0	+7.0	18.0	11.0	+7.0
TONBRIDGE & MALLING	7	-	24.0	28.0	-4.0	24.0	17.0	+7.0

The split between midweek training supply and demand and weekend match supply and demand on match pitches is tabulated below, to highlight the main capacity pinch points.

Site	Pitches	Midweek training capacity	Midweek training demand	Midweek training balance	Weekend match capacity	Weekend match demand	Weekend match balance
Jack Williams Memorial Ground	1*	1.0**	4.0	-3.0	1.0	1.0	Balanced
	2*	1.0	3.0	-2.0	1.0	1.0	Balanced
	3	0.0	0.0	Balanced	1.0	1.0	Balanced
SITE TOTALS	3	2.0	7.0	-5.0	3.0	3.0	Balanced
The Slade	1*	0.0	0.0	Balanced	1.0	1.0	Balanced
	2	0.0	0.0	Balanced	1.0	1.0	Balanced
	3	0.0	0.0	Balanced	1.0	1.0	Balanced
SITE TOTALS	3	0.0	0.0	Balanced	3.0	3.0	Balanced
Vizards Sports Ground	1*	18.0	11.0	+7.0	10.0	0.0	+10.0
TONBRIDGE & MALLING	7	19.0	18.0	+1.0	16.0	6.0	+10.0

** Including separate sports lit training area

The key findings are that:

- There is sufficient capacity to meet current match needs.
- Aylesford Bulls RFC has a shortfall for midweek training, that is mitigated through the use of an additional training paddock on site and grassed areas on the adjacent Aylesford Recreation Ground.
- Tonbridge Juddians RFC meets most of its midweek training needs at the sports lit artificial grass pitch at Vizards Sports Ground.

7.8 Assessment of future needs

7.8.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
- Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

7.8.2 Potential changes in demand

Consultation with local clubs indicated that a total of eight additional teams of all age groups could be accommodated in Tonbridge and Malling if the quality and quantity of pitch provision was improved, a 15.4% increase on the current team numbers.

7.8.3 Site-specific pressures

There is a significant shortfall in sports lit pitch capacity for midweek training at Aylesford Bulls RFC.

7.8.4 Potential changes in supply

One further issue that will need to be considered in the medium-term is that the European Union has voted to ban the sale of intentionally added microplastics in artificial pitches, including polymeric infill materials like rubber crumb. This ban came into force on October 17th 2023, with an eight-year transition period. The ban does not prevent the continued use of existing rubber crumb infill, nor does it prevent the construction of new pitches with rubber crumb infill before 2031. Following the UK's exit from the EU, the regulatory framework for these matters now sits at a UK level. The Department for Environment, Food & Rural Affairs (DEFRA) recently commissioned an evidence project to review emissions of intentionally added microplastics in Great Britain, including rubber infill. The project is expected to report in spring 2025 and will inform any future regulatory actions in Great Britain. The outcome may affect '3G' pitch provision in the future, so once the implications become clearer, the issue should be revisited as part of the 'Stage E' review of this PPS.

In the meantime, consideration should be given to retrofitting rubber crumb containment measures at '3G' pitch sites like Vizards Sports Ground. These include:

- Fitting containment barriers on a pitch's perimeter fencing.
- Installing decontamination grates and boot cleaning brushes at all player and vehicle entrance gates.
- Ensuring all stormwater drains around a pitch have suitable microfilters to capture any infill being carried by surface run-off.

7.8.5 Existing spare capacity

The only spare capacity at present is at the artificial grass pitch at Vizards Sports Ground, which is used by Tonbridge Juddians RFC for training purposes, although the access is unsecured.

7.8.6 Future rugby pitch needs

Future rugby pitch needs are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future.

- **ONS projections:** The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).

Team type	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Adult males	19-45	20,291	5	2	1: 2,899	21,235	7	0
Adult females	19-45	22,909	4	1	1: 4,582	24,105	1	0
Age grade boys	13-18	5,546	18	2	1: 277	5,671	21	+1
Age grade girls	13-18	4,968	7	3	1: 497	5,100	10	0
Age grade mixed	7-12	11,968	18	0	1: 665	10,771	16	-2

- **Housing projections:** Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). At an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

Team type	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Adult males	19-45	20,291	5	2	1: 2,899	25,918	9	+2
Adult females	19-45	22,909	4	1	1: 4,582	29,263	6	+1
Age grade boys	13-18	5,546	18	2	1: 277	7,084	26	+6
Age grade girls	13-18	4,968	7	3	1: 497	6,346	13	+3
Age grade mixed	7-12	11,968	18	0	1: 665	15,287	23	+5

7.9 Key findings and issues

7.9.1 What are the main characteristics of current supply and demand?

- **Local clubs:** There are two local clubs serving Tonbridge and Malling, both of which provide male and female teams across all age groups.
- **Provision in neighbouring areas:** There is an assessed deficit in rugby pitch capacity in all neighbouring areas, so there is no capacity to accommodate any exported demand from Tonbridge and Malling.
- **Pitch supply:** The grass pitches at both rugby club sites suffer from drainage issues and are not well-maintained, thereby limiting carrying capacity. This is mitigated in part in Tonbridge with the provision of the World Rugby Regulation 22 Rugby Union-compliant all-weather pitch at Vizards Sports Ground, although access to this is unsecured.
- **Changing facilities:** The changing facilities at both rugby club sites do not comply with current requirements and therefore require upgrading.
- **Security of access:** All all-weather pitch at Vizards Sports Ground is owned by Judd School and does not have secured access.

7.9.2 Is there enough accessible and secured community use to meet current demand? **NO** - There is a midweek deficit at three sites site

Aylesford Bulls has a midweek training shortfall of 7.0 match equivalent sessions and Tonbridge Juddians RFC meets its midweek training needs at an all-weather pitch with unsecured community access.

7.9.3 Is the accessible provision of suitable quality and appropriately maintained? **NO** - Many pitches in the borough are affected by drainage issues

Improvements in the drainage and maintenance of the grass pitches at Aylesford Bulls RFC could potentially increase their capacity by 6.5 match equivalent sessions per week, from the current 4.0 match equivalent sessions. Improvements in drainage and maintenance at

Tonbridge Juddians RFC could potentially increase their capacity to 10.5 match equivalent sessions per week, from the current 3.0 match equivalent sessions. Capacity could also be increased in other ways, such as an Artificial Grass Pitch or hybrid pitch improvements.

7.9.4 What are the main characteristics of future supply and demand?

- **Population growth:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.
- **Changes in demand:** Projecting future need based on current demand patterns (including identified unmet demand) is a reasonable basis for forecasting.
- **Changes in supply:** There are no known proposed changes in supply.
- **Existing spare capacity:** There is no peak time spare capacity as present.
- **Future needs:** Based on the ONS-based projected population growth scenario, there will be a need for an additional 1.5 weekly match equivalent sessions by 2041. Based on the housing growth scenario, there will be a need for an additional 19.25 weekly match equivalent sessions by 2041. The options for achieving this are considered below:

7.9.5 Is there enough accessible and secured provision to meet future demand? **NO**

There is a significant shortfall in capacity for midweek training in the borough, with the collective supply-demand balance showing a deficit of 4.0 match equivalent sessions. Additional capacity could be created in three ways:

- **Pitch quality improvements:** Improvements in drainage and maintenance to the grass pitches could potentially increase their collective capacity by 15.0 match equivalent sessions per week.
- **Installation of floodlights:** The provision of floodlighting to one or more additional pitches at Aylesford Bulls RFC and Tonbridge Juddians RFC would improve the potential for additional midweek use but would only be effective with improvements in pitch drainage and maintenance to expand capacity.
- **Provision of a World Rugby regulation 22-compliant artificial grass pitch:** Providing an artificial grass pitch at Aylesford Bulls RFC would increase capacity for midweek training sessions and in the peak match play period for adults (Saturday afternoons) and Juniors/Minis (Saturday and Sunday mornings). Tonbridge Juddians RFC already has access to the all-weather pitch at Vizards Sports Ground, but access to this should be secured through a formal Community Use Agreement.

7.10 Scenario testing

7.10.1 Introduction

Based upon the key findings and issues identified above, some scenarios examining the effect of securing additional pitch capacity have been rehearsed to identify the optimum approach to addressing needs.

7.10.2 Scenario 1: Enhancing grass pitch carrying capacity with maintenance and drainage improvements

- **Rationale:** Improving the drainage and maintenance of the pitches at the sites where the drainage and/or maintenance is sub-optimal at present would add the following capacity (in match equivalent sessions) at each site:

Site	Current capacity	Extra capacity	Total capacity
The Jack Williams Ground	4.0	6.5	10.5
The Slade	3.0	6.5	9.5
TOTAL	7.0	13.0	20.0

- **Advantages:** The advantages of this scenario are as follows:
 - The additional capacity would theoretically be sufficient to meet all overall projected extra pitch capacity needs to 2041.
 - The extra capacity could be achieved at existing sites without the need for additional land acquisition costs.
- **Disadvantages:** The disadvantages of this scenario are that:
 - The main limiting factor for midweek training is the absence of floodlights, with only three fully lit grass pitches in the borough. Whilst pitch quality improvements would add capacity, without additional floodlights there would be limited impact on midweek usage.
 - The cost of grounds maintenance to sustain the enhanced pitch capacity may be problematic.
 - Tonbridge Juddians RFC do most of their midweek training at the sports lit all-weather pitch at Vizards Sports Ground, so improving capacity for training at The Slade would not be worthwhile.
- **Conclusions:** There would be merit in exploring the potential for drainage and maintenance improvements at the Jack Williams Ground. However, to maximise the benefits of this, the review will also need to consider the issue of floodlighting to maximise the benefits in the midweek evening period (see below).

7.10.3 Scenario 2: Enhancing grass pitch carrying capacity by providing floodlights

- **Rationale:** Whilst improved maintenance and drainage would add overall capacity, to achieve the maximum benefits floodlighting will be required to facilitate use during midweek evenings. The provision of floodlighting to pitch 3 at the Jack Williams Ground would improve the potential for additional midweek use but would only be effective with improvements in pitch drainage and maintenance to expand capacity.
- **Advantage:** The advantage of this scenario is that floodlighting an additional pitch will increase its availability on midweek evenings when training sessions take place.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Its effectiveness is contingent upon the pitch capacity enhancements achievable through the drainage and maintenance improvements, so it needs to be considered in conjunction.
 - On its own, it would have negligible impact upon the existing deficits.

- **Conclusions:** The greatest benefits of floodlighting will be where it is combined with an improvement in pitch maintenance or drainage ratings. Floodlighting pitch 3 at the Jack Williams Ground would provide one option for addressing capacity shortfalls.

7.10.4 Scenario 3: Enhancing pitch carrying capacity by providing a rugby-compliant artificial grass pitch

- **Rationale:** Providing an artificial grass pitch (or alternative mechanism for enhancing the pitch capacity in addition to drainage e.g. hybrid technology) at the Jack Williams Ground would increase capacity for midweek training sessions and in the peak match play period for adults (Saturday afternoons) and Juniors/Minis (Sunday mornings). As a related benefit, there is significant unmet demand from local football clubs for access to '3G' pitches, so a rugby-compliant artificial grass pitch would also serve wider needs.
- **Advantages:** The advantages of this scenario are as follows:
 - The pitch would add 10.0 midweek match equivalent sessions and 4.0 weekend match equivalent sessions at each site (offset by the loss of the grass pitch upon which it would be sited) which would meet all current and future needs.
 - Subject to any spare rugby capacity, the pitch could additionally contribute to meeting identified deficiencies in '3G' Football Turf Pitches in the borough.
- **Disadvantage:** The only disadvantage of this scenario is that to achieve maximum peak-time benefits will involve scheduling matches at non-traditional kick-off times which is a relatively new concept for many teams.
- **Conclusions:** The feasibility of installing a World Rugby Regulation 22-compliant artificial grass pitch (or other means for enhancing the pitch capacity in addition to drainage e.g. hybrid technology) at the Jack Williams Ground should be investigated further as an alternative to improvements to grass pitch drainage and floodlighting.

7.11 Policy recommendations

7.11.1 Introduction

The recommendations in relation to rugby union are made in the context of the National Planning Policy Framework (NPPF) paragraph 103, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under 'protect' and 'enhance'.

7.11.2 Protect

Recommendation 1 - Safeguarding existing provision: The Tonbridge and Malling PPS comprises a robust and evidence-based assessment of current and future needs for rugby union in the borough. The PPS has identified a need to increase local rugby pitch capacity and to this extent, it will be important for all current community used rugby pitch sites to be retained and protected. It is therefore recommended that planning policies continue to support the retention of all sites, based upon the evidence in the PPS. If proposals to redevelop rugby pitches do come forward, this will only be permissible they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development'.

7.11.3 Enhance

Recommendation 2 - Improving existing pitch capacity: Additional pitch capacity would best be developed at existing pitches by improving the quality of pitch drainage and maintenance at the Jack Willams Ground with related floodlighting provision.

Recommendation 3 - Developer contributions and external funding: All the additional demand for rugby arising from housing development in Tonbridge and Malling to 2041, should be accommodated through the recommendations outlined above. It is recommended that the action plan in the Tonbridge and Malling PPS be used as the basis for seeking an appropriate level of financial contributions under S106 developer contributions and/or through applications for external funding to cover the capital and revenue implications of the enhancements, in conjunction with any other external sources of funding that might be available.

7.12 Action Plan

7.12.1 Introduction

In the context of the recommendations above, the rugby union action plan below will guide the implementation of the Study. The abbreviations stand for TMBC - Tonbridge and Malling Borough Council and RFU - Rugby Football Union. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2023' (2023).

7.12.2 Key strategic actions

Issues	Action	Lead/ Facilitator	Partners	Resources	Priority
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved rugby facilities.	TMBC	Developers	Determined by Sport England's New Development Calculator	High
Sports lighting energy efficiency	Replace old sports lighting with LED heads and upgrade switching gear	Site owners	-	£30,000 per site	Medium
'3G' pitch rubber crumb containment	Retrofit containment measures	Judd School	-	£20,000	Medium

7.12.3 Site specific actions

Site	Issues	Action	Lead/ Facilitator	Partners	Resources	Priority
The Jack Williams Ground	• Midweek capacity shortfall. • Inadequate clubhouse facilities	• Improve drainage and maintenance. • Explore the feasibility of providing floodlighting to pitch 3. • Extend and refurbish the clubhouse.	Aylesford Bulls RFC	RFU TMBC	£100,000 for drainage/ floodlights £1,000,000 for clubhouse	High
The Slade	Some clubhouse enhancements required	Provide a larger social area, additional changing rooms, fitness and physio provision.	Tonbridge Juddians RFC	RFU	£300,000	Medium
Vizards Sports Ground	Poor quality changing facilities	Provide enhanced changing facilities with secured community use.	Judd School	RFU TMBC	£785,000	High

7.12.4 Potential project impact

The rugby projects with the potential to have the greatest impact on identified needs and deficiencies are as follows:

- Pitch improvements and clubhouse extension at the Jack Williams Ground.
- Improved changing facilities at Vizards Sports Ground.

8 HOCKEY PITCH NEEDS

8.1 Organisational context

- **England Hockey:** England Hockey is the governing body of the sport and supports the development of the game in Tonbridge and Malling.
- **England Hockey-affiliated club:** There are two affiliated clubs using pitches in Tonbridge and Malling, one of whom draws its membership from within the borough and one club from Tunbridge Wells. They collectively provide ten men's teams, eight women's teams, nine junior boy's teams and nine junior girl's teams.

8.2 Strategic context

8.2.1 National hockey strategy

England Hockey's strategic plan 2017 - 2027 '*A Nation Where Hockey Matters*' (2017) contains the following priorities of relevance to Tonbridge and Malling:

The vision is for England to be a 'Nation Where Hockey Matters'. Adults: The number playing regularly in the club network will be increased by: • Working with universities, schools and colleges to deliver quality playing experiences and clear pathways to club hockey. • Working with regional and local leagues and affiliated clubs, to deliver the highest quality playing experience and appropriate competition frameworks. • Developing more opportunities for over 40s to play hockey. • Delivering a quality programme of competitions that meet the needs of players and clubs. Young people: The number playing hockey in schools and clubs will be increased by: • Developing more relationships between clubs and primary and secondary schools. • Working with clubs to increase the number of junior hockey sessions being provided. • Delivering a quality programme of competitions that meet the needs of players, schools and clubs. • Developing an ability-based pathway for children aged 5-12 for adoption in clubs, schools and youth organisations. Informal hockey: The numbers of people playing informal hockey will be increased by: • Setting up opportunities to play Quicksticks and Hockey Heroes in community sites. • Increasing the opportunities to play Rush Hockey at schools, colleges, universities, clubs and community sites. • Increasing the opportunity for women to take part in Back to Hockey sessions at clubs and community sites.

8.2.2 Hockey facilities strategy

England Hockey's '*Facilities Strategy*' (2016) contains the following key elements:

Vision: For every hockey club in England to have appropriate and sustainable facilities that provide excellent experiences for players.

Mission: 'More, Better, Happier Players with access to appropriate and sustainable facilities'. The 3 main objectives of the facilities strategy are:

- **Protect - To conserve the existing hockey provision:** There are currently over 800 pitches that are used by hockey clubs (club, school, universities.) The current provision must be retained where appropriate, to ensure that hockey is maintained across the country.
- **Improve - To improve the existing facilities stock (physically and administratively):** The current facilities stock is ageing and there needs to be strategic investment into refurbishing the pitches and ancillary facilities. There needs to more support for clubs to obtain better agreements with facilities providers and education around owning an asset.
- **Develop - To strategically build new hockey facilities where there is an identified need and ability to deliver and maintain:** The research has identified key areas across the country where there is a lack of suitable Hockey provision and there is a need for additional pitches. There is an identified demand for multi pitches in the right places to consolidate hockey and allow clubs to have all of their provision catered for at one site.

England Hockey has identified key areas across the country where there is a lack of suitable hockey provision and there is a need for additional pitches, suitable for hockey. There is an identified demand for multi pitches in the right places to consolidate hockey and allow clubs to have all of their provision catered for at one site.

8.2.3 Neighbouring local authorities

Playing pitch strategies in neighbouring districts identify cross-boundary issues:

Maidstone Borough Council

The '*Maidstone Pitch Strategy*' (2019) identifies that there are three England Hockey-affiliated clubs in the borough, Maidstone HC, Sutton Valance HC and Marden Russets HC and concludes that 'the South Park pitch is overused in the peak period (particularly at weekends), which is managed by scheduling activity in timeslots immediately adjacent to the peak period. There is some spare capacity at the Marden and Sutton Valance pitches' All pitches require resurfacing to sustain hockey use, but subject to this, there is sufficient spare capacity to accommodate future needs.

Tunbridge Wells Borough Council

The '*Tunbridge Wells Playing Pitch strategy 2017 - 2033*' (2017) identifies that there is one club in the borough (Tunbridge Wells HC). Tunbridge Wells HC plays its 'home' matches at Tonbridge School but has a clubhouse at the Nevill Ground and undertakes some training at the Hawkenbury and Kent College, Pembury pitches. The Club has aspirations for an all-weather pitch at the Nevill Ground.

Sevenoaks District Council

The 'Sevenoaks Playing Pitch Strategy' (2018) concludes that there are two hockey clubs in the district (Sevenoaks HC and Edenbridge HC) and concludes that 'whilst there is an over-supply of hockey provision in Sevenoaks District, much of this capacity supply is provided by Edenbridge Leisure Centre. Following consultation with England Hockey and the club users it is evident that there are significant challenges with securing consistent and fit-for-purpose hockey provision across the sub-area of Sevenoaks and Surrounds. There are not sufficient secured and available sites for community use hockey, with clubs being required to use a combination of sites to meet the demands of club members, some of which are unsecured for community use'.

Gravesham Borough Council

The 'Gravesham Playing Pitch Strategy' (2016) identifies that there are three hockey clubs in the borough (Gravesend and Wellcome Men's HC, Gravesend Ladies HC and Meopham and 'there is one full-sized artificial grass pitch in the borough Although there is sufficient provision to meet current demand, there is no capacity for growth at peak times. The quality of existing provision is the key priority as it is likely to act as a barrier to increasing participation and even to sustainability of hockey in Gravesham'.

Medway Council

The 'Medway Playing Pitch Strategy' (2019) identifies that there are three clubs in the area (Holcombe HC, Gillingham Anchorians HC and Old Williamsons HC) and concluded that 'the projected increase in demand can be satisfied at the existing club sites, however consultation has indicated that Holcombe Hockey Club struggles at peak time, as the club has some spare capacity, however currently struggles to meet demand at peak times'.

8.3 Hockey demand

8.3.1 Expressed demand

The following clubs play in the borough. External teams and pitches used are shown in italics:

Club	Home Grounds	Men's teams	Women's teams	Boy's teams	Girl's teams
K-Sports Hockey Club	K-Sports, Cobdown*	4	3	0	0
<i>Tunbridge Wells Hockey Club</i>	<i>Tonbridge School Kent College, Pembury Hawkenbury</i>	6	5	9	9
TOTALS	-	10	8	9	9

* the Club previously utilised the K-Sports site prior to the sale and their use agreement was ended by the previous owner. The club is currently seeking alternative pitch provision.

8.3.2 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. Eleven teams from Tunbridge Wells HC play matches and train on the pitches at Tonbridge School. Other clubs based at facilities close to Tonbridge and Malling are as follows:

Club	Home site	Distance from Tonbridge and Malling
Holcombe HC	Curtis Way, Rochester ME1 2TQ	0.5 miles
Maidstone HC	South Park, Armstrong Road, Maidstone ME15 6AZ	2 miles
Marden Russets HC	Maidstone Road, Marden TN12 9AG	5 miles
Sevenoaks HC	Holly Bush Lane, Sevenoaks TN13 3UX	2 miles
Gillingham Anchorians HC	Darland Avenue, Gillingham ME7 3AN	3 miles
Old Williamsons HC	Sir Joseph Williamson's Mathematical School, Maidstone Road, Rochester ME1 3EL	1 mile

8.3.3 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

Consultation with K-Sports HC indicated that there is significant unmet demand at present.

- The club has unmet demand for an additional four hours per week of pitch time for matches.
- The club has unmet demand for an additional pitch time for midweek training, which is currently used for football training.
- Club is currently seeking alternative pitch provision following the sale of the K Sports site.

8.3.4 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population if they had access to more or better provision. K-Sport HC has identified latent demand as part of its five-year development plan.

8.4 Hockey pitch supply in Tonbridge and Malling

8.4.1 Quantity

This section summarises the detail of the supply of artificial turf pitches suitable for hockey (sand-dressed and sand-filled) in Tonbridge and Malling.

- Water-based pitches are the preferred surface for elite-level hockey. The sports turf uses a denser pile than other surface types which, combined with the water layer, provides the truest ball roll of any artificial turf system.
- Sand-dressed artificial turf is a higher specification surface designed specifically for fast-paced hockey.
- With sand-filled pitches, the playing surface is only partially filled (usually about two-thirds of the pile height) so the game is played on the sports carpet, not the sand infill.
- Both types of sand-based pitches can also be used for football, but the rubber crumb-filled, long-pile surface of '3G' football turf pitches and/or World Rugby Regulation 22-

compliant pitches are not suitable of hockey use. The peak demand period for hockey is Saturday for match play and midweek 6.00pm to 10.00pm for training.

- **Full-sized pitches with community use and used:**

Site	Address	Dimensions	Surface	Sports lit	Built	Resurfaced
Tonbridge School	London Road, Tonbridge TN10 3AD	97m x 62m	Water-based	Yes	2008	2018
		97m x 60m	Sand-filled	Yes	2004	2022
		92m x 55m	Sand-filled	No	1990	-

- **Pitches not available for community use:** There are two pitches in this category.

Site	Address	Dimensions	Surface	Sports lit	Built	Resurfaced
K-Sports*	Station Road, Aylesford ME20 6AU	100m x 63m	Sand-dressed	Yes	2017	-
Tonbridge Grammar School	Deakin Leas, Tonbridge TN9 2JR	97m x 61m	Sand-filled	Yes	2017	-

* the Club is currently seeking alternative pitch provision. The implications of this will be considered as part of the first stage E strategy review.

- **Provision by sub-area:** Pitches with community use and used by sub-area are as follows:

Sub-area	Population	No. Pitches	Pitches per capita
Tonbridge and surrounds	56,018	3	1: 18,673
Mallings and surrounds	76,182	1	1: 76,182
TONBRIDGE & MALLING	132,200	4	1: 33,050

8.4.2 Use of hockey pitches for football

The following pitches also accommodate football usage:

Site	Hockey use	Hockey use (%)	Football use	Football use (%)	Unused	Unused (%)
K-Sports*	16 hours	40%	24 hours	60%	0 hours	0%
Tonbridge School	3 hours	7.5%	27 hours	67.5%	10 hours	25%

* the Club is currently seeking alternative pitch provision. The implications of this will be considered as part of the first stage E strategy review.

The split between midweek and weekend use at each pitch is as follows:

Site	Midweek used hours	% capacity	Saturday used hours	% capacity	Sunday used hours	% capacity
K-Sports (previously)	25	100%	10	100.0%	5	83.3%
Tonbridge School water-based 1	18	90%	6	100.0%	4	66.7%
Tonbridge School sand-filled (Rowan's Astro)	25	100%	6	100.0%	4	66.7%
Tonbridge School sand-filled (Thomas' Astro)	0	0.0%	0	0.0%	3	50.0%
TOTALS	68	97.1%	22	100.0%	16	66.7%

8.4.3 Quality

The qualitative analysis of pitches and related facilities in Tonbridge and Malling involved a visit to all hockey pitches, to undertake the sport-specific non-technical visual inspections produced by England Hockey for Sport England's '*Playing Pitch Strategy Guidance*' (2013). The assessment generates an overall 'score' for each pitch by evaluating the condition of the playing surface, fencing, floodlighting, disability access and changing provision. The scores for each artificial grass pitch for hockey with community use and used are as follows:

Site	Pitch	Changing
K-Sports*	Good	Standard
Tonbridge School water-based	Good	Good
Tonbridge School and-filled 1	Good	Good
Tonbridge School sand-filled 2	Standard	Good

* the Club is currently seeking alternative pitch provision following the cessation of their arrangements at K-Sports.

8.4.4 Pitch maintenance

All hockey pitch maintenance in the borough is the responsibility of each pitch owner, although there is no record of the extent to which this complies in each case with best practice.

8.4.5 Ownership, management and security of access

The ownership, management and security of community access of hockey pitch sites is detailed below. Security of access refers to the extent to which community use is protected.

Site	Ownership	Management	Security of access
Tonbridge School	Tonbridge School	Tonbridge School	Secured

8.4.6 Geographical distribution

The geographical distribution of artificial grass pitches in Tonbridge and Malling has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 20-minutes travel time as the typical maximum. Based upon this, the map overleaf shows that the entire local population is within the catchment of at least one pitch.

Tonbridge and Malling - artificial grass pitches for hockey



8.5 The views of stakeholders on pitch supply and demand

England Hockey: Consultation with England Hockey raised the following issues:

- The hockey position is quite complex in Tonbridge and Malling because whilst there is only one club that draws the majority of its membership from the borough, Tunbridge Wells HC from a neighbouring district is partly based at the Tonbridge School pitches

- Furthermore, several other clubs are based in neighbouring areas but close to the border with Tonbridge and Malling so the dynamics of imported and exported demand need to be considered carefully.
- The loss of access to the pitch at the former K-Sports site has created severe problems for K-Sports HC. The Club has investigated the possibility of using three pitches outside the borough:
 - Invicta Grammar School for Girls is in Maidstone and has a sports lit small-sided (70m x 45m) sand-filled pitch that is 7.1 miles or 15 minutes drivetime from the K-Sports site. Because of its small size, it is unsuitable for anything other than training.
 - Thomas Aveling School is in Rochester and has a full-sized sand-dressed pitch that is not sports lit and is 7.9 miles or 14 minutes driving time from the K-Sports site. Because of the lack of lighting, it is unusable for training in the winter months and has only limited capacity for weekend matches.
 - Sutton Valence School is in Maidstone borough and has a full-sized sand-dressed sports lit pitch that is 12.7 miles or 23 minutes driving time from the K-Sports site. The pitch has a 'poor' quality surface however, which led to a cessation of use by former hockey club users.

K-Sports Hockey Club:

The key comments from the club in response to a questionnaire circulated by England Hockey on behalf of the project team were made before the loss of access to the K-Sports pitch as follows. The implications of this will be considered as part of the first stage E strategy review.

- 'We have a full 5-year development plan, which is focussing on growing the Club, its members and volunteers, along with the number of teams. Currently we have use of one hockey suitable pitch at K-Sports Cobdown, of which all the league slots on a Saturday are utilised. If our plans continue as forecast for growth, we will need access to a second hockey-suitable astro, in the very local vicinity, to allow games to take place, otherwise our growth will be stunted'.
- 'We have enough players for a fourth ladies team but are currently holding off as we would not have enough pitch slots for a league team. This is causing us to load teams with more players (up to the limit of 16) and is reducing the amount of pitch time/game time players get. This is accepted but is not a long-term sustainable approach'.
- 'An Indoor sports hall, changing blocks and facility and an additional pitch would all bring direct growth both for the Club and the other sports that operate from the site'.
- 'We run a summer league for both Male and Female sides. We also run 'pay-and-play' sessions, along with turn up and try training sessions. In addition to this for adults, we also support the SGO team for running and facilitating events for primary and secondary schools. Our development plan calls out our intention to start 'Back to Hockey' sessions'.
- 'We use the site on the basis of an annual rental agreement We also have a usage agreement in place, along with a licence to occupy, which expires in April 2024. K-Sports have been very good to us and we have a great, committed long-term relationship for the use of the site. We actively work together on development and initiatives to support each other'.
- 'Flooding issues have caused problems on the pitch which are being resolved. This was due to building work on the former papermill site and the culvert water not flowing freely, causing a stream to flood onto the pitch and lift it out of place. Work from the Environment Agency and South-East Water is/has taken place to work to resolve the issues'.

- ‘Apart from the issues post flooding that are being resolved, the site is fantastic. The room for potential is huge and it is a vital sporting facility in the area. As a Club, after being nomadic for many years due to having to play elsewhere because of no suitable astro pitch at the Club, we are thrilled to be back and want to support the venue and area in the provision of hockey to the community’.
- ‘There is a strong bias towards 3G/4G pitches [in Tonbridge and Malling]. These are suitable for football/rugby, but not for hockey, so limited the provision of the sport locally, especially in the Ditton/Larkfield/Aylesford/West Malling area’.

Following the loss of the K-Sports pitch, the club made the following additional comments:

- ‘The K-Sports Cobdown site is to be closed with immediate effect as has been sold in a private transaction. The new owners are not willing or wanting to accept us as users of the site and hire the facilities, which has meant we now have nowhere to play hockey. This could result in us dissolving the Club and it ceasing to exist, removing the Club from the Kent, South-East (Kent Sussex and Surrey) and England Hockey setup. This will impact in the region of nearly 150 active members, plus all the juniors and school programmes we run. The club has been part of the fabric of the hockey community locally and regionally for a long time and we fear this may now be lost’.
- ‘We are keen to explore options for establishing a new permanent venue in the north of the borough, with Kings Hill Sports Park and Aylesford Bulls Rugby Club possible locations’.

8.6 The implications for hockey in Tonbridge and Malling

Analysis of local supply and demand for hockey pitches in Tonbridge and Malling indicates the following:

- **Local clubs:** There is one hockey club serving Tonbridge and Malling, but Tunbridge Wells Hockey Club is also based in the borough and six other clubs are based within five miles of the borough boundary.
- **Imported demand:** Eleven teams from Tunbridge Wells HC use the pitches at Tonbridge School for matches and training.
- **Pitch supply:** There are four artificial grass hockey pitches in Tonbridge and Malling but there is no spare capacity of hockey pitches in the Saturday peak-period. The loss of the K-Sports pitch has created problems for K-Sports HC and there is no spare capacity to accommodate the club at the Tonbridge School Pitches because of existing high demand, part of which is from football.
- **Facility aspirations:** K-Sports HC would like to secure a new permanent home in the north of the borough.

8.7 Assessment of current needs

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of ‘match equivalent’ sessions at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity.
- **Being played to the level the site can sustain:** Where use matches the carrying capacity.
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity.

As per England Hockey guidance, pitch capacity is expressed as weekly peak time hours of availability, demand as actual hours of use and the resultant balance is expressed as hours of availability at peak times. The actual used capacity of artificial turf pitches is based upon their hours of use in the peak period supplied by the pitch operators.

Site	Users	Saturday capacity	Saturday demand	Saturday balance	Sunday capacity	Sunday demand	Sunday balance
K-Sports*	K-Sports HC	6.0	6.0	Balanced	6.0	5.0	+1.0
Tonbridge School water-based 1	Tunbridge Wells HC Tonbridge School	4.0	4.0	Balanced	6.0	4.0	+2.0
Tonbridge School Sand-filled 1	Tunbridge Wells HC Tonbridge School	4.0	4.0	Balanced	6.0	4.0	+2.0
Tonbridge School sand-filled 2	Tonbridge School	6.0	6.0	Balanced	6.0	3.0	+3.0
TOTALS	-	20.0	20.0	Balanced	24.0	16.0	+8.0

* Prior to the loss of use of the facility.

The split between midweek and weekend use at each pitch is as follows:

Site	Midweek used hours	% capacity	Saturday used hours	% capacity	Sunday used hours	% capacity
K-Sports*	25.0	100%	6.0	100%	5.0	83.3%
Tonbridge School water-based 1	18.0	90%	4.0	100%	4.0	66.7%
Tonbridge School Sand-filled 1	25.0	100%	4.0	100%	4.0	66.7%
Tonbridge School sand-filled 2	0	0.0%	6.0	100%	3.0	50.0%
TOTALS	68	97.1%	20.0	100%	16.0	66.7%

* Prior to the loss of use of the facility.

The assessment shows that:

- There is a no effective spare capacity during the Saturday peak period.
- Midweek used hours average 97.1% utilisation across the three available pitches, including 51 hours of football usage.

8.8 Assessment of future needs

8.8.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).

- Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

8.8.2 Potential changes in demand

Consultation with K-Sports HC indicated that a total of five additional teams of all age groups could be accommodated in Tonbridge and Malling if the quality and quantity of pitch provision was improved.

8.8.3 Site-specific pressures

There is no spare capacity in the peak period on Saturdays.

8.8.4 Potential changes in supply

The loss of the K-Sports pitch has created an urgent need for a replacement facility in the borough.

8.8.5 Existing spare capacity

There is some midweek spare capacity at Tonbridge School.

8.8.6 Future hockey pitch needs

Future hockey pitch needs are modelled below using 'Team Generation Rates', which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of future teams.

- ONS projections:** The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).

Team type	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Adult male hockey	18-45	21,173	4	0	1: 5,293	22,161	4	0
Adult female hockey	18-45	22,961	3	1	1: 5,740	24,085	4	0
Boys junior hockey	8-17	10,441	0	2	1: 5,205	9,515	2	0
Girls junior hockey	8-17	8,620	0	2	1: 4,310	8,715	2	0

- Housing projections:** Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). At an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

Team type	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Adult male hockey	18-45	21,173	4	0	1: 5,293	27,045	5	+1
Adult female hockey	18-45	22,961	3	1	1: 5,740	29,329	5	+1
Boys junior hockey	8-17	10,441	0	2	1: 5,205	13,337	3	+1
Girls junior hockey	8-17	8,620	0	2	1: 4,310	11,011	3	+1

8.9 Key findings and issues

8.9.1 What are the main characteristics of current supply and demand?

- **Local clubs:** There is one hockey club serving Tonbridge and Malling, but Tunbridge Wells Hockey Club is also based in the borough and six other clubs are based within five miles of the borough boundary.
- **Imported demand:** Eleven teams from Tunbridge Wells HC use the pitches at Tonbridge School for matches and training.
- **Pitch supply:** There are four artificial grass hockey pitches in Tonbridge and Malling but there is no spare capacity of hockey pitches in the Saturday peak-period. The loss of the K-Sports pitch has created problems for K-Sports HC and there is no spare capacity to accommodate the club at the Tonbridge School Pitches because of existing high demand, part of which is from football.
- **Facility aspirations:** K-Sports HC would like to secure a new permanent home in the north of the borough.

8.9.2 Is there enough accessible and secured community use to meet current demand? **NO**

The loss of the K-Sports pitch has created an urgent need for a replacement facility in the borough. The implications of this will be considered as part of the first stage E strategy review.

8.9.3 Is the accessible provision of suitable quality and properly maintained? **YES**

There are no quality issues with the pitch provision.

8.9.4 What are the main characteristics of future supply and demand?

- **Population growth:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.
- **Changes in demand:** Projecting future need based on current demand patterns (including identified unmet demand) is a reasonable basis for forecasting.
- **Changes in supply:** The loss of the K-Sports pitch has created an urgent need for a replacement facility in the borough.
- **Existing spare capacity:** There is no peak time spare capacity as present.
- **Future needs:** Based on the ONS-based projected population growth scenario, there will be no additional team demand by 2041. Based on the housing growth scenario, there will be four additional teams by 2041, collectively requiring a total of 8.0 weekly match equivalent sessions.

8.9.5 Is there enough accessible and secured provision to meet future demand? **NO**

The loss of the K-Sports pitch has created an urgent need to accommodate existing and projected future demand. Additional capacity could be created in two ways: -

- **A new pitch:** Providing a new pitch at a site in the borough.
- **Diversion of football demand:** Providing additional '3G' football turf pitch capacity in the borough would divert football demand away from the existing Rowans pitch at Tonbridge School in the midweek training period and would provide sufficient extra capacity to meet the needs of K-Sports HC.

8.10 Scenario testing

8.10.1 Introduction

Based upon the key findings and issues identified above, some scenarios examining the effect of securing additional pitch capacity have been rehearsed to identify the optimum approach to addressing needs.

8.10.2 Scenario 1: Providing a new pitch

- **Rationale:** The loss of the K-Sports pitch has created an urgent need for a replacement facility in the borough. Providing a pitch at a new site would rectify this.
- **Advantage:** The advantage of this scenario is that a new pitch would create additional capacity to serve unmet needs.
- **Disadvantages:** The disadvantages of this scenario are that:
 - Whilst locations at Kings Hill Sports Park and Aylesford Bulls Rugby Club are under discussion, there is no certainty that either site could accommodate an artificial turf pitch for hockey.
 - The capital costs of providing a new pitch are high. Sport England's latest '*Facility Cost Guidance: Third Quarter 2023*' (2023) quotes £950,000 for a new full-sized sand-dressed pitch with floodlights.
- **Conclusions:** This would be the best way of meeting hockey needs in the borough, subject to identifying a suitable site (ideally in the north of the borough) and the necessary funding.

8.10.3 Scenario 2: Displacing football use at Tonbridge School to '3G' football turf pitches

- **Rationale:** Providing additional '3G' football turf pitch capacity in the borough would divert football demand away from the existing Rowans pitch at Tonbridge School in the midweek training period and would provide sufficient extra capacity to meet the needs of K-Sports HC.
- **Advantages:** The advantages of this scenario are as follows:
 - TMBC has already invested funding in re-surfacing the Rowan's pitch at Tonbridge School with a GEN2 surface suitable for Football and Hockey. It is subject to a community use agreement as a result.
 - TMBC is already considering providing an additional '3G' pitch at Tonbridge Farm Sports Ground. Reprogramming football use to specialist '3G' playing surfaces would free up 27 hours per week of pitch capacity at the Rowans for hockey.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - All football use is at midweek evenings, not in the period of peak demand for hockey at the weekends. This means that the capacity in the peak periods would not be increased, although there would be additional time for midweek hockey training.

- The site is in the south of the borough, whereas the main focus of K-Sports HC's activities and membership is in the north of the borough.
- **Conclusions:** Displacing football use of artificial grass pitches for hockey to '3G' pitches would have benefits for the players of both sports and give K-Sports Hockey Club an interim base whilst it investigates options for a permanent home.

8.11 Policy recommendations

8.11.1 Introduction

The recommendations in relation to hockey are made in the context of the National Planning Policy Framework (NPPF) paragraph 103, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

The recommendations are arranged under the main headings of 'protect', 'enhance' and 'provide'.

8.11.2 Protect

Recommendation 1 - Safeguarding existing provision: The Tonbridge and Malling PPS comprises a robust and evidence-based assessment of current and future needs for hockey in the borough. The PPS has identified a need to increase local hockey pitch capacity and to this extent, it will be important for all current community used hockey pitch sites to be retained and protected. It is therefore recommended that planning policies continue to support the retention of all sites, based upon the evidence in the PPS. If proposals to redevelop hockey pitches do come forward, this will only be permissible if they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development'.

Since the introduction of 3G pitches and given their popularity for football, providers have seen this as a way of replacing their tired sand-based carpet and generating money from hiring out a 3G pitch to football clubs and commercial football providers. This has come at the expense of hockey, with players now travelling further distances to gain access to a suitable pitch and many teams being displaced from their preferred geographical area.

Due to its impact on hockey, it is appropriate to ensure that sufficient sand-based AGPs are retained for the playing development of the sport. To that end, a change of surface should require a planning application and, as part of that, the applicants should have to show that there is sufficient provision available for hockey in the locality. Opportunities to incorporate this into planning policy should therefore be explored, and advice from Sport England and EH should also be sought prior to any planning application being submitted.

It should also be noted that, if a surface is changed, it could require the existing floodlighting to be changed and, in some instances, noise attenuation measures may need to be put in place.

The 3G surface is limited in the range of sport that can be played or taught on it. Those proposing a conversion should take advice from the appropriate sports' governing bodies or refer to Sport England guidance 'Selecting the Right Artificial Grass Surface' which can be found on Sport England's website:

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

Recommendation 2 - Managing the football-hockey demand interface: Football clubs in the borough currently use 24 hours per week of midweek artificial grass pitch time for training purposes, displacing some hockey demand. Managing this demand via co-operative working between the FA and England Hockey is key to ensuring that all existing hockey pitches are retained and that additional '3G' pitches provision is made to redeploy demand from football for sports lit training/match facilities. England Hockey will also support schools with hockey pitches with business modelling for hockey-only pitch operation.

8.11.3 Enhance

Recommendation 3 - Maintaining existing pitch capacity: The pitches in the borough will all need to be resurfaced in the next five years to ensure that they remain usable.

8.11.4 Provide

Recommendation 4 - Developer contributions and external funding: It is recommended that the action plan in the Tonbridge and Malling PPS be used as the basis for seeking an appropriate level of financial contributions under S106 developer contributions and/or through applications for external funding to cover the capital and revenue implications of securing additional hockey pitch capacity to meet the needs of the additional population arising from housing growth by 2041.

8.12 Action Plan

8.12.1 Introduction

In the context of the high-level recommendations above, the tables below set out the hockey action plan to guide the implementation of the Study. The abbreviation stands for TMBC - Tonbridge and Malling Borough Council.

8.12.2 Key strategic actions

Issues	Action	Lead	Partners	Resources	Priority
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards additional hockey pitch capacity and ancillary facilities.	TMBC	Developers	Determined by Sport England's New Development Calculator	High
Sports lighting energy efficiency	Replace old sports lighting with LED heads and upgrade switching gear	Site owners	-	£30,000 per site	Medium

8.12.3 Site specific actions

Site	Issues	Action	Lead	Partners	Resources	Priority
K-Sports	Hockey use excluded from the site.	Identify an alternative site to provide a new pitch	TMBC	K-Sports England Hockey	£980,000 for a new pitch	High
Tonbridge School	Need to create additional capacity for K-Sports HC	Displace football use to new '3G' pitches.	TMBC	Tonbridge School	Costed in the football action plan.	High

9 BASEBALL PITCH NEEDS

9.1 Organisational context

- **British Baseball Federation:** The British Baseball Federation is the governing body of the sport and supports the development of the game in Tonbridge and Malling.
- **Affiliated Clubs:** Three Baseball clubs are based in Tonbridge and Malling, collectively providing seven teams.

9.2 Strategic context

9.2.1 National lacrosse strategy

The British Baseball Federation's '*Baseball Facilities Survey*' (2023) identifies the following actions:

- Work with suppliers to provide better options for clubs.
- Allocate funding specifically for Youth Facilities.
- Support clubs to secure Land Access Agreements.
- Establish Facility Standards for all clubs.
- Encourage clubs to host Saturday Games.

9.2.2 Neighbouring local authorities

Maidstone Borough Council

There is no baseball activity in the borough and therefore the '*Maidstone Playing Pitch Strategy*' (2019) does not include an assessment of baseball needs.

Tunbridge Wells Borough Council

There is no baseball activity in the borough and therefore the '*Tunbridge Wells Playing Pitch strategy 2017 - 2033*' (2017) does not include an assessment of baseball needs.

Sevenoaks District Council

There is no baseball activity in the district and therefore the '*Sevenoaks Playing Pitch Strategy*' (2018) does not include an assessment of baseball needs.

Gravesham Borough Council

There is no baseball activity in the borough and therefore the '*Gravesham Playing Pitch Strategy*' (2016) does not include an assessment of baseball needs.

Medway Council

The Kent Mariners Baseball Club is based in Rochester, but the '*Medway Playing Pitch Strategy*' (2019) does not include an assessment of baseball needs.

9.3 Baseball demand

9.3.1 Expressed demand

The following clubs are based in Tonbridge and Malling and affiliate to the British Baseball Federation:

Club	Home courts	No. teams
Tonbridge Baseball Club	Borley Field, The Slade	2
Hurricanes Baseball Club	Williams Field, Hadlow	3
Kent Buccaneers Baseball Club	Williams Field, Hadlow	2
TOTAL	-	7

9.3.2 Displaced demand

Displaced demand relates to play by players from within the study area which takes place outside of the area, or vice versa. There is no evidence of any displaced demand for baseball in Tonbridge and Malling.

9.3.3 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is no evidence of unmet demand for baseball pitches in Tonbridge and Malling at present.

9.3.4 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand for baseball in Tonbridge and Malling at present.

9.4 Baseball pitch supply

9.4.1 Quantity

The pitches included in the analysis are defined as permanently marked for baseball.

Site	Address	Sub-area
Borley Field	The Slade, Tonbridge TN9 1HR	Tonbridge
Williams Field	Marshall Gardens Hadlow TN11 0HQ	Tonbridge

Pitches by sub-area are as follows:

Sub-area	Population	No. Pitches	Pitches per capita
Tonbridge and surrounds	56,018	2	1: 28,009
Mallings and surrounds	76,182	0	-
TONBRIDGE & MALLING	132,200	2	1: 66,100

9.4.2 Quality

The quality of baseball pitches was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were assessed were as follows:

- **Playing surface:** Infield and outfields surface, grass cover, lines, foul posts, pitcher's mound, bases and batter's boxes.
- **Safety surrounds:** Fencing and warning signs.
- **Changing provision:** Changing, social and ancillary facilities.
- **Disabled access:** Provision for disabled access to the facilities.
- **General access:** Parking, signage and proximity to public transport.

The facilities were rated on a five-point scale, where 5 equates to 'very good' (highlighted in green below), 4 to 'good', 3 to 'average', 2 to 'poor' and 1 to 'very poor'. The ratings for the baseball pitches in Tonbridge and Mallings are below.

Facility	Field	Fencing	Changing	Disability Access	General access
Borley Field	4	5	4	2	5
Williams Field	4	5	4	3	4

9.4.3 Pitch maintenance

Each site owner employs a grounds maintenance contractor to maintain their pitches.

9.4.4 Ownership, management and security of access

The ownership, management and security of community access of baseball pitch sites is detailed below. Security of access refers to the extent to which community use is protected (through public ownership, community use agreements etc.), rather than the security of tenure of specific club users.

Club	Basis of use	Access
Borley Field	Club use only	Secured
Williams Field	Club use only	Secured

9.4.5 Geographical distribution

The geographical distribution of baseball pitches in Tonbridge and Mallings has been assessed by identifying catchments to illustrate local accessibility. This is based on the results of the clubs' survey, which identifies 20-minutes travel time as the typical maximum. Based upon this, the map overleaf shows that the entire local population is within the catchment of at least one pitch.

Tonbridge and Malling - Baseball Pitches 30 minutes drive



9.4.6 The views of stakeholders on pitch supply

British Baseball Federation: Consultation with British Baseball Federation identified that:

- The sport is buoyant in Tonbridge and Malling.

- There are three active clubs in the borough.

Tonbridge Baseball Club: The Club was established in 1982 and runs two adult teams, the Wildcats and the Bobcats. It is based at Borley Field at The Slade in Tonbridge and has 40 members aged 14 and over, from complete beginners to advanced players.

Kent Buccaneers Baseball Club: The Club was founded in 2017 and has been growing rapidly ever since. We currently have two adult teams (first team and development team) as well as a growing youth academy. Its home ground is in Hadlow at one of the best baseball facilities in the south-east of England, which has hosted a number of different events/tournaments including the 2021 British Baseball Federation Triple A Playoffs.

Hurricanes Baseball Club: Hurricanes Youth Baseball Club was founded in 2015 and is fully inclusive for both boys and girls ages 5-14 years. Hurricanes Adult Baseball Club was created in 2022 to allow the children a natural progression into adult baseball. Anyone 14 years or over can play adult baseball for the Hurricanes from the 2023 season. It has two mixed adult teams competing in the British Baseball Federation Leagues.

9.5 The implications for Baseball in Tonbridge and Malling

Analysis of local supply and demand for baseball pitches in Tonbridge and Malling indicates the following:

- **Local Clubs:** There are three local clubs that currently meet all local baseball needs.
- **Demand levels:** Spare capacity at the sites used by both clubs will be sufficient to meet additional future demand to 2041.

9.6 Assessment of current needs

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent' sessions at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity.
- **Being played to the level the site can sustain:** Where use matches the carrying capacity.
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity.

In the absence of any formal guidance on pitch carrying capacity for baseball, the assessment below assumes the same capacity as adult football pitches, namely a 'good' quality pitch can accommodate 3.0 match equivalent sessions per week, a 'standard' quality pitch 2.0 match equivalent sessions per week and a 'poor' quality pitch 1.0 match equivalent sessions per week.

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Borley Field	1	Tonbridge Baseball Club	3.0	2.0	+1.0	1.0	1.0	Balanced
Williams Field	1	Hurricanes Baseball Club Kent Buccaneers BC	3.0	5.0	-2.0	1.0	1.0	Balanced
TOTALS	2	-	6.0	7.0	-1.0	2.0	2.0	Balanced

The assessment shows Supply and demand are balanced in the peak period, but that there is an overall capacity shortfall at Williams Field. This is managed through fixture scheduling.

9.7 Assessment of future needs

9.7.1 Population growth

Two scenarios are considered:

- The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
- Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

9.7.2 Potential changes in demand

It seems likely that demand for baseball will remain at its current levels in Tonbridge and Malling.

9.7.3 Site-specific pressures

There are no known site-specific pressures.

9.7.4 Potential changes in supply

There are no known changes in supply.

9.7.5 Existing spare capacity

There is some spare capacity at Borley Field.

9.7.6 Future baseball pitch needs

Future baseball pitch needs are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future:

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>	<i>Population 2041</i>	<i>Teams 2041</i>	<i>Extra teams</i>
Adult males	17-45	22,054	3	1: 7,351	23,088	3	0
Adult females	17-45	23,697	2	1: 11,849	25,726	2	0
Junior males	10-16	6,813	1	1: 6,813	6,767	1	0
Junior females	10-16	6,116	1	1: 6,116	6,010	1	0

9.8 Key findings and issues

9.8.1 What are the main characteristics of current supply and demand?

- **Local Clubs:** There are three local clubs serving Tonbridge and Malling.
- **Unmet demand:** There is no evidence of any displaced, unmet or latent demand.
- **Future demand:** Future demand patterns are likely to be similar to current levels, based on participation trends and population projections.
- **Facilities supply:** There are two baseball facilities in the borough, which meet all current and future needs.
- **Facility quality:** The quality of most aspects of both facilities is at least 'standard', although disability access is 'poor' quality at Borley Field.

9.8.2 Is there enough accessible and secured community use to meet current demand? **YES**

Existing pitch provision meets all baseball's current needs, with the weekly capacity shortfall at Williams Field managed through fixture scheduling.

9.8.3 Is the accessible provision of suitable quality and appropriately maintained? **YES**

The pitches used for baseball are all 'good' quality.

9.8.4 What are the main characteristics of future supply and demand?

- **Population growth:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.
- **Changes in demand:** Demand projections indicate no additional teams by 2041.
- **Changes in supply:** There are no known projected changes in pitch supply.
- **Existing spare capacity:** Existing pitch provision meets all baseball's current needs, with the weekly capacity shortfall at Williams Field managed through fixture scheduling.
- **Future needs:** Future needs can be accommodated by using existing capacity.

9.8.5 Is there enough accessible and secured provision to meet future demand? **YES**

All future needs can be met by existing pitch sites in the borough.

9.9 Policy recommendations

9.9.1 Introduction

The recommendations in relation to baseball are made in the context of the National Planning Policy Framework (NPPF), which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

9.9.2 Protect

Recommendation 1 - Safeguarding existing provision: The Tonbridge and Malling PPS comprises a robust and evidence-based assessment of current and future needs for baseball in the borough. The PPS identifies a need for all current baseball pitch sites to be retained and protected on the basis of the specific identified roles that each can play in delivering the needs of the sport in Tonbridge and Malling both now and in the future. It is therefore recommended that planning policies continue to support the retention of all sites based upon the evidence in the PPS. If any pitch sites do become the subject of development proposals, this will only be permissible if they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development'.

9.9.3 Enhance

Recommendation 2 - Enhancing existing facilities: Disability access is 'poor' at Borley Field and 'standard' at Williams Field. It is recommended that the site owners should be supported to improve pitch quality, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.

Recommendation 3 - Developer contributions and external funding (enhancements): Most of the demand for baseball arising from the proposed housing development in Tonbridge and Malling to 2041 can be accommodated through enhancements to existing pitches and facilities. It is recommended that the site-specific action plan in the Tonbridge and Malling PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under S106 developer contributions and/or through applications for external funding to cover the capital and revenue implications of the enhancements.

9.10 Action Plan

9.10.1 Introduction

In the context of the high-level recommendations above, the tables below set out the baseball action plan to guide the implementation of the Study. The abbreviation TMBC stands for Tonbridge and Malling Borough Council

9.10.2 Key strategic actions

Issues	Action	Lead/ Facilitator	Partners	Resources	Priority
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved baseball facilities.	TMBC	Developers Local clubs	-	High

9.10.3 Site specific actions

Site	Issues	Action	Lead	Partners	Resources	Priority
Borley Field	'Poor' quality disabled access.	Improve disabled access	TMBC	Tonbridge BC	TBC	Medium
Williams Field	Pitch used to over-capacity.	Schedule fixtures	Hurricanes BC Kent Buccaneers BC	-	-	High

10 TENNIS COURT NEEDS

10.1 Organisational context

- **Lawn Tennis Association:** The Lawn Tennis Association is the governing body of the sport and supports the development of the tennis and Padel in Tonbridge and Malling.
- **Affiliated Clubs:** There are eight LTA-affiliated tennis clubs in Tonbridge and Malling.

10.2 Strategic context

10.2.1 National tennis strategy

The LTA's Vision is 'tennis is for everyone. All ages, all backgrounds, all levels of fitness, all abilities. Anyone can pick up a racket, anyone can be part of the tennis family'. Its Strategic Plan 2024 - 2026 '*Tennis for Britain*' (2024) contains the following priorities:

- Embed and grow LTA Youth across all venues and in the hearts and minds of children, parents, and the tennis workforce.
- Engage with and promote different formats of the sport and ways to play and enable a flexible approach to equipment to support positive experiences for adult players.
- Deliver resilient digital services, transformational digital products, and increase nationwide adoption of LTA Play Tennis.
- Implement and support comprehensive parks tennis operating models, particularly through Free Parks Tennis, Local Tennis Leagues and programme delivery in parks.
- Develop and enhance our support and engagement with Local Authorities, Active Partnerships, our Member Organisations, venues and operators to open up tennis.

10.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

Maidstone Borough Council

The '*Maidstone Pitch Strategy*' (2019) identifies that 'There is sufficient spare capacity at existing tennis courts to cater for all additional demand to 2031, although localised concentrations of demand in areas such as Bearstead and Staplehurst do justify some additional provision'.

Tunbridge Wells Borough Council

The '*Tunbridge Wells Playing Pitch strategy 2017 - 2033*' (2017) does not include an assessment of tennis needs.

Sevenoaks District Council

The '*Sevenoaks Playing Pitch Strategy*' (2018) identifies that the district 'is currently over supplied by 21.5 tennis courts' but this will reduce to a surplus of one sports lit court with projected future demand.

Gravesham Borough Council

The 'Gravesham Playing Pitch Strategy' (2016) identifies that 'the current number of courts can accommodate both current and future demand'.

Medway Council

The 'Medway Playing Pitch Strategy' (2019) concluded that club courts are used to over-capacity, but that there is spare capacity at parks courts and 'there is enough accessible tennis provision to meet future demand on public courts'.

10.2.3 Implications of the strategic context

Tennis is embarking on an ambitious effort to attract new and lapsed participants and its programmes will be supported by strategic initiatives at county and local level to implement its strategy.

10.3 Stakeholder consultation

10.3.1 Lawn Tennis Association

Consultation with the Lawn Tennis Association highlighted the following issues:

- Tennis is healthy in Tonbridge and Malling with a number of thriving local clubs although provision for casual play at parks and recreation grounds is limited.
- The LTA's vision for tennis is 'Tennis Opened Up' and the mission is to grow tennis by making it more relevant, accessible, welcoming and enjoyable. Strategic initiatives at county and national level aim to support this. 'The LTA would welcome more 'Pay and Play' opportunities in line with our 'Tennis Opened Up' vision in Tonbridge and Malling'.
- Park tennis courts are vital in helping open up the sport. Over 1.7 million adults play tennis on a park court every year, 44% of people who play tennis each year do so in a park (in comparison 20% played in a club setting). 3.4 million children aged 4 - 15 played tennis over the course of the year. Over a third (35%) said they had played on a park court. Key barriers to participating are finding, booking and accessing a court and finding someone with whom to play. The four courts at the Racecourse Sports Ground in Tonbridge are subject to seasonal flooding, which reduces their capacity for use.
- Most clubs in Tonbridge and Malling are operating at close to capacity. This is linked to a 45% increase in club membership nationally with the number of adults playing tennis in Great Britain increased by 43% in 2022 rising from 3.3 million to 4.7 million which is the highest total recorded since 2017.
- The LTA Quick Access Loan Scheme provides interest-free loans to help venues deliver projects that will grow the number of people playing tennis and Padel. The scheme is a part of the LTA's mission to grow tennis and Padel by making it accessible, welcoming, and enjoyable to all. To attract new players within local communities it's critical that there's access to quality all year-round facilities and therefore the LTA will be prioritising the installation and construction of covered courts and new-build floodlights and Padel.
- The LTA's vision is to open tennis up, and we want to make it more relevant, accessible, welcoming and enjoyable for anyone who has an interest. To achieve this, we need to break down barriers to entry and grow the game by bringing new and different audiences into our sport. One of our key strategies is to find new ways to grow participation, and padel is a fantastic example of that. It's an innovative format of tennis that's fun, sociable and easy to play. It can be played in groups of mixed ages and abilities due to it not being power dominant, and so is ideal for friends and families. The popularity of Padel is

growing in Great Britain, and with focus placed on increasing infrastructure, the LTA project to have a total of 400 padel courts in place by 2023. With currently two Padel courts in the borough, there is Padel growth potential for Tonbridge and Malling. Multi-sports sites are favoured and Tonbridge Farm could be a possible location in this regard'

10.3.2 Local tennis clubs

A questionnaire survey was circulated by the LTA on behalf of the project team to all eight LTA-affiliated clubs in Tonbridge and Malling. Five clubs responded.

- Collectively, the LTA-affiliated clubs in the borough have 3,970 members.
- Demand for tennis locally shows a slight increase over the past three years, with two clubs reporting increased membership numbers and three with static membership. No club has a current waiting list.

10.3.3 Hildenborough Tennis Club

The club commented that 'we are planning court resurfacing in next few years. Annual wash (paint where necessary). Possible extension of fencing for viewing area/improve drainage'.

10.3.4 Igtham Tennis Club

The club made the following comments:

- 'Whilst we don't experience any operational problems at present due to our hardworking volunteer committee, I should acknowledge that we don't have any disabled WC facilities, not disabled access to our clubhouse but this hasn't actually proved a problem to date'.
- 'Our current priorities are improving clubhouse facilities internally and providing external storage for chairs and court cleaning equipment. Also providing a bench for viewing courts. Also replanting a tree that had to be felled because falling leaves causing a problem on courts'.

10.3.5 Offham Tennis Club

The club commented that 'the main issue for us is recruiting and retaining members'.

10.3.6 Tonbridge Lawn Tennis Club

The club made the following comments:

- 'The club operates from six good quality, tarmacadam, sports lit courts at Hugh Christie College. Ancillary facilities are pavilion and toilets adjacent to the courts; these are in poor condition'.
- 'The facilities stand on land owned by the school and leased to the club via the Hugh Christie Sports Association. The current lease has about eleven years to run'.
- 'The club has access to the courts each evening and at weekends (from 9.30am). There is also daytime access during school holidays. The school has access during the daytime but utilisation is slow and has been for many years'.
- 'Site access is controlled by a keypad on the entrance to the school car park'.
- 'The location of the courts constrains the club's development in a number of ways:

- There is no daytime access for 40 weeks of the year, thus deterring membership for older players, shift workers etc.
 - The courts are hidden from general view. This lack of visibility to 'passing trade' considerably reduces awareness of the club and its activities.
 - The poor ancillary facilities are a disincentive to potential new members.
 - There are problems with court use in winter. These arise from the height of the school buildings which prevents sunlight reaching parts of the court which can, therefore, remain frozen in cold weather.
 - There is a high turnover of coaches due to the restrictions on coaching hours'.
- 'The club would like to relocate to a venue with all day access, better visibility and a higher level of footfall. Some discussions took place with TMBC about relocation to Tonbridge Farm sports park. The club would like to re-open this proposal'.
 - 'In Spring 2022, the council was originally enthusiastic of this proposal but cooled their interest in Winter 2022'.
 - 'The club is aware there is a sum of £207,840 set aside for facilities development at Tonbridge Farm from Section 106 agreements. This could be used to fund the relocation. The club may also be willing to consider some form of community access on a pay-and-play basis which could save the TMBC money on refurbishing the public courts in at Tonbridge Racecourse sports ground which are in a poor state of repair'.
 - 'Relocation to Tonbridge Racecourse is discounted as the courts are prone to flooding'.

10.4 Tennis Court Demand

10.4.1 Introduction

This section summarises the demand for tennis in Tonbridge and Malling and includes:

- National tennis demand patterns.
- LTA-affiliated clubs in Tonbridge and Malling.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

10.4.2 National demand patterns

LTA data on national tennis playing demand patterns is instructive for interpreting activity patterns in Tonbridge and Malling:

Parks courts: The importance of parks courts is emphasised by the following data:

- Over 1.7 million adults play tennis on a park court each year.
- 44% of people who play tennis each year do so in a park, compared with 20% that do so in a club setting.
- 3.4 million children aged 4 - 15 play tennis each year and more than one-third (35%) played on a park court.
- Key barriers to participating are finding, booking and accessing a court and finding someone to play with.

Parks tennis: The majority of participation in the UK takes place in a park environment

- The park environment is the most common place where new participants will start their tennis journey. For those that don't play, the majority of people who have expressed an interest in playing would see the park environment as their first option for play.
- Participation in parks is often less frequent and generally aligns with the seasonal participation peaks in the summer months. This trend is not helped by the lack of sports lit provision that currently exists in the park environment.
- Park players are generally more interested in recreational play and are less reliant on organised activity.
- Park players are most dissatisfied with the condition of the courts, the number of courts available and the journey from booking a court to the actual play. The LTA in partnership with the government are upgrading 4,500 park courts to enable greater levels of participation within park environments.
- The LTA has successfully implemented technology that improves the customer journey to court. This involves the use of an access gate with key-pad entry which is connected to the Clubspark venue management system. When a booking is made an automated code is generated and sent to the customer, thus allowing access to the court during the allocated booking time. Where implemented, the system has been successful in increasing participation rates, whilst also generating income that helps to improve the financial sustainability of a venue.
- The LTA is looking to significantly increase the number of gate access systems that are installed national as part of the Digital Participation Pathway. The courts at the Racecourse Recreation Ground would benefit from gate access.
- Padel is still very early in development in parks, however the LTA is keen to see this development and see this as a natural offer alongside multi-sport and tennis provision.

Club tennis: The club environment is a very important sector for participation.

- Whilst the level of participation is higher in parks, the regularity of play generally increases in the club market.
- The club market has a higher focus on organised activity both via coaching and competition.
- There has been an increase in the number of clubs that are looking to implement online booking systems and the gate access technology. This not only offers the ability to increase the amount of court usage at a venue but acts as a key marketing tool locally in the quest to attract more users to a venue initially and create a higher level of exposure locally.
- A clear environment for the further development of padel, working alongside existing tennis provision.

10.4.3 Tonbridge and Malling Clubs

Tennis clubs in Tonbridge and Malling and the outdoor courts where they play are as follows.

Club	Site	Adult members	Junior members
David Lloyd (Kings Hill)	David Lloyd (Kings Hill)	1,229*	1,544*
Hildenborough TC	Riding Lane Recreation Ground	58	125
Igtham Tennis Club	Igtham Recreation Ground	156	117
Kings Hill Community TC	Kings Hill Sports Park	60	150
Offham Tennis Club	Offham tennis courts	60	20
Plaxtol and Shipbourne TC	Plaxtol and Shipbourne TC	40	20
Trottiscliffe Tennis Club	Trottiscliffe Tennis Club	130	80
Tonbridge Tennis Club	Hugh Christie Technology College	101	80
TOTALS	-	1,834	2,136

* Includes use of five indoor courts.

10.4.4 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. Based upon the results of the clubs' survey, there is no evidence of any displaced demand for tennis.

10.4.5 Unmet demand

Unmet demand takes a number of forms:

- Players may have access to a court for matches but nowhere to train or vice versa.
- Some facilities may be unavailable to the community.
- The poor quality and limited capacity of facilities and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is some evidence of unmet demand for outdoor tennis courts in Tonbridge and Malling, with Tonbridge Tennis Club constrained by its current facilities..

10.4.6 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. The LTA's demand profiling modelling for Tonbridge and Malling identifies latent demand from an additional 555 potential tennis players.

10.4.7 Future demand

This has been assessed as follows:

- **Participation rates:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for tennis at national level since 2015:

Nov '15 -Nov '16	May '16 -May '17	Nov '16 -Nov '17	May '17- May '18	Nov '17- Nov '18	May '18- May '19	Nov '18-Nov '19	May '19- May '20	Nov '19-Nov '20	May '20- May '21	Nov '20-Nov '21	Nov '21-Nov '22	% Change
6.8%	7.0%	6.9%	6.6%	6.2%	6.0%	5.9%	6.0%	6.1%	5.8%	5.1%	6.0%	-0.8%

- **LTA national adult tennis participation rates:** The LTA's participation data for 2022 shows and upward trend in participation rates for adult tennis (people aged 16 and over):
 - The number of adults reporting that they had played tennis during the year increased 43% compared to the previous year, rising from 3.3 million to 4.7 million from January through to December. This is the highest total recorded since 2017 and has continued the growth seen in 2018-19 which was interrupted during the pandemic.
 - In addition, more than two million adults play monthly, and this is the highest level recorded since the LTA started tracking this measure seven years ago.
 - This means that the LTA has achieved the targets set out in its five-year 2018-23 strategy for adult annual and monthly participation one year ahead of schedule.
 - Finally, children's weekly participation in tennis has seen positive growth in the past year with over three and a half million children playing tennis with an extra 328,000 children playing tennis in schools.

Frequency of play	Feb-Apr 2018	Feb-Apr 2019	Feb-Apr 2020	Feb-Apr 2021	Feb-Apr 2022	% Change
Past year	7.29%	6.91%	7.77%	5.20%	8.11%	+0.81%
Past month	2.07%	2.23%	2.09%	1.18%	3.24%	+1.17%

- **LTA junior tennis participation rates:** The LTA's participation data shows and upward trend in participation rates for junior tennis (people aged between 4 and 15):

Apr 2020	Apr 2021	Apr 2022	% Change
9%	11%	15%	+4%

- **Population growth:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

10.4.8 Key findings on demand

The key findings on demand are as follows:

- There are eight local clubs serving Tonbridge and Malling.
- Club-based play is supplemented by casual tennis at parks and free-to-access courts.
- There is some evidence of unmet demand for outdoor tennis courts at Tonbridge LTC in particular.

Future demand patterns are likely to be similar to current levels, based on participation trends but the higher population projections will create a requirement for 15.6% additional capacity by 2041 under the lower population projections and 27.7% under the higher projections.

10.5 Tennis Court Supply

10.5.1 Introduction

This section summarises the detail of outdoor tennis court supply in Tonbridge and Malling. The courts included in the analysis are defined as hard, all-weather courts permanently laid out with regulation markings for tennis.

10.5.2 Courts with community use and used

Site	Address	Sports lit courts	Non-sports lit courts	Sub-area
Borough Green Recreation Ground	Maidstone Road, Borough Green TN15 8SD	-	2 tarmac	Mallings
David Lloyd (Kings Hill)	Kings Hill Avenue, West Malling ME19 4UA	5 tarmac	-	Mallings
Hildenborough Tennis Club	Rising Lane, Hildenborough TN11 9HJ	2 tarmac	1 tarmac	Tonbridge
Hugh Christie Technology College	White Cottage Road, Tonbridge TN10 4PU	6 tarmac	-	Tonbridge
Igtham Tennis Club	Sevenoaks Road, Igtham TN15 9AD	2 artificial grass	-	Mallings
Kings Hill Sports Park	Beacon Avenue, West Malling ME19 4QP	4 tarmac	2 tarmac	Mallings
Offham TC	Church Road, Offham ME19 5NY	-	2 tarmac	Mallings
Plaxtol and Shipbourne TC	Upper Green Road, Shipbourne TN11 9PN	-	2 tarmac	Mallings
Racecourse Sports Ground	The Slade, Tonbridge TN9 1HR	-	4 tarmac	Tonbridge
Russett Road Tennis Court	Russett Road, East Peckham TN12 5BS	-	1 tarmac	Tonbridge
Southward Playing Field	New Road, East Malling ME19 6DN	-	2 tarmac	Mallings
Tonbridge School	London Road, Tonbridge TN10 3AD	3 clay	-	Tonbridge
Trottiscliffe TC	Church Lane, Trottiscliffe ME19 5EB	2 carpet	-	Mallings
West Malling Village Hall	Norman Road, West Malling ME19 6RW	-	2 tarmac	Mallings
TOTALS	-	22 courts	18 courts	-

10.5.3 Courts by sub-area

Courts with community use and used by sub-area are as follows. It shows that there is a reasonably geographically equitable distribution of provision across the borough:

Sub-area	Population	No. Courts	Courts per capita
Tonbridge and surrounds	56,018	17	1: 3,295
Mallings and surrounds	76,182	23	1: 3,312
TONBRIDGE & MALLING	132,200	40	1: 3,305

10.5.4 Padel courts with community use

Site	Address	Courts	Sub-area
Tonbridge Golf Centre	Cannon Lane, Tonbridge TN9 1PP	2	Tonbridge

10.5.5 Tennis courts with no community use

The following courts are not available for community use:

Site	Address	Sports lit courts	Non-sports lit courts	Sub-area
Aylesford School	Teapot Lane, Aylesford ME20 7JU	-	6 tarmac	Mallings
Bishop Chavassee Primary School	Baker Lane, Tonbridge TN11 0FB	-	1 tarmac	Tonbridge
Hadlow College	Tonbridge Rd, Hadlow TN11 0AL	-	1 tarmac	Tonbridge
Hilden Grange School	Dry Hill Park Road, Tonbridge TN10 3BX	-	2 tarmac	Tonbridge
Hillview School for Girls	Brionne Gardens, Tonbridge TN9 2HE	-	3 tarmac	Tonbridge
Judd School	Brook Street, Tonbridge TN9 2PN	-	2 tarmac 2 artificial grass	Tonbridge
Tonbridge Grammar School	Deakin Leas, Tonbridge TN9 2JR	-	2 artificial grass	Tonbridge
Weald of Kent Grammar School	Tudeley Lane, Tonbridge TN9 2JP	6 tarmac	-	Tonbridge
TOTALS	-	6 courts	19 courts	-

10.6 Quality

10.6.1 The criteria assessed for tennis courts

The quality of tennis courts was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were assessed were as follows:

- **The court:** Court surface, line markings and fitness for purpose.
- **Fencing:** Condition and appearance.
- **Disability access:** Provision for disabled access to the courts.
- **General access:** Parking, signage and proximity to public transport.
- **Lighting:** The quality, illumination levels and evenness of floodlights.

10.6.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to 'very good' (highlighted in green below), 4 to 'good' (also highlighted in green below), 3 to 'average' (highlighted in yellow below), 2 to 'poor' (highlighted in red below) and 1 to 'very poor' (also highlighted in red below).

10.6.3 Tennis court assessment

The ratings for tennis courts in Tonbridge and Mallings are shown in the table below.

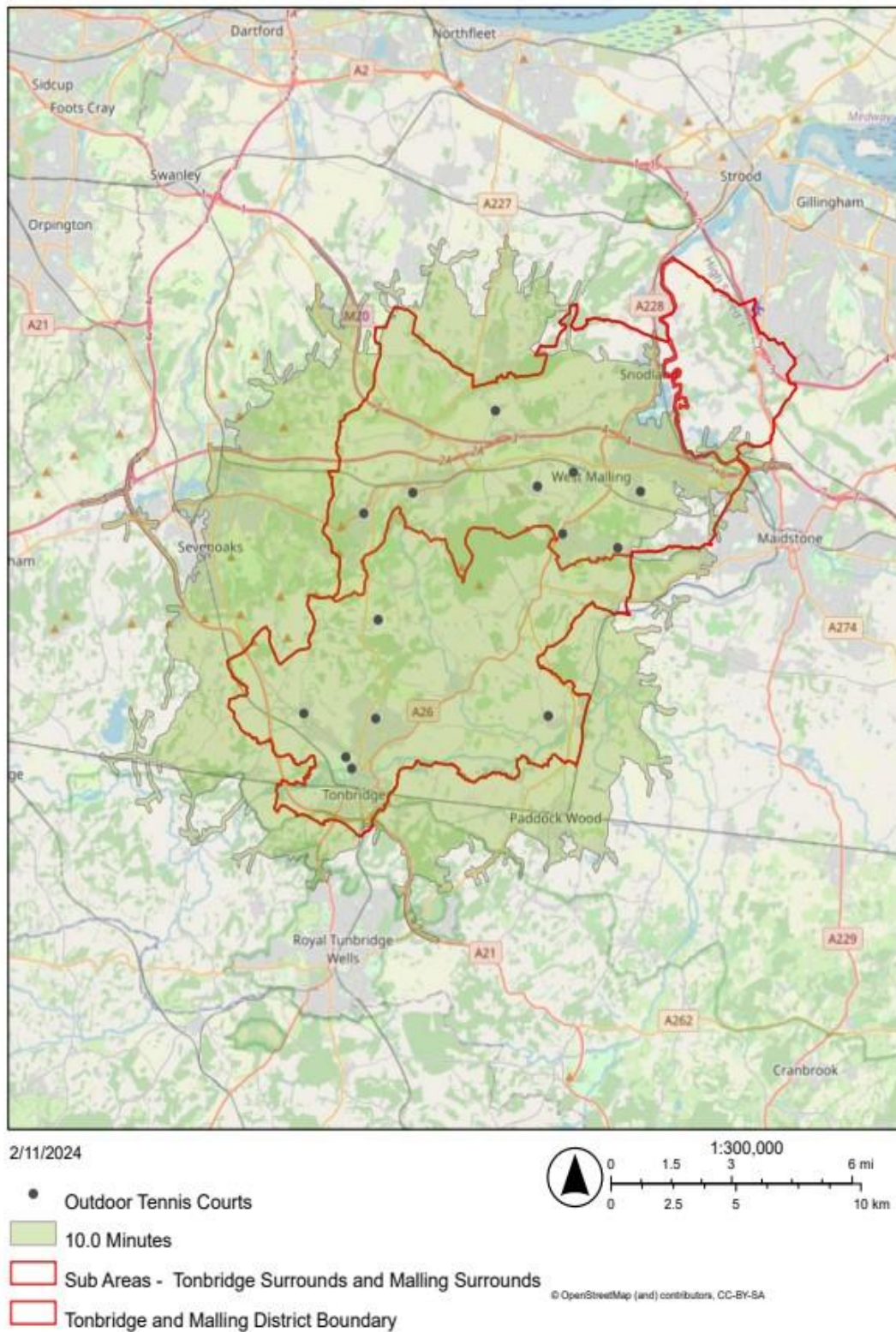
Facility	Courts	Fencing	Disability	Changing	Lighting
Borough Green Recreation Ground	2	2	1	-	-
David Lloyd (Kings Hill)	5	5	4	5	5
Hildenborough Tennis Club	5	5	3	2	4
Hugh Christie Technology College	5	5	3	2	5
Igtham Tennis Club	5	5	2	4	5
Kings Hill Sports Park	5	5	4	5	5

Facility	Courts	Fencing	Disability	Changing	Lighting
Offham Tennis Club	4	4	4	4	-
Plaxtol and Shipbourne TC	3	3	1	2	-
Racecourse Sports Ground	3	3	3	-	-
Russett Road Tennis Courts	3	3	3	-	-
Southward Playing Field	2	3	2	3	-
Tonbridge School	5	5	4	4	5
Trottiscliffe Tennis Club	4	4	4	5	4
West Malling Village Hall	2	2	1	-	-

10.7 Accessibility

The LTA applies a 15 minute drivetime catchment to define accessibility. The map overleaf shows that the whole of Tonbridge and Malling is within 15-minutes' drivetime of a court, apart from a small area in the extreme north-east of the borough.

Tonbridge and Malling - Outdoor tennis courts 15 minutes drive



10.8 Availability

The table below identifies the basis of use and cost of tennis court usage in Tonbridge and Malling:

Facility	Basis of use
Borough Green Recreation Ground	Open access during daylight hours
David Lloyd (Kings Hill)	Mon-Fri 6am - 11pm Sat-Sun 7am - 10pm Members only. Membership £94.50 per month
Hildenborough Tennis Club	Mon-Sun 9am - 10pm Members only. Adult annual membership £80, Juniors £25
Hugh Christie Technology College	Mon-Fri 3.30pm - 10pm Sat-Sun 9.30am - 9.30pm Tonbridge TC members only. Adult annual membership £174, juniors £40
Igtham Tennis Club	Mon-Sun 9am - 10pm Adult annual membership £95, juniors £25 Casual hire £10 per hour
Kings Hill Sports Park	Mon-Sun 9am - 10pm Kings Hill Community TC Adult annual membership £84, juniors £30 'Pay-and-play' £3.75 per hour
Offham Tennis Club	Mon-Sun Daylight hours Adult annual membership £30, juniors £15
Plaxtol and Shipbourne TC	Daylight hours Members only. Adult annual membership £35, Juniors £20
Racecourse Sports Ground	Daylight hours 'Pay-and-play' £3.75 per hour
Russett Road Tennis Court	Open access during daylight hours
Southward Playing Field	Open access during daylight hours
Tonbridge School	Mon-Fri 6am - 9pm, Sat 8am - 9pm, Sun 9am - 7.30pm Members only. Membership £69 per month
Trottiscliffe Tennis Club	Mon-Sun 9am - 10pm Adult annual membership £100, juniors £40 'Pay-and-play' £2.50 per hour
West Malling Village Hall	Open access during daylight hours

10.9 Key findings on supply

The key findings are as follows:

- There are 40 tennis courts with community use and used in the borough, 22 of which are sports lit, plus two Padel Tennis courts. In addition, there are a further 25 courts on education sites with no community use.
- The quality of club-owned tennis courts is generally good, but some of the recreation ground courts have 'poor' quality playing surfaces and there are issues with disabled access and changing facilities at four and three sites respectively.
- Accessibility of courts is good, with the entire population within 10 minutes driving time of the nearest facility.
- 11 courts are available for casual use. All other courts are for club members only.

10.10 The balance between tennis court supply and demand

Four criteria have been assessed to evaluate the balance between tennis court supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough courts with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the courts fit for purpose for the users now and in the future?
- **Accessibility:** Are the courts in the right physical location for the users now and in the future?
- **Availability:** Are the courts available for those who want to use them now and in the future?

10.11 Quantity

10.11.1 Current needs

The LTA calculates the capacity of tennis courts in relation to 'Estimated Membership Capacity'. This is applied to club courts, on the basis that:

- A sports lit outdoor court has a capacity of 60 members.
- A non-sports lit outdoor court has a capacity of 40 members.

The results of applying this to courts in Tonbridge and Malling is tabulated below. Capacity shortfalls are shown in brackets and the analysis shows that:

- Three sites are operating at over capacity.
- When aggregated for the borough as a whole, there is a small surplus of provision, equivalent to one non-sports lit court.

Facility	No. courts	Capacity	No. members	Balance
Hildenborough TC	3	160	183	(23)
Igtham Tennis Club	2	120	273	(153)
Kings Hill Community TC	6	320	210	110
Offham Tennis Club	2	80	80	Balanced
Plaxtol and Shipbourne TC	2	80	60	20
Trottiscliffe Tennis Club	2	120	210	(90)
Tonbridge LTC	6	360	181	179
TOTALS	23	1,240	1,197	43

10.11.2 Future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the higher population projections will create a requirement for 15.6% additional capacity by 2041 under the lower population projections and 27.7% under the higher projections. This is equivalent to six extra courts for the lower population projection and 11 extra courts under the higher population projection..

10.12 Quality

10.12.1 Current quality

The quality of club-owned tennis courts is generally good, but some of the recreation ground courts have 'poor' quality playing surfaces and there are issues with disabled access and changing facilities at four and three sites respectively.

10.12.2 Future quality

All court providers will need to continue to invest in maintaining and improving their facilities, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

10.13 Accessibility

10.13.1 Current accessibility

The whole of Tonbridge and Malling is within 15-minutes' drivetime of a court, apart from a small area in the extreme north-east of the borough.

10.13.2 Future accessibility

Providing locally accessible outdoor tennis courts as part of the housing developments would be consistent with meeting health and well-being objectives in the new developments.

10.14 Availability

10.14.1 Current availability

11 courts are available for casual use. All other courts are for club members only.

10.14.2 Future availability

Provision should be made for 'pay and play' access to all new courts.

10.15 The options for securing additional tennis court capacity

The options for securing existing and additional tennis court capacity to meet current and future needs are as follows:

10.15.1 Protect

Protecting existing tennis courts through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

10.15.2 Provide

There is a need to provide six additional courts to meet demand arising from the higher population growth projections and there is a case for making locally accessible provision in any major new housing developments.

10.15.3 Enhance

Enhancing existing tennis court capacity by:

- Addressing the disabled access issues at the five sites where this is rated as 'poor'.
- Ensuring that the courts and ancillary facilities receive regular maintenance and improvements, funded by S106 developer contributions where appropriate.
- Considering the addition of floodlights at appropriate sites, particularly in conjunction with netball developments at shared use sites.

The additional lights will extend the time that outdoor facilities can be used, particularly in the winter, thereby increasing the health and well-being benefits they provide.

There are an estimated 3,504 playable daylight hours per year for an unlit court. This would increase to 4,368 hours per year for a sports-lit court, an increase of about 25%. For working adults or school age juniors available (on average) after 5pm on weekdays, the availability increase is even more significant. The additional capacity provided by sports lighting would allow year-round activity and therefore provide more opportunities for local people to maintain healthy and active lifestyles.

10.16 Action Plan

10.16.1 Introduction

The tables below set out the action plan for tennis courts to guide the implementation of the strategy. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2023' (2023).

10.16.2 Key strategic actions

Issues	Action	Lead	Partners	Resources	Priority
Protection of existing tennis courts.	Include a policy in the Local Plan to protect all existing tennis courts.	TMBC Planning Policy	Sport England/Active Kent and Medway	-	High
Funding for future tennis court needs.	Ensure that S106 contributions are collected from developers.	TMBC Planning Development Management	Sport England/Active Kent and Medway	-	High
Improving the use of parks courts	Investigate gate access technology and Clubspark court booking system.	Court Owners	LTA	TBC	Medium
Provision for Padel tennis	Identify suitable multi-sport sites where Padel tennis courts could be installed.	TMBC	LTA	TBC	High
Sports lighting energy efficiency	Replace old sports lighting with LED heads and upgrade switching gear	Site owners	LTA	£30,000 per site	Medium

10.16.3 Site-specific actions

Site	Issues	Action	Lead	Partners	Resources	Priority
Borough Green Recreation Ground	• Poor quality courts • Poor quality fencing • Poor disability access	• Resurface courts • Provide a tarmac path from the access point	Borough Green PC	-	£10,000 for courts £1,500 for path	High
David Lloyd (Kings Hill)	No current issues	No action	-	-	-	-
Hildenborough Tennis Club	Poor quality changing	Upgrade changing	HTC	LTA	£150,000	High
Hugh Christie Technology College	Poor quality changing	Investigate relocation options for Tonbridge LTC	Tonbridge LTC	TMBC	TBC	High
Igtham Tennis Club	Poor disability access	Provide a tarmac path from the access point	Igtham TC	-	£1,500	Medium
Kings Hill Sports Park	No current issues	No action	-	-	-	-
Offham Tennis Club	No current issues	No action	-	-	-	-
Plaxtol and Shipbourne TC	• Poor changing • Poor disability access	• Upgrade changing • Provide a tarmac path from the access point	P&STC	LTA	£150,000 for changing £1,500 for path	High
Racecourse Sports Ground	Need for gate access to improve utilisation	Install gate access systems	TMACTive	LTA	TBC	High
Russett Road Tennis Court	No current issues	No action	-	-	-	-
Southward Playing Field	• Poor quality courts • Poor disability access	• Resurface courts • Provide a tarmac path from the access point	East Malling PC	-	£10,000 for courts £1,500 for path	High
Tonbridge School	No current issues	No action	-	-	-	-
Trottiscliffe Tennis Club	No current issues	No action	-	-	-	-
West Malling Village Hall	• Poor quality courts • Poor quality fencing • Poor disability access	• Resurface courts • Provide a tarmac path from the access point	West Malling PC	-	£10,000 for courts £1,500 for path	High

11 BOWLS GREEN NEEDS

11.1 Organisational context

- **Bowls England:** Bowls England is the governing body of the sport and supports the development of the game in Tonbridge and Malling.
- **Affiliated Clubs:** There are five Bowls England-affiliated clubs in Tonbridge and Malling.

11.2 Strategic context

11.2.1 Bowls England Strategic Plan

Bowls England's strategic plan '*Fit for the Future: Bowls England Strategy 2021 - 2026*' (2021) contains the following material of relevance:

Target: To target is to create a million more 'bowls experiences' by 2026.

Mission: The mission is 'to promote and develop the sport of bowls across England so it enriches the lives of its participants, connects communities and is in good health for future generations'.

Making bowls accessible: The actions include:

- 'Developing and marketing new, introductory forms of the game to service identified target markets of new bowlers'.
- 'Modernising our digital platforms and experiences so new bowlers can easily locate opportunities to get involved in our sport'.
- 'Working with clubs and facility owners to break down barriers and ensure every new bowler's first time is uncomplicated and compelling'.
- 'Developing and implementing a Diversity and Inclusion Strategy to ensure our sport is more representative of society'.
- 'Building new partnerships with like-minded organisations to engage groups of people from outside our sport'.

Support our communities: The actions include:

- 'Delivering and expanding our range of club services to support club management teams, increase their capability and empower them to thrive'.
- 'Working at a local and national level to arrest the decline in facilities to ensure places to play bowls are accessible, inclusive and sustainable'.

11.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

Maidstone Borough Council

The '*Maidstone Pitch Strategy*' (2019) identifies that 'there is sufficient spare capacity at existing bowls facilities to cater for all additional demand to 2031'.

Tunbridge Wells Borough Council

The 'Tonbridge Wells Playing Pitch strategy 2017 - 2033' (2017) does not include an assessment of bowls needs.

Sevenoaks District Council

The 'Sevenoaks Playing Pitch Strategy' (2018) identifies that there are seven local clubs but draws no conclusions on the adequacy of current or future provision.

Gravesham Borough Council

The 'Gravesham Playing Pitch Strategy' (2016) identifies that 'most bowling greens have spare capacity, meaning an increase in membership could be sustained'.

Medway Council

The 'Medway Playing Pitch Strategy' (2019) concluded that 'with membership numbers falling at many bowls clubs and with there being a relatively large amount of provision in Medway, there is enough supply of bowls facilities to meet current demand'.

11.3 Stakeholder consultation

11.3.1 Bowls England

Consultation with Bowls England highlighted the following issues:

- There are five outdoor bowls clubs in the borough. Two further clubs recently closed.
- The key issue for clubs is the recruitment of participants.
- The average age of bowls participants in Kent is 60.

11.3.2 Local bowls clubs

A questionnaire survey was circulated to all affiliated bowls clubs in Tonbridge and Malling. Four of the five clubs responded.

- Collectively, the five bowls clubs in the borough have 643 members.
- Demand for bowls locally shows a decrease over the past three years with one club reporting a decrease in members and two with static membership. No clubs have a waiting list. Tonbridge (Riverside) Bowls Club and Wrotham Bowls Club have both closed in the past two years due to declining membership and landlord eviction respectively.

11.3.3 Borough Green Bowls Club

The club commented that 'we maintain our facilities through a combination of a professional contractor and membership help'.

11.3.4 Tonbridge Bowls Club

The club commented that 'we are a non-profit making CASC and depend on members to volunteer for cleaning, decorating, bar staff, catering, green sweeping, green and grounds and organisation. We have spare capacity to accommodate an additional 50 - 200 members'.

- 'We have four qualified coaches male and female who provide free instruction at private 'taster' sessions where we provide all the equipment. Families are particularly welcome as bowling is truly a sport for everyone we aim to be as inclusive as possible'.
- 'We provide short mat bowls in our clubhouse during the winter months'.
- 'We have beautiful surroundings and ground but can only have four rinks'.
- 'We currently need a new roof for our clubhouse and some flooring repairs in toilets'.
- 'Members haven't been able to bowl for over a year and we are worried that having given it up for that time they will not return. Especially as we have members over 75'.

11.3.5 Wrotham Bowls Club

The club commented that 'sadly we lost our bowling green earlier this year after a protracted, and expensive, legal fight to try to get our landlord (The Bull Hotel) to renew our lease. The committee was anxious to get the lease renewed as the club has been established since 1985 and we had 70 full and social members who were keen not to lose this much loved local amenity'.

11.4 Bowls Green Demand

11.4.1 Introduction

This section summarises the demand for bowls in Tonbridge and Malling and includes:

- Expressed demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

11.4.2 Expressed demand

Bowls clubs in Tonbridge and Malling, membership numbers and the outdoor greens where they play are as follows.

Club	Green	No. members
Borough Green BC	Borough Green Bowls Club	103
Ditton BC	Ditton Recreation Ground	56
Hadlow BC	Hadlow Bowls Club	107
Tonbridge BC	Tonbridge Farm Recreation Ground	294
Townsend Hook BC	Townsend Hook Bowls Club	74

11.4.3 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. Based upon the results of the clubs' survey, there is no evidence of any displaced demand for bowls.

11.4.4 Unmet demand

Unmet demand takes a number of forms:

- Clubs may have access to a facility for matches but nowhere to train or vice versa.

- Some facilities may be unavailable to the community.
- The poor quality and limited capacity of facilities and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is no evidence of unmet demand for outdoor bowls greens in Tonbridge and Malling at present, with all clubs reporting spare capacity to accommodate additional members.

11.4.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand for bowls in Tonbridge and Malling at present with no clubs operating waiting lists.

11.4.6 Future demand

This has been assessed as follows:

- **Participation rates:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for bowls at national level since 2015:

Nov 2015- Nov 2016	May 2016- May 2017	Nov 2016- Nov 2017	May 2017- May 2018	Nov 2017- Nov 2018	May 2018- May 2019	Nov 2018- Nov 2019	May 2019- May 2020	% Change
0.8%	0.8%	0.8%	0.8%	0.7%	0.7%	0.5%	0.5%	-0.3%

- **Population growth:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

11.4.7 Key findings on demand

The key findings on demand are as follows:

- There are five local clubs serving Tonbridge and Malling.
- There is no evidence of any displaced or unmet demand.
- Future demand patterns are likely to be similar to current levels, based on a balance between participation trends and population projections.

11.5 Bowls Green Supply

11.5.1 Introduction

This section summarises the detail of bowls green supply in Tonbridge and Malling. The greens included in the analysis are defined as grassed permanently laid out greens.

11.5.2 Greens with community use and used

Site	Address	Sub-area
Borough Green BC	Harrison Road, Borough Green TN15 8RZ	Tonbridge
Ditton BC	Recreation Ground, Kiln Barn Lane, Ditton, Aylesford ME20 6QR	Mallings
Hadlow BC	School Lane, Hadlow TN11 0EH	Tonbridge
Tonbridge BC	Tonbridge Farm, Darenth Avenue, Tonbridge TN10 3JF	Tonbridge
Townsend Hook BC	North Downsview, Paddlesworth Road, Snodland ME6 5DP	Mallings

11.5.3 Greens by sub-area

The number of greens by sub-area are as follows. It shows that there is a geographically equitable distribution of provision across the borough:

Sub-area	Population	No. Greens	Greens per capita
Tonbridge and surrounds	56,018	3	1: 18,673
Mallings and surrounds	76,182	2	1: 38,091
TONBRIDGE & MALLING	132,200	5	1: 26,440

11.5.4 Greens where use was recently discontinued

Site	Address	Sub-area	Use discontinued
Riverside (Tonbridge BC)	Avebury Avenue, Tonbridge TN9 1TG	Tonbridge	2023
Wrotham BC	Bull Lane, Wrotham TN15 7RF	Mallings	2023

11.6 Quality

11.6.1 The criteria assessed for bowls greens

The quality of bowls greens was assessed by a non-technical visual inspection during a site visit to all facilities during the playing season. The criteria that were assessed were as follows:

- **The green:** The quality of the grass, flatness and regulation ditches.
- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of access ramps, dedicated changing, toilets and car parking.
- **General access:** Parking, signage and proximity to public transport.

11.6.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to 'very good' (highlighted in green below), 4 to 'good' (also highlighted in green below), 3 to 'average' (highlighted in yellow below), 2 to 'poor' (highlighted in red below) and 1 to 'very poor' (also highlighted in red below).

11.6.3 Bowls greens assessment

The ratings for bowls in Tonbridge and Mallings are shown in the table overleaf.

Facility	Green	Changing	Disability Access	General access
Borough Green Bowls Club	5	5	3	3
Ditton Bowls Club	4	5	3	4
Hadlow Bowls Club	4	3	2	1
Tonbridge Bowls Club	5	5	4	5
Townsend Hook Bowls Club	5	5	5	5

11.7 Accessibility

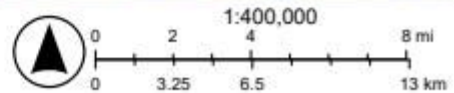
Bowls England applies a 20 minute drivetime catchment to define accessibility. The map overleaf shows that the whole of Tonbridge and Malling is within 20-minutes' drivetime of a green.

Tonbridge and Malling - Outdoor Bowls 15 minutes drive



2/11/2024

- Outdoor Bowls
- 15.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



© OpenStreetMap (and) contributors, CC-BY-SA

11.8 Availability

The table below identifies the basis of use of bowls greens in Tonbridge and Malling:

Club	Basis of use
Borough Green Bowls Club	Membership only
Ditton Bowls Club	Membership only
Hadlow Bowls Club	Membership only Membership £90 per annum
Tonbridge Bowls Club	Membership only Membership £75 per annum for adults and £10 per annum for juniors
Townsend Hook Bowls Club	Membership only

11.9 Key findings on supply

The key findings are as follows:

- There are five bowls greens in Tonbridge and Malling.
- The quality of greens is generally good, but disability and general access are 'poor' at Hadlow BC.
- Accessibility of greens is good, with the entire population within 20 minutes driving time of the nearest facility.
- Most greens are available to non-members for free introductory sessions.
- There is significant spare capacity at all greens.

11.10 The balance between bowls green supply and demand

Four criteria have been assessed to evaluate the balance between bowls green supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough greens with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the greens fit for purpose for the users now and in the future?
- **Accessibility:** Are the greens in the right physical location for the users now and in the future?
- **Availability:** Are the greens available for those who want to use them now and in the future?

11.11 Quantity

11.11.1 Current needs

There is no evidence of a shortfall in current provision for outdoor bowls, based upon the following evaluation:

- **Used capacity:** Local clubs have indicated that there is significant spare capacity.
- **Satisfied demand:** There is no evidence of unmet demand in the borough.
- **Changes in supply:** There are no known current planned changes to bowls green supply.

11.11.2 Future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the higher population projections will create a requirement for 15.6% additional capacity by 2041 under the lower population projection and 27.7% additional capacity under the higher population projection. Spare capacity at the existing bowls facilities will be able to accommodate all additional future demand, based upon falling participation rates and limited population growth.

11.12 Quality

11.12.1 Current quality

The quality of greens is generally good, but disability and general access are 'poor' at Hadlow BC.

11.12.2 Future quality

All bowls facility providers will need to continue to invest in maintaining and improving their facilities, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

11.13 Accessibility

11.13.1 Current accessibility

All of the population is within 20-minutes' drive of the nearest bowls green.

11.13.2 Future accessibility

It is reasonable to assume that the current geographical coverage will be maintained in the future.

11.14 Availability

11.14.1 Current availability

Most greens are available to non-members for free introductory sessions.

11.14.2 Future availability

It is reasonable to assume that similar access arrangements will be offered in the future.

11.15 The options for securing bowls green capacity

The options for securing existing bowls green capacity to meet current and future needs are as follows:

11.15.1 Protect

Protecting existing bowls greens through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless

the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

11.15.2 Provide

There is no need to provide additional facilities based on current and projected future demand.

11.15.3 Enhance

Enhancing existing bowls green capacity by:

- Addressing the issues at the site where features are rated as 'poor'.
- Ensuring that the greens and ancillary facilities receive regular maintenance and improvements.

11.16 Action Plan

11.16.1 Introduction

The tables below set out the action plan for bowls greens to guide the implementation of the strategy. The capital cost estimates are based upon Sport England's *'Facility Costs - Second Quarter of 2023'* (2023).

11.16.2 Key strategic actions

Issues	Action	Lead	Partners	Resources	Priority
Protection of existing bowls greens	Include a policy in the Local Plan to protect all existing bowls greens.	TMBC Planning Policy	Sport England/ Active Kent and Medway	-	High

11.16.3 Site-specific actions

Site	Issues	Action	Lead	Partners	Resources	Priority
Borough Green Bowls Club	No current issues	No action	-	-	-	-
Ditton Bowls Club	No current issues	No action	-	-	-	-
Hadlow Bowls Club	Poor disability access	Provide hard path from the access point	Hadlow BC	-	£1,500	Medium
Tonbridge Bowls Club	No current issues	No action	-	-	-	-
Townsend Hook Bowls Club	No current issues	No action	-	-	-	-

12 NETBALL COURT NEEDS

12.1 Organisational context

- **England Netball:** England Netball is the governing body of the sport and supports the development of the game in Tonbridge and Malling.
- **Netball leagues:** There are three netball leagues of various sizes in the borough, based in Aylesford, Kings Hill and Tonbridge.

12.2 Strategic context

12.2.1 England Netball's strategy

England Netball's 'Adventure Strategy 2021 - 2031' (2021) contains the following relevant material:

A Game for Life: This 'destination' has the following targets:

- A 50% increase in the number of women playing netball across all life stages.
- A year-on-year increase in the diversity of the netball playing population, with an ambition to reflect the diversity of the nation.
- A countrywide accessible offer for men and boys.
- 90% of all schools delivering a quality netball experience.
- A clear and connected offer of choice for every community, with world class experiences in clubs and leagues at the heart of community netball.
- A place to play within easy travel of every household.

12.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

Maidstone Borough Council

The 'Maidstone Playing Pitch Strategy' (2019) does not include an assessment of netball needs.

Tunbridge Wells Borough Council

The 'Tunbridge Wells Playing Pitch strategy 2017 - 2033' (2017) does not include an assessment of netball needs.

Sevenoaks District Council

The 'Sevenoaks Playing Pitch Strategy' (2018) does not include an assessment of netball needs.

Gravesham Borough Council:

The 'Gravesham Playing Pitch Strategy' (2016) does not include an assessment of netball needs.

Medway Council

The 'Medway Playing Pitch Strategy' (2019) does not include an assessment of netball needs.

12.3 Stakeholder consultation

12.3.1 England Netball

Consultation with England Netball highlighted the following issues:

- The sport is buoyant in Tonbridge and Malling.
- There are three netball leagues of various sizes in the borough, based in Aylesford, Kings Hill and Tonbridge.
- The five court facility at Aylesford Bulls Rugby Club is the only purpose-built netball centre in Kent.
- There has been a big rise in junior participation over the last five years. There was a surge in growth after the 2018 Commonwealth Games.
- Club netball has seen a big growth in the 25-40 age group.
- Walking netball (over 60s) is also proving to be popular.
- England Netball is keen to encourage the provision of netball court markings on all Multi-use Games Areas (MUGAs), to expand opportunities to play the game.

12.3.2 Malling and Maidstone Netball League

Consultation with the Mallings and Maidstone Netball League identified the following:

- 'The Malling and Maidstone Netball League is a local netball league that was first established in 1967, when it was known as the 'Maidstone and District Netball League' and based at the Y Centre in Loose'.
- 'In 2002, we moved to our new home at Aylesford Bulls Rugby Football Club and with the help of lottery funding from Sport England, we built five outdoor courts with floodlights - making us the only purpose-built netball centre in Kent!'
- 'We currently have 85 teams, spanning eight divisions with 700+ members playing four nights a week in our summer and winter leagues. We attract all levels of netballers; from the first-time player to the more seasoned one'.
- 'In addition to our adult league, we run youth netball training on a Sunday morning for young people in Year 5 to Year 11. Players able to play adult level netball are filtered into the adult league teams where possible. We also have a mentoring team available to anyone who would like to take up umpiring, or qualified umpires who would like support in achieving the next level of their umpiring qualification'.
- 'As a League, we don't run coach led training sessions as teams/clubs manage their own training. However, we do run our own initiatives at intervals throughout the year, with our most popular being the Spring/Summer Boot Camps that take place during the breaks between the Winter and Summer League's (April and August), which take place on a Wednesday evening for four consecutive weeks'.
- 'The League lets the courts free of charge for schools to meet for matches/tournaments and use the facilities. Other youth netball is also welcomed without charge for example county trials and Regional U14 matches'.
- 'We have planning permission for the re-development of the courts, as we're at capacity and had to turn teams away this year from the league for the first time. This will provide a total of 6 courts, 3 indoor and 3 outdoor'.
- 'This was the first year we had to turn teams away. When the league moved to MMNL in 2002 we had 50 teams, we now have over 80. Our recent planning permission to take the facility to 6 courts gives the League the ability to expand and retain a fit for purpose facility within the Borough. Walking and Youth netball which can be severely impacted

by weather, by expanding to include an additional court and an indoor facility it also means these sessions can be provided more frequently’.

- ‘The ongoing wet weather severely impacts the running of the league, we re-schedule on average 40 games a season due to weather. We currently share toilet facilities with the rugby club, the drainage of these is often at capacity. We have no changing facilities of our own. These aspects have been addressed in our planning consent’.
- ‘The expansion of the courts to 3 outdoor and 3 indoor will allow the league to efficiently run in all weathers and provide opportunities to expand the Membership and all types of netball offered (e.g. youth netball, Bee Netball, Walking Netball as well as our long-standing competitive league). We would be looking for our site, with planning consent to feature as a formal allocation within the Council SFS and Local Plan in order that this may be supported through the allocation of S106 funds. A further increase in car parking could be investigated, alongside the Parish Council at the adjacent Ferryfields Open Space. Equally the indoor courts do also provide potential for multi-sport use, such as indoor cricket net facility when not being used by the League’. The overall layout will be as follows:

12.3.3 Tonbridge Netball League

Consultation with the Tonbridge Netball League identified the following:

- Tonbridge Netball League is based at the sports hall and outdoor courts of Weald of Kent Grammar School. It operates a winter and a summer league. Bookings are frequently cancelled due to school usage or the absence of an available caretaker.
- The League currently comprises four divisions involving a total of 22 teams and around 200 players.
- There is a need for two additional outdoor sports lit netball courts in Tonbridge and the redundant bowls green at the Racecourse Sports Ground could be a possible location. These could be marked as multi-use games areas for other sports in addition.
- The small-sided artificial turf pitch at Tonbridge Farm Recreation Ground has been periodically used for netball, but the surface is unsuitable for anything other than recreational level play.

12.3.4 Kings Hill Netball League

The Kings Hill Netball League is non-affiliated and operates a winter and summer social league of four teams on Monday evenings on the two courts at Kings Hill Sports Park.

12.4 Netball Court Demand

12.4.1 Introduction

This section summarises the demand for netball in Tonbridge and Malling and includes:

- Expressed demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

12.4.2 Expressed demand

Netball leagues in Tonbridge and Malling, their affiliated teams and the courts where they play are as follows.

League	Courts	Teams
Kings Hill Netball League	Kings Hill Sports Park	4
Mallings and Maidstone Netball League	Aylesford Bulls Rugby Club	85
Tonbridge Netball League	Weald of Kent Grammar School	22

12.4.3 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. The Malling and Maidstone Netball League imports some demand from neighbouring Maidstone and Medway.

12.4.4 Unmet demand

Unmet demand takes a number of forms:

- Clubs may have access to a facility for matches but nowhere to train or vice versa.
- Some facilities may be unavailable to the community.
- The poor quality and limited capacity of facilities and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.
- The Malling and Maidstone Netball League has been unable to accommodate all the expressed demand from potential teams in the 2023 season due to a lack of current court capacity and the Tonbridge Netball League unable to book facilities on a consistent basis

12.4.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is some latent demand for netball in Tonbridge and Malling at present.

12.4.6 Future demand

This has been assessed as follows:

- **Participation rates:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for netball at national level since 2015. This shows a slight fall in the period, although local affiliation numbers rose by 40% between 2019 and 2022:

Nov 2015- Nov 2016	May 2016- May 2017	Nov 2016- Nov 2017	May 2017- May 2018	Nov 2017- Nov 2018	May 2018- May 2019	Nov 2018- Nov 2019	May 2019- May 2020	% Change
0.7%	0.6%	0.6%	0.6%	0.6%	0.7%	0.7%	0.6%	-0.1%

- **Population growth:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 or 27.7%.

12.4.7 Key findings on demand

The key findings on demand are as follows:

- There are three netball leagues serving Tonbridge and Malling.
- There is clear evidence of unmet demand for outdoor netball courts in Tonbridge and Malling at present, with Malling and Maidstone Netball League turning teams away and the Tonbridge Netball League unable to book facilities on a consistent basis.
- Future demand is likely to increase based on participation trends and population growth.
- Contrary to the 'Active Lives' survey trends, all local leagues have experienced increased memberships in the past three years.

12.5 Netball Court Supply

12.5.1 Introduction

This section summarises the detail of netball court supply in Tonbridge and Malling. The courts included in the analysis are defined as hard courts permanently laid out with regulation markings for netball. The categories assessed are as follows:

12.5.2 Courts with community use and used

Site	Address	Sports lit courts	Sub-area
Aylesford Bulls RFC	Hall Road, Aylesford ME20 7DS	5	Mallings
Kings Hill Sports Park	Beacon Avenue, Kings Hill ME19 4QP	2	Mallings
Weald of Kent Grammar School	Tudeley Lane, Tonbridge TN9 2JP	4	Tonbridge
TOTAL	-	11	Reigate

12.5.3 Courts by sub-area

Courts with community use and used by sub-area are as follows. Provision is poorest in the Banstead/Tadworth sub-area:

Sub-area	Population	No. Courts	Courts per capita
Tonbridge and surrounds	56,018	4	1: 14,005
Mallings and surrounds	76,182	7	1: 10,883
TONBRIDGE & MALLING	132,200	11	1: 12,018

12.5.4 Courts with no community use

The following courts are not available for community use. All are non-sports lit:

Site	Address	Courts
Aberdour School	Brighton Road, Tadworth KT20 6AJ	3
Aylesford School	Teapot Lane, Aylesford ME20 7JU	5
Bishop Chavasse Primary School	Baker Lane, Tonbridge TN11 0FB	1
Hillview School for Girls	Brionne Gardens, Tonbridge TN9 2HE	4
Hugh Christie School	White Cottage, Road, Tonbridge TN10 4PU	2
Leigh Academy	Brook Street, Tonbridge TN9 2PH	4
Malling School	Beech Road, West Malling ME19 6DH	2
Platt Primary School	Maidstone Road, Platt TN15 8JY	1

Site	Address	Courts
Plaxtol Primary School	School Lane, Plaxtol TN15 0QD	1
St. Mark's Primary School	Eccles Row, Eccles ME20 7HS	1
St. Peter's Primary School	Mount Pleasant, Aylesford ME20 7BE	1
Stocks Green Primary School	Leigh Road, Hildenborough TN11 9AE	1
Sussex Road Primary School	Sussex Road, Tonbridge TN9 2TP	1
Tonbridge Grammar School	Deakin Leas, Tonbridge TN9 2JR	2
Trottiscliffe Primary School	Church Lane, Trottiscliffe ME19 5EB	1
Tunbury Primary School	Tunbury Avenue, Bluebell Hill ME5 9HY	2
Valley Invicta Primary School	Teapot Lane, Aylesford ME20 7JU	2
Valley Invicta Primary School	Pollyfield Close, Snodland ME6 5GR	1
Valley Invicta Primary School	Warwick Way, Kings Hill ME19 4AL	1
Valley Invicta Primary School	Derby Drive, Leybourne ME19 5FJ	2
Wateringbury Primary School	Bow Road, Wateringbury ME18 5EA	2
West Malling Primary School	Norman Road, West Malling ME19 6RL	1
Woodlands Primary School	Higham School Road, Tonbridge TN10 4BB	1
Wouldham All Saints Primary Sch.	Worrall Drive, Wouldham ME1 3GE	1
TOTAL	-	40

12.6 Quality

12.6.1 The criteria assessed for netball courts

The quality of outdoor netball courts was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were assessed were as follows:

- **The court:** Court surface, line markings and fitness for purpose.
- **Fencing:** Condition and appearance.
- **Disability access:** Provision for disabled access to the courts.
- **General access:** Parking, signage and proximity to public transport.
- **Lighting:** The quality, illumination levels and evenness of floodlights.

12.6.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good', 3 to 'average', 2 to 'poor' and 1 to 'very poor'.

12.6.3 Netball court assessment

The ratings for netball courts in Tonbridge and Malling are shown in the table below.

Facility	Court	Fencing	Disability Access	General access	Lighting
Aylesford Bulls RFC	5	5	5	5	5
Kings Hill Sports Park	5	5	5	5	5
Weald of Kent Grammar School	5	5	5	5	5

12.7 Accessibility

England Netball applies a 20 minute drivetime catchment to define accessibility. The map overleaf shows that the whole of Tonbridge and Malling is within 20-minutes' drivetime of a court.

Tonbridge and Malling - Outdoor Netball Courts 15 minutes drive



12.8 Availability

The table below identifies the basis of use of outdoor netball courts in Tonbridge and Malling:

Club	Basis of use
Aylesford Bulls RFC	League members court hire £20 per hour Non-league members court hire £35 per hour Schools and juniors free
Kings Hill Sports Park	Court hire £25 per hour
Weald of Kent Grammar School	Block-booked courts £25 per hour

12.9 Ownership, management and security of access

The ownership, management and security of community access of outdoor netball court sites is detailed below. Security of access refers to the extent to which community use is protected (through public ownership, community use agreements etc.), rather than the security of tenure of specific club users.

Site	Ownership	Management	Access
Aylesford Bulls RFC	Aylesford Parish Council	Aylesford Bulls RFC	Secured
Kings Hill Sports Park	Kings Hill Parish Council	TMActive	Secured
Weald of Kent Grammar School	Weald of Kent Grammar School	Weald of Kent Grammar School	Unsecured

12.10 Key findings on supply

The key findings are as follows:

- There are 11 netball courts with community access in Tonbridge and Malling, all of which are sports lit.
- The quality of all courts is 'good'.
- Accessibility of courts is good, with the entire population within 20 minutes driving time of the nearest facility.
- Seven courts have secured community use.

12.11 The balance between netball court supply and demand

Four criteria have been assessed to evaluate the balance between netball court supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough courts with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the courts fit for purpose for the users now and in the future?
- **Accessibility:** Are the courts in the right physical location for the users now and in the future?
- **Availability:** Are the courts available for those who want to use them now and in the future?

12.12 Quantity

12.12.1 Current needs

There is clear evidence of unmet demand for outdoor netball courts in Tonbridge and Malling at present, with the Malling and Maidstone League planning an expanded facility at Aylesford Bulls RFC to cater for the unmet needs and demand for extra outdoor courts in Tonbridge.

12.12.2 Future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the higher population projections will create a requirement for 15.6% additional capacity by 2041 under the lower population projections and 27.7% under the higher projections. This is equivalent to two extra courts for the lower population projection and three extra courts under the higher population projection.

12.13 Quality

12.13.1 Current quality

The quality of netball courts is currently 'good' in all cases.

12.13.2 Future quality

All netball court providers will need to continue to invest in maintaining and improving their facilities, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

12.14 Accessibility

12.14.1 Current accessibility

All of the population is within 20-minutes' drive of the nearest netball court.

12.14.2 Future accessibility

It is reasonable to assume that the current geographical coverage will be maintained in the future.

12.15 Availability

12.15.1 Current availability

Seven courts are on sites where there is secured community access, but four are not.

12.15.2 Future availability

To secure netball court availability in the future, a formal Community Use Agreement should be pursued with Weald of Kent Grammar School.

12.16 The options for securing netball court capacity

The options for securing existing netball court capacity to meet current and future needs are as follows:

12.16.1 Protect

Protecting existing netball courts through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

12.16.2 Provide

There is a current need to provide one additional court as part of the proposed facilities development project at Aylesford Bulls RFC, two further additional courts by 2041 to meet demand arising from the lower population growth projections and three additional courts to meet demand from higher population growth projections. There is a case for making locally accessible provision in any major new housing developments.

12.16.3 Enhance

Enhancing existing netball court capacity by delivering indoor courts at Aylesford Bulls RFC.

12.17 Action Plan

12.17.1 Introduction

The tables below set out the action plan for netball courts to guide the implementation of the strategy. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2023' (2023).

12.17.2 Key strategic actions

Issues	Action	Lead	Partners	Resources	Priority
Protection of existing netball courts.	Consider including a policy in the Local Plan to protect all existing netball courts.	TMBC Planning Policy	Sport England/ Active Kent and Medway	-	High
Funding for future netball court needs.	Ensure that S106 contributions are collected from developers.	TMBC Planning Development Management	Sport England/ Active Kent and Medway	-	High
Additional court provision in Tonbridge.	Examine the feasibility of providing two sports lit netball courts at either Tonbridge Racecourse or Tonbridge Farm.	TMBC	England Netball	£5,000 for feasibility study.	High
Sports lighting energy efficiency	Replace old sports lighting with LED heads and upgrade switching gear	Site owners	LTA	£30,000 per site	Medium

12.17.3 Site-specific actions

Site	Issues	Action	Lead	Partners	Resources	Priority
Aylesford Bulls RFC	Need for additional court capacity	Develop the proposals for additional provision including indoor courts	M&MNL	TMBC England Netball	TBC	High
Kings Hill Sports Park	No current issues	No action	-	-	-	-
Weald of Kent Grammar School	Unsecured community access	Negotiate a Community Use Agreement	TMBC	Weald of Kent Grammar School	-	Medium

13 ATHLETICS TRACK NEEDS

13.1 Organisational context

- **England Athletics:** England Athletics is the governing body of the sport and supports the development of the sport in Tonbridge and Malling.
- **Affiliated Clubs:** There are three athletics clubs in Tonbridge and Malling.

13.2 Strategic context

13.2.1 Athletics facilities strategy

England Athletics' *'Facilities Strategy 2018 - 2025'* (2018) contains the following material of relevance:

Strategic ambition: The strategic ambition is 'to create an innovative and inspiring network of sustainable athletics facilities, with the capacity to meet current and future demand across England'.

- **The importance of tracks:** The strategy states that 'facilities are crucial to participating in track and field athletics for recreation, training and competition. Quality of design, social amenities, facility condition and layout have a substantial impact on athlete enjoyment, club capacity to operate effectively, venue flexibility to accommodate a broad range of athletics related uses and multi-sport provision. Ultimately, all these factors affect venue (and club) capacity to function on an effective business-like footing'.
- **Multi-sport hubs:** 'Proactive management and sustainable models of operation are most commonly found at venues that are part of a wider sports complex. This tends to result in more creative uses of athletics facilities and has the benefit that changing provision, track supervision and maintenance are part of a wider operation with consequent economies of scale'.
- **Clubhouses:** 'Clubhouses should be attractive and function well in order to attract new members and retain existing ones. Clean well designed changing rooms and toilets, a multifunctional room in which people can gather for meetings or to socialise, and convenient car parking, all help to sustain participation not just for athletes, but also volunteers. For example, having a space for volunteers to relax and take a break is crucial to making them feel valued. All new athletics tracks should be provided with access to suitable clubhouse facilities including social space, changing rooms and toilets and, where possible'.
- **Running facilities:** 'The number of people running in England has grown by 67% in the last 10 years. Current participation is dominated by those that run alone, with 80% of runners doing some form of solo running and half of those only running alone. However, studies have shown that regular contact with others increases participation and reduces dropout rates, suggesting that the majority of runners are extrinsically motivated and need motivation from peers, expert support and the camaraderie of like-minded people. It is therefore important that any discussion about facilities considers the needs of this group too. Running doesn't require a specific facility, with the majority of participants making use of non-specialist (and largely free of charge) existing facilities and infrastructure, including roads, rights of way, parks and open spaces. Wherever possible, the needs of runners for well lit, suitably surfaced, safe, running routes are built into the design of new infrastructure development projects for the benefit of all residents' health and wellbeing'.

13.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

Maidstone Borough Council

The '*Maidstone Sports Facilities Strategy*' (2019) identifies that 'there is one 8-lane synthetic athletics track in Maidstone. There is sufficient spare capacity at the existing track to cater for all additional demand to 2031'.

Tunbridge Wells Borough Council

The '*Tunbridge Wells Playing Pitch strategy 2017 - 2033*' (2017) does not include an assessment of athletics facilities needs.

Sevenoaks District Council

The '*Sevenoaks Playing Pitch Strategy*' (2018) identifies that 'there is one synthetic athletics facility at the Sennocke Centre, Sevenoaks School and this meets all current and future needs'.

Gravesham Borough Council

The '*Gravesham Playing Pitch Strategy*' (2016) identifies that 'there are no athletic tracks situated in the area. No actions required for athletics provision in the area'.

Medway Council: The '*Medway Sports Facilities Strategy*' (2017) identifies that:

- 'The Medway Park athletics track provides a modern facility that is easily accessible and can therefore be used to encourage increased participation rates. It is the focus of athletics participation and events in the area, county and wider region. It should be maintained in good condition. The track at Medway Park meets the needs for dedicated athletics facilities and there is no evidence for increased provision in the area'.
- 'Consideration should be given to closure of the athletics track at Deangate Ridge Golf and Sports Complex. The facility is in poor condition and is not well utilised, mainly due to its remote location and the lack of any regular club use, as well as the increasing focus on Medway Park as the hub for athletics in Medway'.

13.3 Stakeholder consultation

13.3.1 England Athletics

Consultation with England Athletics highlighted the following issues:

England Athletics Facilities Priorities: These are as follows:

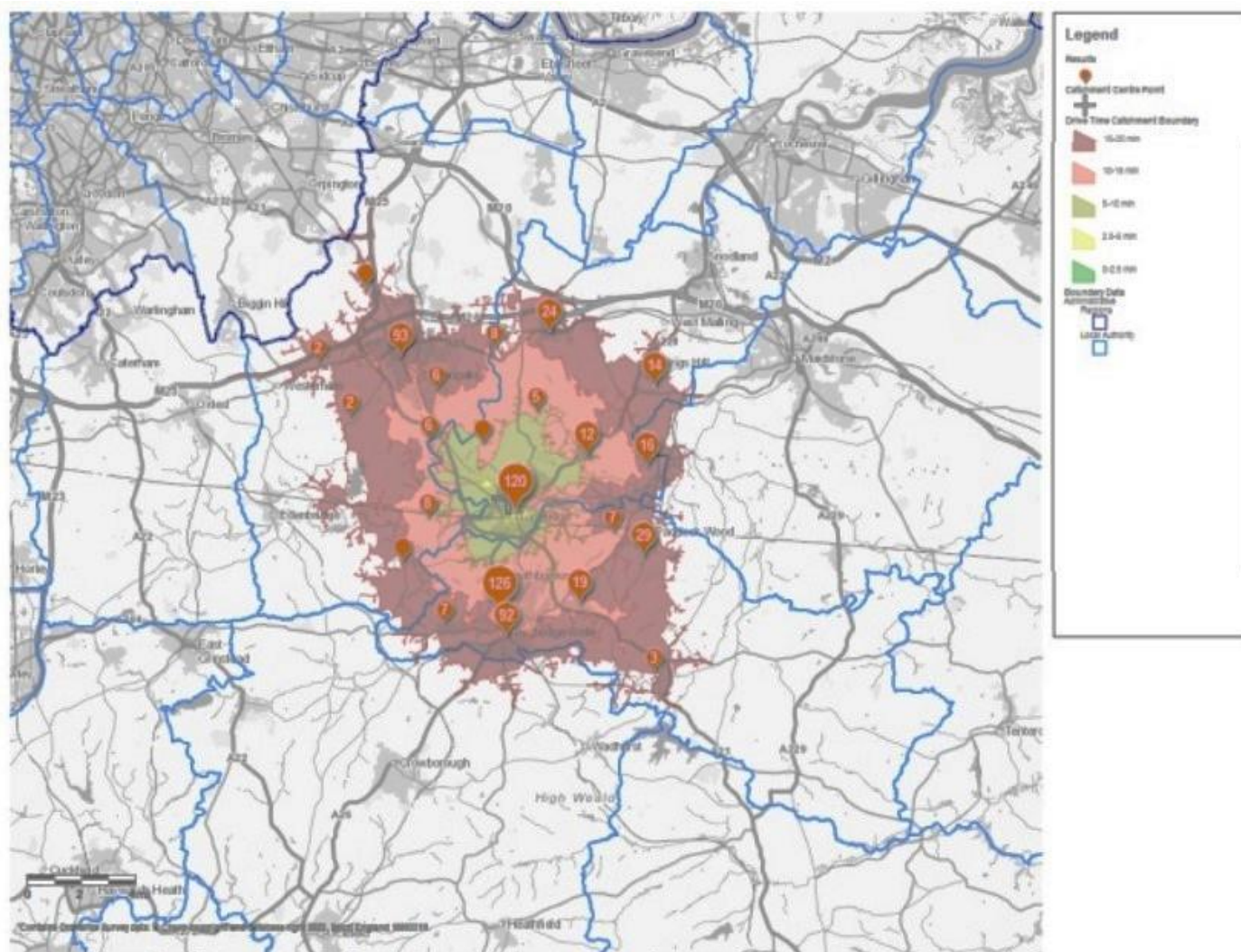
- 'To ensure that the allocation of resources to new and existing track and field facilities is prioritised to those that have the greatest potential to impact positively on general participation, club membership growth and retention, and improved personal performance'. To support this priority England Athletics will:
 - Encourage all tracks to seek accreditation through 'TrackMark'.

- 'Help venues to identify the level in the Hierarchy of Facilities that is most appropriate for them and support clubs and operators seeking to raise funding to maintain facilities at that level'.
 - Prioritise new track and field facilities within multi-sport hubs.
 - Seek to be actively involved in the development of local planning policies wherever possible.
 - Support new 200m indoor tracks and indoor athletics training facilities where there is a proven demand and a clear geographical gap in supply.
- 'To actively encourage athletics and running facilities to be used to their fullest possible extent by the sport and by all sections of the community in order to maximise viability'. To support this priority England Athletics will:
 - Support athletics clubs in discussions with facility operators and local authorities over the use of the track infield for other pitch sports and collate examples of good practice and design guidance.
 - Support clubs and groups to ensure the facilities they use for athletics activity are accessible to all.
 - Help clubs to develop a strong partnership with facility owners/operators and will share examples of good practice.
 - Provide advice and guidance to clubs actively pursuing an asset transfer.
 - Help athletics and running clubs to become more professional and sustainable in how they operate.
 - Encourage new partnerships between athletics clubs and schools that have available indoor facilities.
- 'To encourage innovative approaches to the location and design of facilities for individual components of the sport in order to increase reach and create sustainability and viability'. To support this priority England Athletics will:
 - Expect all new and refurbished floodlight schemes to deliver a minimum of 100lux across the whole of the track and the infield.
 - Support clubs in exploring options for improved environmental sustainability and will share examples of good practice.
 - Support the development of MiniTracks/Compact athletics facilities where there is a viable business case.
 - Consider supporting facility innovations involving non-standard track shapes, designs and uses providing they are backed by a sound business case.
 - Continue to lobby bodies with an influence over urban design, to ensure that the needs of runners are considered alongside those of cyclists and pedestrians.
 - Continue to lobby for the free use of public parks and open spaces by runners and voluntary running groups.
 - Assist road running clubs that are looking for somewhere to meet, by introducing them to sports clubs in their area that have suitable facilities.

Facilities supply in Tonbridge and Malling: The following issues were identified:

- There is one outdoor 400m synthetic track in Tonbridge and Malling at Tonbridge School.
- 'The Sport England Area Access report highlights that the 400m track and field facility at Tonbridge School and 400m facilities in neighbouring authorities meet the demands of track and field athletics in the area'.

Catchment: The 30-minute drivetime catchment of the track is shown in the map below:



Conclusions: England Athletics concludes that:

- 'The standard of the Tonbridge track is good and the venue has achieved 'TrackMark' accreditation. The track surface is likely to require a respray in 2027 and an appropriate sinking fund should be set aside'.
- 'The priority is to protect and maintain the 400m track and field facility at Tonbridge School and explore the opportunity to install community focused recreational ActiveTrack(s) in the local authority area - typically as part of new housing developments'.
- 'Consider ActiveTrack (walk/jog/run/cycle loops) in parks and open spaces or as part of future housing developments. A good location would be West Malling as this would service the north of the local authority area which would include the local club, Larkfield Athletics Club'.

13.3.2 Tonbridge Athletics Club

Tonbridge AC is an all-abilities club, based at the track at Tonbridge School. The club has almost 700 members from age six up to adult veterans. It trains at the Tonbridge School track on Monday, Tuesday, Wednesday and Thursday evenings with matches at weekends during the summer season. The club has teams in the National League, Southern Athletics League,

UK Youth Development League, Kent Young Athletes League and the Southern Counties Veteran's League'.

13.3.3 Larkfield Athletics Club

The club is an over-18 club based at Larkfield Leisure Centre where runners meet for 'LarkRun' on Tuesday evenings. Fully coached speed sessions are held at the sports lit running track in Sutton Valence, on Wednesday evenings.

13.3.4 West Kent Athletics Club

West Kent Athletics Club is non-geographical and operates all across Kent, including fortnightly session at the Tonbridge track. It offers hourly training sessions as a pay-as-you-go service, to benefit those who wish to train, but cannot commit to a membership, or are on waiting lists for memberships at other athletics clubs.

13.4 Athletics Track Demand

13.4.1 Introduction

This section summarises the demand for athletics in Tonbridge and Malling and includes:

- Expressed demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

13.4.2 Expressed demand

Local club membership is currently as follows:

Club	Members
Tonbridge Athletics Club	670
Larkfield Athletic Club	89
West Kent Athletics Club*	-
TOTAL	759

* Non-membership organisation - individual athletes sign up for sessions.

Parkruns: Parkruns are organised on a weekly basis throughout the year, to allow all runners (whether or not they are members of affiliated clubs) to run in 5k timed races. Parkruns in Tonbridge and Malling are as follows:

Parkrun	Location	Average participants
Malling	Leybourne Lakes Country Park	208
Tonbridge	Castle Road, Tonbridge	416

13.4.3 Displaced demand

Displaced demand relates to activity from within the study area which takes place outside of the area, or vice versa. There is some evidence of exported demand, with Larkfield AC hiring the track in Sutton Vallance (in Maidstone Borough).

13.4.4 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a facility for competitions but nowhere to train or vice versa.
- Some facilities may be unavailable to the community.
- The poor quality and limited capacity of facilities and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

England Athletics has not identified unmet demand for athletics facilities in Tonbridge and Malling, although it did suggest the provision of an 'ActiveTrack' in Malling 'as this would service the north of the local authority area which would include the local club, Larkfield Athletics Club'.

13.4.5 Latent demand

Latent demand is demand that evidence suggests may be generated from the current population if they had access to more or better provision. There is no evidence of any latent demand for athletics and running in Tonbridge and Malling.

13.4.6 Future demand

This has been assessed as follows:

- **National track and field participation rates:** One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Sport England's 'Active Lives' survey showed statistically significant reductions in track and field participation nationally from 0.6% of the adult population in 2016 to 0.5 (equivalent to 211,600 people) in 2018. However, this excludes under 16s, many of whom experience the sport in some form through PE programmes at school.
- **National running participation rates:** The Active Lives' survey also showed reductions in track and running participation nationally from 6.9 million adults in 2016 to 6.5 million in 2021.
- **Population growth:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 (or 27.7%).

13.4.7 Key findings on demand

The key findings on demand are as follows:

- There are three athletics and running clubs in Tonbridge and Malling.
- Two weekly Parkrun events provide additional running opportunities for casual participants.
- Some demand is displaced with Larkfield AC hiring the track in Sutton Vallance (in Maidstone Borough).

- Future demand patterns are likely to be similar to current levels, based on participation trends population growth will create a requirement for either 15.6% or 27.7% additional capacity by 2041.

13.5 Athletics Track Supply

This section summarises the detail of athletics facilities in and adjacent to Tonbridge and Malling.

- Athletics tracks are defined as 400m tracks with full field events provision.
- Athletics training facilities comprise either Club Training Venues or Compact Athletics Facilities, both of which are flexible in terms of the precise composition of facilities.

13.6 Quantity

Site	Address	No. lanes	Sub-area
Tonbridge School	High Street, Tonbridge TN9 1JP	6	Tonbridge

13.7 Quality

The quality of the cinder-surfaced athletics track and associated facilities at Tonbridge School was assessed as follows. The criteria were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good', 3 to 'average', 2 to 'poor' and 1 to 'very poor'.

Facility	Track	Changing	Disability Access	General access
Tonbridge School	4	5	4	5

13.8 Accessibility

England Athletics applies a 30-minute drivetime catchment to define accessibility. The whole borough is within 30-minutes' drive of the Tonbridge School track.

13.9 Availability

The table below identifies the basis of use the Tonbridge School track:

Site	Basis of use
Tonbridge School	Club hire Mon - Fri 18.00 - 22.00 Sat - Sun 09.00 - 18.00

13.10 Key findings on supply

The track at Tonbridge School serves the whole of the borough, as well as several neighbouring areas. It has spare capacity to accommodate additional use if required.

13.11 The balance between athletics track supply and demand

Four criteria have been assessed to evaluate the balance between athletics track supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the facilities fit for purpose for the users now and in the future?
- **Accessibility:** Are the facilities in the right physical location for the users now and in the future?
- **Availability:** Are the facilities available for those who want to use them now and in the future?

13.12 Quantity

13.12.1 Current needs

The track at Tonbridge School meets all needs for track and field in the borough and has spare capacity to accommodate additional demand in the future, although England Athletics has identified potential demand for an 'ActiveTrack' in the Malling sub-area 'as this would service the north of the local authority area which would include the local club, Larkfield Athletics Club'.

13.12.2 Future needs

All future needs can be met by existing spare capacity at the Tonbridge School track..

13.13 Quality

13.13.1 Current quality

Some minor issues need to be addressed in relation to achieving 'Track Mark' accreditation from England Athletics.

13.13.2 Future quality

The existing track is 'good' quality but will need to be re-surfaced periodically to maintain quality.

13.14 Accessibility

13.14.1 Current accessibility

The track is accessible to all residents of the borough.

13.14.2 Future accessibility

The existing accessibility will remain in the future.

13.15 Availability

13.15.1 Current availability

The user charges areas are set at reasonable rates.

13.15.2 Future availability

It is reasonable to assume that similar access arrangements will be offered in the future.

13.16 The options for securing additional athletics facilities capacity

The options for securing existing athletics facilities capacity to meet current and future needs are as follows:

13.16.1 Protect

Protecting existing athletics facilities through the Local Plan will be key to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

13.16.2 Provide

England Athletics has identified potential demand for an 'ActiveTrack' in the Malling sub-area. The feasibility of this should be examined further.

13.16.3 Enhance

The Tonbridge School Track should complete the requirements for achieving 'TrackMark' status.

13.17 Action Plan

The table below sets out the action plan for athletics facilities to guide the implementation of the strategy. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2023' (2023).

Issues	Action	Lead	Partners	Resources	Priority
Protection of the existing athletics track.	Consider including a policy in the Local Plan to protect all athletics facilities.	TMBC Planning Policy	Sport England/ Active Kent and Medway	-	High
'ActiveTrack' in the Mallings sub-area	Commission a needs assessment to confirm the feasibility.	TMBC	-	£5,000 for the study. £150,000 for the track if required	Medium

14 INFORMAL OUTDOOR FACILITIES NEEDS

14.1 The facilities included

The informal outdoor facilities included are as follows:

- Multi use games areas (MUGAs)
- Skate and BMX parks
- Outdoor fitness equipment

14.2 Strategic context

14.2.1 Basketball England

Basketball England designated 2022 'The Year of 3v3 Basketball'. 3x3 is simple and flexible enough to be played almost anywhere by anybody - and is the number one urban team sport in the world. All that is required is a hoop, a half-court and six players - it is basketball in one of its most basic forms. The game featured in the 2022 Commonwealth Games in Birmingham. MUGAs provide an excellent facility for accommodating both 3v3 and 5v5 basketball play.

14.2.2 Football Foundation

The Football Foundation's '*National Facilities Strategy*' (2020) contains a priority for 'small-sided facilities to grow the small-sided game for teams and leagues, recreational and informal play'. MUGAs have an important role to play in this regard and the Football Foundation has grants of up to £25,000 to improve playing surfaces for recreational football and small-sided facilities. The '*Tonbridge and Malling Local Football Facility Plan*' (2020) was commissioned by the Football Foundation in conjunction with other partners and identified a priority for a MUGA at East Peckham Playing Fields.

14.2.3 England Netball

England Netball's '*Adventure Strategy 2021 - 2031*' (2021) include a 'destination termed 'a Game for Life'. This includes an aspiration to have 'a place to play within easy travel of every household'. To facilitate this, England Netball is keen to encourage the provision of netball court markings on all Multi-use Games Areas (MUGAs), to expand opportunities to play the game.

14.3 Stakeholder consultation

None of the neighbouring local authorities has an assessment of MUGA needs.

14.4 Informal outdoor facilities demand

14.4.1 Expressed demand

Expressed demand for informal outdoor facilities is difficult to gauge because all facilities are accessed on a casual basis and usage is therefore 'unmetered'. However, consultation with local providers indicates that the facilities are receiving regular use.

14.4.2 Displaced demand

Displaced demand relates to activity from within the study area which takes place outside of the area, or vice versa. Given the localise catchment of informal outdoor facilities, there is no evidence of cross-border usage, either into or out of the borough.

14.4.3 Unmet demand

There is no evidence of unmet demand for informal outdoor facilities in Tonbridge and Malling at present.

14.4.4 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of any latent demand for informal outdoor facilities in Tonbridge and Malling.

14.4.5 Future demand

This has been assessed as follows:

- Local trends:** Sport England's 'Active Lives' survey recorded the proportion of the adult (16+) population who are active for at least 150 minutes per week in Tonbridge and Malling between 2015 and the present. The results are tabulated below and show that whilst rates have fluctuated over the survey periods, there is a downward trend between 2015 and 2022:

Nov '15 - Nov '16	May '16 - May '17	Nov '16- Nov '17	May '17- May '18	Nov '17- Nov '18	May '18- May '19	Nov '18-Nov '19	May '19- May '20	Nov '19-Nov '20	May '20- May '21	Nov '20-Nov '21	Nov '21-Nov '22	% Change
66.3%	66.9%	66.8%	67.4%	68.8%	69.5%	69.4%	66.0%	66.0%	66.6%	65.1%	64.2%	-2.5%

- Participation rates:** Sport England's 'Active Lives' survey has recorded national adult (aged 16+) participation rates in the sports that use MUGAs and outdoor sports facilities between 2015 and 2022 as follows:

Survey period	Basketball	Football	Netball	Tennis	Rollerskating
Nov '15 - Nov '16	0.7%	5.2%	0.7%	2.0%	0.3%
May '16 - May '17	0.7%	5.1%	0.6%	2.9%	0.3%
Nov '16 - Nov '17	0.7%	5.0%	0.6%	2.9%	0.3%
May '17 - May '18	0.7%	4.7%	0.6%	2.9%	0.4%
Nov '17 - Nov '18	0.7%	4.5%	0.6%	1.7%	0.4%
May '18 - May '19	0.6%	4.5%	0.7%	1.7%	0.4%
Nov '18 - Nov '19	0.6%	4.4%	0.7%	1.6%	0.3%

Survey period	Basketball	Football	Netball	Tennis	Rollerskating
May '19 - May '20	0.6%	4.1%	0.6%	1.6%	0.4%
Nov '19 - Nov '20	0.5%	3.0%	0.4%	1.5%	0.3%
May '20 - May '21	0.4%	2.2%	0.2%	1.4%	0.3%
Nov '20 - Nov '21	0.5%	3.3%	0.3%	1.4%	0.4%
Nov '21 - Nov '22	0.6%	4.4%	0.6%	2.0%	0.4%
% CHANGE	0.0%	-0.8%	-0.1%	0.0%	+0.1%

- **Population growth:** Two scenarios are considered:
 - The ONS 2018 sub-national population projections forecast a population of 152,859 by 2041, an increase of 20,659 (or 15.6%).
 - Objectively assessed Local Housing Need (LHN) amounts 839 dwellings per year (15,941 dwellings by 2041). The precise location of development has yet to be determined, but at an average of 2.3 people per dwelling this would amount to a population increase of approximately 36,664 to 168,864 (or 27.7%).

14.4.6 Key findings on demand

The key findings on demand are as follows:

- General levels of demand for the sports and activities that use informal outdoor facilities is broadly static.
- Future demand patterns are likely to increase based upon projected population increases.

14.5 Informal outdoor facilities supply

14.5.1 Introduction

This section summarises the detail of Informal outdoor sports facilities supply in Tonbridge and Malling:

- MUGAs are defined as hard-surfaced courts surrounded by robust, high fences with markings for football, basketball and other sports.
- BMX and Skate Parks are defined as purpose-built facilities with a range of slopes, structures and surfaces for skateboarding, BMX, scooter, wheelchair and inline skating.
- Outdoor Gyms are defined as purpose-built facilities with a range of exercise equipment for informal use in an outdoor setting.

14.5.2 Multi-use Games Areas

- **Quantity:** The location and number of MUGAs with community use in Tonbridge and Malling is as follows. Sports lit facilities are asterisked:

Site	Address	Sub-area
Aylesford Recreation Ground	Forstal Road, Aylesford ME20 7AU	Mallings
Borough Green Recreation Ground	Harrison Road, Borough Green TN15 8SD	Mallings
Burham Recreation Ground	Rochester Road, Burham ME1 3SF	Mallings
Clare Park Playing Field	Mill Street, East Malling ME19 6DN	Mallings

Site	Address	Sub-area
Ditton Community Centre*	Kiln Barn Road, Ditton ME20 6AH	Mallings
East Malling Recreation Ground	New Road, East Malling ME19 6DD	Mallings
East Peckham Playing Field	Pippin Road, East Peckham TN12 5BT	Tonbridge
Ferryfield Recreation Ground	Medway Court, Aylesford ME20 7QN	Mallings
Hildenborough Recreation Ground	Riding Lane, Hildenborough TN11 9HY	Tonbridge
Larkfield Recreation Ground	New Hythe Lane, Larkfield ME20 6PT	Mallings
Leybourne Chase	Bannister Way, Leybourne ME19 5GQ	Mallings
Potyns Field	Paddlesworth Road, Snodland ME6 5DN	Mallings
Stone House Field	Stone House Farm, Platt TN15 8LF	Mallings
Tonbridge Farm Sports Ground	Darenth Avenue, Tonbridge TN10 3JF*	Tonbridge
Wateringbury Playing Field	Fields Lane, Wateringbury ME18 5RS	Mallings
West Malling Primary School	Norman Road, West Malling ME19 6RL	Mallings
Whitegate Field	Old London Road, Wrotham TN17 7DL*	Mallings
Williams Field	Marshall Gardens, Hadlow TN11 0HQ*	Tonbridge

Provision by sub-area: MUGA provision by sub-area are as follows:

Sub-area	Population	No. MUGAs	MUGAs per capita
Tonbridge and surrounds	56,018	4	1: 14,005
Mallings and surrounds	76,182	14	1: 5,442
TONBRIDGE & MALLING	132,200	18	1: 7,344

- **Quality:** The quality of MUGAs was assessed by a non-technical visual inspection during a site visit to all sites. The criteria that were assessed were as follows:
 - **The court:** Court surface, line markings and fitness for purpose.
 - **Fencing:** Condition and appearance.
 - **Disability access:** Provision for disabled access to the courts.
 - **Lighting:** The quality, illumination levels and evenness of floodlights.

The facilities were rated on a five-point scale, where 5 equates to 'very good' (highlighted in green below), 4 to 'good' (also highlighted in green below), 3 to 'average', 2 to 'poor' (highlighted in red below) and 1 to 'very poor'.

Facility	Court	Fencing	Disability Access	Lighting
Aylesford Recreation Ground	3	4	2	-
Borough Green Recreation Ground	3	4	2	-
Burham Recreation Ground	4	5	3	-
Clare Park Playing Field	4	5	3	-
Ditton Community Centre	4	5	3	5
East Malling Recreation Ground	4	4	2	-
East Peckham Playing Field	3	5	2	-
Ferryfield Recreation Ground	4	4	3	-
Hildenborough Recreation Ground	3	4	1	-
Larkfield Recreation Ground	4	5	2	-
Leybourne Chase	4	5	2	-
Racecourse Sports Ground	4	4	2	-
Stone House Field	3	-	2	-
Tonbridge Farm Sports Ground	4	5	2	3
Trottscliffe Village Hall	5	5	1	-
Wateringbury Playing Field	3	-	1	-

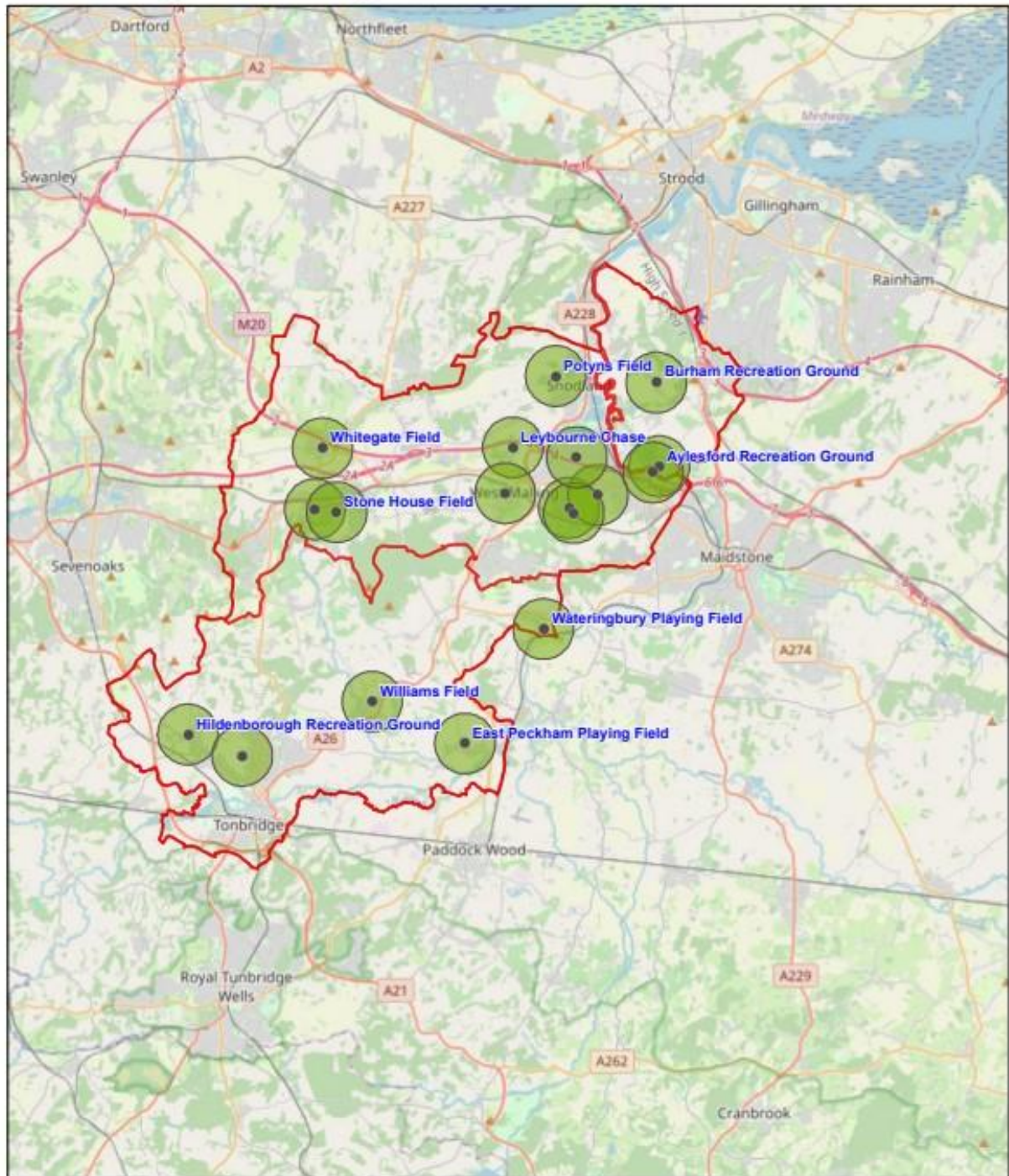
Facility	Court	Fencing	Disability Access	Lighting
Williams Field	4	5	3	4
Wrotham Recreation Ground	4	5	2	4

- **Accessibility:** A 10-minute walking time catchment is appropriate to define accessibility to MUGAs. On this basis, there are some geographical gaps in provision.
- **Availability:** All MUGAs are freely accessible at all times, although none are sports lit and they are therefore usable during the hours of darkness.

Key findings on supply: The key findings on supply are as follows:

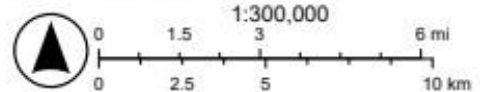
- There are 18 MUGAs in Tonbridge and Malling, with most provision concentrated in the north of the borough. Only four MUGAs are sports lit, which prevents the use of the non-sports lit provision during the hours of darkness.
- There is no evidence of any unmet demand.
- There are some quality issues, particularly relating to disabled access.
- There are some geographical gaps in provision.
- Access to all MUGAs is free-of-charge.

Tonbridge and Malling - Multi Use Games Areas 10 mins walk



2/11/2024

- Multi Use Games Areas
- 10 mins walk time
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



© OpenStreetMap (and) contributors, CC-BY-SA

14.5.3 BMX and Skate Parks

- **Quantity:** BMX and Skate Parks are defined as purpose-built facilities with a range of slopes, structures and surfaces for skateboarding, BMX, scooter, wheelchair and inline skating. The following facilities are in Tonbridge and Malling:

Site	Address	Sub-area
Burham Recreation Ground	Rochester Road, Burham ME1 3SF	Mallings
Eccles Sports Ground	Bull Lane, Eccles ME20 7HF	Mallings
Larkfield Recreation Ground	New Hythe Lane, Larkfield ME20 6PT	Mallings
Racecourse Sports Ground	The Slade, Tonbridge TN9 1HR	Tonbridge
Snodland Community Centre Pump Track	Cemetery Road, Snodland ME6 5BF	Mallings
Tonbridge Farm Sports Ground	Darenth Avenue, Tonbridge TN10 3JF	Tonbridge
Williams Field	Marshall Gardens, Hadlow TN11 0HQ	Tonbridge

The distribution of BMX and Skate Parks across each sub-area is listed below.

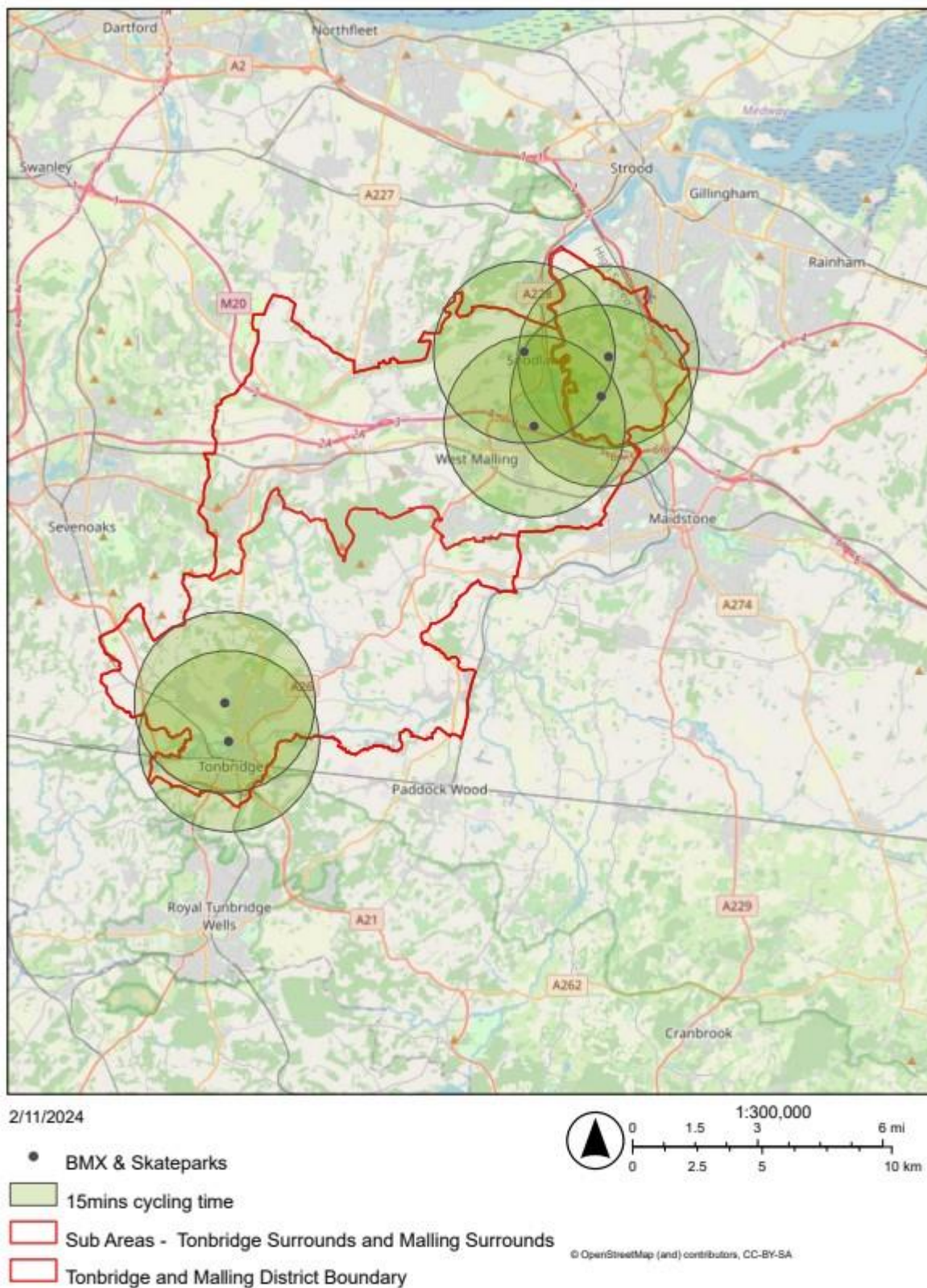
Sub-area	Population	No. Skate parks	Skate parks per capita
Tonbridge and surrounds	56,018	2	1: 28,009
Mallings and surrounds	76,182	5	1: 15,236
TONBRIDGE & MALLING	132,200	7	1: 18,886

- **Quality:** The quality of the BMX and Skateboard sites was assessed by a visual, non-technical inspection which looked at a range of factors including quality and safety of the surface and ancillary facilities such as seats and bins. One site is equipped with floodlights. Access to sites was also assessed taking into particular account access for children and young people with disabilities. These factors were assessed on a scale of 1 to 5 with 5 being the highest mark.

Facility	Track	Ancillary	Access	Disability Access	Lighting
Burham Recreation Ground	5	3	5	1	
Eccles Sports Ground	5	3	5	1	
Larkfield Recreation Ground	5	3	5	1	
Racecourse Sports Ground	5	3	5	1	-
Snodland Community Centre Pump Track	5	5	5	4	-
Tonbridge Farm Sports Ground	5	5	5	1	-
Williams Field	5	5	5	1	4

- **Accessibility:** A 15-minute cycling time catchment is appropriate for BMX and Skateboard sites. Based upon this, the map overleaf shows that there are some geographical gaps in provision in the centre of the borough, notably around Kings Hill.

Tonbridge and Malling - BMX & Skateparks 15 mins cycling time



- **Availability:** All the sites listed are free to access at all times.

Key findings on supply: The key findings on supply are as follows:

- There are seven BMX and Skateboard sites in Tonbridge and Malling with a good geographical distribution.
- There is no evidence of any unmet demand.
- There are some quality issues, particularly relating to disabled access.
- There are some geographical gaps in provision in the centre of the borough, notably around Kings Hill.
- Access to all facilities is free-of-charge.

14.5.4 Outdoor Gyms

- **Quantity:** Outdoor Gyms are defined as purpose-built facilities with a range of exercise equipment for informal use in an outdoor setting. The following facilities are in Tonbridge and Malling:

Site	Address	Sub-area
Aylesford Recreation Ground	Forstal Road, Aylesford ME20 7AU	Mallings
Castle Way Outdoor Gym	Castle Way, Leybourne ME19 5HE	Mallings
Clare Park Playing Field	Mill Street, East Malling ME19 6DN	Mallings
Ditton Community Centre	Kiln Barn Road, Ditton ME20 6AH	Mallings
East Peckham Playing Field	Pippin Road, East Peckham TN12 5BT	Tonbridge
Eccles Sports Ground	Bull Lane, Eccles ME20 7HF	Mallings
Ferryfield Recreation Ground	Medway Court, Aylesford ME20 7QN	Mallings
Larkfield Recreation Ground	New Hythe Lane, Larkfield ME20 6PT	Mallings
Racecourse Sports Ground	The Slade, Tonbridge TN9 1HR	Tonbridge
Tonbridge Farm	Darenth Avenue, Tonbridge TN10 3JF	Tonbridge
Tunbury Recreation Ground	Fernbank Road, Bluebell Hill ME5 9NH	Mallings
Wateringbury Playing Field	Fields Lane, Wateringbury ME18 5RS	Mallings
Wouldham Recreation Ground	Knowle Road, Wouldham ME1 3XA	Mallings

The distribution of outdoor gyms across each sub-area is listed below.

Sub-area	Population	No. Outdoor Gyms	Outdoor Gyms per capita
Tonbridge and surrounds	56,018	3	1: 18,703
Mallings and surrounds	76,182	10	1: 7,618
TONBRIDGE & MALLING	132,200	13	1: 10,169

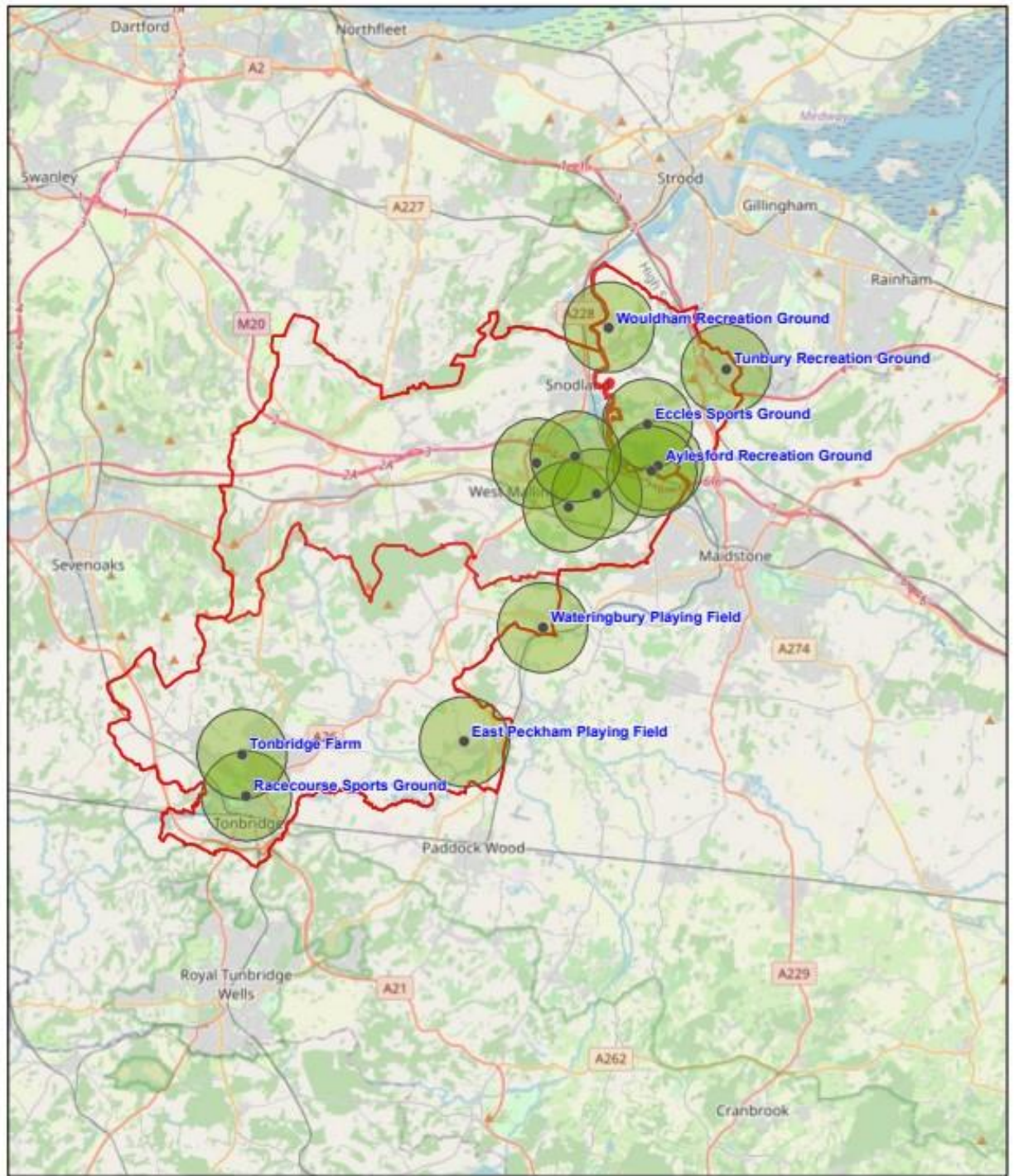
- **Quality:** The quality of the outdoor gyms was assessed by a visual, non-technical inspection which looked at a range of factors including quality and quantity of equipment and the general attractiveness of the site including cleanliness and ancillary facilities such as seats and bins. Access to sites was also assessed taking into particular account access for people with disabilities. These factors were assessed on a scale of 1 to 5 with 5 being the highest mark.

Facility	Equipment	Fencing	Disability Access	Lighting
Aylesford Recreation Ground	2	-	1	-
Castle Way Outdoor Gym	4	3	2	-
Clare Park Playing Field	4	-	2	-

Facility	Equipment	Fencing	Disability Access	Lighting
Ditton Community Centre	4	-	2	3
East Peckham Playing Field	3	-	1	-
Eccles Sports Ground	5	3	1	-
Ferryfield Recreation Ground	4	-	2	-
Larkfield Recreation Ground	4	-	2	-
Racecourse Sports Ground	4	3	2	-
Tonbridge Farm	5	-	2	-
Tunbury Recreation Ground	4	-	2	-
Wateringbury Playing Field	3	-	1	-
Wrotham Recreation Ground	4	-	2	-

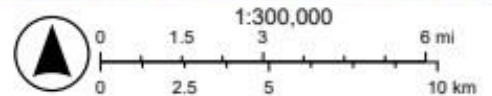
- **Accessibility:** A 15-minute walking time catchment is appropriate for outdoor gyms. On the basis of the map overleaf, there are a number of geographical gaps in provision in the borough.
- **Availability:** All outdoor gyms are freely accessible at all times during daylight.

Tonbridge and Malling - Outdoor Gyms 15 minutes walk time



2/11/2024

- Outdoor Gyms
- 15 minutes walking time
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



© OpenStreetMap (and) contributors, CC-BY-SA

Key findings on supply: The key findings on supply are as follows:

- There are 13 outdoor gyms in Tonbridge and Malling, with most provision concentrated in the north of the borough.
- There is no evidence of any unmet demand.
- There are some quality issues, particularly relating to disabled access.
- There are a number of geographical gaps in provision in the borough.
- Access to all outdoor gyms is free-of-charge.

14.6 The balance between informal outdoor facilities supply and demand

Four criteria have been assessed to evaluate the balance between informal outdoor facilities supply and demand in Tonbridge and Malling:

- **Quantity:** Are there enough facilities with sufficient capacity now and in the future?
- **Quality:** Are the facilities fit for purpose for the users now and in the future?
- **Accessibility:** Are the facilities in the right location for users now and in the future?
- **Availability:** Are the facilities available for users now and in the future?

14.7 Quantity

14.7.1 Current needs

There is no evidence of a shortfall in current provision for informal outdoor facilities, based upon the following evaluation:

- **Used capacity:** Because all the informal outdoor facilities are available to use free-of-charge, there are no detailed usage figures, but demand appears to be buoyant. All existing facilities appear to have spare capacity.
- **Satisfied demand:** There is no evidence of unmet demand in the borough.

14.7.2 Future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the higher population projections will create a requirement for 15.6% additional capacity by 2041 under the lower population projections and 27.7% under the higher projections.

14.8 Quality

14.8.1 Current quality

The quality of most aspects of most facilities is at least 'standard', although disability access is poor at some sites.

14.8.2 Future quality

All facility providers will need to continue to invest in maintaining and improving their facilities.

14.9 Accessibility

14.9.1 Current accessibility

There is a concentration of MUGA and outdoor gym provision in the north of the borough, which reflects the active role played by parish councils in providing these types of facilities in the more rural communities in the Mallings sub-area.

14.9.2 Future accessibility

The sub-area analysis highlights anomalies in per capita levels of provision across the borough and when opportunities arise to provide additional facilities in the future, locational preferences should be guided by current shortfalls.

14.10 Availability

14.10.1 Current availability

All existing sites are free to access at all times.

14.10.2 Future availability

It is reasonable to assume that similar access arrangements will be offered in the future.

14.11 The options for securing informal outdoor facilities capacity

The options for securing existing informal outdoor facilities capacity to meet current and future needs are as follows:

14.11.1 Protect

Protecting existing informal outdoor facilities through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

14.11.2 Provide

A range of informal outdoor facilities will be required to meet the needs of the additional population arising from housing developments.

14.11.3 Enhance

Enhancing existing informal outdoor facilities capacity by ensuring they receive regular maintenance and improvements will be key to preserving current provision.

14.12 Action Plan

14.12.1 Introduction

The tables below set out the action plan for informal outdoor sports facilities to guide the implementation of the strategy. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2023' (2023).

14.12.2 Key strategic actions

Issues	Action	Lead	Partners	Resources	Priority
Protection of existing informal outdoor facilities.	Include a policy in the Local Plan to protect all existing informal outdoor facilities.	TMBC Planning Policy	Sport England/ Active Kent and Medway	-	High
Funding for future informal outdoor facilities.	Ensure that S106 contributions are collected from developers and/or provision is made within new developments.	TMBC Planning Development Management	Sport England/ Active Kent and Medway	-	High
Sports lighting energy efficiency	Replace old sports lighting with LED heads and upgrade switching gear	Site owners	LTA	£30,000 per site	Medium

14.12.3 Site-specific actions

- Multi-use Games Areas:**

Site	Issues	Action	Lead	Partners	Resources	Priority
Aylesford Recreation Ground	Poor disabled access	Provide a tarmac path from the access point	Aylesford PC	-	£1,500	Medium
Borough Green Recn. Ground	Poor disabled access	Provide a tarmac path from the access point	Borough Green PC	-	£1,500	Medium
Burham Recreation Ground	No current issues	No action	Barham PC	-	£1,500	Medium
Clare Park Playing Field	No current issues	No action	-	-	-	-
Ditton Community Centre	No current issues	No action	-	-	-	-
East Malling Recreation Ground	Poor disabled access	Provide a tarmac path from the access point	East Malling PC	-	£1,500	Medium
East Peckham Playing Field	Poor disabled access	Provide a tarmac path from the access point	East Peckham PC	-	£1,500	Medium
Ferryfield Recreation Ground	No current issues	No action	-	-	-	-
Hildenborough Recn. Ground	Poor disabled access	Provide a tarmac path from the access point	Hildenborough PC	-	£1,500	Medium
Larkfield Recreation Ground	Poor disabled access	Provide a tarmac path from the access point	Larkfield PC	-	£1,500	Medium
Leybourne Chase	Poor disabled access	Provide a tarmac path from the access point	Leybourne PC	-	£1,500	Medium
Racecourse Sports Ground	Poor disabled access	Provide a tarmac path from the access point	TMBC	-	£1,500	Medium

Site	Issues	Action	Lead	Partners	Resources	Priority
Stone House Field	Poor disabled access	Provide a tarmac path from the access point	Platt PC	-	£1,500	Medium
Tonbridge Farm Sports Ground	Poor disabled access	Provide a tarmac path from the access point	TMBC		£1,500	Medium
Trottiscliffe Village Hall	Poor disabled access	Provide a tarmac path from the access point	Trottiscliffe PC	-	£1,500	Medium
Wateringbury Playing Field	Poor disabled access	Provide a tarmac path from the access point	Wateringbury PC	-	£1,500	Medium
Williams Field	No current issues	No action	-	-	-	-
Wrotham Recreation Ground	Poor disabled access	Provide a tarmac path from the access point	Wrotham PC	£1,500	Medium	£1,500

- **BMX/Skate Parks:**

Site	Issues	Action	Lead	Partners	Resources	Priority
Burham Recreation Ground	Poor disabled access	Provide a tarmac path from the access point	Burham PC	-	£1,500	Medium
Eccles Sports Ground	Poor disabled access	Provide a tarmac path from the access point	Eccles PC	-	£1,500	Medium
Larkfield Recreation Ground	Poor disabled access	Provide a tarmac path from the access point	Larkfield PC	-	£1,500	Medium
Racecourse Sports Ground	Poor disabled access	Provide a tarmac path from the access point	TMBC	-	£1,500	Medium
Snodland Community Centre Pump Track	No current issues	No action	-	-	-	-
Tonbridge Farm Sports Ground	Poor disabled access	Provide a tarmac path from the access point	TMBC	-	£1,500	Medium
Williams Field	Poor disabled access	Provide a tarmac path from the access point	Hadlow PC	-	£1,500	Medium

- **Outdoor Gyms:**

Site	Issues	Action	Lead	Partners	Resources	Priority
Aylesford Recreation Ground	• Poor equipment • Poor disabled access	• Renew equipment • Provide a tarmac path from the access point	Aylesford PC	-	£5,000 for equipment £1,500 for access path	High
Castle Way Outdoor Gym	Poor disabled access	Provide a tarmac path from the access point	Leybourne PC	-	£1,500	Medium

Site	Issues	Action	Lead	Partners	Resources	Priority
Clare Park Playing Field	Poor disabled access	Provide a tarmac path from the access point	East Malling PC	-	£1,500	Medium
Ditton Community Centre	Poor disabled access	Provide a tarmac path from the access point	Ditton PC	-	£1,500	Medium
East Peckham Playing Field	Poor disabled access	Provide a tarmac path from the access point	East Peckham PC	-	£1,500	Medium
Eccles Sports Ground	Poor disabled access	Provide a tarmac path from the access point	Eccles PC	-	£1,500	Medium
Ferryfield Recreation Ground	Poor disabled access	Provide a tarmac path from the access point	Aylesford PC	-	£1,500	Medium
Larkfield Recreation Ground	Poor disabled access	Provide a tarmac path from the access point	Larkfield PC	-	£1,500	Medium
Racecourse Sports Ground	Poor disabled access	Provide a tarmac path from the access point	TMBC	-	£1,500	Medium
Tonbridge Farm	Poor disabled access	Provide a tarmac path from the access point	TMBC	-	£1,500	Medium
Tunbury Recreation Ground	Poor disabled access	Provide a tarmac path from the access point	Aylesford PC	-	£1,500	Medium
Wateringbury Playing Field	Poor disabled access	Provide a tarmac path from the access point	Wateringbury PC	-	£1,500	Medium
Wrotham Recreation Ground	Poor disabled access	Provide a tarmac path from the access point	Wrotham PC	-	£1,500	Medium

15 APPLYING AND REVIEWING THE STRATEGY

15.1 Introduction

This section identifies the applications of the Tonbridge and Malling PPS and the mechanisms for reviewing it to ensure that it remains robust and up-to-date.

15.2 Strategy applications

The success of the PPS will be determined by how it is used. While the use of the PPS should be led by Tonbridge and Malling Borough Council, its application and delivery should be the responsibility of the project steering group involving other key local stakeholders including Sport England and the governing bodies of the pitch sports. The PPS has a number of applications:

15.2.1 Sports development planning

The PPS can be applied to help:

- Highlight, justify and make the case for sports development activities with particular sports, groups and clubs and in particular areas.
- Identify current and future trends and changes in the demand for individual sports and how they are played.
- Inform the work, strategies and plans of sporting organisations active in the area.
- Advocate the need to work with specific educational establishments to secure community use of their site(s).
- Develop and/or enhance school club links by making the best use of school sites where they have spare capacity and are well located to meet demand.

15.2.2 Planning policy

The PPS can be applied to help:

- Develop new, and review the effectiveness of existing, local planning policy (e.g. Local and Neighbourhood Plans) in line with the National Planning Policy Framework (NPPF).
- The implementation of local planning policy to meet the needs of the community in line with the NPPF.

15.2.3 Planning applications

The PPS can be applied to help:

- Inform the development of planning applications which affect existing and/or proposed new sports facilities provision.
- Inform pre-application discussions to ensure any subsequent planning applications maximise their benefit to sport and are developed in line with national and local planning policy.
- Sports clubs and other organisations provide the strategic need for development proposals thereby potentially adding support to their application(s) and saving them resources in developing such evidence.

- The Council to assess planning applications affecting existing and/or proposed new playing pitch provision in line with national and local planning policy.
- Sport England and other parties respond to relevant planning application consultations.

The PPS can also be applied to help the Council to meet other relevant requirements of the NPPF including:

- Taking account of and supporting local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- Delivering the social, recreational, cultural facilities and services the community needs.
- Planning positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the framework.
- Working with public health leads and health organisations to understand and take account of the health status and needs of the local population, including expected future changes, and any information about relevant barriers to improving health and well-being).

15.2.4 Section 106 Agreements

The PPS can be applied to help:

- Ensure that playing pitch and outdoor sports facilities provision is taken into account when the local authority seeking developer contributions.
- Provide prioritised infrastructure requirements for playing pitch provision including deliverable sport, area and site-specific projects with costings (where known).

15.2.5 Funding bids

The PPS can be applied to help:

- Provide the evidence base and strategic need to support funding bids by a range of parties to a variety of potential funding sources.
- Inform potential bidders of the likely strategic need for their project.

15.2.6 Facility and asset management

The PPS can be applied to help:

- Ensure a strategic approach is taken to the provision and management of playing pitches.
- Inform the current management, strategies and plans of playing pitch providers e.g. the Council, leisure trusts and educational establishments.
- Share knowledge of how sites are managed and maintained, the lessons learnt and good practice.
- Highlight the potential of asset transfers and ensure any proposed are beneficial to all parties.
- Provide additional protection for particular sites over and above planning policy, for example through deeds of dedication.
- Resolve issues around security of tenure.

15.2.7 Public health

The PPS can be applied to help:

- Understand how the community currently participates in sport, the need for playing pitches and how this may evolve.
- Raise awareness of and tackle any barriers to people maintaining and increasing their participation.
- Highlight and address any inequalities of access to provision within the study area.
- Provide evidence to help support wider health and well-being initiatives.

15.2.8 Co-ordinating resources and investment

The PPS can be applied to help:

- Raise awareness of the current resources and investment (revenue and capital) going into the management, maintenance and improvement of playing pitch provision.
- Co-ordinate the current and any future resources and investment to ensure the maximum benefit to sport and that value for money is secured.
- Ensure the current and any future resources and investment are complimentary and do not result in their inefficient use.

15.2.9 Capital programmes

The PPS can be applied to help:

- Provide the evidence base to justify the protection and investment in playing pitch provision.
- Influence the development and implementation of relevant capital programmes (e.g. school refurbishment and new build programmes).

15.3 Monitoring delivery

A process should be put in place to ensure regular monitoring of how the recommendations and action plan are being delivered. This monitoring should be led by Tonbridge and Malling Borough Council and supported by all members of, and reported back to, the steering group. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery.

15.4 Keeping the Study robust and up-to-date

Along with ensuring that the PPS is used and applied, a process should be put in place to keep it robust and up to date. This will expand the life of the PPS, providing people with the confidence to continue to both use it and attach significant value and weight to its key findings and issues, along with its recommendations and actions.

Sport England advocates that the PPS should be reviewed on a regular basis from the date it is formally signed off by the steering group. This will help to maintain the momentum and commitment built up when developing the PPS. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.

The reviews should highlight:

- How the delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others).
- How the PPS has been applied and the lessons learnt.
- Any changes to particularly important facilities and/or sites in the area (e.g. the most used or high-quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues.
- Any development of a specific sport or particular format of a sport.
- Any new or emerging issues and opportunities.

This page is intentionally left blank

RISK MANAGEMENT

Item AU 25/31 referred from Audit Committee of 21 July 2025

The report of the Management Team provided an update on the risk management process and the Strategic Risk Register. An update was also provided in respect of the work being undertaken within the Council to champion risk management.

An executive summary of the RED risks was provided at Annex 1 to the report and a full update on the current strategic risks and how they were being managed as at the time of writing were set out at Annex 1a to the report. The risks that were categorised RED at the time of the April 2025 meeting were:

- Achievement of Savings and Transformation Strategy
- Failure to agree a Local Plan
- Managed exit from the Agile System

Following a review of the risks on the Strategic Risk Register, updates had been made with notes in red to reflect the current strategic risks and mitigations, although it was noted that risks categorised RED remained as above.

Reference was made to the risk in respect of 'Devolution and Reorganisation in Kent Local Government', which remained as 'Amber' at this stage, although it was recognised that the ongoing risk assessment would be informed by the work underway regarding the submissions from the Kent authorities with the assistance of an appointed strategic partner.

During discussion, particular concern was raised by Members on the level of risk associated with cyber-attack given the significant impact it could have on the operation of an organisation. Although 'Cyber Security' risk was currently categorised as 'Amber' on the Strategic Risk Register, the importance of ensuring appropriate and robust mitigation measures in place was reinforced.

A schedule of ongoing risks and risks identified by Service Management Teams and Management Team since the last report to the Committee were set out at Annex 2 to the report.

In addition, Members were updated on the progress in respect of the review of the Risk Management Strategy led by the officer Risk Champions Group, with particular reference made to the proposal regarding the matrix model used in the Council's Strategic Risk Register. An updated Strategy was anticipated to be presented to the Committee to review in September 2025.

It was proposed by Councillor Cannon (Chair), seconded by Councillor Lark and the Audit Committee

RECOMMENDED*: That

- (1) the updates to the Strategic Risk Register since the last iteration, with particular emphasis on those risks categorised as RED as shown in Annexes 1 and 1a of the report, be noted; and
- (2) the service risks identified in Annex 2 of the report, be noted.

***Recommended to Cabinet**

Audit Committee

21 July 2025

Part 1 - Public

Recommendation to Cabinet



Cabinet Member	Matt Boughton – Leader Martin Coffin – Cabinet Member for Finance, Waste and Technical Services
Responsible Officer	Management Team
Report Author	Sharon Shelton – Director of Finance and Transformation Paul Worden – Chief Financial Services Officer

Risk Management

1 Summary and Purpose of Report

- 1.1 The report of the Management Team provides an update on the risk management process and the Strategic Risk Register. An update is also provided in respect of the work being undertaken within the Council to champion risk management.

2 Corporate Strategy Priority Area

- 2.1 Efficient services for all our residents, maintaining an effective council.
- 2.2 The identification, evaluation, and cost-effective control of risks is essential in safeguarding the Council's assets, employees and customers and the delivery of services to the local community.
- 2.3 The Council endeavours to pursue a forward-looking and dynamic approach to delivering services to the local community and will not be averse to taking a degree of commercial risk. However, it will always exercise a prudent approach to risk taking and decisions will be made within the parameters of the Council's internal control arrangements

3 Recommendations

- 3.1 Members are asked to:
- 1) **NOTE** the updates to the Strategic Risk Register since the last iteration with particular emphasis on those risks categorised as RED as shown in Annexes 1 and 1a; and

- 2) **NOTE** the service risks identified in Annex 2.

4 Introduction and Background

- 4.1 The Risk Management Strategy sets out the Council's risk management objectives and details the roles and responsibilities of officers, Members and the Council's partners in the identification, evaluation and cost-effective control of risks.
- 4.2 The Council's risk management arrangements are designed to ensure that risks are reduced to an acceptable level or, where reasonable, eliminated thereby safeguarding the Council's assets, employees and customers and the delivery of services to the local community. Examples of risk include budget deficit, cyber/data loss, environmental and reputational.
- 4.3 The Council endeavours to pursue a forward-looking and dynamic approach to delivering services to the local community and will not be averse to taking a degree of commercial risk. However, it will always exercise a prudent approach to risk taking and decisions will be made within the parameters of the Council's internal control arrangements, i.e. Constitution, Procedural Rules, etc. These arrangements will serve to ensure that the Council does not expose itself to risks above an acceptable level.
- 4.4 The current Risk Management Strategy was endorsed by this Committee in January and subsequently adopted by Full Council on 20 February 2024. Members agreed that the next update of the Strategy would be in September 2025.

5 Risk Management Escalation Process

- 5.1 Effectively risks are assessed/scored in terms of their likelihood/impact.
- 5.2 Any risk evaluated as 'High Risk' (score of 15 or above) will be deemed by the Council to be beyond 'risk tolerance' and to have exceeded its 'risk appetite' and will be escalated immediately. Such risks should be added to the service's risk register and discussed at the earliest opportunity within the Service Management Team (SMT) to inform a decision as to whether this should be escalated to Management Team by the respective Service Director. Management Team should then consider whether the risk is significant enough for inclusion in the Strategic Risk Register and action this if relevant. A record should be maintained of risks discussed at both SMTs and Management Team and the outcome of those discussions.
- 5.3 Similarly risks identified as "Medium Risk" may be escalated to the appropriate SMT for advice and to ensure they are kept fully aware of the current risks being faced. Risks determined as "Low Risk" should be managed within the service team. It is recommended that SMTs consider periodic review or moderation processes for Service Risk Registers to ensure they are happy with the scores

risks have been given and confirm whether there are 'Medium' or 'Low' risks they wish to consider further.

6 Strategic Risk Register

- 6.1 The Strategic Risk Register (SRR) is considered to be a 'live' document and is updated, as often as is required, by the Management Team.
- 6.2 An executive summary of the **RED** risks has been provided at **[Annex 1]** and a full update of the current strategic risks and how they are being managed as at the time of writing is appended at **[Annex 1a]**.
- 6.3 For completeness the risks that were categorised as **RED** at the time of the **April** meeting of this Committee is given below:
- Achievement of Savings and Transformation Strategy
 - Failure to agree a Local Plan
 - Managed exit from the Agile System
- 6.4 The Register has been updated and, as usual, notes in red font on the Register identify current mitigations and updates to the strategic risks.
- 6.5 It is worth noting that although the risk 'Carbon Neutral 2030 Aspiration' remains an 'amber' risk, as we move closer to the 2030 milestone, the risk of non-delivery increases.
- 6.6 The Devolution / Local Government Reorganisation risk remains at an amber level at this stage. Further work is ongoing regarding the submissions from the Kent authorities with the assistance of a strategic partner which will inform the ongoing risk assessment and will be shared with Members as this progresses.
- 6.7 The current **RED** risks REMAIN as:
- Achievement of Savings and Transformation Strategy
 - Failure to agree a Local Plan
 - Managed exit from the Agile System

7 Ongoing Service Risks

- 7.1 To give Members some reassurance as to the effectiveness of risk management outcomes from the risk management escalation process are reported to the meetings of this Committee unless that is there is something that needs to be brought to Members' attention in the interim.

- 7.2 A schedule of ongoing risks and risks identified by Service Management Teams and Management Team since the last report to this Committee in April is appended at [**Annex 2**].
- 7.3 Senior officers undertook mandatory training with the Risk Consultant in October 2024. Risk management appears as an agenda item for all Service Management Teams and Corporate Management Team meetings.

8 Zurich Risk Management Review

- 8.1 Members are reminded that Zurich Risk Management undertook a Risk Management Health Check, and the resultant report identified 12 recommendations for improvement.
- 8.2 Some of the actions have already been progressed but a number are due to be reported back to the September meeting of the Committee, including the update of the Risk Management Strategy.
- 8.3 An officer Risk Champions Group was established with the objective of spreading the workload, and word, on the importance of risk management throughout the authority. The group is also leading on work to enable the Strategy to be updated by the Committee in September.
- 8.4 One of the issues that has arisen is that the Council's Strategic Risk Register is not based on the nationally recognised model of a "5x5" matrix. What this means is that when scoring risks, there is a score of 1 to 5 for the likelihood of a risk occurring; and a score of 1 to 5 for the impact of risk occurring. Multiplying the likelihood and impact scores then provides an overall score which could range from a best case of 1 through to worst case 25.
- 8.5 The Council's current model is a "6x4" matrix. As part of the review being undertaken of the Strategy by the Risk Champions Group, it is proposed that the Council move to the "5x5" matrix. This will bring into line the risk scoring within Health and Safety Risk registers, and Business Continuity Plans as well as mirroring the national model.
- 8.6 It is proposed that this becomes part of the update to the Strategy which will be brought to the Committee in September for consideration, and then eventual adoption by Full Council. If in September Members decide to support the revised Strategy and adoption of a 5x5 matrix, the SRR will be re-modelled and future presentations of the Strategy (January 2026 onwards) will be presented on this basis.

9 Financial and Value for Money Considerations

- 9.1 Financial issues may arise in mitigating risk which will be managed within existing budget resources or reported to Members if this is not possible.

- 9.2 Effective risk management arrangements make a positive contribution to ensuring value for money is provided in the delivery of services.

10 Risk Assessment

- 10.1 Sound risk management arrangements aid the Council in effective strategic decision-making. The Council's approach to risk should be reviewed on a regular basis to ensure it is up to date and operating effectively.
- 10.2 A specific item for 'Risk Management' appears on all Management Team and Service Management Team agendas.

11 Legal Implications

- 11.1 There is a Health and Safety requirement for effective risk management to be in place and the Strategy supports this requirement.
- 11.2 There is also a requirement in the Accounts and Audit Regulations that accounting control systems must include measures to ensure that risk is appropriately managed.

12 Cross Cutting Issues

- 12.1 Equalities and Diversity
- 12.1.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Background Papers	None
Annexes	Executive Summary – Strategic Risk Register Strategic Risk Register Service Risks

This page is intentionally left blank



No	Risk Title	Risk Type	Consequences	Date identified	Likelihood Score (1-6)	Impact score (1-4)	Overall risk score	Current Mitigation	Desired Likelihood Score (1-6)	Desired Impact score (1-4)	Desired risk score	Actions required to ensure mitigation remains	Links to Corporate Objectives / Strategies	Lead on behalf of Management Team	Direction of Travel	Review Date
4	Achievement of Savings and Transformation Strategy	F, R, S	Failure to meet objectives and/or make savings. Impact on quality of service, budget overspends, salami slicing, etc. staff motivation impacted and increased risk of fraud or error.	01/04/2017	4	4	16	STS reviewed and updated in line with review of MTFS. Regular reports to update MT and Members. The 25/26 Budget is balanced with small contribution to General Revenue Reserve and significant contributions to Earmarked Reserves for Corporate priorities. s25 statement reported to Members in Feb 25 MTFS updated and reported to Cabinet in February 2025 alongside budget. STS also updated at this point Taking all opportunities to maximise income receipts where appropriate New savings programme being devised by MT	3	3	9	Exercise launched by MT to identify savings to contribute to 1st tranche of savings based on last 3 year outturns. This will be reported to FRPSSC in Sept 2025. In addition, a wider review is currently being finalised by MT to identify more significant options for Members to consider in order to deliver the full programme of savings needed.	Priority in the Corporate Strategy of "Efficient services for all our residents, maintaining an effective council"	Chief Executive / Director of Finance and Transformation/ Management Team		Sep-25
5	Failure to agree Local Plan	F, R	Reputational risks around not being able to agree a Local Plan. Impacts around not meeting the timeframe for submission of the Local Plan. Impacts on development management processes through protracted period with no up-to-date plan, likely speculative development. Infrastructure not delivered. Potential for central Government intervention.	04/01/2017	4	4	16	Members are updated via email updates and reports to the Housing & Planning Scrutiny Select Committee, as well as policy specific workshop sessions Local Plan risk register in place to manage full range of individual risks Ensure that all other policy tools, including 5 year housing land supply evidence, is up to date The Council has decided to continue progressing the Local Plan under the current legislative and National Planning Policy Framework. It will be critical that the new plan is prepared in compliance with the regulatory framework and relies on a robust evidence base that meets the requirements of the NPPF so that the plan can be found to be sound at the examination stage.	3	3	9	Regular review of Government policy announcements that may impact on delivery, including housing standard methodology and WMS relating to Planning. Regular review of project plan to ensure plan can be delivered within current Government timeframes. Ongoing engagement with Counsel Ongoing engagement with Members including implementation of new engagement strategy Regular analysis of budget position and programme. Maintain staff levels within Planning Policy team to ensure capacity to manage process Regular analysis of programme - within Policy team on a weekly basis, reporting to Head of Planning/DPHEH bi-weekly. Resource available corporately to manage contract and procurement delivery	Improving housing options for local people, whilst protecting our outdoor areas - develop a Local Plan which will ensure the provision of new homes in appropriate locations, focusing on tackling the need to deliver a range of housing for the whole community.	Director of Planning, Housing and Environmental Health		Sep-25
12	Managed exit from Agile (This replaces previous risk "implementation of Agile Software") NEW	F, S	Service impacts from level of staff time required to test upgrades, attend training and test data migration Post implementation data issues if transfer is poorly managed	17/03/2025	4	4	16	Fixed term 'Service Transformation Manager' role appointed to in order to provide internal project management resource Regular informal briefings to Cabinet Risk and issue log maintained Internal meetings with staff. Post-implementation review being carried out by internal Audit - live lessons learned being PID signed with IDOX, which includes establishing technical requirements for return of data from Agile system	2	1	2	Revised internal governance Commercial relationship management with IEG4	Digital Strategy	Director of Planning, Housing and Environmental Health		Sep-25

This page is intentionally left blank



No	Risk Title	Risk Type	Consequences	Date identified	Likelihood Score (1-6)	Impact score (1-4)	Overall risk score	Current Mitigation	Desired Likelihood Score (1-6)	Desired Impact score (1-4)	Desired risk score	Actions required to ensure mitigation remains	Links to Corporate Objectives / Strategies	Lead on behalf of Management Team	Direction of Travel	Review Date
1	Safeguarding and PREVENT	S, R	Significant impact should a child, young person or adults at risk come to harm, including radicalisation and child sex exploitation, and TMBC are unable to demonstrate appropriate processes are in place with adequate staff resource to ensure safeguarding procedures are consistently being followed.	01/04/2017	3	4	12	The overall responsibility for safeguarding lies with the Chief Executive, rather than individual services. The Council has undertaken the following actions to mitigate risk - Carried out audit review of procedures to identify and address weaknesses - Provided training to all licenced Dual, Hackney Carriage and Private Hire Drivers - Provides a secure database for the recording and sharing of safeguarding concerns. - Officer Study Group with safeguarding champions across services who are able to provide advise and support regarding safeguarding issues - Dedicated safeguarding officer employed for 2.5 days per week. Training provided to staff	3	4	12	Continue to refer Safeguarding concerns to appropriate agencies where necessary and also raise with partners at the weekly CSU meetings. Complete outstanding actions from the Safeguarding Audits/ Self Assessments. Dedicated Safeguarding Officer now in post.	Safeguarding Policy	Chief Executive		Sep-25
2	Financial position/budget deficit	F, R	Financially unstable organisation. Failure to deliver a balanced budget, detrimental impact on quality of service, increased intervention and/or s114 notice. This includes - Failure to maximise New Homes Bonus (for as long as it exists). - Assessment of the current economic implications of higher inflation and interest rates - Failure to deliver identified savings / Additional income	01/04/2017	3	4	12	The Council provides an annual statement (as a minimum) on the following areas; - Treasury Management and Investment Strategy. - Robustness of estimates and adequacy of reserves (s25 statement) - Medium Term Financial Strategy (MTFS) - Savings and Transformation Strategy (STS) Statement of Accounts containing Audit and Value for Money Opinion. 2023/24 accounts audited without qualification and a positive position from External Audit noted. 2024/25 accounts closed in accordance with statutory requirements and audit underway. 20024/25 outturn showed underspend, which has allowed contribution to reserves for key priorities. Growth in business rate income above baseline assisted overall financial position in year 24/25. This is expected to continue in 2025/26. The Council also considers it has the following - Effective Budgetary control and reporting procedures covering areas such as Leisure Trust Utility costs - Effective monitoring covering Business Rates and Council Tax income including reporting to the Kent Pool. Regular reviews undertaken on the forecast of the Local Government Settlement. Responses have been made to consultations so far and will continue as new consultations are issued 2024/25 outturn was positive, mainly due to investment income and business rates Minimum level of General Revenue Reserve maintained at £3m. In addition, a Budget Stabilisation Reserve is held. Update of MTFS presented to Members in February 2025 Budget meeting. Current financial position within MTFS shows balanced budget for final year. This is after allowing for assumptions made on long term resourcing issues covering Funding Reform, Business Rates reset and allows for increased contract costs on major council contracts. Budget monitoring to date shows overall budget on track, although individual areas need careful review and attention.	3	3	9	Continued budget monitoring during year and actions put in place to address overspending areas, e.g. homelessness. In addition, through budget 2025/26, consider increased budget pressures and how they will be met. It has always been anticipated that once local government Funding Reform has been undertaken, the position will dramatically switch and expenditure will outstrip external funding. Therefore savings needs to be made in order to ensure that by the end of MTFS we have a balanced budget again. Under new government, national priorities and actions need to be carefully tracked. NEW SAVINGS PROGRAMME BEING LAUNCHED BY MT with budget holders to assess options for presentation to Members. Ensure that Business Rate income is maximised for benefit of TMBC prior to any Reset by any incoming Government (expected 26/27) Update of MTFS presented to Members in February 2025 as part of budget setting showed expected funding gap to be £2.8m. This can be broken down into tranches over next 4 to 5 years with first tranche of £600k to be achieved by 1 April 2026. As part of Annual Service Delivery plan, reporting back to FRPSSC in September 2025 with options for delivering a minimum of £300k Continue to respond to any consultations in respect of LG finances. Waste, Homelessness and Local Plan continue to be service areas of financial pressure and are being managed carefully. In addition, any necessary growth areas need to be carefully managed and increase in spend needs to be matched by reductions elsewhere. MT and Cabinet continuing to work to consider the best way of delivering transformation which could also to assist with identification and delivery of efficiencies. New savings programme being devised by MT, and details to be reported to Cabinet in near future Carefully review any knock on implications from upper tier spending and funding decisions and where appropriate consider action to address this. Council will need to plan for potential for borrowing in relation to replacement of Angel Leisure Centre. Reports due to come to Members in first part of 2025/26. Continue to actively monitor in year budgets to enable swift action as needed	Priority in the Corporate Strategy of "Efficient services for all our residents, maintaining an effective council" Annual Service Delivery Plan has an objective of identifying at least £300k savings and report to Members in Summer 2025.	Director of Finance and Transformation		Sep-25



No	Risk Title	Risk Type	Consequences	Date identified	Likelihood Score (1-6)	Impact score (1-4)	Overall risk score	Current Mitigation	Desired Likelihood Score (1-6)	Desired Impact score (1-4)	Desired risk score	Actions required to ensure mitigation remains	Links to Corporate Objectives / Strategies	Lead on behalf of Management Team	Direction of Travel	Review Date
3	Performance Management	F,R,S	Without an effective performance management framework in place, the authority will not be able to monitor delivery, understand any required improvements or achieve value for money for our residents.	30/08/2023 (separated from Corporate Plan)	3	3	9	Having now been established for over 2 years, a review of performance management was undertaken and reported to O&S and Cabinet in November 2024. Improvements have been made in terms of reporting, as well as strengthening the link between the Corporate Strategy 2023-27 and delivery through the Annual Service Delivery Plan 2025/26 which comprises approximately 70 priority actions and 60 KPIs and was adopted by Cabinet in February 2025.	1	3	3	A streamlined reporting process was implemented during Q3 2024/25, with quarterly reports going to Management Team, O&S and Cabinet and this process is continuing for the reporting of the Annual Service Delivery Plan 2025/26. An annual Member Report is scheduled for the relevant Scrutiny Select Committee, highlighting achievements over the previous 12 months and future plans.	One of the priorities in the new Corporate Strategy is "Efficient services for all our residents, maintaining an effective council"	CE/MT		Sep-25
4	Achievement of Savings and Transformation Strategy	F, R, S	Failure to meet objectives and/or make savings. Impact on quality of service, budget overspends, salary slicing, etc. staff motivation impacted and increased risk of fraud or error.	01/04/2017	4	4	16	STS reviewed and updated in line with review of MTFS. Regular reports to update MT and Members. The 25/26 Budget is balanced with small contribution to General Revenue Reserve and significant contributions to Earmarked Reserves for Corporate priorities. s25 statement reported to Members in Feb 25 MTFS updated and reported to Cabinet in February 2025 alongside budget. STS also updated at this point Taking all opportunities to maximise income receipts where appropriate New savings programme being devised by MT	3	3	9	Exercise launched by MT to identify savings to contribute to 1st tranche of savings based on last 3 year outturns. This will be reported to FRPSSC in Sept 2025. In addition, a wider review is currently being finalised by MT to identify more significant options for Members to consider in order to deliver the full programme of savings needed.	Priority in the Corporate Strategy of "Efficient services for all our residents, maintaining an effective council"	Chief Executive / Director of Finance and Transformation/ Management Team		Sep-25
5	Failure to agree Local Plan	F, R	Reputational risks around not being able to agree a Local Plan. Impacts around not meeting the timeframe for submission of the Local Plan. Impacts on development management processes through protracted period with no up-to-date plan, likely speculative development. Infrastructure not delivered. Potential for central Government intervention.	04/01/2017	4	4	16	Members are updated via email updates and reports to the Housing & Planning Scrutiny Select Committee, as well as policy specific workshop sessions Local Plan risk register in place to manage full range of individual risks Ensure that all other policy tools, including 5 year housing land supply evidence, is up to date The Council has decided to continue progressing the Local Plan under the current legislative and National Planning Policy Framework. It will be critical that the new plan is prepared in compliance with the regulatory framework and relies on a robust evidence base that meets the requirements of the NPPF so that the plan can be found to be sound at the examination stage.	3	3	9	Regular review of Government policy announcements that may impact on delivery, including housing standard methodology and WMS relating to Planning. Regular review of project plan to ensure plan can be delivered within current Government timeframes. Ongoing engagement with Counsel Ongoing engagement with Members including implementation of new engagement strategy Regular analysis of budget position and programme. Maintain staff levels within Planning Policy team to ensure capacity to manage process Regular analysis of programme - within Policy team on a weekly basis, reporting to Head of Planning/DPHEH bi-weekly. Resource available corporately to manage contract and procurement delivery	Improving housing options for local people, whilst protecting our outdoor areas - develop a Local Plan which will ensure the provision of new homes in appropriate locations, focusing on tackling the need to deliver a range of housing for the whole community.	Director of Planning, Housing and Environmental Health		Sep-25
6	Organisational development inc. staff recruitment and retention/skills mix. Impact of loss of capacity caused by recruitment difficulties upon delivery of corporate objectives. Increase in rate of inflation and consequent pressure on level of pay award.	F, R, S	Lack of resources or the right skills to deliver required outcomes, loss of key professionals/senior officers due to pay constraints and pressures, reduced staff morale and quality of work, leading to financial loss, reputational damage and detrimental impact on staff wellbeing.	01/04/2017	3	4	12	Review of staff resources and skills via service reviews. Organisational structure reviews are part of S&TS to achieve efficiency, coordinated service delivery and reflect changing legislative and policy requirements and priorities. The Council implemented it's Market Supplement policy in October 2023. At present all 'qualified' Planning Officer roles receive a market supplement. Vacant Planning Officer roles are advertised with a 'Golden Hello' payment. Specific workstream on Building Control due to Building Safety Act requirements for all surveyors to be recertified - looking at different certification routes and HR processes for staff.	3	4	12	Succession planning and staff development to be prioritised and reflected in an updated appraisal process (delivered 1 April 2025). Engagement of agency staff, external consultants and specialists where required. Reviewed by MT on a monthly basis to ensure Value for Money. Resilience and rationalisation of existing structures. Pay award for 2025/26 for all staff. Award of 2.9% agreed by General Purposes Committee in January 2025, with SCP 1 & 2 plus 315 deleted. Structural reviews approved by Members on an ongoing basis. Workforce Strategy approved by General Purposes Committee in June 2022. Revised version approved by General Purposes Committee in March 2025.	HR Strategy (Inc. Workforce Development Strategy) Savings and Transformation Strategy	Director of Central Services and Deputy Chief Executive/ Chief Executive		Sep-25



No	Risk Title	Risk Type	Consequences	Date identified	Likelihood Score (1-6)	Impact score (1-4)	Overall risk score	Current Mitigation	Desired Likelihood Score (1-6)	Desired Impact score (1-4)	Desired risk score	Actions required to ensure mitigation remains	Links to Corporate Objectives / Strategies	Lead on behalf of Management Team	Direction of Travel	Review Date
7	Health and Safety	F, R, S	Significant reputational impact should a service user, officer, member or contractor come to harm and TMBC are unable to demonstrate appropriate processes were in place.	01/04/2017	3	4	12	Lone working policy and service based practices to be continuously monitored. Health and Safety considered by management at weekly SMT meetings. Staff involvement with Health & Safety Group Ongoing review undertaken to react to potential key risk areas. Organisational learning and response to national events. Incident and near miss reporting.	2	3	6	Embedding and dissemination of good practice through staff briefings. Corporate Health and Safety Group (chaired by DPHEH) identifying cross organisational issues with feedback to Management Team and Health and Safety Officer. All services have reviewed all their Health & Safety local Procedures in particular Lone working and service specific risk assessments. Staff survey on H&W completed spring 2021, results reviewed and a future survey will be incorporated into general staff survey approach Corporate Health & Safety Policies and procedures are up to date and reviewed regularly which all staff can access. Continuing focus on risk assessment process including reviews as a result of Coronavirus pandemic. Further staff wellbeing survey to focus on working at home and wellbeing.	Staff wellbeing and customer care underpin the Council's fundamental service and corporate objectives	Director of Planning, Housing and Environmental Health		Ongoing
8	Cyber Security	F, R	Loss of data and legislative breach, leading to financial penalties and reputational impact.	01/04/2017	3	4	12	The Council has; Information Security Policy deployed via Policy Management System. Implemented network security measures including access controls. Considered cyber insurance. Established an Information Governance Group. Appointed a Member Cyber Champion. Rolled out Cyber awareness training to all staff and Members via eLearning. Deployed 'Next generation' Palo Alto firewall technology for improved visibility and control. Deployed software solution to identify potential confidential data held on file servers. Implemented secure email in accordance with NCSC guidelines. Maintained dual level firewall security with the KPSN gateway being primary and the Council's own firewalls secondary. Implemented Solarwinds Security Event Manager. 1 member of IT team obtained Certified Information Systems Security Professional (CISSP) qualification October 2020. Implemented cloud backup and DR facilities to improve resilience; and embedded cyber security into DR and BCP processes. Continued to monitor Cybersecurity alerts via LGA Cyber Security email; through membership of NLAWARP and CISP; and attending information sharing events such as Kent Connects Information Security Group. Cloud based web and email filtering has been deployed to improve availability and resilience. Completed firewall ruleset review following migration to Cloud to ensure our configuration is in line with best practice guidelines. Done Annually at ITHC Carried out phishing simulation exercises for awareness training for staff and members, to highlight areas of risk and to identify training needs. Subsequent online training sent out to all staff and members. Developed and deployed wallpaper/ lock screen to all TMBC laptops and PCs, with cyber security reminder to further reduce risk by increasing awareness. Head of IT appointed Senior Information Risk Owner (SIRO) from October 22. This role has responsibility for information and data risk and protection. Obtained Cyber Essentials accreditation in May 2025, demonstrating that our technical controls are designed to defend against the most common cyber threats. NCSC approved cyber security training has been evaluated and made available via the Council's new LMS.	3	3	9	The Council has; Prioritised the resources (both financial and staff) to ensure relevant updates and security mitigations are carried out in a timely manner. Scheduled annual IT Health Check (ITHC), quarterly PCI scans, and monthly vulnerability scans, feeding into remediation plans. Investigating and resolving detected security issues from previous ITHC. New ITHC completed August 2024, including the TMBC Microsoft 365 environment with remediation of security improvements underway. Next ITHC scheduled for August 2025 Regular email messages are sent out to all staff and Members on cyber security vigilance. Continuing to investigate emerging threats and cyber alerts, communicating with 3rd party suppliers to check compliance/obtain security updates and implementing mitigations as required to reduce likelihood of compromise. Training for IT staff on security aspects of Cloud environment is underway. Investigating further improvements to DR capability with specific regard to recovery from cyber incidents. Ensuring new staff have been invited to undertake training cyber security training. Further training and audits will follow to ensure the Council is as aware and prepared as possible to respond to potential cyber attacks. Procured NCSC approved cyber security training for staff and members, deployed during 2023, continued training throughout 2024 and re-procured for 2025 As at June 2024, All staff, with exception of new starters have completed Cyber Training, As of March 2025 29 Members have completed the training, a further 9 have started but have yet to complete leaving 5 members yet to start. Phishing simulations are carried out on an ad-hoc basis, without prior notification, to check effectiveness of training, and as regular assurance of staff and member awareness. Maintaining of industry standards, PCI DSS, Cyber Essential and Cyber Essential Plus annually to ensure that any changes in the IT environment still demonstrate that our technical controls are designed to defend against the most common cyber threats. Enrolment and management of devices in Intune is now live. It has replaced SCCM for deployment of all line of business apps to PCs and laptops, and Microsoft Defender for Endpoint is being used to leverage additional security features including network blocking when malware is detected and enforcement of encryption on laptops and removable media.	IT Strategy	Director of Finance and Transformation		Sep-25

Direction of Travel key



Downward or positive movement



No change in movement



Upward or negative movement

No	Risk Title	Risk Type	Consequences	Date identified	Likelihood Score (1-6)	Impact score (1-4)	Overall risk score	Current Mitigation	Desired Likelihood Score (1-6)	Desired Impact score (1-4)	Desired risk score	Actions required to ensure mitigation remains	Links to Corporate Objectives / Strategies	Lead on behalf of Management Team	Direction of Travel	Review Date
	Cyber Security. Continued							Achieved 'Substantial' rating for Cyber Security at Internal Audit Report TM19-2023 & TM07-2023 - Cyber Security and ICT Infrastructure (Combined Report). An in-depth phishing training package, to highlight specific risks and increase staff awareness, was deployed to all staff and followed up by phishing simulations to check effectiveness of training. PCI DSS accreditation achieved to demonstrate that standards have been met by the Council with compliance of the PCI DSS standards to help protect sensitive payment card information and help reduce the risk of data breaches and fraud. Obtained Cyber Essentials Plus accreditation in October 2024, demonstrating that our technical controls are designed to defend against the most common cyber threats which were independently checked and verified. Utilising Microsoft Defender for Cloud to further enhance security of the Council's Azure IaaS infrastructure. Operation member of the IT team to be trained in the Certified Information Systems Security Professional (CISSP) qualification to ensure there is a higher knowledge of security within the team - Staff member qualified in Jan 2025 Maintain and using the new government framework Cloud Assessment Framework (CAF) to ensure critical systems are documented and robust. - CAF readiness and assessments completed in line with the first Government adoption programme					Test restore to sandbox environment carried out to validate our ability to recover successfully from a cyber incident. Areas for improvement identified, documentation of process underway and training for all technical support staff planned for Q4 2024/25. Continued ongoing development training to ensure that knowledge is kept up to date. Investigating preventative analysis, monitoring and remediation of suspected malicious network activity and NCSC approved cyber incident response retainer services to allow on hand cyber experts to assist with any Cyber Incident that may occur. Investigating and working towards the new government framework Cloud Assessment Framework (CAF) to ensure critical systems are documented and robust. Run regular simulations for Cyber readiness to ensure all staff are prepared and understand their roles during incidents. Report of the Senior Information Risk Owner (SIRO) to be presented to FRPSSC July 2025 in part 2 with recommendations for consideration by Cabinet in September			
9	Business Continuity and Emergency Planning (incl. Civil Contingencies)	F, R, S	Failure to provide statutory service or meet residents' needs resulting in additional costs, risk of harm and reputational impact. Impact/pressures on services and resources. Failure to ensure proper safeguards to prevent or to respond adequately to a significant disaster/event e.g. terrorist attack at a large scale public event , fire or flood	updated January	3	4	12	The Council has in place; Business Continuity Plan. Corporate Business Continuity Risk Register Emergency Plans Disaster Recovery Plans Inter-Authority Agreements Mutual Aid Agreement Partnership agreement with Kent Resilience Team. Emergency Planning Support Officer. Duty Emergency Coordinator System and Duty Officer System introduced to provide greater resilience. Covid Secure rest centre plan has been developed Flood Risk Assessments along with Support from Parishes with Flood Wardens EA support for expansion of Leigh Storage Area and works to Medway River Wall	3	4	12	Emergency planning documentation undergoing constant review and key aspects exercised . Increase % of staff trained in roles identified in the Emergency Plan Training organised by Kent Resilience Team . Business Continuity working group established to review and update existing Plan. Updated plan to be considered by Management Team and tested by a training exercise. Duty Officer rota in place to support Duty Emergency Coordinators out of hours. All staff fully trained before commencing duties. Out of Hours Manual reviewed and regularly updated. DSSLTS sits on Kent Resilience Forum Strategic Board. Actions taken in response to the Covid 19 pandemic will be reviewed and lessons learnt for the future. Any approved changes will be reflected in the Corporate Business Continuity Plan. Business Continuity Group including all members of Management Team meets twice weekly to oversee and coordinate response to pandemic. Annual Emergency planning review to be reported to Management Team. Exercising of plans must be undertaken regularly to ensure they are fit for purpose and to validate them. Recruitment into roles in the Emergency Plan is on-going. Enhanced staff training being developed to ensure rest centre staffing levels Funding allocated in Council's Capital Plan to support works to Leigh Flood storage area which will be completed by 2025. Undertake lessons learned from review of Grenfell Tower Inquiry Report Possible partnership working with EA in improving flood resilience in Wouldham linked to the replacement of the river wall.	Business continuity underpins the delivery of the Council's essential services and is a core of the authorities risk management	Director of Street Scene, Leisure & Technical Services		Sep-25



No	Risk Title	Risk Type	Consequences	Date identified	Likelihood Score (1-6)	Impact score (1-4)	Overall risk score	Current Mitigation	Desired Likelihood Score (1-6)	Desired Impact score (1-4)	Desired risk score	Actions required to ensure mitigation remains	Links to Corporate Objectives / Strategies	Lead on behalf of Management Team	Direction of Travel	Review Date
10	Sustained or increasing levels of Housing need.	F, R, S	Increased demand on Housing and Revenues & Benefits services. Significant cost of providing temporary accommodation Inability to meet our legislative requirements - increased risk of decisions being challenged.	01/04/2017	4	3	12	TMBC run Welfare Reform Group with partner agencies invited. Knowledge sharing and issue identification. Council has joined the ReferKent network Additional resources in place to ensure focus on prevention activity and management/increase of Working with owners to bring long term empty properties back into use. Ongoing work on Empty Homes is being supplemented by fixed term resource. Council in February 24 agreed empty homes premium and second homes premium. EQIA assessment of key decisions included in all Board reports. Signposting now to UC rather than HB for new working age claimants. Keeping track of welfare statistics CTR Scheme approved for 24/25 Downsizing incentive policy agreed Homelessness services externally reviewed and Member approved action plan being implemented	3	3	9	Improved working with TA providers leading to more guarantees of available accommodation and developing a TA Procurement Strategy Improved working with main housing provider to identify trends/specific cases across borough to jointly agree approach to preventing homelessness using housing provider mechanisms, DHP payments and homeless prevention funding where needed. Development of council owned/leased temporary accommodation portfolio - including delivery of the Local Authority Housing Fund £1.6m funding received. Continue to facilitate Welfare Reform group and widen participation from external partners so as to ensure best support for those affected by welfare reforms in T&M. Work with Kent councils collaboratively to ensure grants and support targeted to those most in need Continued focus on homelessness prevention through staff training, team structure and delivery of homelessness action plan Distribute latest Household Support Fund	Improving housing options for local people, whilst protecting our outdoor areas of importance use every power we can to support those who are most in need of housing support and at risk of becoming homeless	Director of Planning, Housing and Environmental Health/ Director of Finance & Transformation		Sep-25
11	Political factors including stability of political leadership and decision making	F, R	Decisions required to achieve objectives including corporate strategy and savings and transformation may not be made and therefore required savings not achieved.	01/04/2017	3	4	12	Close liaison with Leader, Deputy Leader and Cabinet in developing the Savings & Transformation Strategy. Clear and comprehensive reports to support Members in making appropriate decisions to support the S&TS. Regular Group Leader meetings in place and stability of leadership following election. Regular pattern of informal MT/Cabinet meetings to provide stability and cohesiveness	3	3	9	Member briefings and training sessions.	Underpins delivery of overall strategy and Savings and Transformation.	Chief Executive		Sep-25
12	Managed exit from Agile (This replaces previous risk "implementation of Agile Software") NEW	F, S	Service impacts from level of staff time required to test upgrades, attend training and test data migration Post implementation data issues if transfer is poorly managed	17/03/2025	4	4	16	Fixed term 'Service Transformation Manager' role appointed to in order to provide internal project management resource Regular informal briefings to Cabinet Risk and issue log maintained Internal meetings with staff. Post-implementation review being carried out by internal Audit - live lessons learned being PID signed with IDOX, which includes establishing technical requirements for return of data from Agile system	2	1	2	Revised internal governance Commercial relationship management with IEG4	Digital Strategy	Director of Planning, Housing and Environmental Health		Sep-25
13	Carbon Neutral 2030 Aspiration	F, R, S	Significant reputational risk, particularly if other similar councils have achieved similar goals or targets. Significant financial cost to purchasing offsets to meet carbon neutral. High cost of increased frequency and intensity of extreme events (floods, heat waves) that increase costs and disrupt service delivery.	01/09/2023	4	3	12	Development of climate evidence (e.g. for the Local Plan), partnerships (residents, community and other Councils) and pathway analysis to support move towards transformative and larger-scale emissions reductions. Produce advice on decarbonising new waste collection contract. Increased contributions to Climate Change Reserve to Support match funding as well as capital projects. Grant Award received for Energy Efficiency measures for Sports Facilities. Total grant award of £1.6m will support installation of LEDs, solar PV and a heat pump at Larkfield Leisure Centre, reducing vulnerability to energy price variations and tackling a significant source of carbon emissions. Grant Award received for Energy Efficiency measures for Sports Facilities confirmed got Pout Wood Golf Course to be installed in 2025/26.	3	2	6	New strategic planning, oversight and commitment by Members, senior management and services to ambitious actions beyond 'business as usual'. Improved understanding of financial returns from climate mitigation measures that can be reinvested. Innovative thinking and delivery of services and mitigation options. Gap analysis report endorsed at Overview and Scrutiny Committee January 24 Funding is dependant on successful applications and awards being achieved, otherwise Council Resources will be needed. Successful delivery of decarbonisation projects using grant funding. Ensure all delivery, project and monitoring milestones set by funders are met.	Climate Change Strategy 2020 - 2030, Corporate Strategy 2023 - 2025	Chief Executive		Sep-25

Direction of Travel key



Downward or positive movement



No change in movement



Upward or negative movement

No	Risk Title	Risk Type	Consequences	Date identified	Likelihood Score (1-6)	Impact score (1-4)	Overall risk score	Current Mitigation	Desired Likelihood Score (1-6)	Desired Impact score (1-4)	Desired risk score	Actions required to ensure mitigation remains	Links to Corporate Objectives / Strategies	Lead on behalf of Management Team	Direction of Travel	Review Date
14	Contract/Contractor Procurement	F, R	Failure to appoint suitably experienced and qualified contractors leading to poor quality of service, reputational damage and increased costs to the Council.	01/02/2024	2	3	6	Compliance with Council's adopted Procurement Rules and Strategy. Consultation undertaken with Property and Legal Services to ensure appropriate Lease/License/Contract arrangements are in place. Procedure adopted and monitored for the engagement of contractors setting out and seeking minimal requirements including Risk Assessment and Public Liability. Establishment of cross-departmental working groups for key contracts and projects. Contracts awarded on an evaluation of 'most economically advantageous' and 'best value' and not solely on financial benefit. Directorate representatives on the Council's Procurement OSG. Use of Mid-Kent Procurement Partnership Use of specialist advisors on major contracts. Contracts to include break clause and/or extension periods based on performance. Use of contract frameworks where appropriate. Risk assessment approach to appointment of contractors.	1	3	3	Corporate Procurement Strategy adopted Procurement documentation being reviewed. Corporate Training progressing for staff and Members Annual report to audit committee on procurement performance Compliance with new Procurement Act regulations Review level of legal resources for supporting contract procurement	Procurement Strategy. Compliance with legislation. Health and Safety.	Director of Street Scene, Leisure & Technical Services		Sep-25
15	Devolution and Reorganisation in Kent Local Government	F, R	Uncertainty about future operating models and changes / opportunities in responsibilities or service provision leading to financial pressures, impact on quality of services, reputational damage. New Unitary Council being burdened with historic County Debt Maintaining core Current Council services during the transition and delivery of Council Priorities and Annual Service Plan Current Council priorities & projects undermined by future spending constraints Staff concerns: scale of change & securing a job in new structure Not being aligned with other Councils forming the new unitary The current council may not having sufficient capacity (financial, staffing and project mgmt.) to manage the transition process and carry out Business as Usual Is there a risk towards shorter-term thinking (Political Thinking) Risk of Forward Planning being linked to changes in long term organisation	Feb-25	4	3	12	Mitigation will be subject to legislative agenda. Dependent on the accounting records for the debt, whether attributed to specific assets or distributed on Population base Work on certain services will be cross cutting and staff could be seconded to prepare for unitary works therefore leaving ongoing services with reduced support. Regulation 24 will prevent excessive spending from a given date. Major Capital Works (replacement for Angel and Temp Accommodation) will need to be agreed and letter of intent issued prior to this date. Issues around staff retention and appointment needs clarification in accordance with legislation rather than through rumour. Changes in recent elections have changed political control of authorities and therefore a potential wider mix of Political Parties. Link to Core service provision Will depend on 'go-live' date on how matters schemes are progressed or deferred.	4	3	12	Will depend on legislation and accounting records held Planned resources priorities, both frontline and support staff areas in order to maintain service provision. Clear project management of major schemes, showing milestones for achievement. Regular reporting to Members and Management. Open and Transparent communications with staff on progress and potential impact on staff. In regards to recruitment issues working with Neighbouring boroughs could allow cross working or mentoring. Pro active engagement with other authorities and seek alignment on systems during the transition process. Utilisation of Transformation Reserve, Project Groups including secondment, external expertise. Government funding received and being held by Kent County Council. Strategic Partner engagement is now underway.	All Strategies	Chief Executive		Sep-25

Ongoing Risks and Risks Identified by Service Management Teams and Management Team

	Risk Identified	Background	Removed or ongoing	Reason for removal / ongoing
Central and Exec	Homes For Ukraine Scheme	Ongoing home assessments and support for Ukrainians hosted under the Homes for Ukraine Scheme. There is a risk of homelessness and duty to place in TA, therefore work needs to be undertaken by the Resettlement Worker to support with sustainable living arrangements.	Ongoing.	Conflict in Ukraine continues and new arrivals into the borough are ongoing. HFU visas are for 3 years and there is now an option to apply for an 18 month Ukraine Permission Extension once the HFU visa expires. All new hosts/houses must be checked and welfare visits undertaken. Rematches via the HFU scheme are unsustainable in the longer term and work needs to be undertaken to support families into PRS or rent a room agreements.
	Successful delivery of the UK Shared Prosperity Fund Programme (inc. Rural England Prosperity Fund)	Having had our initial three-year T&M Investment Plan approved by MHCLG in 2022, implementation of projects required for period up to March 2025). A one-year extension (to March 2026) was awarded in late 2024.	Ongoing.	The 2022-25 UKSPF Programme was ultimately 100% by the end of the financial year and approval for the 2025-26 programme was secured in March 2025. As we get close to the end of Q1, the 2025-26 programme is currently around 15% spent, with all projects progressing as expected.
	Gibson Building - unable to deliver financial saving which has been assumed within MTFS	Cabinet agreed in Sept 2022 that the main offices of the Council should remain located at Kings Hill and that Officers should investigate the feasibility of progressing option 4 set out in the report.	Updated	Need to keep under review to ensure that changes in office accommodation deliver value for money and deliver identified savings. Deal now agreed with KCC in respect of covenants, subject to completion of legal agreement. Risk of capital cost for works to Gibson East exceeding previously agreed budget.
	Tonbridge Castle Gatehouse Roof - costs of resolving roof issue	Water ingress from roof in Great Hall. Remedial works completed in July 2023. Permanent works currently on site and due for completion July 2025	Ongoing	Works have now been 'opened up' and the extent of repairs required have become clearer. A lower level of risk will remain until completion of works in July 2025.
	Government withdraws funding for Public Sector Decarbonising Scheme	Government has not allocated any funding for future rounds on PSDS funding in the latest Spending Review, meaning it is likely the Council will need to fund in their entirety new decarbonising projects coming forward. The first of which will be the substantial Tonbridge Pool scheme	Ongoing	

Ongoing Risks and Risks Identified by Service Management Teams and Management Team

	Risk Identified	Background	Removed or ongoing	Reason for removal / ongoing
Page 460 Finance and Transformation	IT Security (formerly COCO Compliance)	Review of IT Infrastructure identified several areas of weakness for IT standards compliance	Ongoing	Number of risk removed, expected that remaining risks, once removed, will allow full compliance.
	Cyber Security	Request for 24hr monitoring now being considered as part of SIRO annual report	New	
	Year end audit	New staffing resources from Grant Thornton, could require additional support to understand council processes.	New	Weekly meetings between Accountancy and GT Staff should highlight and resolve issues.
	Corporate Insurance	Increases and changes to premiums for 2024/25 and 2025/26 insured year	Ongoing	The Councils Insurers have made changes to the charges included within the premiums. Therefore changes will be required to capital and revenue project evaluations to include insurance assessment.
	Payroll	Key information being supplied to Payroll in a timely manner, causing risk of staff and members not being paid.	Ongoing.	Information to be included in the pay run must be received no later than three working days into the month. Delays in these submissions jeopardised the payment to all staff requiring addition unsocial hours to be worked by the payroll team.
	IT Resources	Resource capacity for both Development and Technical Staff	Ongoing	The current demands on IT Staff are placing increased pressures on the resource capacity given competing demands of corporate systems being reviewed and implemented, namely the move from Agile to IDOX.
	Street Naming and Numbering	Resourcing within Team	Ongoing	This remains a risk due to the reversion from Agile to IDOX
	GDPR Compliance findings	Redacted information being stored with unredacted information	Ongoing	Access being restricted and will be removed once uniform is fully deactivated.
	Back Scanning	Scanning now complete, hand over to Information at Work systems and service recognition.	Ongoing	
	Temporary Accommodation (TA)	Rent Charging process - There is a potential risk surrounding the charging policy within Homelessness Accommodation in that the current wording of the license could leave the council open to a loss of income due to non-compliance with subsidy regulations. The amounts could be subject to prior years and therefore could exceed £1m per year.	New	Rent Agreement has been passed onto both Housing and Legal for further review.
	Loss of Key Personnel	With the loss of the Director Finance and Transformation, irrespective of the appointment of the Head of Finance (Section 151 Officer) there will be a need for interim resources at Section 151 and Deputy Section 151 levels	New	Report to go onto Council 8th July 2025.
	Fair Funding	Proposals to Central Government funding to Local Authorities underway - expectation that funds could be diverted to deprived areas	New	Consultation response to be shared with members.
	Council Tax Administration	Proposals from Government on changes to collection methods and exemptions to be granted. Likely impact on the cashflow for the council.	New	Consultation response to be shared with members.
	Supported Accommodation	The Supported Housing (Regulatory Oversight) Act 2023 came in to force August 2023. Assessment of the act has been ongoing and a consultation on how the act will regulated in practice. The practice is likely to involve a Licensing duty for the responsibility of the Council. Further implications could effect Housing Benefit payments to Landlord where care levels are considered to be unsuitable for the tenant.	Ongoing	Consultation released by central government now being considered.

Ongoing Risks and Risks Identified by Service Management Teams and Management Team

Risk Identified	Background	Removed or ongoing	Reason for removal / ongoing
Temporary Accommodation (TA)	TA consultancy review undertaken Dec 2021, actions implemented in 2022. Cost of living crisis and DA legislation implementation are impacting on maintaining TA levels within the agreed range.	Ongoing	TA costs remain high, as does level of need. Project underway to look at sustainable TA portfolio approach to help manage unit costs for TA. This is alongside ongoing work/training in service to support demand.
Temporary Accommodation (TA)	Personal injury claims	Ongoing	Updated inspection regime being developed by officers.
Food & Safety	Increased risk of food complaints/poisoning. Additional resources to manage backlog of inspections.	Ongoing	During the Covid-19 crisis the ceasing/reduction in the food hygiene inspection regime may result in food safety issues. There will also be a backlog of food safety inspections due to restrictions on visiting/businesses closed. Agreed catch up programme in place utilising COMF funding.
Increased number of planning appeals/inquiries	Application determination timescales not being met, more speculative development, creates reputational risks and increases likelihood of appeals.	Ongoing	Volume and complexity of applications coming forward in parallel with local plan progression and given current uncertainties in timescales for adoption. MT agreed agency planning funding for short term. Head of Planning conducting service review summer 2022
Staffing challenges in Planning services	Ongoing recruitment and retention difficulties in the sector and in T&M specifically. Several recruitment campaigns carried out.	Ongoing.	MT agreed that development of a Workforce Strategy will include recruitment and retention. Part 2 report to GP in July 2023 to look at immediate pressures. This will likely be followed by a new recruitment campaign and therefore this risk remains.
Windmill Lane Gypsy Site	KCC have requested return of management of this site (which is already owned by TMBC) to TMBC on 31 March 2024. This is part of a programme of returns to districts of their owned G&T sites. Initial discussions about management issues and costs have been undertaken.	Ongoing	The return requires Member approval, proposing that this happens via Cabinet in Jan 2024. There are a mixture of Property and Housing risks relating to this potential transfer. Officers are awaiting detailed information from KCC on maintenance costs, the detailed works schedule for grant funded improvements that are scheduled to complete before end of financial year and rent roll. TMBC will require a management arrangement for the site, which is being explored with neighbouring authorities as well as external providers. There will also be a requirement for the Council to have a G&T Allocation Scheme. Risk that the approach to management of this site is not fully in place before the proposed transfer, which could cause liability issues. Also need to consider specific equalities considerations for this group of residents.
Local Plan	Reg 18 carried out in Autumn 2022. Changes to NPPF and proposed changes to system via LURB published December 2022. Assessing options for delivery of a Local Plan.	Ongoing	Members to make a decision on a revised Local Development Scheme in Summer 2023. This is subject to a number of challenges including ongoing delays in Govt announcements on national planning policy. The Council has decided to continue progressing the Local Plan under the current legislative and National Planning Policy Framework. It will be critical that the new plan is prepared in compliance with the regulatory framework and relies on a robust evidence base that meets the requirement of the NPPF so that the plan can be found to be sound at the examination stage. Timing is of the essence as the Local Plan will need to be submitted to the Planning Inspectorate by 30th June 2025. The Council has recently engaged Trowers and Hamlins Law Firm to advise and support the Planning Policy Team up until adoption stage.

Ongoing Risks and Risks Identified by Service Management Teams and Management Team

Street Scene, Leisure and Technical Services	Risk Identified	Background	Removed or ongoing	Reason for removal / ongoing
	Phone Signal	CEOs having difficulty enforcing parking in Tonbridge and customers having issues accessing Ringo due to deterioration in mobile phone signal.	Ongoing	Multi-network sim cards issues to CEO's and liaison taking place with service providers. Contactless card payments currently being reviewed.
	Garden Waste invoices	Delay in invoices being issued to subscribers wanting to renew due to IT issues.	Ongoing	Financial Services reviewing use of recurring payments.
	Utilities costs	Significant energy price increases at leisure centres is resulting in financial cost to the Council under the risk sharing agreement in the Management Agreement with the Trust.	Ongoing	Trust providing regular updates via Strategic/Service Fee meetings - cost of swim charges increased to help contribute to additional cost, energy saving initiatives being investigated and implemented and central government being lobbied. Government grants applied for successfully to reduce utility costs e.g. solar panels and air source heat pumps.
	CEO Recruitment	Difficulties in recruiting into CEO posts resulting in reduced patrolling and income generation.	Ongoing.	Vacancies needing to be advertised on an ongoing basis. Four posts are currently not filled.
	KRF Review	The KRF have undertaken a review and plan to make adjustments to how the forum operates.	Ongoing.	Risks associated with increased responsibility being undertaken by LA's . Many Kent Chief Executives are recruiting dedicated full-time resource to enable work to be developed and maintained. This appears to be requiring LA's to delivery work areas that were historically delivered through the KRF and KRT.
	Business Continuity & Emergency Planning	The current structure of the LRF and legislation has been added to. The Kent Resilience Forum has undergone review with significant changes to how the Kent Resilience Team will provide support and guidance to Local Authorities. The UK Government has also recently published a new 'UK Government Resilience Framework'. Further guidance is expected but the theme is around increasing locally led resilience and planning at the LA level. Additional recommendations have now been published in relation to the Grenfell Tower Enquiry. These are likely to be included with the review of the CCA.	Ongoing	Need to track new guidance and review how we contribute and participate in the Kent Resilience Forum. We also need to be able to ensure that we maintain a fit-for-purpose organisation to enable suitable response.

ANNUAL SENIOR INFORMATION RISK OWNER REPORT 2025-26

Item FRP 25/26 referred from Finance, Regeneration and Property Scrutiny Select Committee of 22 July 2025

(Reasons: Part 2 Private – LGA 1972 Sch 12A Paragraph 3 – Finance or business affairs of any particular person)

The new Annual Senior Information Risk Owner (SIRO) report for 2024/25 provided a comprehensive overview of the key activities, achievements, and challenges faced by the council over the past year. Through the report, the SIRO aimed to keep Members informed and engaged, ensuring transparency and accountability in all the Council's information security endeavours.

The Annual SIRO Report for 2024/25, attached at Annex 1 to the report, highlighted the Council's dedication to delivering efficient services for all residents whilst maintaining an effective council. By analysing the Council's strategic initiatives, operational performance and financial health, the report supported informed decision-making and continuous improvement.

***RECOMMENDED:** That

- (1) the annual report providing strategic oversight and assurance on organisational information risk and digital resilience be acknowledged;
- (2) the proposed investment in enhanced cybersecurity services be supported, and a procurement process be initiated accordingly;
- (3) the associated costs for incident response be covered using available grant funding; and
- (4) the ongoing operational costs for security monitoring be funded from existing reserves initially and incorporated into the core budget in future financial years.

***Recommended to Cabinet**

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

Executive Decisions Record - July 2025

Decision Number	Title	Cabinet Member	Date of Decision	Date Published	Call-in period ends	Called in	Scrutiny Committee Consideration	Referred back to Cabinet	Referred back to Council	Council referred to Cabinet	Date Decision Effective
D250083MEM	Development of a Homelessness and Rough Sleeping Strategy	Housing, Environment and Economy (HPSSC)	15.07.25	17.07.25	24.07.25						25.07.25
D250084MEM	Planning Technical Consultation Responses	Planning (HPSSC)	15.07.25	17.07.25	24.07.25						25.07.25
D250085MEM	Food and Safety Team Service Plan 2025-26	Housing, Environment and Economy	18.07.25	18.07.25	25.07.25						26.07.25
D250086MEM	Tonbridge and Malling Community Awards Scheme	Community Services (CESSC)	16.07.25	18.07.25	25.07.25						26.07.25
D250087MEM	Climate Change Monitoring and Reporting	Housing, Environment and Economy (CESSC)	16.07.25	18.07.25	25.07.25						26.07.25
D250088MEM	Renewal of Public Space Protection Notice	Community Services (CESSC)	16.07.25	18.07.25	25.07.25						26.07.25
D250089MEM	Prevent Strategy Action Plan 2025-28	Community Services (CESSC)	16.07.25	18.07.25	25.07.25						26.07.25
D250090MEM	Haysden Country Park Management Plan 2025-2029 - Consultation	Community Services (CESSC)	16.07.25	18.07.25	25.07.25						26.07.25
D250091MEM	Digital and IT Strategy Progress Update	Finance, Waste and Technical Services (FRPSSC)	22.07.25	24.07.25	31.07.25						01.08.25
D250092MEM	Write off of Unrecoverable Debts over £5,000.00	Finance, Waste and Technical Services	24.07.25	31.07.25	07.08.25						08.08.25
D250093CAB	Local Plan including information in relation to Conservation Areas	Planning	29.07.25	30.7.25	06.08.25						07.08.25
Decision pending	Call in period	Key Decision	Private	Urgent							
	Subject to call in										

URG - outside of budget and policy framework

*Due to Bank Holiday

Number of monthly call-ins:	0
Number of call-ins for year:	0

Executive Decisions Record - August 2025

Decision Number	Title	Cabinet Member	Date of Decision	Date Published	Call-in period ends	Called in	Scrutiny Committee Consideration	Referred back to Cabinet	Referred back to Council	Council referred to Cabinet	Date Decision Effective
D250094MEM	Community Worker - Trench & Community Worker - East Malling/Larkfield	Community Services	08.08.25	12.08.25	19.08.25						20.08.25

Decision pending	Call in period	Key Decision	Private	Urgent
	Subject to call in			

URG - outside of budget and policy framework

*Due to Bank Holiday

Number of monthly call-ins:	0
Number of call-ins for year:	0

**TONBRIDGE AND MALLING BOROUGH COUNCIL
NOTICE OF FORTHCOMING KEY DECISIONS**

In accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, at least 28 days before a key decision is expected to be taken a Notice of Forthcoming Key Decisions will be published. A 'key decision' is an executive decision which is likely either

- (a) to result in the local authority incurring expenditure which is, or the making of savings which are, significant having regard to the local authority's budget for the service or functions to which the decision relates.

'Significant' when applied to expenditure or savings shall mean a sum in excess of £100,000 or such other sum as may be specified in any enactment or other statutory provision.

or

- (b) to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the local authority.

The Notice of Forthcoming Key Decisions sets out:

- (a) the matter in respect of which a key decision is to be made;
- (b) details of the decision taker and the date on which the key decision will be made;
- (c) a list of documents to be submitted to the decision taker for consideration in relation to the matter;
- (d) the address from which, subject to any prohibition or restriction on their disclosure, copies of or extracts from any document listed is available and the procedure for requesting details.

All key decisions will be made by the Cabinet on the dates specified unless otherwise stated*. The agenda and documents to be submitted to the Cabinet (unless they contain exempt information) will be available for inspection at the Council Offices and on the website 5 clear working days before the meeting. Copies or extracts are available from committee.services@tmbc.gov.uk or Democratic Services, Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling ME19 4LZ.

This document also gives notice of the Council's intention to hold a private meeting (or part thereof) of the Cabinet. It indicates any items where it is likely that the public will be excluded because public discussion would disclose confidential or exempt information and the reasons in each case. Any representations against the intention to hold a private meeting may be made to committee.services@tmbc.gov.uk or Committee Services, Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling ME19 4LZ.

Members of the Cabinet and their areas of responsibility:

Councillor Matt Boughton (Leader)
Councillor Robin Betts (Housing, Environment and Economy)
Councillor Martin Coffin (Deputy Leader; and Finance, Waste and Technical Services)
Councillor Des Keers (Community Services)
Councillor Adem Mehmet (Infrastructure and Tonbridge Regeneration)
Councillor Mike Taylor (Planning)

(*Note: This Notice is subject to change as the reporting/governance timetable may change and it may become necessary to defer decisions until the next meeting of Cabinet)

NOTICE OF FORTHCOMING KEY DECISIONS – SEPTEMBER TO OCTOBER 2025

Description of Decision	Date of Cabinet	Who is to be consulted	Contact Officer	Documents to be submitted to Cabinet	Public or Private (reason if Private)
Decisions relating to the Government Programme of Devolution and Local Government Re-organisation (if required)	2 Sep 2025 14 Oct 2025 11 Nov 2025 9 Dec 2025	Internal consultation via Cabinet as detailed in the reports to be considered by Members.	Chief Executive	Officer report	Public
Independent Audit Review of Built Environment and Public Protection Software System	2 Sep 2025	Internal consultation via Cabinet as detailed in the reports to be considered by Members	Director of Planning, Housing and Environmental Health	Officer report	Fully exempt Information relating to the financial or business affairs of any particular person (including the authority holding that information)
Bluebell Hill Temporary Accommodation - Tender Outcomes	2 Sep 2025	Internal consultation via Cabinet as detailed in the reports to be considered by Members.	Head of Administrative and Property Services	Officer report	Fully exempt Information relating to the financial or business affairs of any particular person (including the authority holding that information)

Description of Decision	Date of Cabinet	Who is to be consulted	Contact Officer	Documents to be submitted to Cabinet	Public or Private (reason if Private)
Larkfield Leisure Centre - Wet Change Tender	2 Sep 2025	Internal consultation via Cabinet as detailed in the reports to be considered by Members.	Head of Administrative and Property Services	Officer report	Fully exempt Information relating to the financial or business affairs of any particular person (including the authority holding that information)
Tonbridge Town Centre Programme Board - Minutes and Recommendations (if required)	2 Sep 2025 14 Oct 2025 11 Nov 2025 9 Dec 2025	Internal consultation via Cabinet as detailed in the reports to be considered by Members	Tonbridge Town Centre Programme Manager	Officer report	Fully exempt Information relating to the financial or business affairs of any particular person (including the authority holding that information)
Planning Advisory Service Review Action Plan	14 Oct 2025 11 Nov 2025 9 Dec 2025	Internal consultation via Housing and Planning Scrutiny Select Committee and Cabinet as detailed in the reports to be considered by Members	Head of Planning	Officer report	Public

Description of Decision	Date of Cabinet	Who is to be consulted	Contact Officer	Documents to be submitted to Cabinet	Public or Private (reason if Private)
Contact: committee.services@tmbc.gov.uk Published: 5 August 2025					

This page is intentionally left blank

Agenda Item 15

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

This page is intentionally left blank

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

**ANY REPORTS APPEARING AFTER THIS PAGE CONTAIN EXEMPT
INFORMATION**

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

Agenda Item 20

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

This page is intentionally left blank