

**Ploszajski Lynch
Consulting Ltd.**



**Tonbridge and Malling Borough
Council**

***Playing Pitch and Outdoor
Sports Facilities Strategy***

June 2025

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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.

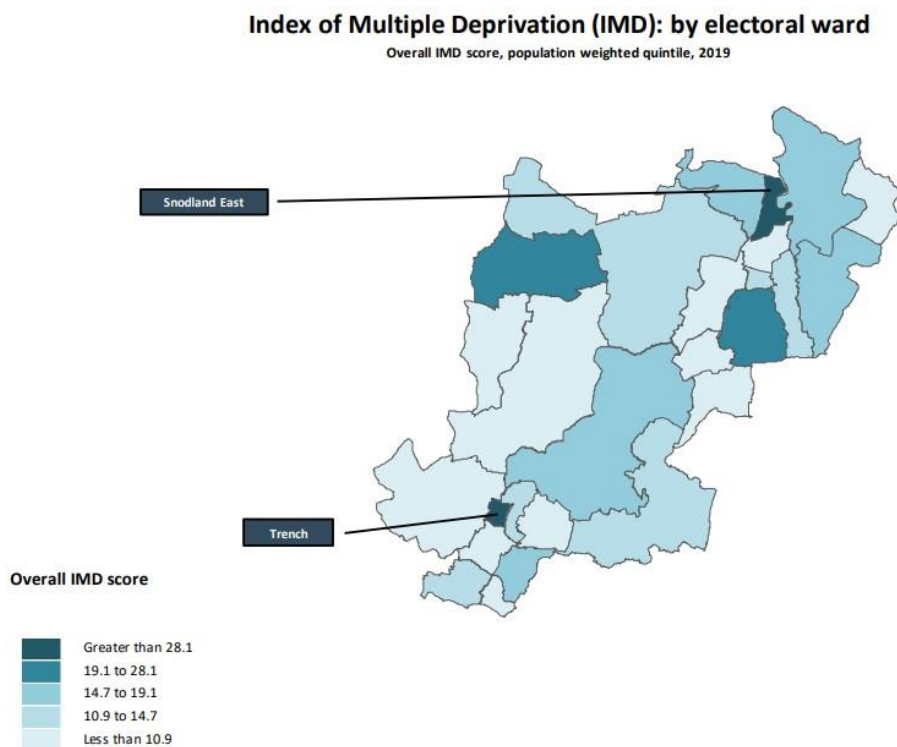
Age	Population 2021	% 2021	Population 2041	% 2041
0-15	24,854	18.8%	28,419	18.6%
16-65	81,964	62.0%	87,658	57.3%
65+	25,382	19.2%	36,782	24.1%
Total	132,200	100.0%	152,859	100.0%

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.

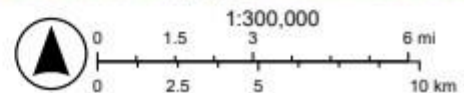
5.5.1 Adult grass pitches

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



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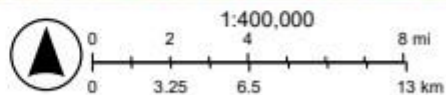
5.5.2 Youth 11v11 grass pitches

Tonbridge and Malling - 11v11 Youth football pitches 15 minutes drive



2/11/2024

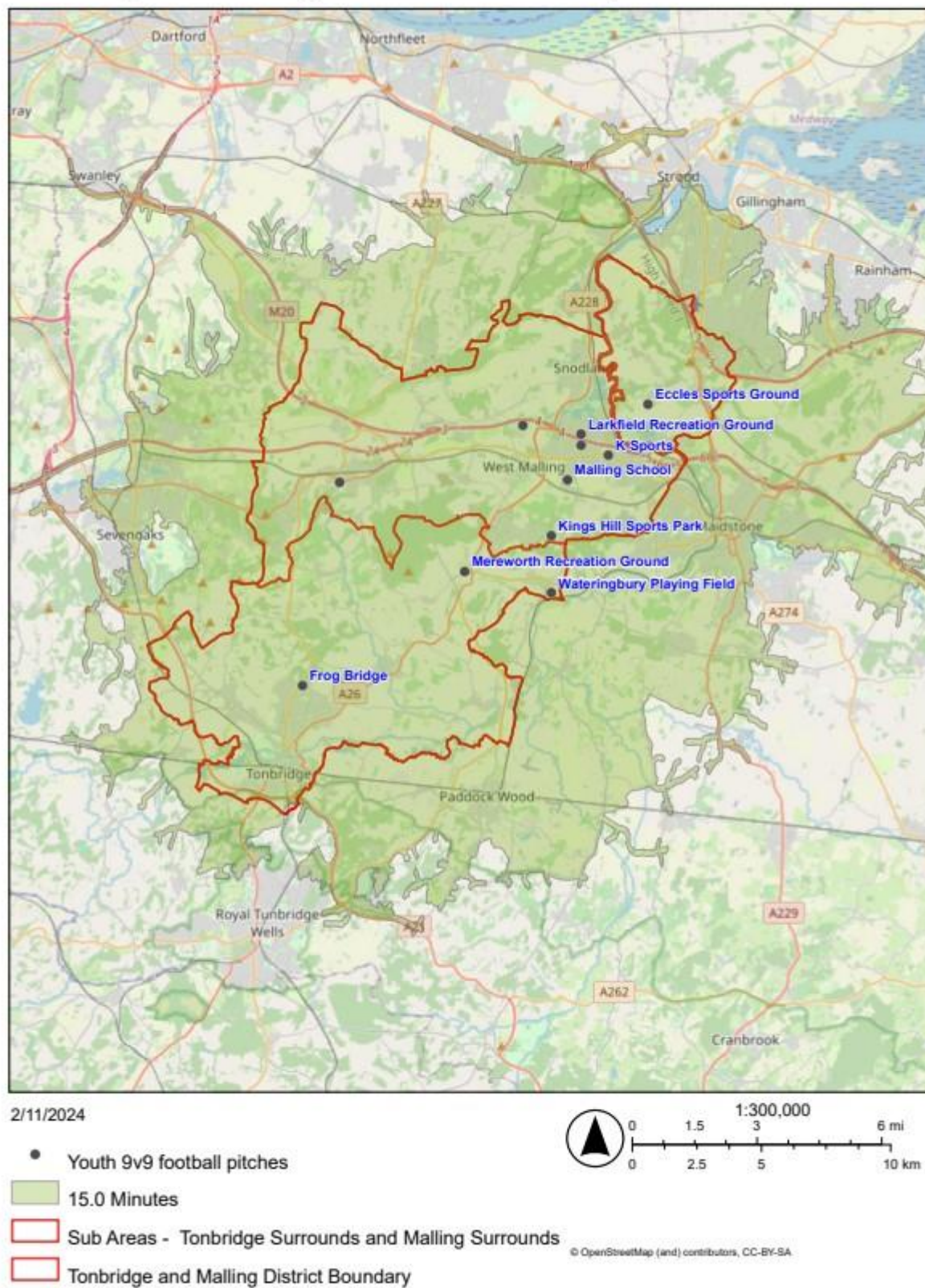
- Youth 11v11 football pitches
- 15.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



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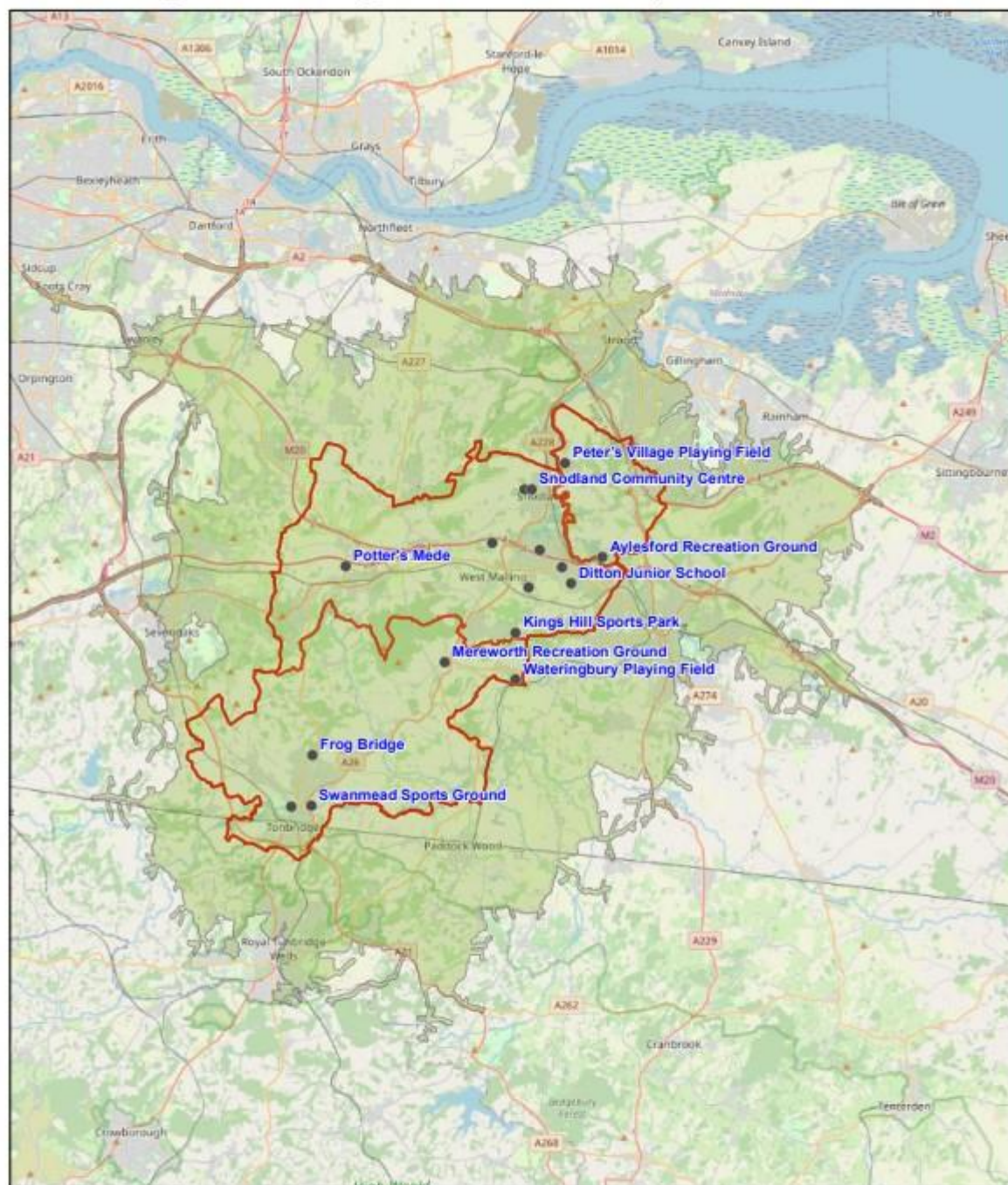
5.5.3 Youth 9v9 grass pitches

Tonbridge and Malling - 9v9 Youth Football pitches 15 minutes drive



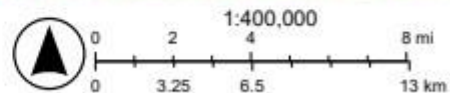
5.5.4 Mini-soccer 7v7 grass pitches

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



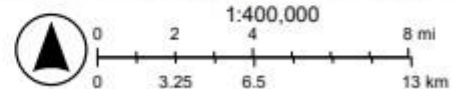
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5.5.5 Mini-soccer 5v5 grass pitches

Tonbridge and Malling Mini-soccer 5v5 pitches 15 mins drive



2/11/2024

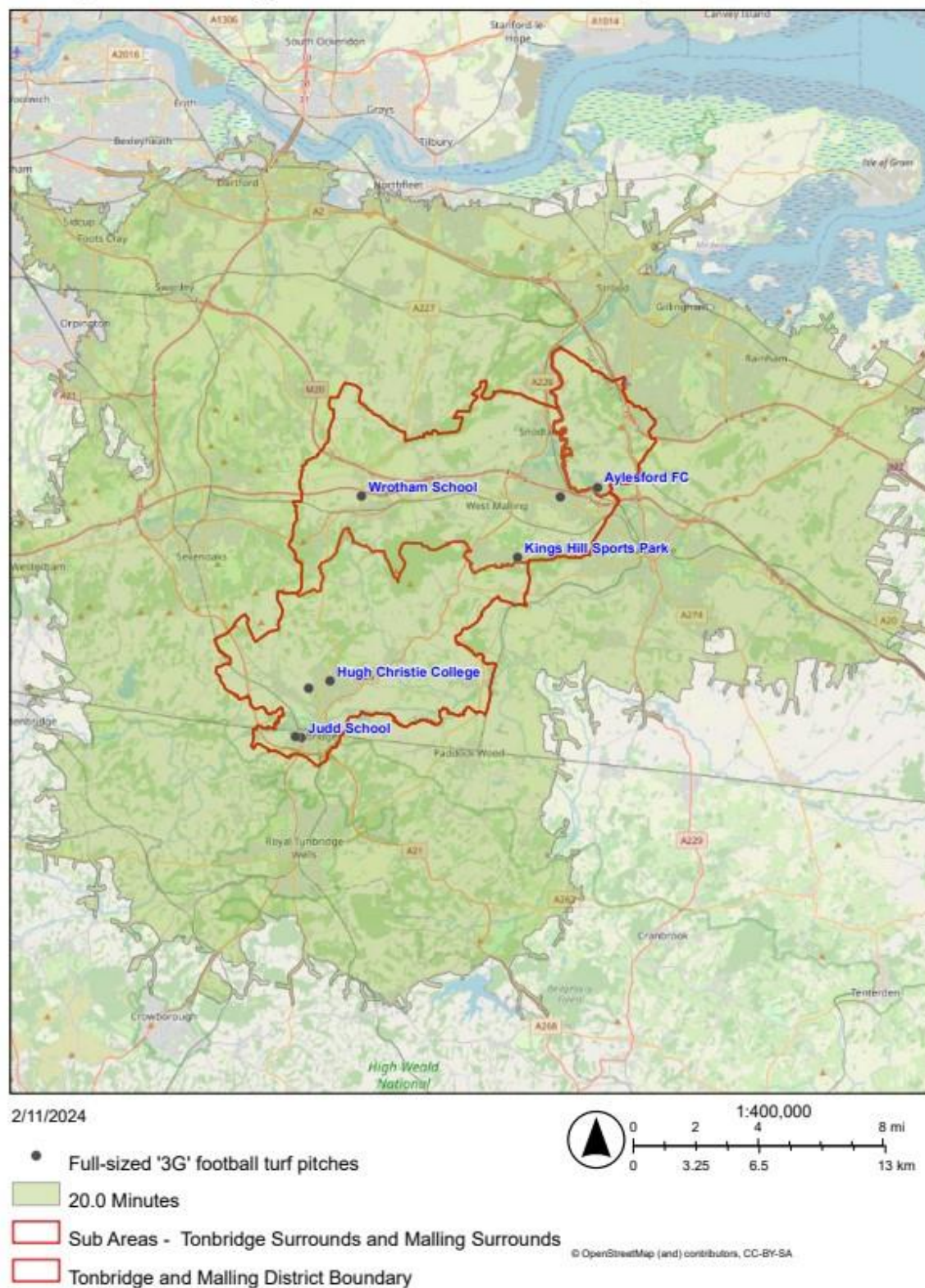


- Mini-soccer 5v5 pitches
- 15.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary

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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:

<i>Pitch type</i>	<i>Good quality</i>	<i>Standard quality</i>	<i>Poor quality</i>
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

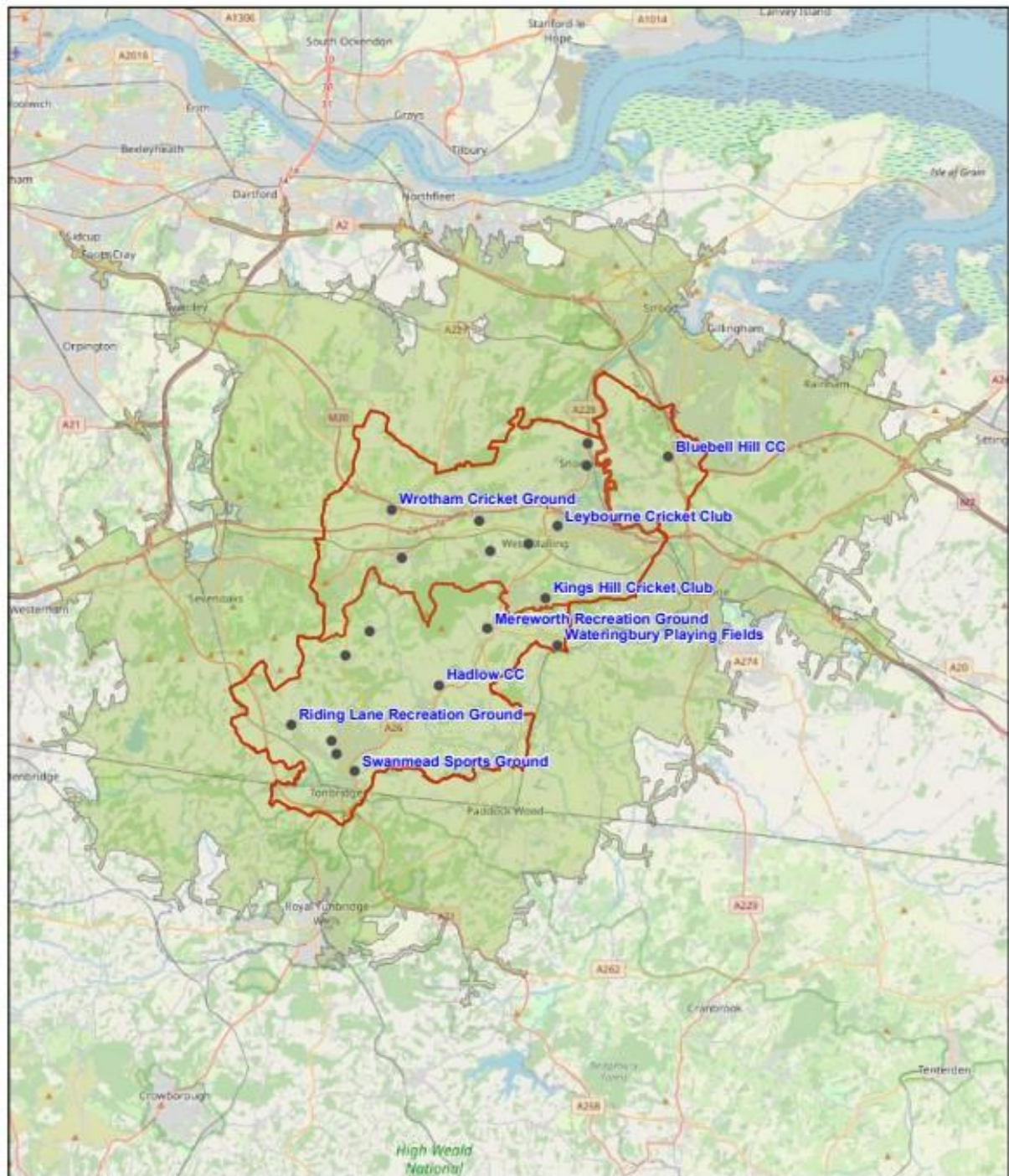
The ownership, management and security of community access of all cricket pitch sites in Tonbridge and Malling is detailed below. Security of access refers to the extent to which community use of the site is protected (through public ownership, planning policy ownership covenants etc.), rather than the 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

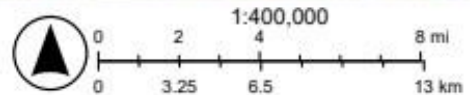
The geographical distribution of cricket pitches in Tonbridge and Malling has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 15-minutes travel time as the typical maximum. Based upon this, the map overleaf 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



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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 Malling 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 Lordswood 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

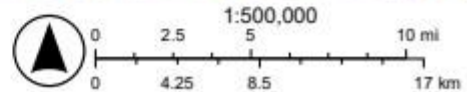
The geographical distribution of rugby pitches in Tonbridge and Malling has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 20-minutes travel time as the typical maximum. Based upon this, the map overleaf 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



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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

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 be 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:

<i>Sub-area</i>	<i>Population</i>	<i>No. Pitches</i>	<i>Pitches per capita</i>
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.

<i>Facility</i>	<i>Field</i>	<i>Fencing</i>	<i>Changing</i>	<i>Disability Access</i>	<i>General access</i>
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.

<i>Club</i>	<i>Basis of use</i>	<i>Access</i>
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 -	May '16 -	Nov '16	May '17	Nov '17	May '18	Nov '18	May '19	Nov '19	May '20	Nov '20	May '21	Nov '21	% Change
Nov '16	May '17	Nov '17	May '18	Nov '18	May '19	Nov '19	May '20	Nov '20	May '21	Nov '21	May '22		
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.

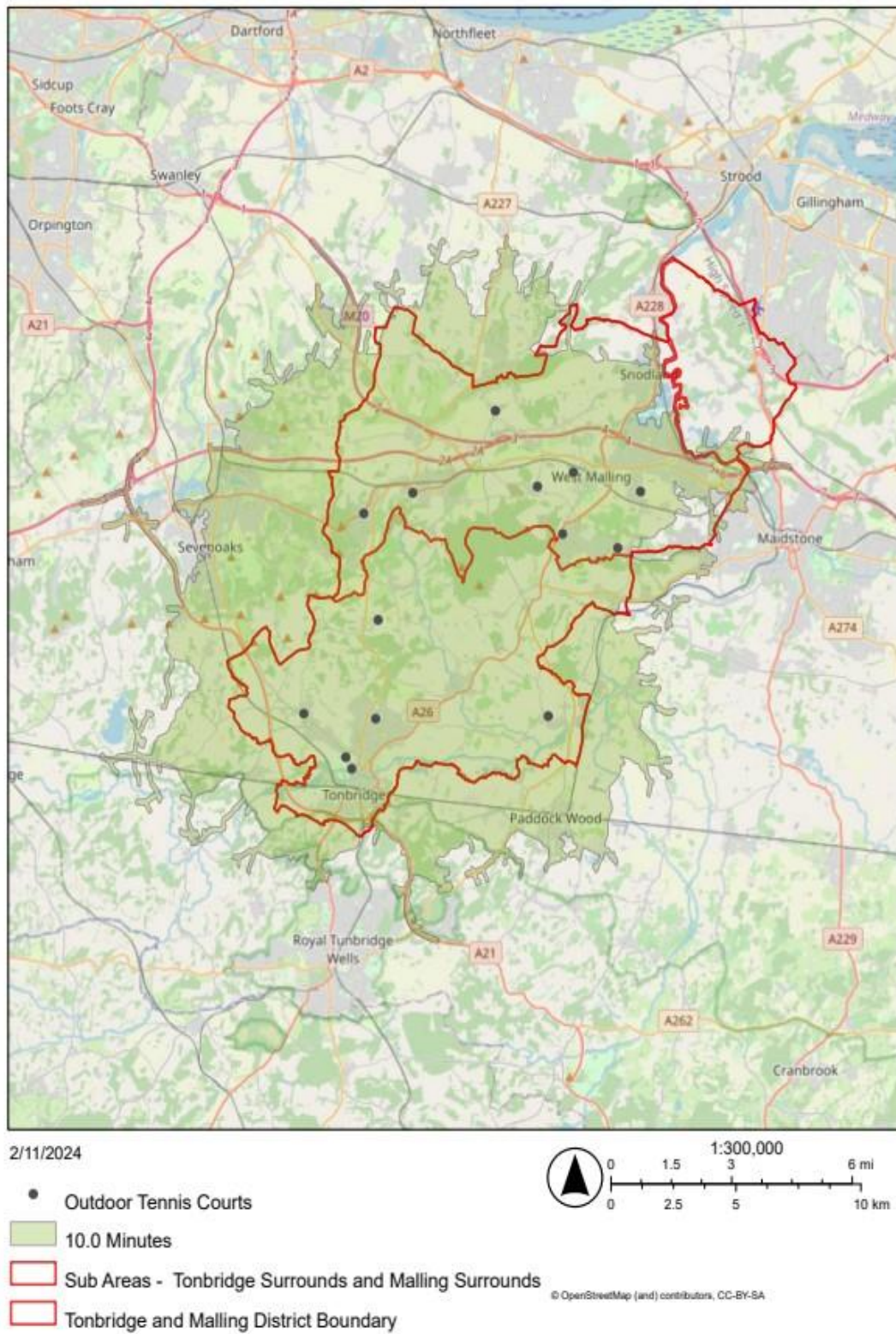
Facility	Courts	Fencing	Disability	Changing	Lighting
Borough Green Recreation Ground	2	2	1	-	-
David Lloyd (Kings Hill)	5	5	4	5	5
Hildenborough Tennis Club	5	5	3	2	4
Hugh Christie Technology College	5	5	3	2	5
Igtham Tennis Club	5	5	2	4	5
Kings Hill Sports Park	5	5	4	5	5

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 '<i>Maidstone Pitch Strategy</i>' (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

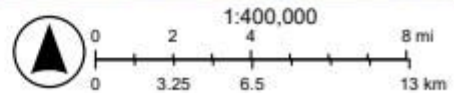
Bowls England applies a 20 minute drivetime catchment to define accessibility. The map overleaf shows that the whole of Tonbridge and Malling is within 20-minutes' drivetime of a green.

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



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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

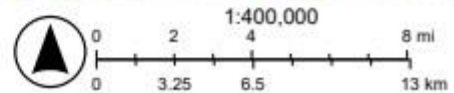
England Netball applies a 20 minute drivetime catchment to define accessibility. The map overleaf shows that the whole of Tonbridge and Malling is within 20-minutes' drivetime of a court.

Tonbridge and Malling - Outdoor Netball Courts 15 minutes drive



2/11/2024

- Outdoor Netball
- 15.0 Minutes
- Sub Areas - Tonbridge Surrounds and Malling Surrounds
- Tonbridge and Malling District Boundary



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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:

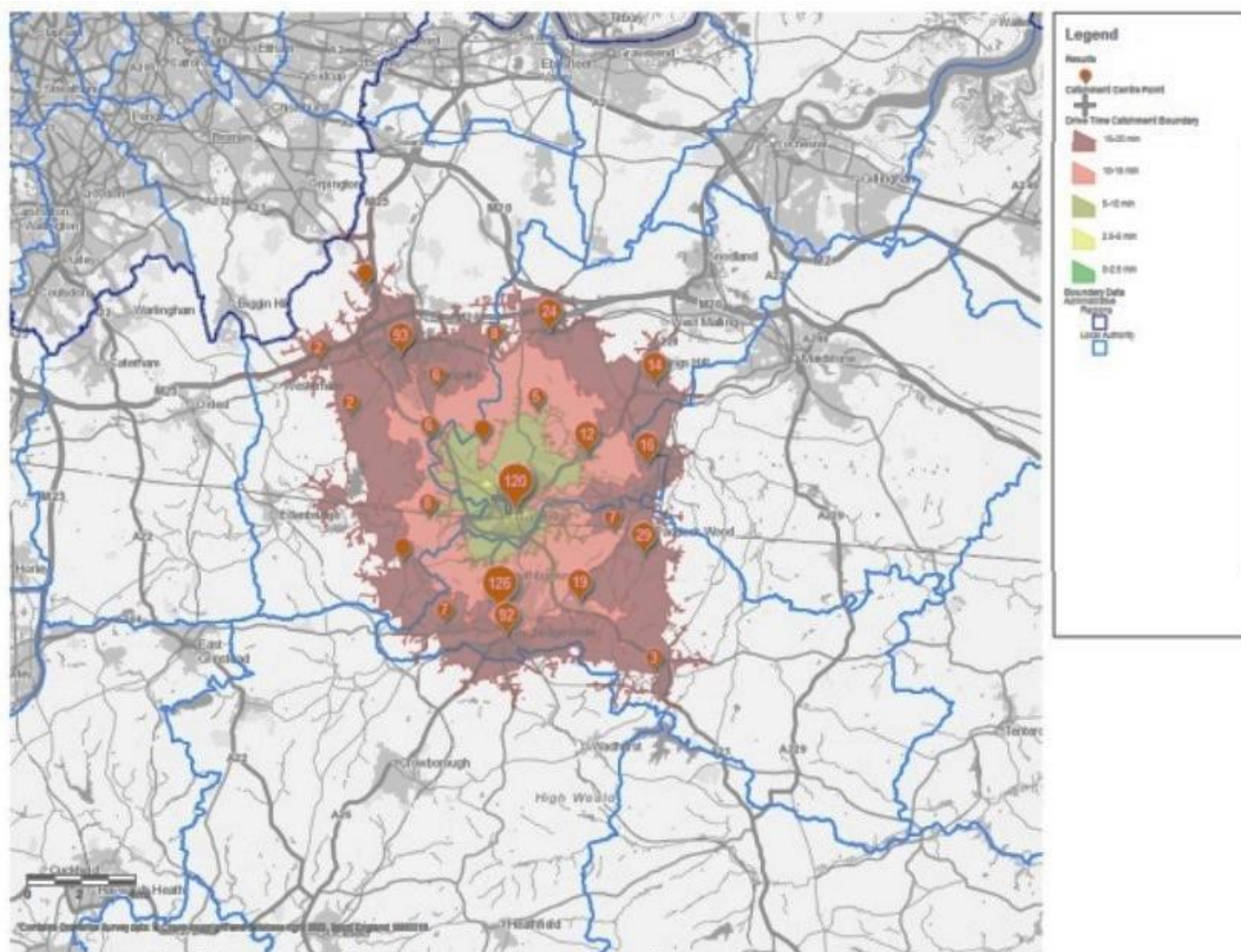
- 'To ensure that the allocation of resources to new and existing track and field facilities is prioritised to those that have the greatest potential to impact positively on general participation, club membership growth and retention, and improved personal performance'. To support this priority England 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	-

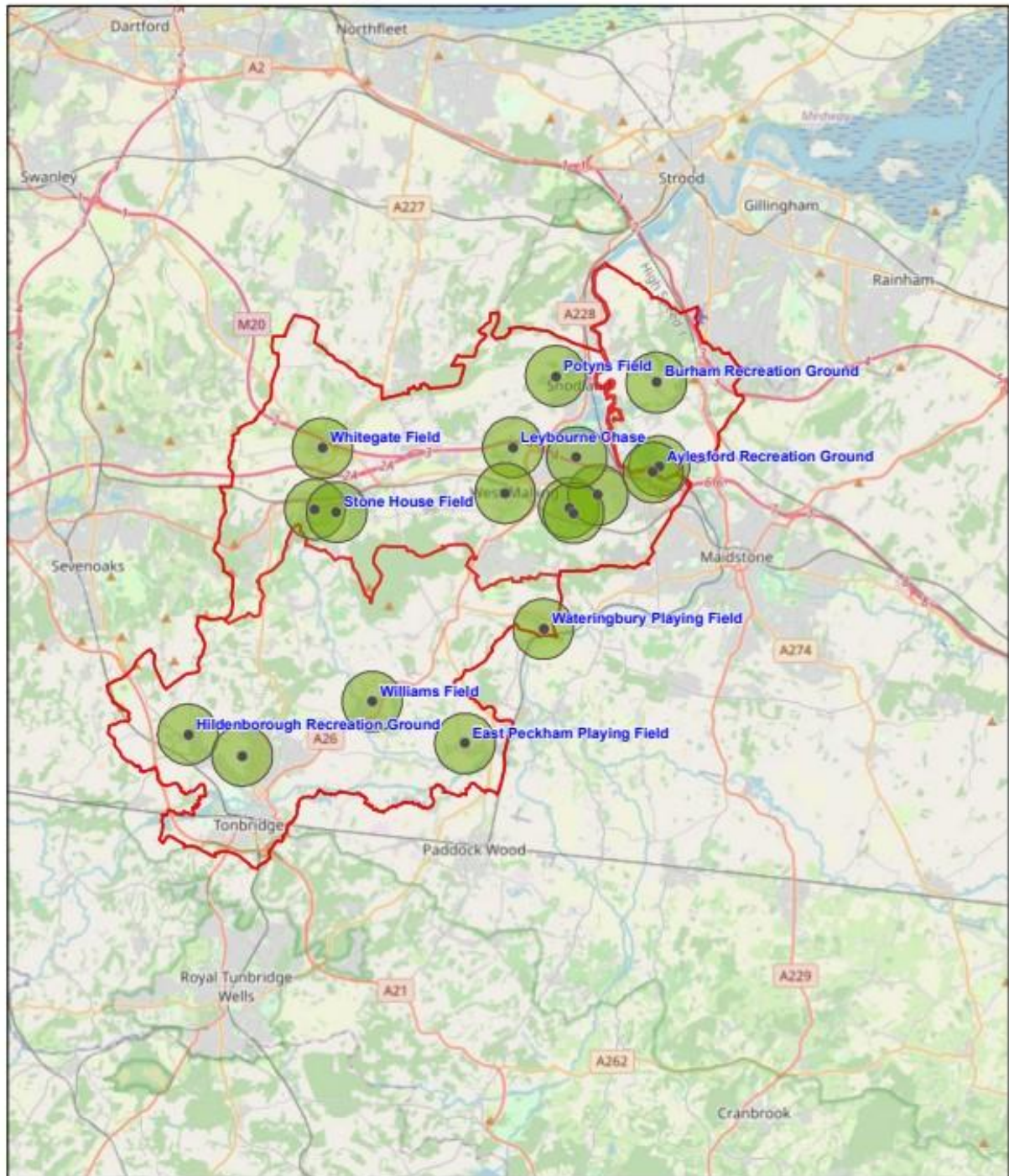
Facility	Court	Fencing	Disability Access	Lighting
Williams Field	4	5	3	4
Wrotham Recreation Ground	4	5	2	4

- **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:

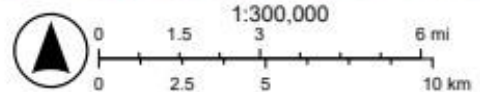
- There are 18 MUGAs in Tonbridge and Malling, with most provision concentrated in the north of the borough. Only four MUGAs are sports lit, which prevents the use of the non-sports lit provision during the hours of darkness.
- There is no evidence of any unmet demand.
- There are some quality issues, 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



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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.

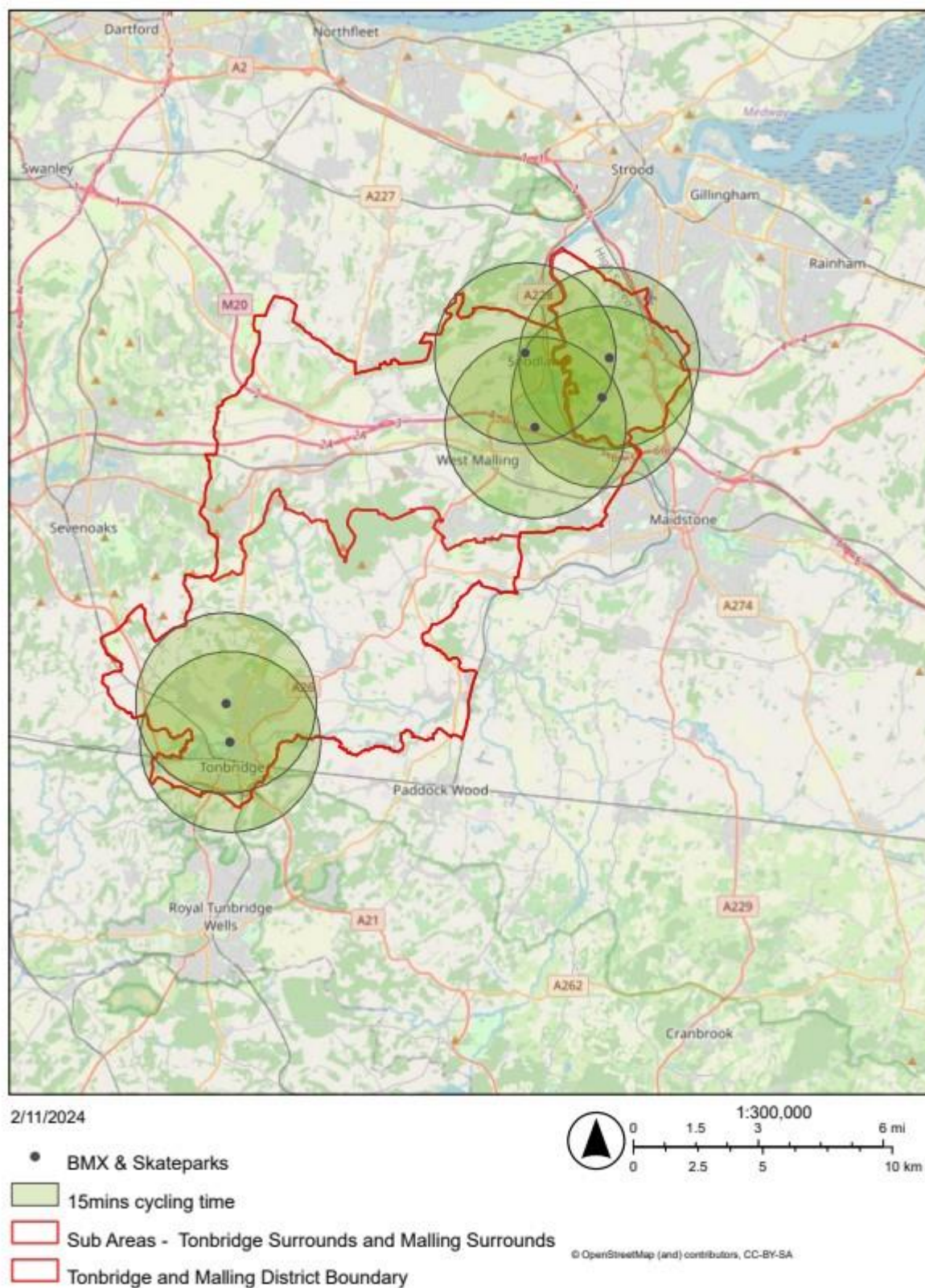
Sub-area	Population	No. Skate parks	Skate parks per capita
Tonbridge and surrounds	56,018	2	1: 28,009
Mallings and surrounds	76,182	5	1: 15,236
TONBRIDGE & MALLING	132,200	7	1: 18,886

- **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

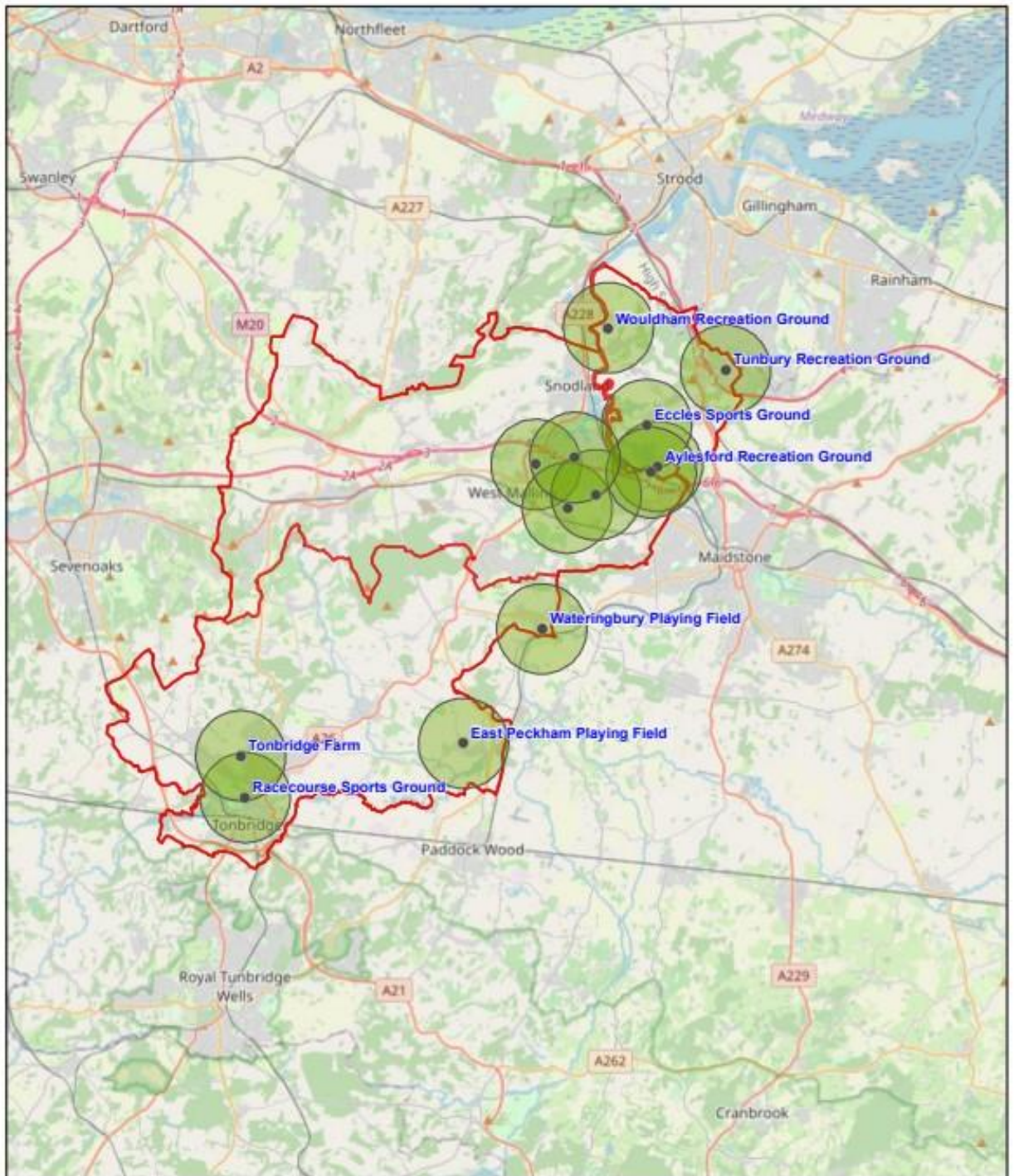
- **Quality:** The quality of the outdoor gyms was assessed by a visual, non-technical inspection which looked at a range of factors including quality and quantity of equipment and the general attractiveness of the site including cleanliness and ancillary facilities such as seats and bins. Access to 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	-

<i>Facility</i>	<i>Equipment</i>	<i>Fencing</i>	<i>Disability Access</i>	<i>Lighting</i>
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	-

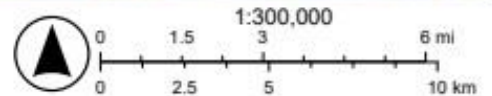
- **Accessibility:** A 15-minute walking time catchment is appropriate for outdoor gyms. On the basis of the map overleaf, there are a number of geographical gaps in provision in the borough.
- **Availability:** All outdoor gyms are freely accessible at all times during daylight.

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



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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.