



COLCHESTER CITY COUNCIL INDOOR & BUILT SPORT FACILITIES FINAL STRATEGY

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QUALITY, INTEGRITY, PROFESSIONALISM

Knight, Kavanagh & Page Ltd
Company No: 9145032 (England)

MANAGEMENT CONSULTANTS

Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF
T: 0161 764 7040 E: mail@kkp.co.uk www.kkp.co.uk



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COLCHESTER CITY COUNCIL INDOOR BUILT FACILITIES STRATEGY REPORT

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PART 1: INTRODUCTION

This is the Colchester City Council Leisure Facilities Strategy for the period 2022-2032. Recommendations are drawn from the Needs Assessment Report 2022 which was prepared by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP).

The Needs Assessment Report and the Strategy have been prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities Guidance - for Indoor and Outdoor Sports Facilities) and in consultation with Colchester City Council (CCC), Sport England, national governing bodies of sport (NGBs), local sports clubs and key stakeholders.

1.1: Purpose

The Strategy provides CCC with a comprehensive assessment of the current level of facilities available and future supply and demand needs for facility provision over the next 10 years. It delivers a clear evidence base and recommendations to inform future development and/or consolidation of facilities, partnership development opportunities and funding applications.

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

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

1.2: National strategic context

Sport England: Uniting the Movement 2021

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

1

Advocating for movement, sport and physical activity

2

Joining forces on five big issues

3

Creating the catalysts for change

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

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

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

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

The specific impact of Uniting the Movement 2021 will be captured via funded programmes, interventions made, and partnerships forged. For each specific area of action, key performance indicators will be developed to help evidence the overall progress being made by all those involved in supporting sport and physical activity.

Sport England - Understanding the impact of Covid-19 January 2021

Activity levels for adults were reportedly increasing until coronavirus restrictions were introduced in March 2020. This led to unprecedented falls in activity levels during the first few weeks of full lockdown (mid-March to mid-May 2020). The proportion of the population classed as active dropped by 7% (meaning that there were just over 3 million fewer active adults).

Some audiences found it harder to be active pre-Covid and are finding it hard now. Inequalities between different groups have persisted since lockdown restrictions began in March. Those who have found it hardest to stay active include:

- ◀ People with long-term health conditions/disabilities.
- ◀ People from lower socio-economic groups.
- ◀ Women aged 16–34-year-olds and 55 years and above.
- ◀ Adults from Black, Asian and other ethnic groups.

The proportion of children and young people reporting being active during mid-May to late July (the summer term) fell by 2.3%, with just over 100,000 fewer children meeting recommended levels of activity compared to the same period 12 months earlier. Whilst all groups were impacted in terms of activity levels, girls fared far better than boys, whilst those from black and mixed backgrounds saw a noticeable decline in activity levels.

Sporting activity saw large decreases with over one million fewer children and young people (16.3%) reporting having taken part in swimming and team sports in the last week* compared to the same period 12 months earlier. Walking, cycling and fitness achieved large increases in the numbers reporting that they took part in the last week compared to the same period 12 months earlier. 1.6 million more children and young people went for a walk (+22%) or did fitness activities (+22%), whilst 1.4 million more cycled for fun or fitness (+19%).

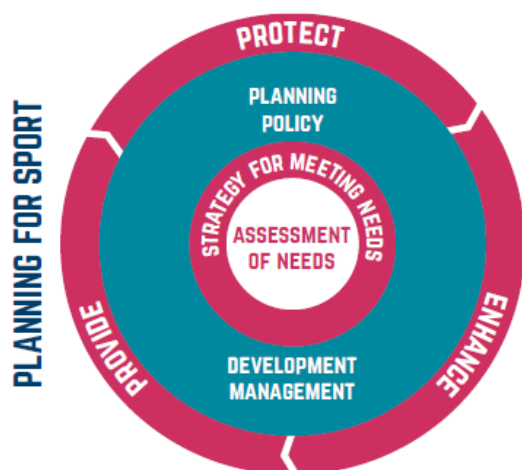
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Lack of disposable income can cause a reduction in sports sector spend and can have a negative impact upon take-up of activities which cater for children and young people as well as adults. Uncertain employment and financial circumstances mean that greater numbers of people will be looking for affordable, flexible opportunities to stay active. Fewer people will be in a position to make an ongoing financial commitment to participate.

Sport England's planning aim

Sport England's aim in working with the planning system is to help provide active environments that maximise opportunities for sport and physical activity for all, enabling the already active to be more so and the inactive to become active. This is supported by the planning objectives of Protect, Enhance, Provide:

Figure 1.1: The Sport England Planning for Sport Model



It is supported by 12 planning-for-sport principles. They are geared to helping the planning system contribute to sustainable development by fulfilling the key role the National Planning Policy Framework (NPPF) highlights that it must play - in creating strong, vibrant and healthy communities.

Applying them will ensure that the planning system plans positively to enable and support healthy lifestyles, delivers community and cultural facilities and services to meet local needs, and provides opportunities for all to experience the benefits that taking part in sport and physical activity brings.

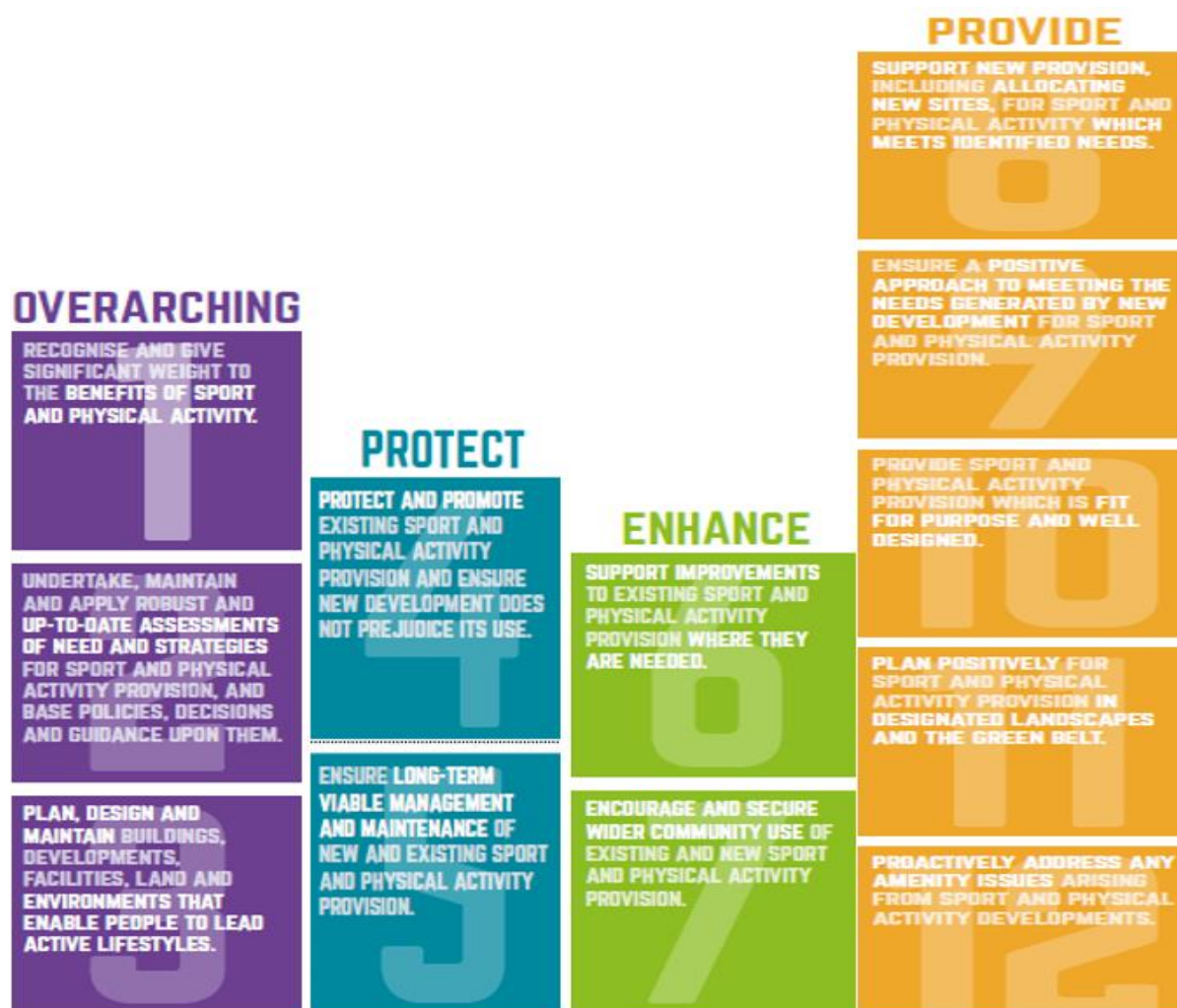
These apply to all areas of the planning system at all levels, for example strategic, local authority and neighbourhood planning levels. As such they are of relevance to all involved in, or looking to engage with, the planning system.

Table 1.1: Sport England planning objectives

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

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Figure 1.2: Sport England’s 12 planning principles



PART 2: LOCAL AREA CONTEXT

2.1: Local strategic context

Colchester Local Plan: 2013-2033

This sets out the vision and key policies for the Authority to be implemented between 2013-2033. The aim is to ensure that Colchester is a vibrant, healthy, and attractive place to live, work and visit. This be achieved through the following objectives: The following strategic objectives are designed to support the vision for the area and provide a basis for development of strategic topic-based policies that will help in achieving the vision.

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

The Better Colchester Strategic Plan 2020-2023

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

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

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Livewell Colchester

Livewell is a campaign designed to engage communities, families, and individuals with the aim of providing information about all that is on offer in Essex to improve health and wellbeing. All Essex local authorities and their partners have come together to collaborate on the health and wellbeing agenda and work towards achieving better health outcomes for people across Essex. Livewell comprises six key themes including:

- ◀ *Startwell* - Giving children the best start in life. We will endeavour to help families have the best start in life.
- ◀ *Bewell* – People of all ages, shapes, sizes and abilities can benefit from being physically active. We will encourage more people to undertake regular physical activity, which will in turn produce longer term health benefits.
- ◀ *Eatwell* – Healthy eating means consuming the right type and quantity of food from all food groups in order to lead a healthy life. We will raise awareness across the district about healthier eating.
- ◀ *Feelwell* – A state of mental wellbeing in which every individual realises his or her potential and can cope with the normal stresses of life. We will improve the access to services that address mental wellbeing.
- ◀ *Staywell* – Clinical wellbeing, a state of health. We will work together with the community and professionals to ensure our residents have access to the best clinical services.
- ◀ *Agewell* - Plan now for the future, for a healthier retirement. We will endeavour to encourage people to look at improving their health and wellbeing now, to be able to lead a better quality of life in the future.

Active Essex

Active Essex is a county wide Active Partnership, one of 44 Active in England which work collaboratively with local partners.

Its vision is to improve everyone's health and wellbeing. It wishes to level up the playing field across Essex, support those who are already active and tackle head on the inequalities that currently prevent everyone from the life changing impact of an active lifestyle. It is keen to ensure that this is done together, by continuing to strengthen communities, providing tools to enable young people to have the best and most healthy start to life, creating attractive local spaces and places to encourage people to be active and ensuring that good physical and mental wellbeing can be accessed by everyone.

Five key priorities are listed in its strategy '*Fit for the Future: The Physical Activity and Sport Strategy for Essex, Southend, and Thurrock 2021-2031*'. These are:

- ◀ *Strengthening communities*: use the power of physical activity and sport with citizen led and asset-based approaches to strengthen communities.
- ◀ *Sport and physical activity sector*: to support the recovery, development and growth of our sector in order to collectively increase opportunities for all.
- ◀ *Children and young people*: ensuring every child in Essex has the best start in life, which is active, healthy, and happy.
- ◀ *Active environments*: to work, collectively to develop and provide well connected, accessible places and spaces that encourage people to be active.
- ◀ *Levelling up health and wellbeing*: Change behaviours, enabling and empowering people to do things for themselves and their local communities. Physical activity is the highest priority for good health.

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Local Delivery Pilot (LDP) 2019-2025

In 2019, Sport England embarked on a long term £100m national pilot to test new ways of tackling population levels of physical inactivity. It selected 12 different locations across England, including Essex, with the initial period running until 2025.

Learning from the pilots will be shared to underpin radical change in the way organisations and sectors go about increasing levels of physical activity. The Essex LDP is described as a once in a generation opportunity to use physical activity to make a difference to the lives of people across Essex. Colchester is one of three test areas (with Basildon and Tendring). All LDP resources focuses on getting sedentary people more active in low-income communities.

Summary of local context

There is a real focus on improving quality of life or residents in Colchester with reference made to increasing sport and physical activity and reducing health inequalities. The core messages running through local strategies are:

- ◀ Reducing social and economic inequalities, particularly focusing on the neighbourhoods of Tiptree, West Mersea and Wivenhoe.
- ◀ Reducing levels of inactivity.
- ◀ Promoting and encouraging healthy and active lifestyles by providing a range of activities and services, in partnership with a range of organisations for all age groups.
- ◀ Improving access to facilities within all communities, ensuring there are increased activities for people of all ages.
- ◀ Ensuring services and facilities are developed in parallel with future housing growth.

It is important that a partnership approach with key stakeholders is developed between different agencies to ensure that these core messages are delivered.

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2.2: About Colchester

The following is an overview of Colchester based on data taken from nationally recognised sources. It reflects the most up to date information presently available although it should be noted that new data is published regularly, often at different intervals.

Population and distribution (Data source: 2020 Mid-Year Estimate, ONS): The total population of Colchester was 197,200, of which 98,344 are males and 98,856 are females.

Figure 2.1: Population density 2019 MYE, ONS

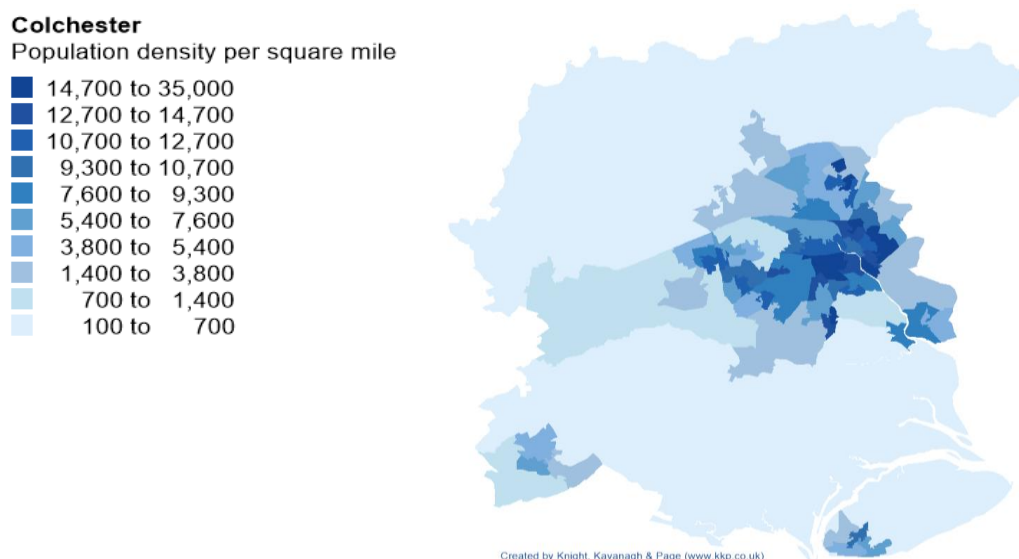
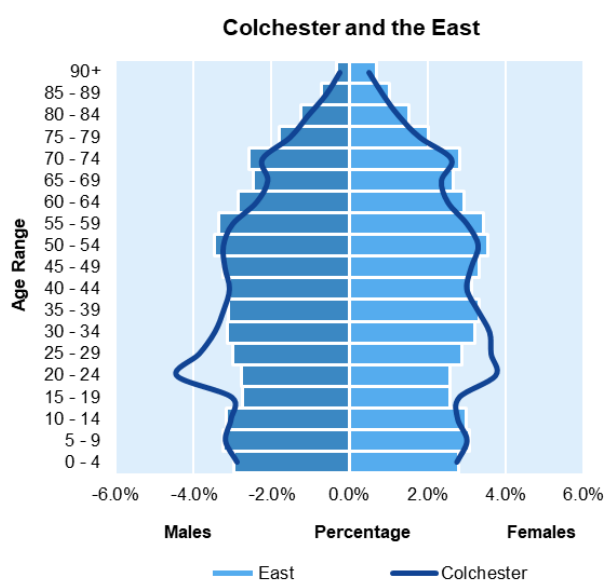


Figure 2.2: Comparative age/sex pyramid for Colchester and the East



Set against that of the region, data indicates that there is a higher proportion of 10–34-year-olds (Colchester- 34.4%,) when compared to the East (29.1%). this may suggest a higher level of demand from what are generally regarded as the main sports participation groups and from young families. There are, however, fewer in the age groups from 35-64 (Colchester - 36.5%, East - 38.8%); these groups tend to have higher levels of disposable income and may also still be physically active. The age and make-up of the population is a key factor to consider, when developing and implementing the sport and physical activity offer in the area.

Ethnicity (Data source: 2011 census of population, ONS): Colchester’s ethnic composition reflects that of England as a whole. The largest proportion (92%) of the local population classified their ethnicity as White. This is considerably higher than the comparative England rate of 85.4%. The next largest population group is Asian, at 3.7% this is considerably lower than the national equivalent (7.8%).

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Income and dependency (Data source: NOMIS (2020): The median figure for full-time earnings (2021) in Colchester is £30,956; the comparative rate for the East is £32,687 (+5.6%) and for Great Britain is £31,881 (+3%). In January 2022, 4,080 people in Colchester claimed out of work benefits; this is an increase of 50% compared to March 2020 (2,720).

Deprivation (Data source: 2019 indices of deprivation, MHCLG): Relative to other parts of the country Colchester experiences low levels of deprivation, one in seven of the City's population (15.1%) lives in areas classed as being in the country's three most deprived cohorts compared to a national average of c.30%. Conversely, 33.5% live in the three least deprived groupings (again, this compares to a 'norm' of c.30%).

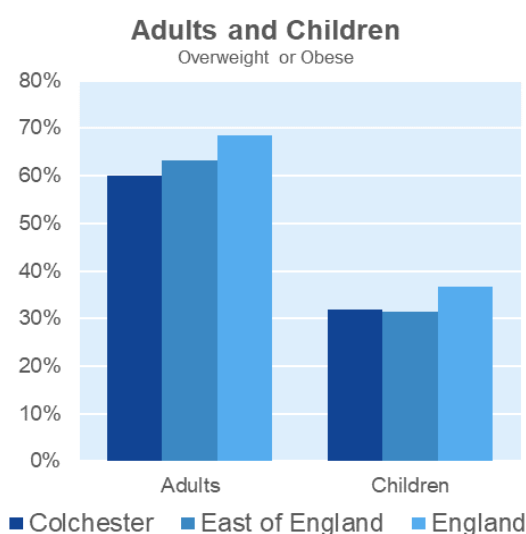
A similar pattern, to that seen for multiple deprivation, is seen in relation to health. One in five of Colchester's population (19.1%) live in areas covered by the three most deprived cohorts, this compares to a national average of c.30%. Conversely, 29% live in the three least deprived groupings ('norm' c.30%).

Health data (Data sources: ONS births and deaths, NCMP¹ and NOO²): In keeping with patterns seen alongside lower levels of health deprivation, life expectancy for men in Colchester is higher than the national figure; the male rate is currently 80.2 compared to 79.6 for England, and the female equivalent is 83.1 compared to 83.2 nationally.

Weight and obesity: Obesity is widely recognised to be associated with health problems such as type 2 diabetes, cardiovascular disease and cancer. At national level, NHS costs attributable to overweight and obesity³ are projected to reach £9.7 billion by 2050, with wider costs to society estimated to reach £49.9 billion per year. These factors combine to make the prevention of obesity a major public health challenge.

Adult obesity rates in Colchester are below national and regional averages. Child rates are higher than regional but below national averages as identified in Figure 2.3.

Figure 2.3: Adult and child obesity rates



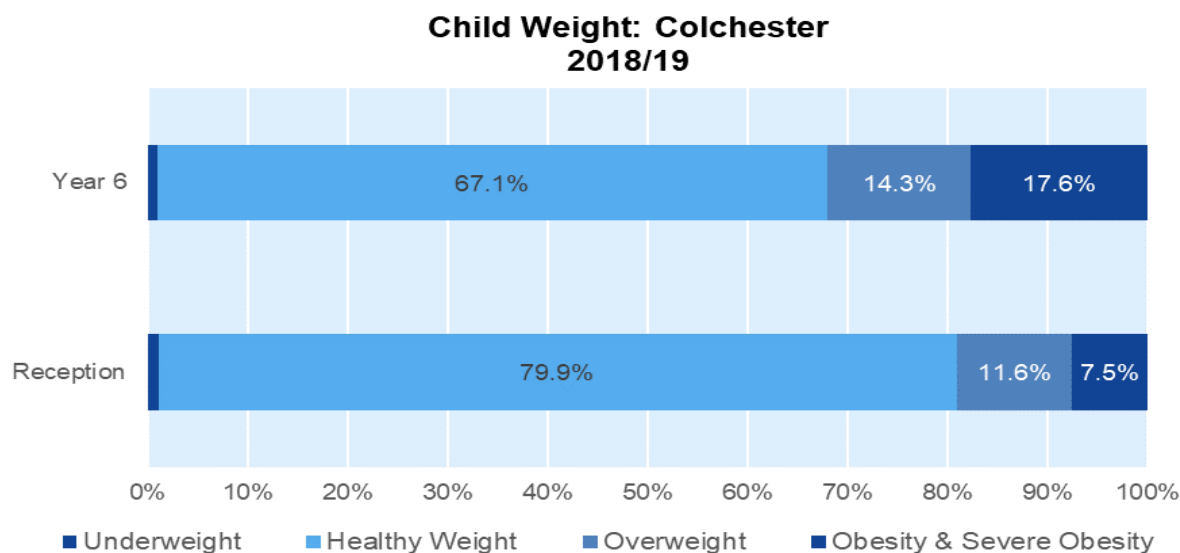
In common with many other areas, obesity rates increase significantly between the ages of 4 and 11. In reception year at school, 7.5% of children in Colchester are considered obese and 11.6% overweight. By Year 6 these figures rise to 17.6% obese and 14.3% overweight. In total by Year 6 a third of children (31.9%) are either overweight or obese.

¹ National Child Measurement Program

² National Obesity Observatory

³ Adult Weight Data is for the period 2016-2017. The child data is for the period 2017-2018

Figure 2.4: Child weight – reception and year

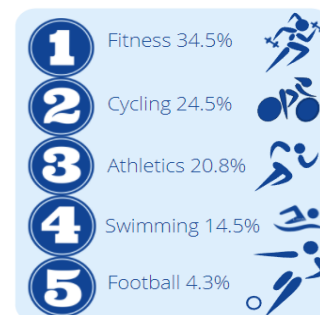


Sport England: Active Lives Survey (ALS) 2019/2020

This is based on 16+ year olds taking part in walking, cycling, fitness, dance, and other sporting activity (excluding gardening). The percentage of the population considered inactive in Colchester is 30.3%. This is above the regional (28.2%) and national (27.5%) average. Colchester has slightly fewer active people (59.5%) than both the national average (60.9%) and regional average (60.2%).

The most popular sports and physical activities

The Active Lives Survey also makes it possible to identify the top five sports within Colchester. As with many other areas, fitness and cycling are among the most popular and are known to cut across age groups and gender; in Colchester around one third (34.5%) of adults take part in fitness activities, on average, at least twice a month. The next most popular activity is cycling which 24.5% of adults do on a relatively regular basis.



Population projections

Strategic planning: change (2018 – 2043)

The most recent ONS projections indicate a rise of 18.5% in Colchester’s population (+35,538) over the 25 years from 2018 to 2043. Over this extended timeframe there are fluctuations across the majority of age groups. Key points for Colchester are outlined below:

- ◀ The number of 0–15-year-olds, rises by +4,186 (+11.6%) between 2018 and 2043.
- ◀ There is a continuous increase in the numbers of persons aged 65+ of +20.5% (+6,811) in the first period continuing rising to a total of +40.7% (+13,490) between 2018 and 2043. While the age group represented 17.2% of Colchester’s population in 2018 it is projected to be 20.5% of the total by 2043 - this is one fifth of the population.

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Figure 2.5: Projected population change (2018 -2043)

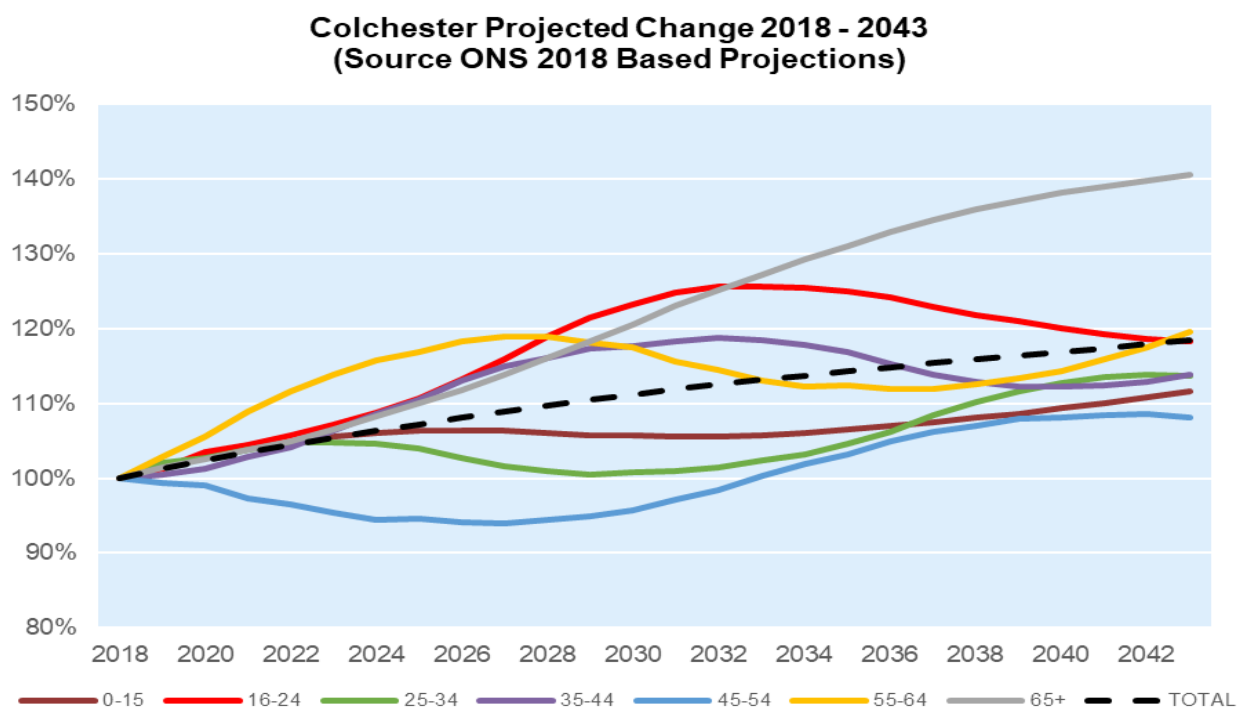


Table 2.1: Colchester - ONS projected population (2018 to 2043)

Age (years)	Number			Age structure %			Change 2018 – 2043		
	2018	2030	2043	2018	2030	2043	2018	2030	2043
0-15	36,161	38,240	40,347	18.8%	17.9%	17.7%	100.0%	105.7%	111.6%
16-24	24,507	30,207	28,988	12.7%	14.1%	12.7%	100.0%	123.3%	118.3%
25-34	28,276	28,483	32,167	14.7%	13.3%	14.1%	100.0%	100.7%	113.8%
35-44	24,374	28,681	27,761	12.7%	13.4%	12.2%	100.0%	117.7%	113.9%
45-54	25,663	24,574	27,764	13.3%	11.5%	12.2%	100.0%	95.8%	108.2%
55-64	20,373	23,928	24,375	10.6%	11.2%	10.7%	100.0%	117.5%	119.6%
65+	33,169	39,980	46,659	17.2%	18.7%	20.5%	100.0%	120.5%	140.7%
Total	192,523	214,094	228,062	100.0%	100.0%	100.0%	100.0%	111.2%	118.5%

2.3: Housing development

Colchester Strategic plan 2020-2023

Under the theme ‘Delivering homes for people who need them’ the Council aims to:

Priorities	Goals
Increase the number, quality and types of homes	<ul style="list-style-type: none"> Deliver 30% affordable housing across all of its own housing sites. Deliver 380 affordable homes. Improve existing Council homes to keep them in good repair and improve energy efficiency. Build new Council homes for its residents. Ensure all new homes are designed to be high quality across all tenures. Continue to improve and modernise available housing for older people.

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Priorities	Goals
Prevent households from experiencing homelessness	<p>Work with partners to implement the 2020-23 Homelessness and Rough Sleeping Strategy action plan.</p> <p>Intervene early to prevent homelessness and work in partnership with other organisations to sustain people's accommodation.</p> <p>Tackle rough sleeping in the borough.</p>
Create new communities and adopt a new Local Plan that delivers jobs, homes and the infrastructure to meet the Borough's future needs.	<p>Create a development plan document for Tendring Colchester Borders Garden Community.</p> <p>Establish a delivery vehicle and investment package for the next phase of the Tendring Colchester Borders Garden Community.</p> <p>Develop the Colchester Northern Gateway as a sustainable place to live, work and play.</p> <p>Ensure that the Council has a good supply of land available for new homes and business.</p> <p>Create great places to live through the provision of new homes with infrastructure and facilities that support sustainable living and promote health and wellbeing.</p>

The CBC Housing Asset Management Strategy 2022 - 2027 sets out key priorities and measures to ensure all residents have access to safe and affordable homes and can thrive within healthy and sustainable communities. It connects several key ambitions providing an overarching framework of housing policies and plans that recognise the importance of a safe and affordable home in ensuring healthy lives and equal access to enhanced life opportunities.

Colchester housing needs

There is a clear local need for affordable housing, The CBC Housing and Homelessness Summary Mid-year 2020- 21 Report, reveals a substantial shortfall of affordable homes in the Authority. In September 2020, the number of households registered for Council or Registered Provider homes was 2,867, however, this is greater than available supply for example between April 2019 and March 2020 there were only 658 affordable home lets via Gateway to Homechoice (with 336 of these let by CBC).

New homes

The Council has embarked on a new build growth strategy to acquire 350 new homes by 2024. These will be delivered through a combination of new build and the purchase of existing properties such as ex Right To Buy. New build incorporates options for development of social rent, affordable and shared ownership homes. There is currently a shortage of two and three bed accommodation which the Council intends to build on its own land having identified several potential regeneration sites. As of 2020 the growth strategy had delivered 26 new homes in 2021/22:

To meet the requirements of national policy to establish the number and type of new homes, Tendring, Colchester, Chelmsford and Braintree commissioned Peter Brett Associates to produce an Objectively Assessed Housing Need Study building on earlier work. This was first published in July 2015 and updated in November 2016. It meets the requirements of the NPPF to prepare a Strategic Housing Market Assessment (SHMA)

The table overleaf summarises the housing requirements per annum for each authority plus the total minimum housing requirement for the plan period (2013- 2033).

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Table 2.2: Colchester - Housing requirements per annum for Tendring and Colchester

Local authority	Housing requirement per annum	Total minimum housing requirement for the plan period (2013-2033)
Tendring	550	11,000
Colchester	920	18,400
Total	1,470	29,400

Source: North Essex Authorities Shared Strategic Section 1 Plan (2021)

Colchester and Tendring councils are working together on an ambitious Garden Communities settlement jointly sponsoring the TCBGC development of between 7,000 and 9,000 homes.

New Tendring Colchester Borders Garden Community

TCBGC will need to include all the services and facilities required for a development of this size, such as employment spaces, education provision, health and community facilities, and sports, leisure, and open space facilities. An up to date PPOSS, IBF and OSS covering the new TCBGC spatial area is needed by both authorities. This will inform strategic spatial planning and the approach to the provision of sport, recreation and open space facilities across both areas and specifically the Garden Community.

Figure 2.6: Identified area for the Garden Communities Settlement



Summary of the demographic profile and population projections

Over the next 25 years, Colchester's population is expected to increase by three times the national rate (18.5% compared to 6.9%). The largest rise will be in the 65+ age group (by 20.5%). This increase is unlikely to lead to major increases in the number of people wishing to take part in sports and physical activity (potential customers of leisure facilities). There is, however, a key issue related to how this ageing population will choose to use its leisure time, which may well lead to changes in levels of demand for different activities.

The importance of ensuring that the proportion of the population which is currently active remains so and that more of the presently inactive become active (sustaining and improving the general health of the local population) will become increasingly relevant. Indoor and built facilities, and programmes of activity therein, need to be capable of adapting to varying demands and needs associated with demographic change.

Furthermore, the joint TCBGC development will mean increasing and adjusting the balance of employment space, education provision, health and community facilities, and sports, leisure, and open space facilities within it and across the two authorities.

2.4: Planning policy

Revised National Planning Policy Framework 2021

The NPPF sets out planning policies for England. It details how changes are expected to be applied to the planning system and provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities. It notes that the purpose of the planning system is to contribute to achievement of sustainable development. It identifies the need to focus on the three themes of economic, social, environmentally sustainable development:

A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making, the NPPF states that local plans should meet objectively assessed need. It is clear about sport's role delivering sustainable communities via the promotion of health and well-being. Sport England, working within the provisions of the NPPF, wishes to see local planning policy protect, enhance and provide for sports facilities based on robust and up-to-date assessments of need, as well as helping to realise the wider benefits that participation in sport can bring.

The promoting healthy communities theme in paragraph 98, identifies that planning policies must be based on robust, up-to-date assessment of need for open space, sports and recreation facilities and opportunities for new provision. Specific needs, quantitative/qualitative deficiencies and surpluses should be identified and used to inform provision requirements in an area.

National Planning Practice Guidance (NPPG)

NPPG is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and adds further context to the [National Planning Policy Framework](#). It is intended that the two documents should be read together. When considering how local planning authorities and developers assess the needs for sports and recreation facilities the guidance states that authorities and developers may refer to Sport England guidance.

PART 3: NEEDS ASSESSMENT FINDINGS

3.1: General findings

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

The importance of physical activity and its role sustaining and improving the general health of the local population is recognised. Indoor and built facilities and the programmes of activity therein, must be capable of adapting to the changing needs and demand associated with demographic change.

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

The condition of the Authority's indoor and built sports facility stock is variable but it is meeting the current demands of residents with the exception of swimming. There is a need to maintain its quality and ensure that facilities within the education estate retain/rebuild levels of community access post-Pandemic.

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

Sports halls

In total there are 46 sports halls (106 courts) in Colchester of which 21 sites have 3+ courts (90 courts). Some sports halls offer potential to increase the levels of community use they house while some others are prohibited from so doing due to planning restrictions. There is a need to, when time permits, to evaluate the potential to address the issue of currently unavailable facilities due to the high demand for indoor sport in the area.

There is one known upcoming sports hall investment in the nearby area at the new secondary school in Chesterwell (Trinity School). Its anticipated opening date is September 2023. It is also reported that a working group has been established to review the long-term future of Leisure World Colchester given its age and quality, its remit includes considering the potential location of a replacement and the current and future needs of the residents of Colchester, Tendring and the TCBGC.

Currently, nine sports halls in the Authority are rated as being of above average quality, five are below average and two are poor quality. A further five sports halls remained unassessed. Most have received some level of investment in the last 20 years, but there is a need to invest in the area's poor and below average quality sports halls.

Virtually the whole Colchester's population (98%) lives within 20 minutes' drive of a publicly available sports hall with 3+ badminton courts. 71.5% of the total population live one mile or less. The majority of people living in areas of higher deprivation (93.5%) live within one-mile walking distance of a sports hall, suggesting that the location of current sports halls is good. The majority of sports halls offer some level of community availability. Of the eight sites (nine halls) that do not, one is a MoD site, and seven are education facilities. Two of these schools

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(Colchester County High School and the Gilberd School) are unable to offer community use due to planning restrictions. There is scope to increase the number of hours made available to the community at the majority of sports halls in the area - to increase capacity. This said, sports hall used capacity at many sites is reportedly high. Colchester Academy and Colchester Institute have expressed interest in opening to the community. Working with them to pursue this should be a priority.

Two sports halls in CCC are technically available during the day on weekdays: Colchester Leisure World and The Northern Gateway Sports Park. However, daytime access to Northern Gateway Sports Park is limited by the fact that school bookings take priority. Other sports halls are located on education sites and do not offer daytime access. This will be of increasing importance as the population ages.

The sports hall facility at the University of Essex area is a key strategic venue for basketball, netball and volleyball and hosts elite level teams.

Key sports indicate potential for their participant numbers and clubs to grow and diversify membership offers targeting different/extended audiences. There is a need to consider increasing the number of badminton courts (line markings) or consider giving badminton clubs priority access to sites with appropriate markings. Any new sports hall developments should consider installing socket mounted volleyball and netball posts due to the high local demand.

Swimming pools

Colchester has 28 swimming pools at 24 sites. 12 of these are main pools (equivalent to 4 lanes x 20m) and 10 are lidos. Three of the main pools are of above average quality, five are below average and one is unassessed (Corporal Budd VC Gymnasium).

The only public swimming pool is Colchester Leisure World. It is strategically important site as it has a leisure pool, learner/teaching pool, a 6-lane 25m pool and a diving pool. It accommodates learn to swim, swim for fitness, competitive swimming, water polo, diving and sub aqua clubs.

At the time of the audit there were no known swimming pool development plans other than the abovementioned aspirations to refurbish or replace Colchester Leisure World.

Existing swimming pool facilities need investment to reduce carbon emissions and enable more efficient operation - to meet CBC's net zero emissions pledge. This will incur significant cost but have little or no impact on facility aesthetics. It will, nonetheless, bring down utility costs, improve efficiency and help meet Council carbon emission objectives. In addition, there is a need to improve swimming pool attractiveness to meet modern user expectations and to invest in the leisure pool's features to make them attractive again.

A very high proportion (96%) of Colchester's population lives within 20 minutes' drive of a swimming pool. 44.1% lives within 20-minutes' walk of a pool. 10.6% of residents in areas of higher deprivation live within 20 minutes' walk of a swimming pool.

Colchester Leisure World currently has c.3,500 children on its learn to swim (LTS) programme; it is running at 80% capacity. It, thus reports having capability to deliver more but faces a current shortage of swimming teachers and lifeguards. This is a challenge nationally and not unique to Colchester. The problem was exacerbated by the Pandemic lockdowns during which many staff left the industry and have not returned.

Demand for swimming in Colchester is high. Most clubs report needing additional pool time which they are unable to obtain. In general, swimming pool facilities in the City have insufficient space/time to cater for public, clubs and lessons-based demand. There is a lack of spare

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capacity at the existing water space and a requirement for additional provision as well as refurbishment of existing facilities.

Put simply, there is insufficient water space in the area. What there is will not be able to handle the increased demand created by projected population growth and housing development. Some of this demand could be alleviated if Colchester Academy was opened for community use but there is still a need for additional provision.

Across the border, residents in the West of Tendring are not serviced by water space and this presents an opportunity for the two authorities to work together to ensure that resident need/demand is met. On this basis, consideration should be given to the provision of a new swimming pool in the Tendring Colchester Borders Garden Community area.

Health and fitness suites

Health and fitness facilities along with dance studio space offer potential to increase physical activity in the wider population. There are 38 health and fitness facilities (30 with 20+ stations) in Colchester providing a total of 2,089 stations for community use. There are also 28 studios.

30 health and fitness facilities were assessed. Of these, three are good quality, 17 above average, 10 below average. Two (Corporal Budd VC Gymnasium and The Sixth Form College) were not assessed. There is a need to maintain quality and where possible improve the condition of the below average rated gyms and studios.

Spatially, there is a good spread throughout the Authority. The majority (81.1%) of the population live within one mile of a gym and all residents reside within 20 minutes' drive of a gym and/or studio. Virtually all (99.7%) of residents in areas of higher deprivation live within one mile of a health and fitness facility. There is a need to ensure that these harder to reach groups and people with specific health needs can gain access to fitness facilities.

There is a positive supply/demand balance of health and fitness facilities in Colchester both at present and projected forward to 2043. However, although the number of community available stations looks significant, (1,039 stations at present and 738 by 2043) there is a need to consider student demand and the demand imported from Tendring and to take account of the fact that the fitness market is still growing.

Should the opportunity present, CCC should consider upgrading fitness provision at Colchester Leisure World to compete with other large-scale facilities in the area. It should be noted that the private sector is particularly adept at ensuring that current demand is catered for.

There is a need to consider health and fitness provision to support any new pool or sports hall provision in the TCBGC to help with cross-subsidise such facilities and provide a multi-facility offer for users.

Gymnastics

Of the six clubs in the Authority, four have dedicated facilities. Colchester Gymnastics Club, Icenci Gymnastics Club, Bounceability and Whitehall Gymnastics Club. Of the clubs consulted, all express interest in growing their own membership base and the sport as a whole – and in reducing the extensive waiting lists (an 18-month wait time is fairly standard). Many highlighted the need to grow the workforce with new coaches to be able to deliver the extra sessions. Colchester Gymnastics Club has an aspiration to extend its facility to increase capacity. (Further details are included in the action plan below).

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Specialist gymnastics facilities appeal beyond local authority boundaries. Consequently, provision within with a 30-minutes' drive time catchment is considered. The whole of the Colchester population lives within a 30-minute drive of a dedicated facility.

There should be support for new or expanded dedicated gymnastics facilities in view of the capacity and security of tenure issues identified.

Indoor bowls

Of the two dedicated indoor bowls facilities in Colchester, one is of above average quality and the other is below average. West Mersea Bowls Club in particular needs to invest in a new carpet and underlay as this has not been replaced since it was opened in 1973. Both venues are available via a club membership and have capacity to accommodate additional members. There are no venues in neighbouring authorities within the 30 minutes' drive time of CCC.

The projected population increase is unlikely to generate demand sufficient to justify development of an additional purpose-built facility.

Squash

There are 21 squash courts at seven sites in Colchester five of which are glass-backed. Courts are generally of good and above average quality (two good, 13 above average and four below average). Two were unassessed.

All Colchester's residents live within 20 minutes' drive of a squash court and seven courts are located within two miles of the Authority boundary.

The courts (four in total) at Colchester Leisure World and the University of Essex are available on a pay and play basis. Eight require a membership to access or are used privately. The six courts at Corporal Budd VC account for one third of the supply but, because it is an MoD facility, community use reliability can be affected by the fact that access can be terminated at short notice. For security reasons it is also not possible to use it for events and competitions.

Although squash is relatively well catered for, it is very popular (particularly in comparison with many other parts of the country). Local clubs are strong and all are working to increase participant numbers and memberships. There is capacity at some venues to deal with increases in demand but there is a requirement to protect the current facilities given the sport's popularity.

There is, thus, a need to continue to invest in and maintain facilities and, cognisant of the local demand for squash, to explore options to increase the number of (reliably) community available courts in the area - thus reducing the reliance on the MoD site.

Indoor tennis

There are nine indoor courts at three sites in the Authority. Two of these are rated good quality and the other is above average. Virtually the whole Colchester population (98%) lives within 30 minutes' drive time of an indoor facility. In addition, David Lloyd has four air halls over four of the outdoor courts in the winter months.

Courts at the University of Essex Sports Centre can be accessed on a pay and play basis while Lexden Racquets & Fitness Centre and David Lloyd require a membership.

There is no requirement for additional indoor tennis provision.

PART 4: VISION AND STRATEGIC RECOMMENDATIONS AND ACTION PLAN

Colchester's vision for sport and leisure provision in the area for the period 2022 -2032 reflects the clear requirement to ensure that facilities are fit for purpose for the 21st Century (e.g., modern, welcoming, clean, attractive, flexible, enable a wide programme, ability to offer a good quality learn to swim programme and cost-effective to operate). The vision is:

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

4.1: General strategic objectives

Short term

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

Medium term

- ◀ Maintain the quality of sports halls which are currently in above average condition.
- ◀ Where no formal agreements are in place work with educational sites to secure community use agreements (CUAs).
- ◀ Improve the standard of the below average and poor-quality school sports halls in the Authority – at Philip Morant, Thomas Lord Audley, Leisure World Tiptree and St Helena schools.
- ◀ Work to lift the planning restrictions and then support the Gilbert School and Colchester County High School to enable community use of their sports halls.
- ◀ Support and ensure the continuity of options that provide opportunity for daytime community use of sports halls.
- ◀ Develop a swimming pool masterplan for the area mapping out how CCC will maintain the standard of key facilities via ongoing investment. This should include specific plans related to the replacement/refurbishment of Colchester Leisure World.
- ◀ To alleviate programming pressure for netball, consider whether/how one or more of the good/above average quality (or post-investment those which are currently below average which are upgraded to be better quality) sports halls at school sites could be developed to become netball core venues. Concurrently work with the NGB to establish potentially innovative club-led facility management arrangements.

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- ◀ Ensure that affordable memberships and/or pay and play access to specific activities is available to people living in the Authority's more deprived communities, people with specific health needs and older people, via enabling increased use of community facilities (e.g., activity halls and community centres).
- ◀ Maintain a watching brief in respect of the scale of health and fitness provision within Colchester (and provision made outside the Authority). Should investment in Colchester Leisure World come to fruition take the opportunity to increase the scale and quality of provision to compete with other large-scale operators in the area.
- ◀ Take steps to better enable Colchester residents from harder to reach groups; those living in outlying areas, can access sport and physical activity provision.
- ◀ In addressing all of the above, take full account of the need to make some sport and leisure facilities and opportunity available during the day to meet the needs of the growing older population. This may need to be accompanied by introducing new and redesigned activity programmes to drive and cater for increases in participation among older people.

Longer term

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

Action plans

The following action plan contains three sections:

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

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

- ◀ **Protect**- *to protect the right opportunities in the right places.*
- ◀ **Enhance** - *to enhance opportunities through better use of existing provision.*
- ◀ **Provide**- *to provide new opportunities to meet the needs of current and future generations.*

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4.2 Indoor built facilities action plan

Taking into account the needs assessments related to specific facilities and sports, the demographic make-up, current vision of the Council and associated organisations, plus Sport England’s Planning Model which encourages Protection, Enhancement and Provision of new facilities, CCC should take account of the following strategic recommendations. The following actions relative to each of Colchester’s key facilities are identified below:

4.2.1: Management and programming

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Secure facility investment to ensure that sports facilities remain attractive and fit for purpose. Protect/Enhance/Provide	Use the strategy to protect existing facilities which meet community need and inform the need for proposals for new/enhanced provision. See site by site recommendations and ensure ongoing review of facility condition takes place.	Develop a system to, as early as possible, identify and tackle ongoing investment, maintenance and refurbishment requirements to protect and improve existing facilities. See site by site actions below. Securing developer contributions from new development that can be used towards new/enhanced provision that could meet the needs identified in the strategy.	Short	CCC, Active Essex, schools/ College, community organisations	High
Maintain/increase community use of education facilities (sport halls) Enhance	Increase the number of school sports halls available to the community. Market and promote the availability of the current stock of sports halls to more sections of the community.	Work closely with schools that have expressed an interest in becoming community available – to implement this. Continue to work with schools with good levels of community use to ensure complementary programming across the Authority. Develop a site-by-site engagement action plan for schools with limited or no current community use.	Medium	Schools, CCC	High
Ensure community have long term access to indoor sports facilities at education sites. Provide	Secure long term community use of indoor sports facilities	Secure community use agreements through planning permissions on any new indoor sports facilities on educational sites that could help meet the needs identified in the strategy.	Long	CCC, Sport England	High

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Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Environmental sustainability and climate crisis. Protect/Enhance/Provide	In line with CCC carbon reduction targets, ensure that existing facilities are made as energy efficient as possible and that any new developments consider energy efficiency as a high priority.	Improve the performance of Council buildings aiming to achieve net zero emissions by 2030 and maximise funding opportunities. Ensure that all newly constructed Council-controlled/influenced buildings, extensions and refurbishments are designed to achieve net zero emissions by 2030. Focus on the switch away from oil and natural gas use by 2030. Deliver ongoing 'invest to save' energy efficiency projects to reduce overall emissions and reduce running costs. Maximise onsite renewable energy generation opportunities.	Short	CCC, AE schools/College, community organisations	High
Monitor and review	Keep this Facilities Strategy relevant and up to date.	Complete a light touch annual strategy review. Deliver a complete review within 5 years of adoption.	Medium	CCC	High

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4.2.2: Sport specific recommendations

Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Aquatic sports / swimming	<p>The publicly available leisure pool, 6 lane x 25m pool, learner/teaching pool and diving pool pools at Colchester Leisure World are of key strategic importance to the area.</p> <p>Competitive swimming, water polo, diving and sub aqua clubs are active in the area.</p> <p>There is under supply of pool provision in the authority, it cannot accommodate the increased demand generated via projected population growth and housing development – in particular that planned for the TCBGC.</p> <p>The long-term future of Colchester Leisure World (or a replacement venue is critical.</p> <p>Due to the need for additional water space to meet current and future needs, work with TDC to commission an aquatic facilities strategy covering Tendring, Colchester and the TCBGC. This strategy needs to consider both authority's needs and the need to replace/refurbish Colchester Leisure World.</p>	<p>Commission a feasibility study to determine the long-term future of Colchester Leisure World or a replacement facility – in tandem with assessment of swimming provision at TCBGC.</p> <p>Continue to ensure that the clubs, aquatic activities and community users are satisfied via effective programming and pricing at pools.</p> <p>Make swimming lessons fully available to residents in areas of higher deprivation.</p> <p>Continue to review CCC pool programmes to enable increased swimming participation and improve short term financial return/capability.</p>	CCC, Leisure World Trust, Swim England, Sport England.	Short	Enhance, Provide
Badminton	<p>There are 106 badminton courts at 46 sites across Colchester. 90 courts are available for community use.</p> <p>Badminton England suggests a weekly requirement for 2,134 court hours to meet current demand in the city.</p> <p>84% of badminton courts in Colchester meet the Badminton England quality threshold, this is in line with the national average however, there is limited room for growth.</p>	<p>Grow club-based participation - support these clubs to grow and diversify memberships.</p> <p>Support volunteer and coach development. Improve quality of below average courts and increase community availability of sports halls.</p> <p>Actively support schools that currently do not offer community use to start to do so.</p>	Badminton England, badminton clubs, schools, CCC	Medium	Enhance
Basketball	<p>There are five affiliated basketball clubs in the City.</p> <p>The key strategic site is at the University of Essex which has five courts (one show court). It hosts two elite teams and a significant community programme hosting one of the largest junior clubs in the UK.</p> <p>Basketball provision could grow if indoor facilities for it are provided/existing provision is invested in</p>	<p>Support clubs to grow/diversify memberships.</p> <p>Support volunteer and coach development.</p> <p>Improve the quality of below average courts and increase sports hall community availability at (e.g.) Stanway and Philip Morant schools</p>	Basketball England, basketball clubs, schools, UoE, CCC	Medium	Enhance

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Gymnastics	<p>There are four dedicated gymnastics facilities in Colchester. Two clubs (one a trampolining club) operate out of non-dedicated provision.</p> <p>Colchester Gymnastics Club wishes to expand its facility but the costs of doing so is currently a limiting factor. Expansion is a priority for it to develop its offer and service its waiting list.</p> <p>Other dedicated facilities need ongoing investment.</p> <p>Clubs generally report a need to increase their workforce to increase capacity and reduce waiting lists.</p>	<p>If/where possible, support Colchester Gymnastics Club to expand.</p> <p>Invest in the ongoing maintenance of dedicated facilities.</p> <p>Investigate ways to increase capacity at current gymnastics venues to cater for growing demand</p>	British Gymnastics, gymnastics clubs, CCC	Medium	Enhance, Provide
Indoor bowls	<p>The two dedicated indoor bowls facilities in Colchester are Colchester Indoor Bowls and West Mersea Bowls Club.</p> <p>The facility at Colchester Indoor Bowls has recently refurbished its greens, hence its above average quality rating. West Mersea Bows Club is of below average quality and needs a new carpet.</p> <p>EIBA confirms that there is no need for additional purpose-built indoor bowls facilities now or in the coming years.</p>	<p>Maintain facility quality and make improvements where required.</p> <p>Maintain demand for the two indoor bowls facilities - assist clubs with marketing strategies to encourage new members to participate as well as retaining existing members.</p>	EIBA, CCC, Facility operator	Medium	Enhance, Provide
Indoor tennis	<p>Three indoor tennis facilities in Colchester (David Lloyd, Lexden Raquets and UoE) offering nine courts.</p> <p>Only UofE courts are available on a pay and play basis, the others require a membership to access.</p>	<p>Maintain demand by working with the LTA to drive up participation at existing sites and assist clubs to market themselves to encourage new and retaining existing members.</p> <p>Ensure that indoor tennis opportunity is available to all Colchester residents.</p>	LTA, Tennis clubs, UofE CCC	Medium	Enhance, Protect
Netball	<p>Netball participation is increasing among both adults and juniors – leading to increased demand for facility time. The UofE and Gilberd School (Leisure World Highwoods) are key facilities for netball.</p> <p>Access to indoor netball training facilities is insufficient.</p> <p>Back to Netball and Waking Netball are popular but need more casual coaches to deliver the programmes. Identified aspirations to grow participation in netball are presently limited by the lack of indoor netball facilities.</p>	<p>Work with existing sites to ensure courts remain accessible to accommodate training needs.</p> <p>Maintain or increase number of Back to Netball and Walking Netball sessions if there is demand for these, whilst retaining pathways between these session and local clubs.</p> <p>Support volunteer and coach development.</p>	England Netball, netball clubs, schools, UoE, Leisure World Trust.	Medium	Enhance, Protect

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Volleyball	<p>Tendring Volleyball Club (TVC) which is the only affiliated club in the area) runs four adult teams which enter the National Volleyball League and the Essex Volleyball League. It has achieved high levels of growth over recent years but is now full to capacity, even at recreational level and has waiting lists.</p> <p>It recently re-located to UofE as UoE has taken ownership of the teams. TVC will deliver the community level and UoE the top level competition as part of the transfer of ownership.</p> <p>There is demand for additional provision however suitable facilities and court markings are a challenge.</p>	<p>When investing in existing/new facilities, look to match volleyball sports hall specifications.</p> <p>Where possible, install volleyball infrastructure in existing sites.</p> <p>Give TVC priority access to sports hall sites which have appropriate markings, posts etc.</p> <p>Support TVC with its volunteer and coach development.</p>	Volleyball England, TVC, UoE, schools, CCC	Medium	Enhance, Provide
Squash	<p>There are 21 squash courts at seven sites in Colchester.</p> <p>Squash is popular in the area and has good participation levels.</p> <p>The three affiliated local clubs are Lexden Rackets & Fitness Club, Off the Wall Squash Club and Earls Colne Recreation Club.</p>	<p>Protect and maintain current sites.</p> <p>If/when investing in new leisure centre facilities, look to include squash courts.</p> <p>Invest in and/or support funding applications to enhance current provision and explore the viability of increasing the number of courts in the area.</p> <p>Continue to grow participation especially at clubs. Help support them to grow and diversify memberships.</p> <p>Support volunteer and coach development.</p>	Squash England, Squash clubs, CCC	Medium	Enhance, Protect

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4.2.3: Site specific recommendations

Facility	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Bounceability	Sports club	Dedicated trampoline facility club for children and adults with special needs or disabilities.	Continue to invest in the facilities to maintain quality. Ensure it retains membership numbers.	Bounceability, British Gymnastics	Long	Medium
Colchester Academy	In house (school)	Opened in 2000, it has a 4-court sports hall, 25-station fitness gym, dance studio and a 4-lane 18m swimming pool. All its facilities were refurbished in 2021 and rated above average quality. It rescinded community access to undertake refurbishments and has remained closed since. It is understood that it intends to re-open for community use in the near future.	Work with the Academy as a priority to re-open all sports facilities for community use. Continue to invest in facilities to maintain quality.	Colchester Academy, CCC, Active Essex	Short	High
Colchester County High School for Girls	In house (school)	Opened in 2018, it has a 4-court sports hall and a 1-court activity hall both of above average quality plus a good quality 3-lane 25m pool. It is not available to the community because it is constrained by planning restrictions. The School is willing to open up facilities for community use once if/when restrictions are lifted.	Enable community use once planning restrictions are rescinded. Continue to invest in facilities to maintain quality.	Colchester County High School for Girls, CCC, Active Essex	Medium	High
Colchester Gymnastics Club	Sports club	A dedicated club facility catering for 1,800-2,000 children per week. The inadequate size of the facility size is currently hindering club growth. Expansion is a priority for the Club to service its extensive (200+) waiting list and further develop its offer, but cost is a limiting factor. It recently lost several coaches to a commercial provider (David Lloyd) and reportedly cannot compete with them or other competitors on the basis of the higher fees that rivals pay for coaches.	Work with British Gymnastics to increase the workforce. Source the funds to help the club to extend the current facility within the next 5 years.	Colchester Gymnastics Club, British Gymnastics, CCC	Medium	High
Colchester Indoor Bowls Club	Sports club	Opened in 1982, and extended in 2005, it has 6 rinks of above average quality. It has a 99-year lease with 40 completed and plans to refurbish its ancillary provision in the short term at a cost of c. £5,500. It has 900 members (750 playing). Membership is required for access. The Club expressed its concern about local public transport access.	Deliver planned investment to improve ancillary provision. Explore whether public transport to/ from the area can be influenced to enable better access.	EIBA, Colchester Indoor Bowls Club, CCC	Short	Medium

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Facility	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Colchester Institute	School (in house)	<p>Opened in 1973, its 4-court sports halls and 1-court activity hall are both of below average quality. No refurbishment is reported since it opened 49 years ago and is showing signs of wear and tear. It needs investment to make it modern, attractive and good quality.</p> <p>Its 29-station fitness suite and studio are rated above average quality.</p> <p>It is not currently available for community use but i keen to explore the feasibility of opening to the community.</p>	<p>Refurbish and modernise the facility.</p> <p>Explore whether the demand exists to open up the facilities for community hire.</p>	Colchester Institute, Active Essex, NGBs, CCC	Short	High
Colchester Leisure World	In house (local authority)	<p>Opened in 1991, Colchester Leisure World has a 6-court sports hall and a 5-court sports hall below-average in quality. The 5-court hall was refurbished in 2006 but the 6-court hall has reportedly not been renovated since the venue opened.</p> <p>It contains the City's only public swimming facilities; they are strategically very important. They include a 6-lane 25m pool, learner/teaching pool, diving pool and a leisure pool – all of which are in below average condition. The main swimming pool, learner and diving pool were last refurbished in 2009. The leisure pool benefitted from investment in 2016.</p> <p>It also has a 104-station fitness gym in above average condition plus two good quality dance studios.</p> <p>Its squash courts, which are available on a pay-and-play basis, are in below average condition.</p> <p>In the short term, there is a need to improve the facility's energy efficiency and invest in green technology to help meet CCC carbon reduction targets.</p>	<p>Commission a feasibility study to inform decisions about its long-term future. This should determine whether refurbishment or replacement is the most viable option.</p> <p>If replacement is the preferred route, consider upgrading to an 8- lane competition pool and installing a larger fitness gym with more and larger studios - to meet current fitness demands and maximise income.</p> <p>If refurbishment is preferred, review options to improve the energy efficiency of building fabric, including M&E to reduce overall running costs (and carbon emissions).</p>	Colchester Leisure World, CCC	Short	High
Corporal Budd VC Gymnasium	MOD	<p>This MoD site which opened in 2008 has 3-court and 4-court sports halls, an 8-lane 25m pool, 40-station fitness suite and six squash courts. (It is a key squash facility for the area).</p> <p>Its capacity to offer community use is limited by stipulations which mean that the MOD may demand sole access at short notice. The pool, squash courts and badminton courts are available to members who have been security checked. These and other security measures mean that it cannot be used for events, competitions etc.</p>	<p>Continue to invest in facilities to maintain the quality.</p>	Corporal Budd VC Gymnasium	Long	Low

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Facility	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
David Lloyd (Colchester)	Commercial management	Opened in 2016, it has a 3-lane, 20m main pool, a 25m lido and a 200-station fitness gym plus three indoor tennis courts (four in winter months when an air hall is installed). All are rated above average quality. As a premium leisure club, membership is required to access facilities.	Continue to invest in facilities to maintain the good quality.	David Lloyd (Colchester)	Long	Low
Holmwood House Prep School	In house (school)	It has a 4-court sports hall which opened in 2010. Lexden Rackets & Fitness Club is situated in its the grounds (see below). It is unavailable for community use	Continue to invest in the facilities to maintain/improve the quality.	Holmwood House School	Long	Low
Iceni Gymnastics Club	Sports club	A dedicated gymnastics facility with c.260 members. It wishes to expand further but requires more volunteer coaches to do so - which is a challenge. Security of tenure is a long-term challenge as it has 7 years remaining on its lease. It is keen to renew the lease ideally for 10 further years.	Recruit/train more coaches. Secure a further 10 years on its lease to ensure long term club security. Continue to invest in the facilities to maintain the quality.	Iceni, British Gymnastics, CCC	Medium	High
Leisure World Tiptree	In house (Foundation School)	Opened in 1977 and refurbished in 2004, it has a 4-court hall and a 2-court activity hall both of below average quality. They accommodate karate, badminton, trampolining, climbing & indoor football. Its 30-station fitness suite is above average and it has a below-average dance studio and two above-average squash courts.	Continue to invest in facilities to maintain/improve quality.	Leisure World Tiptree, CCC	Medium	Medium
Lexden Racquets & Fitness Club	Commercial	Opened in 1972, its 13m learner/teaching pool (refurbished 2008) and its 20-station fitness suite are in below average condition. Its five squash courts (three glass-backed and refurbished in 2005) and two air hall covered tennis courts are rated good quality. It is available on a registered membership basis. It is keen to achieve security of tenure as its current lease may end soon.	Secure a long-term lease to ensure continuing security of the Club. Continue to invest in facilities to maintain/improve quality.	Lexden Club, LTA, England Squash	Short	High
Mersea Centre	Community organisation	Opened in 1981, its 1-court activity hall (refurbished 2001), 21-station fitness suite (refurbished 2010) and two traditional squash courts (refurbished 2018) are all rated below average quality. A membership is required to access the facilities.	Continue to invest in facilities to maintain/improve quality.	Mersea Centre	Medium	Medium
MCTC	MOD	Opened in 1970, the Military Corrective Training Centre has a 3-court sports hall which is for private MOD use only.	Continue to invest in facilities to maintain/improve quality	MCTC	Long	Low

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Facility	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Northern Gateway Sports Centre	In house (Leisure World Trust)	Opened in 2020, this public leisure facility has a 5-court sports hall, a 40-station fitness suite and dance studio – all of good quality. The sports hall has limited daytime availability due to school use. Significant fitness demand was identified at the site however, it is unable to increase the size of its indoor provision due to a covenant with regard to the David Lloyd Centre which is located in close proximity.	Continue to invest in facilities to maintain quality.	Northern Gateway Sports Centre	Medium	Medium
Philip Morant School	In house (school)	Opened in and refurbished in 2008, it has a 4-court sports hall plus a 1-court and 0-court halls (all of below average quality). The sports hall floor is uneven to the extent that it severely affects quality of play – it needs to be repaired/replaced. Whilst available for 37 hours per week it is only hired for two, it is presumed that is primarily due to the poor condition of the floor.	The sports hall floor urgently requires replacement. There is a need to invest to improve the overall quality of the venue.	Philip Morant School, Active Essex	Short	High
St Benedicts Catholic College	In house (Voluntary Aided School)	Opened in 1997, its 4-court sports hall and 1-court activity hall are both of above average quality and available for hire. Access to its 30-station fitness suite (below average quality) is restricted to private use.	Continue to invest in facilities to maintain/improve quality.	St Benedicts Catholic College	Medium	Low
St Helena School	In house (school)	Opened in 1938 and refurbished in 2005, its 4-court sports hall and 0-court activity hall are of poor quality primarily due to their age. There is a need to replace the sports hall floor and lighting, apply new line markings and repair the leaking roof.	Invest in the sports hall so that it meets modern user expectations. Consider a replacement facility.	School, CCC, Active Essex, Sport England	Long	High
Stanway School	In house (school)	Opened in 1987, refurbished in 2018 its 4-court sports hall and 1-court hall are both of above-average quality and available to the community. It needs new basketball nets/backboards and remarked court lines. It also has a below-average quality 30-station fitness suite, access to which is restricted to private use only.	Continue to invest in facilities to maintain/improve quality.	Stanway School	Long	Low

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Facility	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
The Gilbert School (Leisure World Highwoods)	In house (CCC) / dual use site	The two 4-court sports halls (opened 1985/2015) and the 3-court hall (opened 2020) plus its 25-station fitness gym are all are of above-average quality. Based on planning conditions, site management arrangements are segregated; the 3- court hall and one 4-court hall are managed by the School, the other 4-court hall is managed by Leisure World Trust. Two of the sports halls are largely restricted to private use, whereas the other caters for a varied programme including fencing, yoga, archery, karate, boxing, rugby tots, badminton, table tennis & gymnastics.	The two sports halls need to be able to offer community use i/when planning restrictions are lifted. Continue to invest in the facilities to maintain quality. When the opportunity presents, align management arrangements to manage all the sports facilities on site.	School, Leisure World Highwoods Active Essex, CCC	Medium	High
The Sixth Form College Colchester	In house (Higher Education)	Opened in 2007, it has a 4-court sports hall and a 25-station fitness suite neither of which is available for community use.	Continue to invest in facilities to maintain/improve quality. Explore future community access	The Sixth Form College Colchester	Medium	Medium
The Thomas Lord Audley School	In house (school)	Opened in 1975 and refurbished in 2008, it has a 5-court sports hall and: two activity halls plus a 30-station fitness suite. All below-average. It offers good levels of community use at its indoor and outdoor facilities.	Continue to invest in facilities to improve the quality.	The Thomas Lord Audley School	Short	High
Trinity School	To be determined (under construction)	Ensure the community has long term access to the indoor sports facilities being developed.	Ensure that long term community use has been agreed through a community use agreement.	CCC	Short	High

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Facility	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
University Of Essex Sports Centre	In house (Higher Education)	<p>This has an impressive arena and a show court suitable for elite level sport which opened in 2018. It is equivalent to 12 badminton courts in size with badminton, netball, volleyball and Futsal markings (all above average quality) plus a second sports hall with 6 badminton courts, netball, basketball, Futsal, handball and 5 a side football markings.</p> <p>There is also an activity hall. Changing rooms are also of above-average quality.</p> <p>It is a key strategic facility for hosting elite level basketball, netball and volleyball alongside its student and community programmes.</p> <p>Its 160-station fitness suite and three dance studios are all above average quality and it has plans to invest further in fitness provision in the near future. Community access to the gym requires a membership.</p> <p>Its two (good quality) squash courts have recently received investment and its four indoor-tennis courts (above average quality) are available on a pay and play basis.</p>	<p>Support UoE aspirations to add to the fitness gym and increase the number of studios - to meet student demand and keep up to date with current trends in group fitness, functional fitness and strength and conditioning.</p> <p>Continue to invest in facilities to improve the quality.</p>	University Of Essex Sports Centre	Short	Medium
West Mersea Bowls Club	Sports club	<p>This has three indoor rinks and is of below average quality. What is the originally installed carpet is now 50 years old and requires imminent replacement.</p>	<p>Seek the funding required to replace the carpet.</p> <p>Invest in overall facility quality.</p>	EIBA, West Mersea Bowls Club	Short	High
Whitehall Gymnastics Club	Sports club	<p>The site provides recreational and competitive gymnastics for children up to the age of 19 years. Lessons are delivered at a dedicated facility.</p> <p>There is a need for it to be maintained regularly to ensure it meets the needs of the Club.</p>	<p>Continue to invest in the facilities to maintain the quality.</p> <p>Ensure that it retains/expands membership numbers.</p>	Club, British Gymnastics, SE	Long	Low
Commercial fitness gyms	Commercial	<p>There are several commercially operated health and fitness facilities which all contribute to the diverse offer of facilities available across Colchester.</p>	<p>Continue to monitor use and gauge the extent to which they complement other activity across the Authority</p>	Commercial operators	Long	Low

PART 5: MONITORING AND REVIEW

This Strategy identifies the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Colchester for the period up until 2032.

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

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

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

In particular the annual review process should include:

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

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

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APPENDIX 1: PLANNING GAIN CONTRIBUTION TOOLKIT

Introduction

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

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

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

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

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

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

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

- ◀ Colchester Indoor Built Facilities Strategy - Needs Assessment Report: December 2022
- ◀ Colchester Indoor Built Facilities Strategy – Strategy Report January 2023

Process

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

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The Colchester strategy provides an estimate of future demand for key indoor sports facilities based on population forecasts as a result of key housing growth areas. This key demand is translated into units of badminton courts, swimming pool lanes and indoor bowls rinks. As the exact number of units are identified from specific housing developments then the Council will need to apply the household occupancy rate to this to determine the total population.

Number of dwellings x household occupancy rate⁴ = associated population

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

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

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

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

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

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

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

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

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC) as a result of a new housing development.

⁴ National occupancy rate of 2.3 persons per household is used

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In this instance, the Leisure Facilities Strategy should be used to determine the need for additional facilities within any specific area within the Authority. This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this.

The Assessment Report (in specific sections) identifies need for other provision. This results from consultation with specific clubs and organisations, sports facility managers and NGBs. It also takes account of the size, scale, and quality of existing provision. Facilities identified within the Assessment Report are determined by the scope of the study which the Council commissions.

This will also be informed by how busy existing facilities are. As an example, if an existing leisure centre (adjacent to the new housing development) is fully programmed with high demand for space, it is unrealistic to expect this facility to accommodate the demand generated from the new development. Therefore, additional provision will be required.

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

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

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

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

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

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

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

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

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

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

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

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

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

Step 5	Consider the design principles for new provision	Navigation
	The exact nature and location of provision associated with either onsite or off-site developments should be fully determined in partnership with leisure and community specialists (e.g., NGBs, local authority, advisers, etc.) and community groups themselves.	https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance

It is important to ensure that the design of new or extended facilities is in line with the needs of local clubs and organisations as well as relevant design guidance. It will be important that any design reflects best practice design guidance taking into account all the key considerations which will be relevant to each facility. As an example, this will include aspects such as: health and safety, safeguarding, storage, sport specific design features, etc.).

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

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Development of community hubs is a key focus for many organisations as the benefits derived from facility co-location is often greater than from stand-alone facilities. There is, thus, a need for developers and stakeholders to consider how different facilities may 'fit' together. This could, for example, include the following facilities which may be required as part of a development:

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

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

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

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

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

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

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

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

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

<https://www.activeplacespower.com/>

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

Checklist summary

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

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APPENDIX 2: INDICATIVE COSTINGS

Indicative costs

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

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

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

Facility capital costs

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

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

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

Facility Type/Details	Area (m2)	Capital Cost (£)
Affordable Sports Halls		
1 Court (18m x 10m)	382	830,000
2 Court (18m x 17m)	515	940,000
4 Court (34.5m x 20m)	1,532	2,755,000
5 Court (40.6m x 21.35m)	1,722	2,985,000
6 Court (34.5m x 27m)	1,773	3,020,000
8 Court (40m x 34.5m)	2,240	3,755,000
10 Court (40.6m x 42.7m)	2,725	4,540,000
12 Court (60m x 34.5m)	3,064	5,005,000
Affordable Community Swimming Pools		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,290,000
25m Pool 5 Lane (25m x 10.5m)	1,344	4,195,000
25m Pool 6 Lane (25m x 12.5m)	1,543	5,635,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	6,715,000
25m Pool 8 Lane (25m x 17m)	1,878	6,795,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	7,795,000
Affordable Sports Centres with Community 25m Pool		
4 lane pool, 4 court hall, 50 station health and fitness gym plus studio	2,879	9,210,000

COLCHESTER CITY COUNCIL INDOOR & BUILT SPORT FACILITIES -FINAL STRATEGY

Facility Type/Details	Area (m2)	Capital Cost (£)
6 lane pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,553	10,810,000
6 lane pool plus learner pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,906	11,905,000
8 lane pool plus learner pool, 5 court hall, 100 station health and fitness gym plus 2 studios	4,509	13,185,000
Indoor Bowls Centre		
6 Rink (excludes Club/Function Room)	1,914	2,500,000
8 Rink (includes Club/Function Room)	2,500	3,270,000
Indoor Tennis Centre		
3 court	2,138	2,825,000
Extra Court	-	920,000

NB – The costs for:

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

Align with the costs included within Sport England publications of the same name updated to 3Q2022. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

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

The costs exclude the following:

- ✦ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ✦ Natural Turf Pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- ✦ Inflation beyond 3Q2022.
- ✦ VAT.
- ✦ Land acquisition costs.
- ✦ Regional cost variations in materials and labour.

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INDOOR & BUILT SPORT FACILITIES -FINAL STRATEGY

Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime. It includes costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

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

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

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

Sinking Fund

Major Replacement Costs. Typical items for consideration include:

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

Maintenance

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

Day to day repairs include:

External walls

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

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

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Other items

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

Fittings and fixtures

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

Internal finishes

Repairs to internal floor, wall and ceiling finishes.

Plumbing and internal drainage

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

Heating and ventilation

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

Power and lighting

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

Other M&E services

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

External Works

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

Exclusions:

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

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

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

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