

# Brentwood Borough Council Built Facilities Strategy – Full Analysis

4global Consulting

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Draft Version: 2



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#### 4 global Consulting Terms of Reference

It is not possible to guarantee the fulfilment of any estimates or forecasts contained within this report, although they have been conscientiously prepared on the basis of our research and information made available to us at the time of the study.

The author(s) will not be held liable to any party for any direct or indirect losses, financial or otherwise, associated with any contents of this report. We have relied on a number of areas of information provided by the client, and have not undertaken additional independent verification of this data.

## 1 Introduction

- 1.1.1 Brentwood Borough Council has commissioned 4global Consulting to prepare a Built Sports Facility Strategy, to provide the Council with a clear evidence base and set of recommendations for future sports facility development across the Borough.
- 1.1.2 A Built Facilities Strategy (hereafter referred to as 'BFS') is a strategic assessment that provides an up to date analysis of the supply and demand of built sports facilities across a local authority. Given the breadth of sports and physical activity undertaken in the Brentwood Borough (referred to interchangeably as Brentwood Borough and the 'local authority' throughout this report), as well as the intention of the Council to incorporate as many types of sports and physical activity as possible, the assessment will focus on the following facility types;
- Indoor swimming pools
  - Sports halls
  - Health and fitness suites
- 1.1.3 The assessment will also consider squash facilities and gymnastics facilities as part of the recommendations and action plan section.
- 1.1.4 The main drivers identified by Brentwood Borough Council for undertaking a BFS were:
- To provide an updated indoor facility evidence base to support the Local Plan.
  - To update and revise the previous indoor facility strategy, which was not completed or signed off by Sport England.
  - To provide key recommendations for indoor facility development to support the current and future demand for indoor sport provision aligned to the local priorities for sport, leisure health and wellbeing of BBC.
- 1.1.5 It should be noted that in parallel to the BFS, the Council has also commissioned 4global Consulting to undertake a Playing Pitch Strategy (PPS), to provide a strategic analysis of grass pitch supply and demand across the study area.
- 1.1.6 In conjunction with the PPS, the BFS will provide a holistic analysis of sports facilities across the study area, leading to a comprehensive set of recommendations for the future development of facilities, in line with the demands needs of local residents.

## 1.2 Project Scope and Objectives

- 1.2.1 To provide Brentwood Borough Council (hereafter referred to as 'BBC' or 'the Council') with a clear set of recommendations and a deliverable action plan, the BFS will provide the following high-level outputs:
- A clear understanding of the current and future supply and demand issues for key sporting facilities, in terms of quantity, quality and accessibility;
  - Identification of recommendations and priorities to assist the Council and key

stakeholders in the delivery of sporting outcomes for the area;

- Identify local needs and aspirations through a series of consultations at a national, regional and local level; and
- Recommend standards of provision (quantity, quality and accessibility) in accordance with NPPG and NPPF.

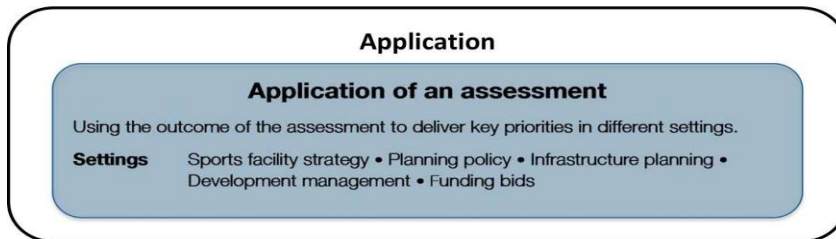
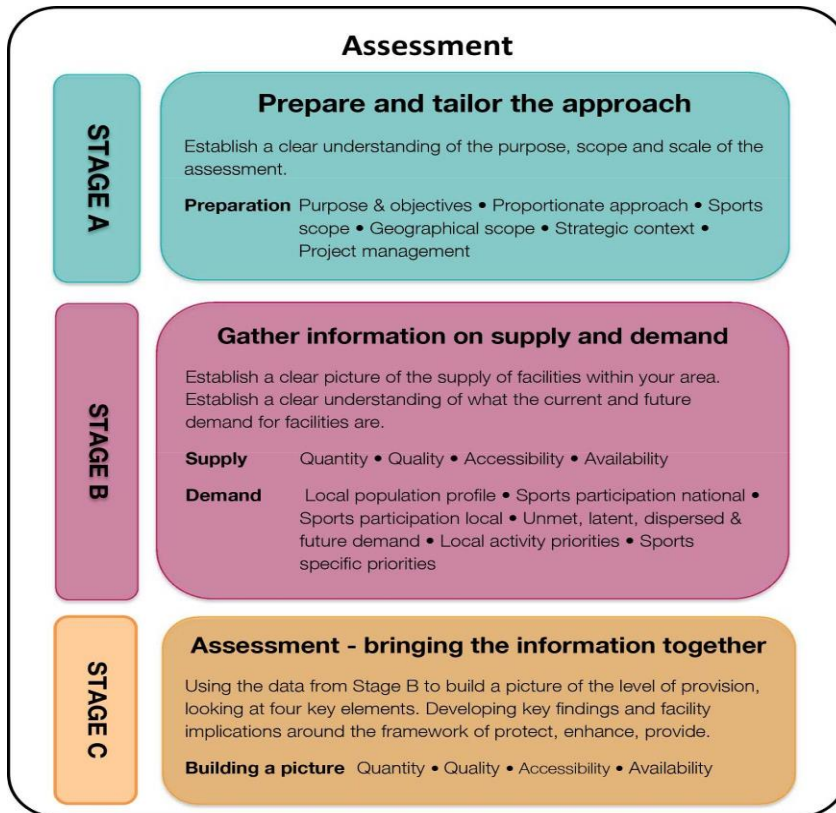
1.2.2 In addition to the purpose-built leisure facilities identified in the introduction, education facilities and community assets, such as community halls, will also be considered as part of the scope.

## 2 Methodology

- 2.1.1 To ensure that the BFS is in with industry best practice, the strategy has been developed using the Sport England Assessing Needs and Opportunities (ANOG)<sup>1</sup> guidance, published in 2014. In line with the ANOG guidance, a proven methodology has been used, as illustrated in Figure 2.1 below.
- 2.1.2 The findings in this report are based on data collected from several credible sources, including but not limited to;
- Local authority and public policy strategic documentation;
  - Sport England tools, including the Facility Planning Model (FPM), Active Places Power, the Active People Survey/Active Lives and the Sports Facility Calculator;
  - Stakeholder consultation, including BBC Officers and Members, Sport England, Active Essex, Relevant National Governing Bodies of Sport, key user clubs; and
  - Site visits, undertaken at all strategically important sites across the study area.

**Figure 2.1: ANOG methodology (Sport England Guidance, 2013)**







# Strategic Context



### 3 Strategic Context

#### 3.1 Brentwood Borough

- 3.1.1 The Borough of Brentwood is located in Essex, East of England, with the local authority sharing borders with Epping Forest District, to the north west, Chelmsford, to the north-east, and Basildon, to the south east. The Borough is home to 78,000 people<sup>2</sup> and has an area of 153 square kilometers. Brentwood is the largest settlement within the Borough, with a population of 50,000<sup>3</sup> itself, and the remaining settlements in the Borough are smaller villages and hamlets.
- 3.1.2 Brentwood is located within the London Arc, and is well served with rail and road networks, to the west of borough is the M25, with the A12 and A127 running through Brentwood. There are four rail stations located in the Borough, with direct lines to Liverpool Street and Southend-on-Sea. As a consequence, the majority of the population commute into London for work. There are approximately 20,060<sup>4</sup> people commute out of Brentwood for work, with Westminster being the most popular destination. Around 17,000 people commute into Brentwood for work<sup>5</sup>. There is potential here for a large amount of the transient demand (work place demand) to be converted into actual demand for leisure and indoor facilities within Brentwood, due to the tradition patterns of gym usage occurring after work hours, for example.
- 3.1.3 The surrounding area has significant impact upon leisure facilities within Brentwood. Situated in Basildon (9 miles from Brentwood Town Centre) is the Basildon Sporting Village, which has a 100-station gym, along with two swimming pools and numerous indoor sports halls which cater for variety of exercise programmes. The traditional indoor facilities are also accompanied with outdoor facilities such as a climbing wall and athletics stadium. The Chelmsford Sport and Athletics Centre is situated in Chelmsford (12 miles from Brentwood Town Centre) and is home to numerous indoor facilities. Due to the level of provision at both sites, along with other sites in the area, it is expected that these areas supply significant competition to indoor leisure facilities in Brentwood.
- 3.1.4 Despite the area expanding with recent residential developments, there are still large areas of open space and woodland present within the borough such as Shenfield Common, Hartswood and Thorndon Country Park. Shenfield Common has significance here, as it is situated less than one mile from town centre shops.
- 3.1.5 Brentwood has a large range of facilities available to the community. The largest of which is the Brentwood Centre; consisting of multiple swimming pools and gym spaces as well as multi-purpose and dedicated sport and exercise studios such as a MMA half-circle,

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<sup>2</sup> ONS Population Data (2014)

<sup>3</sup> <http://www.brentwood.gov.uk/pdf/10112009103817u.pdf>

<sup>4</sup> <http://www.brentwood.gov.uk/pdf/29012018122226000000.pdf>

<sup>5</sup> <http://www.brentwood.gov.uk/pdf/29012018122226000000.pdf>



weight lifting and a multi-sensory room. This is a well-balanced and very popular facility for the residents of Brentwood.

## 3.2 Planning Policy Introduction

3.2.1 There are a number of key national and local strategies and policies which inform and influence the development of these strategies. These national policies inform the approach to current and future provision of sports facilities, linked to health improvement, increased participation, and the appropriate levels of provision of facilities to meet local needs. From a planning perspective, the national agenda makes the link between national planning policy, a Local Plan and population growth at local level, and the need to plan for increased demands for infrastructure and provision, linked to Protect, Enhance and Provide; these are the key elements of the National Planning Policy Framework (NPPF). This will be explained further in the following sections.

## 3.3 National Planning Policy

### NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

3.3.1 The National Planning Policy Framework (NPPF) sets out the requirement of local authorities to establish and provide adequate and proper leisure facilities to meet local needs. Paragraphs 73 and 74 outline the planning policies for the provision and protection of sport and recreation facilities<sup>6</sup>:

3.3.2 *“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required”.*

3.3.3 Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

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<sup>6</sup> <https://www.sportengland.org/facilities-planning/planning-for-sport/playing-fields-policy/>

- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”

### PROTECTION, ENHANCEMENT AND PROVISION OF FACILITIES

3.3.4 The key drivers for the production of the strategy as advocated by Sport England are to protect, enhance and built sports facilities, as follows:

- **Protect** sports from loss as a result of re-development
- **Enhance** existing facilities through improving their quality, accessibility and management
- **Provide** new facilities that are fit for purpose to meet demands for participation now and in the future.

3.3.5 More information regarding Sport England’s Planning Aims and Objectives please follow: <https://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/>

### 3.4 Regional Planning Policy

3.4.1 Essex County Council provides a series of strategies and policies for the region, setting out integrated economic, environmental and social objectives for the regions development for years to come. Notably, The Vision for Essex sets out long-term aspirations for the county till 2035<sup>7</sup>.

3.4.2 Major aspirations and strategic aims for 2017-2021<sup>8</sup> can be filtered down to 3 main areas. All these areas are interlinked and closely related, many of which have overlapping underlying aims:

### ECONOMIC DEVELOPMENT AND GROWTH:

- Support the community by helping to increase their skills and allow them to prosper
- Enable Essex to attract and grow large firms in high growth industries
- Limit cost and drive growth in revenue.

### SOCIAL DEVELOPMENT:

- Help keep vulnerable children safer and enable them to fulfil their potential

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<http://uttlesford.moderngov.co.uk/Data/Locality%20Board/201706261600/Agenda/Document%201.pdf>

<sup>8</sup> [https://www.essex.gov.uk/Documents/Organisation\\_Strategy.pdf](https://www.essex.gov.uk/Documents/Organisation_Strategy.pdf)

- Enable more vulnerable adults to live independent of social care
- Help to secure stronger, safer and more neighbourly communities
- Facilitate growing communities and new homes in local areas.

## HEALTH:

- Reducing the gap in life expectancy
- Promoting independence in the elderly and vulnerable adults
- Reduce the need for hospital admissions or formal care services by delivering community based solutions.
- Help people live longer, by ensuring targeted health checks and health programmes are available to those most at risk of heart disease, stroke and diabetes.

3.4.3 Essex County Council benefits from working alongside and in partnership with many different organisations and plans. Some of these partnerships have shaped the type of council Essex are today and the strategies and plans they implement. Notably:

- Essex County Council supported the South East Local Enterprise Partnership in its submission in 2014 of the Strategic Economic Plan (SEP) to government with the hope of securing a share of the governments Single Local Growth Fund
- The Economic Plan for Essex (EPfE) has provided the county's content for the SEP. The EPfE is continuously revised and refreshed to ensure there is a consistent and relevant pipeline of economic growth projects that will support the delivery of economic growth across the county.
- The Essex Co-operation Framework describes the principles that guide the work from The Essex Partnership, a collaboration of representatives of the many organisations that deliver services to the people of Essex.

3.4.4 The Essex Sports Facility Strategy, currently in operation for the next 3 years, recognises the need for provision of appropriate quality and quantity of sports facilities in the area in order to increase participation. The aim is to ensure that opportunities for sport are offered through the planned provision, design and management of a full range of facilities to accommodate for the growing population. The Essex County Sports Partnership (Active Essex) are at the heart of the delivery system for community sport and for this strategy.

### 3.5 Local Planning Policy – Brentwood Borough Draft Local Plan<sup>9</sup>

- 3.5.1 The Local Plan sets out a vision and framework for development in the Borough for the next 15 years (until 2033). It addresses needs and opportunities across a number of themes, including housing, specialist accommodation and employment. The Local Plan for Brentwood borough is currently under construction and in draft edition, and is expected to be submitted and examined by Spring 2018.
- 3.5.2 The replacement local plan, 2005, consists of a number of documents and pieces of evidence, however this document is being superseded by the Draft Local Plan that is currently under production. The Brentwood Borough Council Draft Local Plan sets out the approach to bring forward the development of community facilities, and to balance the demand for housing and sporting facilities on prioritizing land and development plans. The policy states;
- 3.5.3 " The Council recognises that it is essential for the Plan to be supported by a comprehensive approach to infrastructure planning to ensure that new communities are supported by the right range of services and facilities at the right time, such as schools, transport, healthcare, places for sport and leisure and community facilities. Our Infrastructure Delivery Plan (IDP) accompanying this consultation document, includes extensive information on the current levels of infrastructure provision and forecasts needs linked to development pressures, across a number of key topic areas."
- 3.5.4 The Council will therefore ensure that a range of community facilities are provided to meet existing and forecast demand by;
- Protect and nurture existing leisure, cultural and recreational assets such as the Borough's County Parks for residents and visitors to the Borough and promote and enhance social inclusion, health and wellbeing.
  - Secure the delivery of essential infrastructure, including education, health, recreation and community facilities to support new development growth throughout its delivery.
- 3.5.5 With regards to housing; the Council emphasise the intent to protect the Green Belt wherever possible, prioritising brownfield sites to be developed on or converted into green space. The Plan is very much focused on creating a new well-connected community which is recognised for its high quality place marking, range of services and facilities, sustainability and culture of innovation. The plan contains detailed plans for each area type: Greenfield land, Green belt land and brownfield land.
- 3.5.6 The Council does not currently utilise a CIL system to allocate investment for the development of community facilities. However, it is planned for this to be put in place

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<sup>9</sup> <http://www.brentwood.gov.uk/pdf/08022016165904u.pdf>

following the completion of the Infrastructure Delivery Plan (IDP) and Viability Assessments that are currently being compiled. In line with the Leisure Strategy that was being drafted at the time of writing this report, the Council will continue to strategically maximise developer contributions through the use of section 106 funding.

- 3.5.7 As part of the Sustainability Appraisal (Stage 3 of the site assessment process in the Draft Local Plan 2013-2033<sup>10</sup>), any site development that may result in the loss of sport and physical activity provision will be assessed, specifically in terms of the required mitigation, if the site is put forward for allocation.

### 3.6 Sports and Physical Activity Strategic Context

- 3.6.1 The Council has previously and will continue to work with Sport England, as a statutory consultee on planning applications affecting playing fields and built sports facilities. To avoid potential objections and delays at a later date if such sites are allocated for development which may affect the delivery of the allocations, discussions are taking place prior to site allocations and policies being confirmed in the pre-submission version of the Local Plan.

- 3.6.2 Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- All or any part of a playing field, or
- Land which has been used as a playing field and remains undeveloped, or
- Land allocated for use as a playing field.

- 3.6.3 Unless, in the judgement of Sport England, the development as a whole meets with the one or more of five specific exemptions. To find details of these specific exceptions, along with further information regarding sport England statutory role on developments, please follow the link: <https://www.sportengland.org/media/12940/final-playing-fields-policy-and-guidance-document.pdf>.

### 3.7 Sports and Physical Activity Policy and Strategy Review

- 3.7.1 The following section provides a policy review of all strategic documentation that is relevant to this strategy, including the most recent national strategic documentation for sport and leisure, as well as relevant local government documentation and strategic planning work.

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<sup>10</sup> <http://www.brentwood.gov.uk/pdf/08022016165904u.pdf>

## A NEW STRATEGY FOR SPORT – DEPARTMENT FOR CULTURE, MEDIA AND SPORT

- 3.7.2 The Department for Culture, Media and Sport, following a consultation paper in 2015, launched the new strategy 'Sporting Future: A new Strategy for an Active Nation' in 2016. The development of the new strategy reflects a need to re-invigorate the nation's appetite for participation in sport following what appears to be a significant reduction in participation (highest profile being swimming), following the upsurge after the 2012 London Olympics.
- 3.7.3 The sport strategy is targeting five outcomes which each sports organisation, public or private sector, will be measured against:
- Physical wellbeing
  - Mental wellbeing
  - Individual development
  - Social and community development
  - Economic development.
- 3.7.4 Government funding will go toward organisations which can best demonstrate that they will deliver some or all the five outcomes.
- 3.7.5 The Delivery of the outcomes will be through three broad outputs;
- More people from every background regularly and meaningfully taking part in sport and physical activity, volunteering and experiencing live sport
  - A more productive, sustainable and responsible sports sector
  - Maximising international and domestic sporting success and the impact of major sporting events.

## SPORT ENGLAND STRATEGY 2016 - 'TOWARDS AN ACTIVE NATION'

- 3.7.6 The Vision for this Strategy is: 'We want everyone in England regardless of age, background or level of ability to feel able to engage in sport and physical activity. Some will be young, fit and talented, but most will not. We need a sport sector that welcomes everyone – meets their needs, treats them as individuals and values them as customers'.
- 3.7.7 The Sport England Strategy 'Towards an Active Nation' puts the policies set out in 'A new Strategy for an Active Nation' into practice. This will mean significant change for Sport England and for their partners.
- 3.7.8 This strategy sets out Sport England will deliver this task. The key changes Sport England will make are:
- Focusing more money and resources on tackling inactivity because this is where the gains for the individual and for society are greatest



- Investing more in children and young people from the age of five to build positive attitudes to sport and activity as the foundations of an active life
- Helping those who are active now to carry on, but at lower cost to the public purse over time. Sport England will work with those parts of the sector that serve the core market to help them identify ways in which they can become more sustainable and self-sufficient
- Putting customers at the heart of what we do, responding to how they organise their lives and helping the sector to be more welcoming and inclusive, especially of those groups currently under-represented in sport
- Helping sport to keep pace with the digital expectations of customers
- Working nationally where it makes sense to do so (for example on infrastructure and workforce) but encouraging stronger local collaboration to deliver a more joined-up experience of sport and activity for customers
- Working with a wider range of partners, including the private sector, using our expertise as well as our investment to help others align their resources
- Working with the sector to encourage innovation and share best practice particularly through applying the principles and practical learning of behaviour change.

### **BRENTWOOD BOROUGH COUNCIL PHYSICAL ACTIVITY AND SPORT PROFILE**

3.7.9 Adult participation in sport and active recreation has increased from 65.2% in 2016 to 67.6% in 2017, and there has been no change in activity for this year. This indicator is the percentage of the adult population participating in sport and active recreation, at moderate intensity, for at least 30 Minutes on at least 12 days out of the 4 weeks (Active People Survey, Sport England). The study area compares well to the national percentage of 61.8%. The authority, along with Active Essex and Sport England, aim to continue to improve these statistics through:

- Maximising opportunities for sport and physical activity to work with commissioners of health, social care, young people's service and community safety
- Developing a strategic approach for sports facilities and opportunities based on need and evidence
- Capitalise on opportunities to work with NGB's
- Provide opportunities for young people through Sportivate, School Games; and working with the HE and FE sectors.

### 3.8 Policy Review

3.8.1 The following sections summarise the key policies and strategies that are relevant to this project but do not fall under the previous planning policy review.

#### **BRENTWOOD BOROUGH COUNCIL CORPORATE PLAN 2016-2019**

3.8.2 At the time of writing this report, the present corporate plan is still relevant. This updated plan builds on the themes identified within the previous issue and commits the council to delivering a new local development plan that will shape the way the borough will change over the next 15 years. The key overarching priorities highlighted are:

- Environment and Housing Management
- Community and Health
- Economic Development
- Planning and Licensing
- Transformation

#### **BRENTWOOD ECONOMIC STRATEGY 2017-2020<sup>11</sup>**

3.8.3 The strategy provides a framework to direct economic development and growth for Brentwood Borough and to bring economic benefits to businesses and residents. Ultimately supporting an improved quality of life for those who live and work in Brentwood.

3.8.4 The key economic aims for the vision are to:

- Promote a mixed economic base and a discerning and sustainable approach to economic growth
- Encourage high value, diverse, employment uses that will provide a significant number of skilled and high quality jobs.
- Encourage better utilization, upgrading and redevelopment of existing land and buildings
- Enable the growth of existing business, the creation of new enterprises and encourage inward investment.

3.8.5 This strategy also ties in well with the Local plan draft, mentioned above, through:

- Fostering a prosperous, vibrant and diverse local economy by attracting new commercial investment to maintain high and stable levels of economic and employment growth.

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<sup>11</sup> <https://brentwood.moderngov.co.uk/documents/s11235/Appendix%20A.pdf>

### ACTIVE ESSEX CHANGING 1 MILLION LIVES<sup>12</sup>

- 3.8.6 The key mission is to get one million people active by driving and sustaining participation in physical activity and sport. Working with key partners to create opportunities and resources to achieve this, reducing inactivity and developing positive attitudes to health and wellbeing in communities across greater Essex.
- 3.8.7 Four key principles are outlined within the strategy are:
- Getting children and adults activity/more active, by driving and sustaining participation in regular physical activity and sport. Looking to combat figures such as one in five adults currently do less than 30 minutes' exercise per week.
  - Improving outcomes for people's long term health and wellbeing through reaching out to the specific groups which are most likely to be inactive and under- represented in both physical activity and sport.
  - To maximise potential along with supporting local clubs and organisation, that are voluntary in their nature, about their coaches, officials and talented athletes within performance pathways.
  - Strengthening the Active Essex network of local partners in each of the local authorities, to better support the roll out of 14 local plans in these areas.
  - One of the key considerations for this strategy is the developments at Hadleigh Park, turning it into a world class outdoor sports and leisure venue, with an Olympic mountain bike course at its heart.
- 3.8.8 They key priorities for Active Essex can be summarised as:
- Drive and Sustain Participation
  - Improve Health and Wellbeing
  - Develop individuals and Organisations
  - Strengthen Localities, Communities and Networks.

### BRENTWOOD BOROUGH COUNCIL HEALTH AND WELLBEING STRATEGY (2017-2022)<sup>13</sup>

- 3.8.9 The strategy has been produced in conjunction with the Brentwood Health and Wellbeing Board, along with both County and Borough Council services. The strategy sets out the key principles that the board will pursue over the next 5 years.
- 3.8.10 The vision for the authority with regard to Community and Health is around:

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<sup>12</sup> <https://www.activeessex.org/wp-content/uploads/2017/06/Active-Essex-Changing-1-Million-Lives-Strategy.pdf>

<sup>13</sup> <https://brentwood.moderngov.co.uk/documents/s12535/Appendix%20A.pdf>

- Encourage thriving and engaged communities
- Make Brentwood a Borough where people feel safe, healthy and supported
- Provide effective representation of local people's views and needs for improved and accessible health services
- Support businesses, safe-guard public safety and enhance standards locally
- Work with partners to reduce anti-social behaviour and ensure that Brentwood is a safe place to live.

3.8.11 Furthermore, over recent years' mental health and wellbeing has become an area of focus within Brentwood. It is estimated that roughly 7,209 Brentwood residents aged 18-64 are living with a mental health problem. Although the proportion of people with a mental health problem in Brentwood is better than the national average, it is believed that mental health problems are often underreported. In addition to this, a large proportion of older people diagnosed with mental health problems are related to dementia.

3.8.12 To summarise the key priorities identified in the strategy:

- **Ageing Well** – Ageing is more widely viewed as a positive concept and it's about ensuring that when we are older we have lives that have value, meaning and purpose. Although we cannot aspire to resolve all these challenges, we will aim to focus our attention on some core areas for improvement and to help the local residents to age well.
- **Tackling Obesity and Improve Physical Health** – Obesity continues to pose a serious threat to health and wellbeing and is seen as an increasing burden on public services. Regular, physical activity is associated with increased life expectancy and reduced risk of coronary heart disease, stroke, diabetes, hypertension, obesity, and osteoporosis. As part of its commitment to improve health and wellbeing and to assist local residents in becoming healthier and active, local partners will focus their efforts on a work programme that will promote more physical and recreational activities amongst local residents.
- **Mental Health and Wellbeing** - The concept of mental health and wellbeing is not yet sufficiently reflected in the planning, development and everyday delivery of public services. Feelings of contentment, enjoyment, self-confidence, positive self-esteem and engagement with daily living are all a part of mental health and wellbeing. With the growing of number with dementia and mental health conditions, we must continue to work to support those in need and help build self-resilience to cope

### 3.9 Brentwood's Sport, Leisure and Open Space Assessment Report (2016)

3.9.1 Following the completion of this Assessment Report, it was advised by Sport England that further work be completed to provide the Council with a more robust evidence base in which to inform future decision on new facilities, particularly at the Brentwood Centre. The following recommendations were made in order to update the previous needs analysis:

- A site-by-site analysis with key deliverables, including priority projects for investment.
- Spatial analysis across the borough based on current and future demand, to ensure all the needs of borough residents is met.
- Greater engagement with education providers and providers in neighbouring authorities for access to all forms of provision.

### 3.10 Brentwood Borough Council Leisure Strategy (2018-2028)<sup>14</sup>

3.10.1 The council needs to ensure that its sport and leisure facilities will be sustainable in the future and broaden their impact on improving community health. The strategy focus is on its leisure facilities being high quality, accessible, affordable and sustainable in the future.

3.10.2 The council needs to reduce its expenditure, and as the provision of sport and leisure is a non-statutory service, it would like to get to the point where any leisure provision is at a minimum a nil cost to the council.

3.10.3 The Council needs to ensure that its built facilities are fit for purpose and future proof and the Council will need to target it funding appropriately. It needs to ensure that its running costs are kept to a minimum through efficient service provision whilst income levels must grow – reducing net cost further still.

3.10.4 The Council will focus on: Brentwood Centre:

- Enhance the Brentwood Centre as a venue for events to attract high quality events and acts.
- Capitalise on the location of the Centre and make it a focus for Sport, Health, Football and Mental Health provision.
- Consider alternative management options for Brentwood Centre.
- Focus on increasing leisure centre attendance levels leading to improved public health, as well as a more financially sustainable service.

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<sup>14</sup> <https://brentwood.moderngov.co.uk/documents/s13171/Appendix%20A.pdf>

- Ensure that the Brentwood Leisure Centre follows health and fitness trends to be more attractive to target groups, providing activities that will ensure sustained use and customer growth.
- Use insight led, effective, targeted marketing to develop a larger customer base.

3.10.5 Pavilion in King George’s Playing Fields:

- Look at creating a ‘Park Hub’ that includes sports provision, family provision, café/retail provision and conferencing/event provision to maximise community usage
- Undertake feasibility study to identify viability.

3.10.6 Community Halls:

- Renegotiate lease with Brentwood Leisure Trust.
- Undertake external condition survey to ascertain future costs and viability of the halls.
- Align with the Council’s Asset Management Strategy to maximise income to the Council.
- Explore options for Community Asset Transfer.

3.10.7 New developments

- Explore opportunities for joint use and maximising developer contributions.
- Explore opportunity to create indoor play facility i.e. to make King George’s Playing Fields an all-season destination for play.

3.11 Population and Demographic Analysis

3.11.1 The current and future population profile within the Borough of Brentwood and the locations of population growth are important to understand in planning for the future provision of sport and physical activity.

3.11.2 Table 3.1 below provides a summary of the key population and demographic trends the Borough of Brentwood. It should be noted that this data is consistent with that used across the Playing Pitch Strategy as well as the wider strategic planning work currently being undertaken by the Council.

Table 3.1 - Population and demographics analysis for the Borough of Brentwood

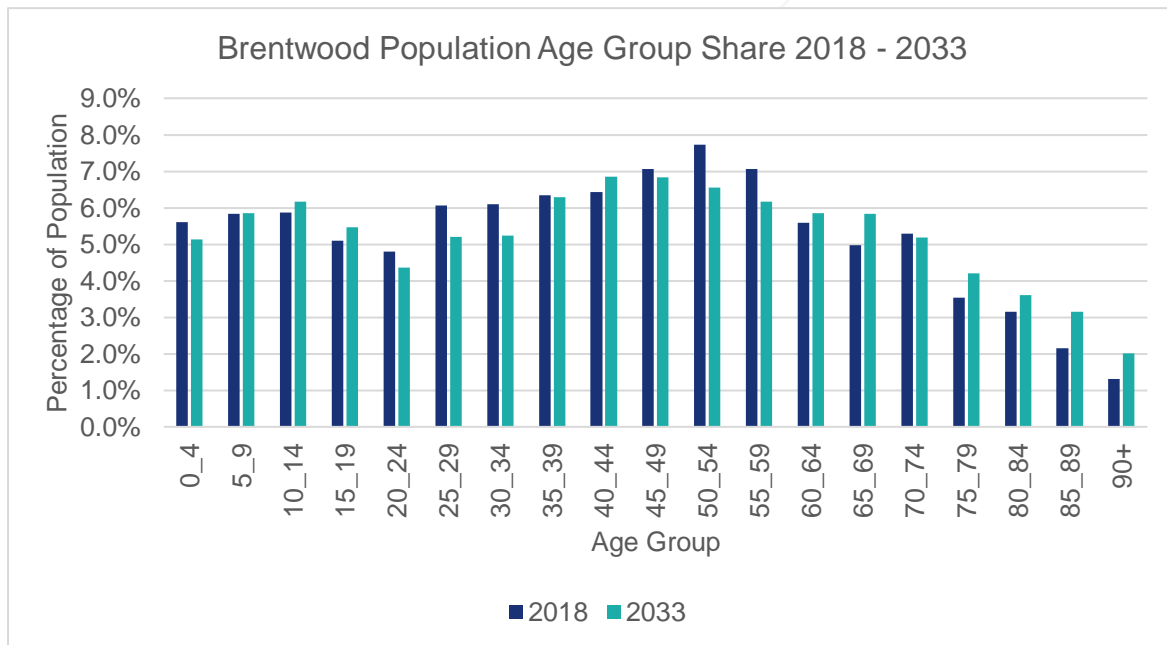
Demographic Summary	Data
Current population	78,000 (Office of National Statistics 2014 Sub-national Population Projections - 2018 estimate)



Demographic Summary	Data
<b>Future population-2033</b>	92,479 (Office of National Statistics 2014 Sub-national Population Projections - 2033 estimate and Brentwood Borough Council Draft Local Plan Housing Site Allocations)
<b>Age profile</b>	The age profile of the Borough is projected to change over the next 15 years, with older people making up an increasing proportion of the population. The number of people aged 60 and above increases, with this age group representing 30% of the population by 2033. The proportion of residents aged 0-59 within the Borough is reducing from 74% of the population in 2018 to 70% in 2033.

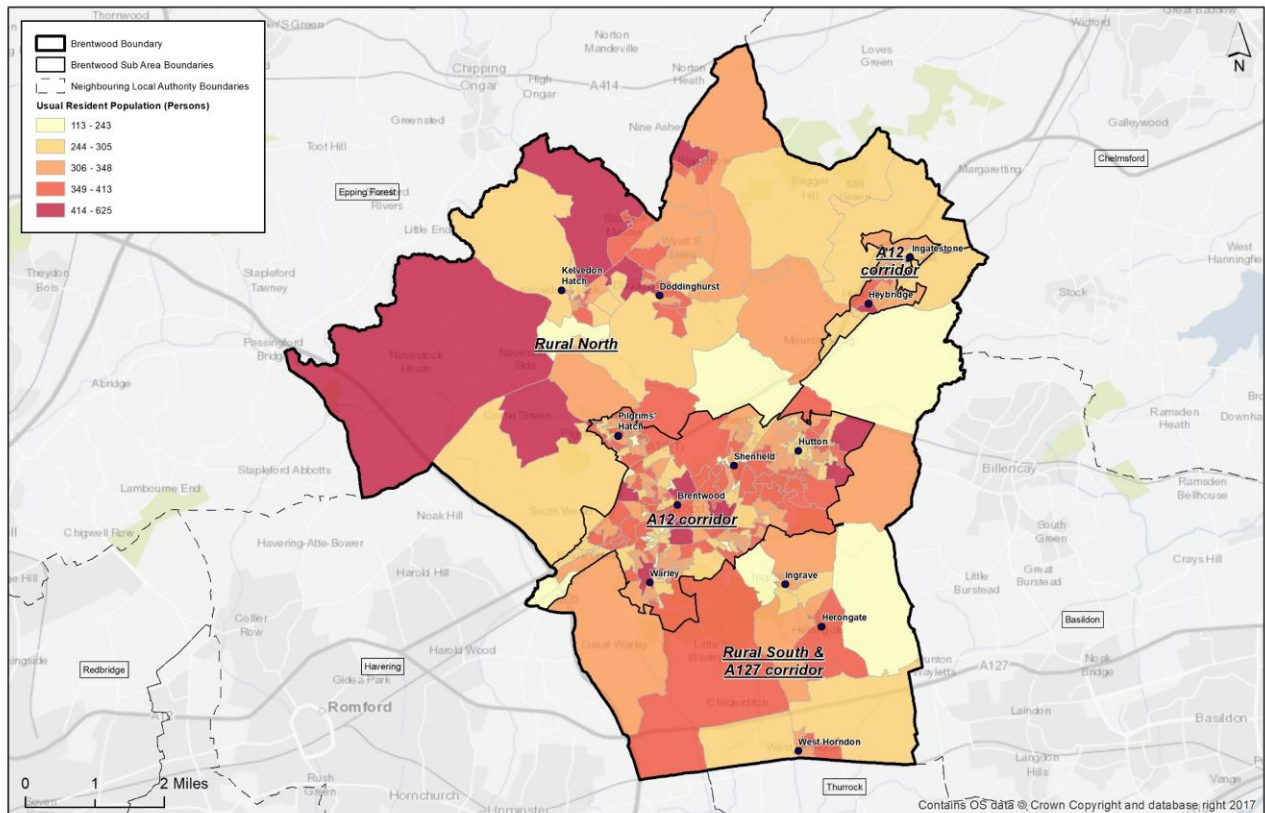
3.11.3 Figure 3.1 overleaf provides a graphical representation of these population trends, illustrating the projected change in proportion of population, between 2018 and 2033.

Figure 3.1 –Borough of Brentwood Population Share by Age Group



3.11.4 To provide greater insight into the current and projected population trends across the Borough, Figures 3.2 to 3.4 show the overall 2018 population per Output Area (OA), the 2018 population density and the projected change in population to 2033.

Figure 3.2 – Usual Resident Population by Output Area (2018)

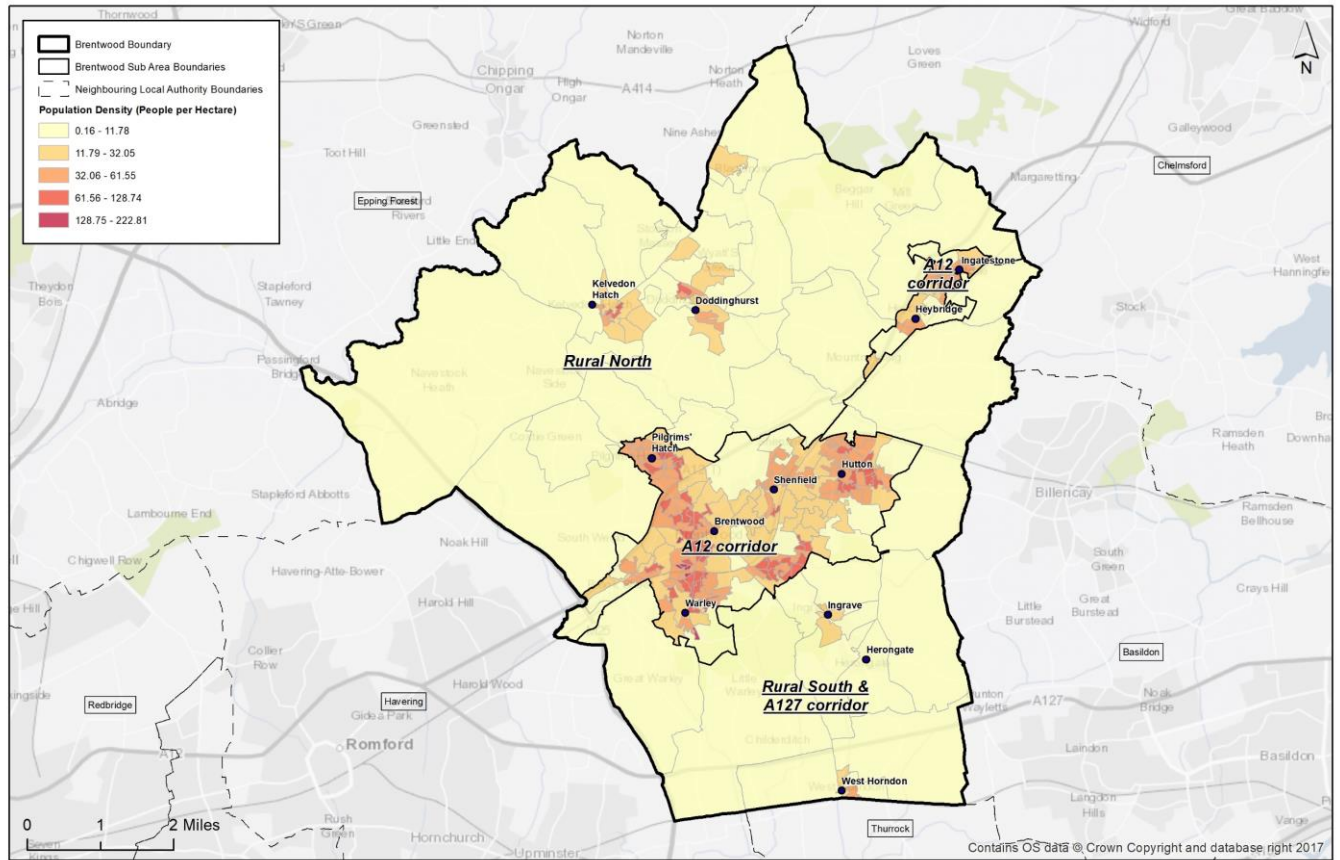


Usual resident population per Output Area in Brentwood (2018)



- 3.11.5 Figure 3.2 illustrates the total number of residents per output area, with the darker red areas showing the highest number of residents. It should be noted that while the more rural areas are typically more sparse in terms of population, they are also larger in size, therefore they typically have a greater overall volume of residents. The population density map shown as Figure 3.3 below shows this in more clarity.
- 3.11.6 Figure 3.3 indicates that the main towns and village service centres of Brentwood, Shenfield, Hutton, Warley, Pilgrims Hatch and Ingatestone have the highest population density, with pockets of relatively high density in large villages, such as Doddinghurst and Kelvedon Hatch. Figure 3.3 also illustrates the low density of population that exists across the rest of the Borough, which coincides with high levels of rurality and smaller villages, areas of open space, fields and woodland.

Figure 3.3 – Population Density by Output Area (2018)

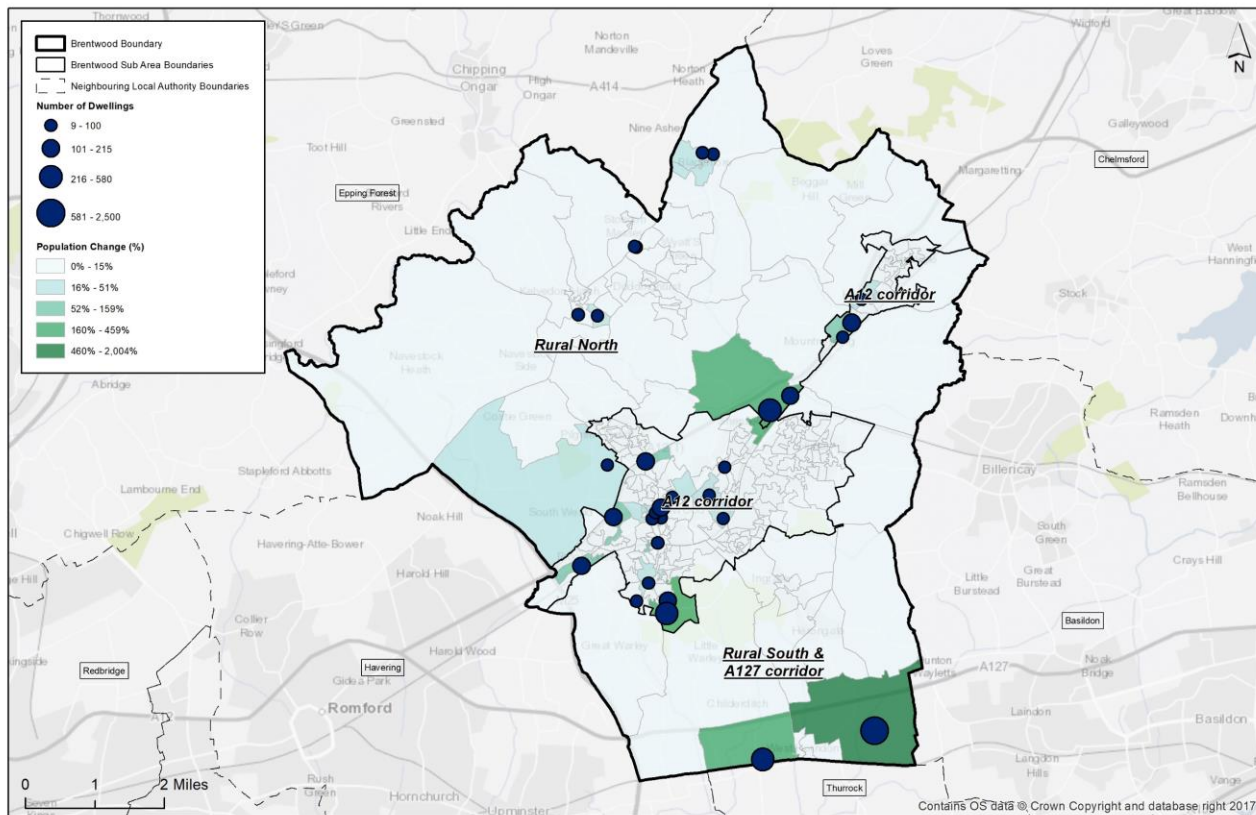


Usual resident population density per Output Area in Brentwood (2018)



3.11.7 Figure 3.4 overleaf illustrates the expected population change within the Borough to 2033. This is largely projected to change in line with significant housing allocations proposed as part of the developing Local Plan. New developments are directed to urban brownfield sites and urban extensions with concentrated new development on land within the Borough’s transport corridors along the A12 and the A127.

Figure 3.4 – Population Change 2018 – 2033



Percentage change in population per Output Area in Brentwood (2018 - 2033)



3.11.8 Significant population growth is projected in the Rural South, along the A127 corridor, with the planned Dunton Hills Garden Village development that will provide a sustainable new community and service centre. There will be significant investment in homes, employment, community and recreational facilities supported by a wide range of infrastructure. The Dunton Hills Garden Village project will see approximately 2,500 new homes delivered within the plan period to 2033. This significant growth will influence the requirement for sport and leisure provision over the life time of this strategy and should be taken into consideration as part of future development plans across the Borough.

### 3.12 Deprivation Analysis

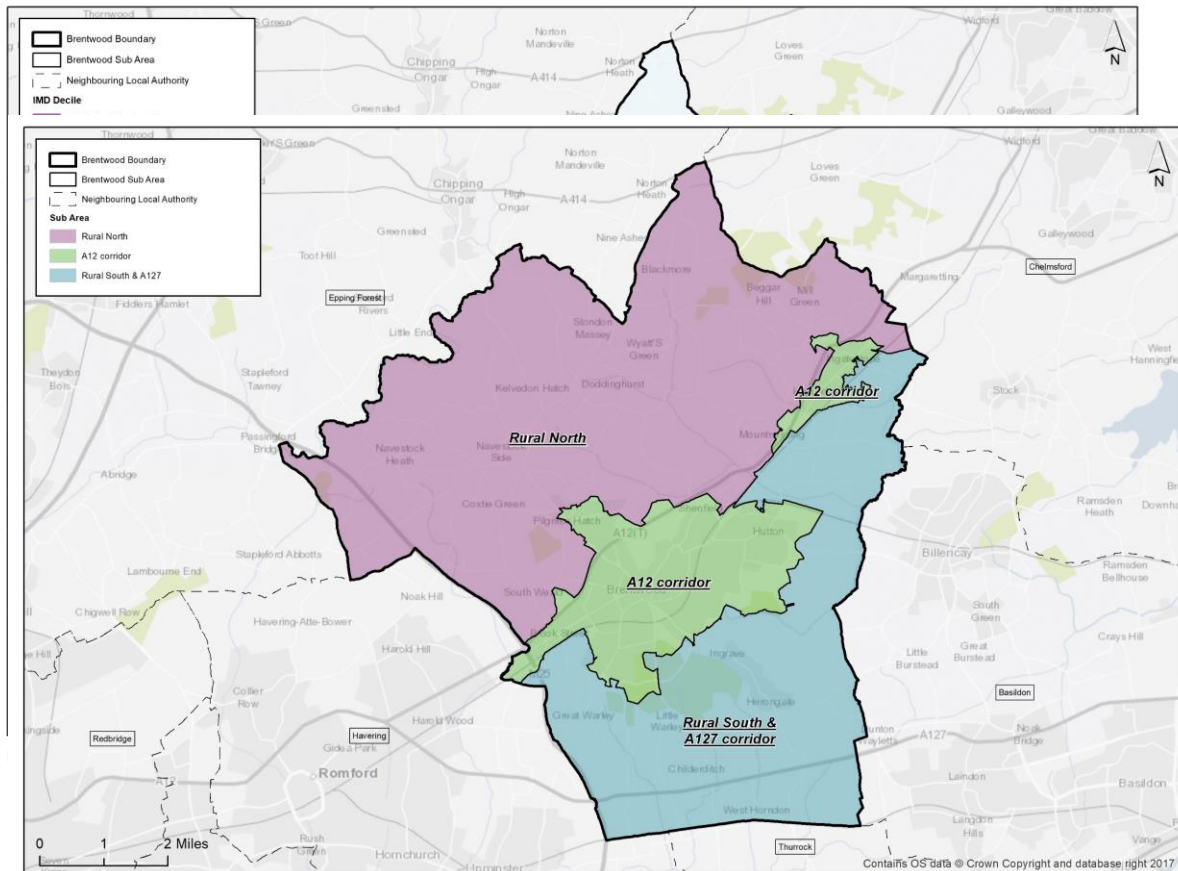
- 3.12.1 It is key that any future sporting developments meet the specific needs of their residents and it therefore important to consider deprivation trends for the local authority. Geographical areas with high level of deprivation will typically have lower levels of health, standard or living and car ownership, which all contribute to a lower overall level of participation.
- 3.12.2 Figure 3.5 overleaf shows the levels of deprivation across the study area, with the most deprived areas located in the service centres of Hutton and Pilgrims Hatch. It should be



noted that the overall deprivation analysis indicates that there is a low general level of deprivation in the study area.

Figure 3.5: Deprivation Analysis

### 3.13 Sub area Analysis

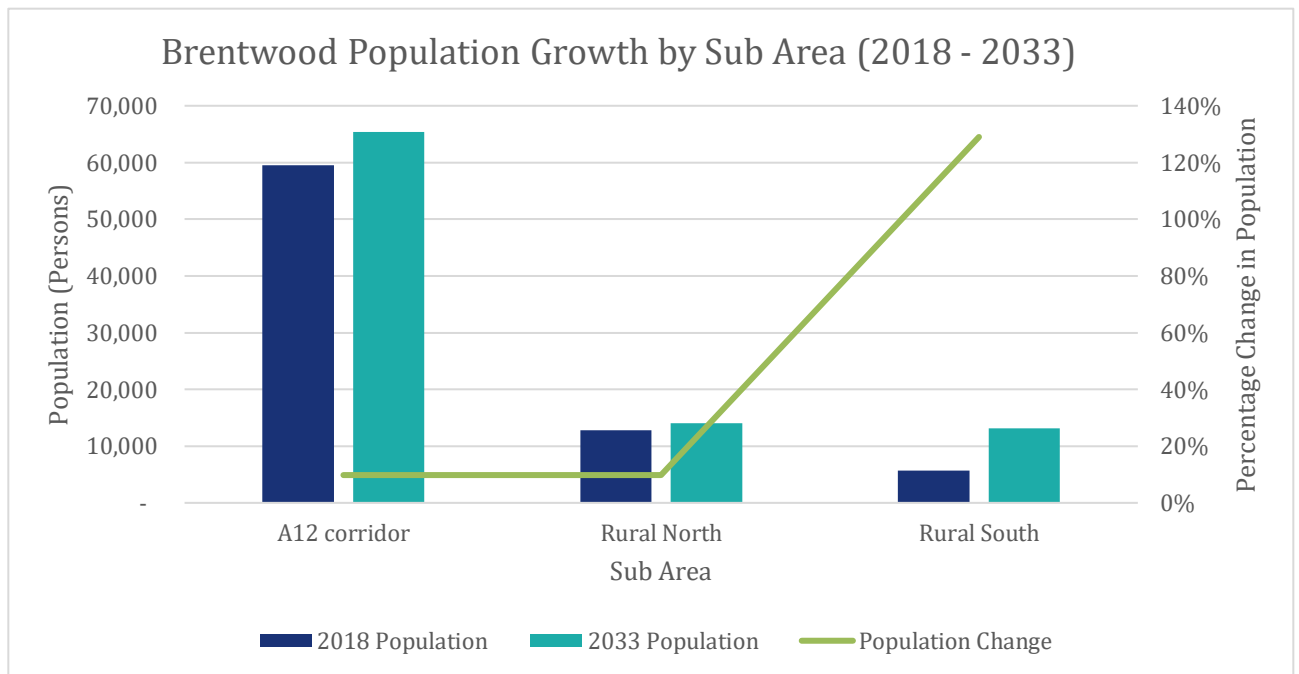


Sub areas in Brentwood  
Figure 3.6 – Sub areas in Brentwood



- 3.13.1 In line with the Local Plan and previous analysis undertaken for site selection and allocation, this strategy will assess the provision of indoor/built sports facilities at a sub area level.
- 3.13.2 To understand the population trends for each of the sub areas identified in Figure 3.6 (above), the graph below shows the projected population change for each of the specific areas. Most of the Borough’s population is located in the A12 corridor, where the majority of the main towns and village service centres are. This analysis also illustrates that all sub areas across the Borough are projected to grow throughout the lifetime of the strategy, with significant growth in the Rural South sub area, driven by the new Dunton Hills Garden Village settlement and planned developments along the A127 corridor.
- 3.13.3 This population growth and the trends across the Borough will inform the future recommendations and action plan identified within this strategy.

Figure 3.7 – Population trends by Brentwood sub area



### 3.14 Physical Activity and Participation

#### THE VALUE OF PARTICIPATION

3.14.1 The value of participation in sport and physical activity is significant, and its contribution to individual and community quality of life should not be underestimated. This is true for both younger and older people; participation in sport and physical activity delivers:

- Opportunities for physical activity, and therefore more ‘active living’
- Health benefits – cardio vascular, stronger bones, mobility
- Health improvement
- Mental health benefits
- Social benefits – socialisation, communication, inter-action, regular contact, stimulation

3.14.2 In addition, participation in sport and physical activity can facilitate the learning of new skills, development of individual and team ability / performance, and provide a ‘disciplined’ environment in which participants can ‘grow’ and develop.

3.14.3 The benefits of regular and active participation in sport and physical activity will be important to promote in relation to future sport, leisure and physical activity in Brentwood Borough. There is an existing audience in the Borough, which already recognises the advantages of participation, and a latent community who are ready to take part. The sport, physical activity and leisure offer in the Borough can support the delivery of the desired outcomes across a number of Borough priorities and objectives.



## CURRENT PARTICIPATION RATES

- 3.14.4 In terms of the Public Health England definition for physical activity (150 minutes or equivalent of at least moderate intensity activity per week) 21.8% of adults are doing enough physical activity to benefit their health (i.e. exercising three or more times per week), the second highest in the county and above the national average of 17.6%.

**Table 3.4: Physically active and inactive adults**

Rate	Brentwood	Essex	England
% Active	67.6%	61.6%	61.8%
% Inactive	25.1%	26.3%	25.7%

Source: Public Health England (based on Active People Survey source data) 2017.

- 3.14.5 As suggested within table 3.4, Brentwood has a greater percentage of 'physically active' population than both Essex, and nationally. However, when considering the level of inactivity, this is only slightly reduced in comparison to the respective figures. It is therefore crucial that the sporting facilities within Brentwood match the needs of the people effectively, and entice participants of all demographics.
- 3.14.6 The Sport England Active People Survey (APS), now Active Lives, show us that Essex has a slight decline in participation rates since 2008/09 APS for once a week participation in sport for adults age 16+ years. There is a slight increase for rates in Brentwood; increasing from 40.4% in 2008/09 to 42.0% in 2015/16, however these rates fluctuate throughout the years. The participation rates for Brentwood have consistently been above the average for the region, however the rates for Essex are largely in line with the regional baseline level. Greater detail of these rates is shown in Table 3.5 below.

**Table 3.5: APS Participation Rates in Brentwood, Essex, Regionally (East) and Nationally - Adult (16+) Participation in Sport (at least once a week), by year<sup>15</sup>**

Year	Brentwood	Essex	East	England
2008/09	40.4%	36.4 %	36.7 %	36.5 %
2009/10	38.5%	35.3 %	35.7 %	36.2
2010/11	41.6%	36.0 %	36.1 %	35.6 %
2011/12	45.0%	37.8 %	38.7 %	36.9 %
2012/13	43.6%	36.2 %	36.8 %	36.6 %
2013/14	36.6%	35.1 %	35.7 %	36.1 %

<sup>15</sup> Source: Active People Survey. Measure: Adult (16+) participation in sport (at least once a week) by year, one session per week (at least 4 sessions of at least moderate intensity for at least 30 minutes in the previous 28 days). Time period(s): 2012/13, 2013/14, 2014/15, 2015/16.

Year	Brentwood	Essex	East	England
2014/15	43.2%	34.3 %	34.8 %	35.8 %
2015/16	42.0 %	35.1 %	35.4 %	36.1 %

3.14.7 When considering both table 3.4 and 3.5, it is evident that Brentwood performs better than both regional and national figures, in terms of participation rates. However, when considering the trend over recent years, it is important to recognise that there is a slow decline in participation and it is therefore potential for further facility investment and regeneration.

**ACTIVE LIVES**

3.14.8 In 2016, Sport England launched the Active Lives monitoring system, to measure sport and physical activity in with the objectives set out by the recent DCMS and Sport England strategies.

3.14.9 Although the project is in its 2<sup>nd</sup> year and therefore providing a consistent and reliable benchmark is difficult, Data for the study area identifies that:

- 25.1 % of Brentford Borough Council residents aged 16+ are inactive, slightly better than the national figure of 25.7%.
- 67.6% of Brentwood residents aged 16+ took part in sport and physical activity 3 (or more) times a week, compared to 61% in Essex and 61.8% in England.



# Evidence Base and Needs Assessment

## 4 Built Sports Facility Supply Analysis

4.1.1 This section of the report provides an audit of all facilities considered within the Built Facility needs assessment, as well as summarising the visual assessments, undertaken at strategic facilities throughout the Borough. Information within this section has been collected through site assessments and consultations, as well as being supplemented by local officer knowledge.

### 4.2 Facility Audit

4.2.1 The audit of facility supply includes an assessment of the following indoor facilities;

- Indoor swimming pools
- Sports Halls
- Health and fitness suites

4.2.2 Where facilities are accessible, audits have been undertaken in the presence of management staff from the facilities. This provides excellent context and further detail on the facility, as the site assessment can only be seen as a point in time.

4.2.3 Table 4.1 below provides a summary of facility provision for each of the different facility types included in this study across the study area. Further detail on the size of each of the facilities is provided in the specific facility quality assessment summaries.

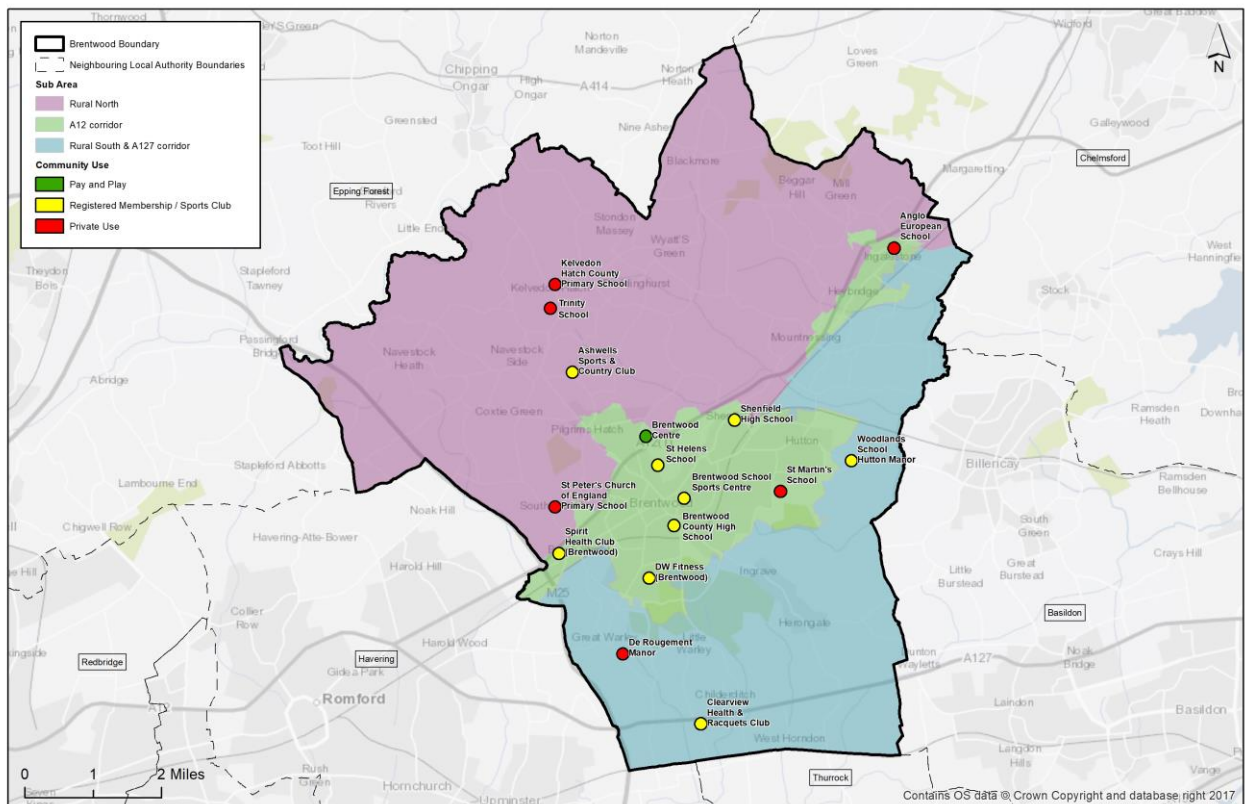
4.2.4 Following this, Figures 4.1 – 4.3 show the location of facilities by type. The element of location and accessibility will be further expanded upon as part of the catchment area accessibility section of this report.

**Table 4.1 Facility Summary Brentwood Borough**

Facility	Main Hall	Activity Hall	Main Pool	Learner Pool	Health & Fitness Suites	Studio
AB Salute Gym Ltd					1	1
Anglo European School	1	1				
Ashwell's Sports & Country Club					1	1
Becket Keys Church of England Free School	1	1				
Better Gym Brentwood					1	1
Brentwood Centre	1		1		1	2
Brentwood County High School	1	1	1			
Brentwood Hard Court Tennis Club		1				
Brentwood School Sports Centre	1	1	1	1	1	2
Brentwood Trampoline and Activity Centre		1				
Brentwood Ursuline Convent High School	1	1				1
Clearview Health & Racquets Club (Virgin Active)			1		1	3

Facility	Main Hall	Activity Hall	Main Pool	Learner Pool	Health & Fitness Suites	Studio
De Rougement Manor					1	
DW Fitness First				1	1	2
Hutton Community Centre		1				
Shenfield High School	1		1			
Spirit Health Club				1	1	
St Helens School		1	1			
St John's Hall		1				
St Martin's School	1	1				
Tipps Cross Remembrance Hall		1				
Trinity School		1	1			
Woodlands School Hutton Manor	1		1			
<b>Total</b>	<b>9</b>	<b>13</b>	<b>8</b>	<b>3</b>	<b>8</b>	<b>13</b>

Figure 4.1: Swimming Pool provision in Brentwood Borough



Swimming Pools by community use availability in Brentwood





### 4.3 Facility Quality Assessment

- 4.3.1 Detailed quality assessments have been undertaken on all strategic sports facilities in the study area<sup>16</sup>. All facilities were scored from 1 to 5, for each facility type. based on the age, quality, changing provision and general appeal of the facility, with the key questions being whether the facility is pleasant to use and if it meets the needs and expectations of users. It should be noted that none of these criteria are weighted, with the final score for each facility type representing a total rating for the quality of the facility.
- 4.3.2 Table 4.2 below provides a summary of the average scores for each of the ‘pay and play’ or ‘sports club’ accessible facilities across the Local Authority. This table provides an average of all facility types, combined to give an overall quality score for each of the strategic leisure facilities in Brentwood Borough.
- 4.3.3 Table 4.3 presents a summary of the same data, split by facility type, to show the overall standard of each aspect of built sports facilities across Brentwood Borough. It should be noted that changing facilities have been specifically identified due to their importance to the overall feel of a facility.
- 4.3.4 The facilities were scored out of 5, with each of the ratings assigned to the following levels of quality
- 5 – Excellent
  - 4 – Good
  - 3 – Adequate
  - 2 – Poor
  - 1 – Very poor

**Table 4.2 Summary in Brentwood Borough for ‘pay and play’/sports club accessible facilities**

Facility	Average Quality Score (Out of 5)
Anglo European School	3.6
Becket Keys Church of England Free School	3.0
Brentwood Centre	4.0
Brentwood County High School	2.4
Brentwood School Sports Centre	4.2
Shenfield High School	3.3
St Helen’s School	2.8
St Martin’s School	3.6
Woodlands School Hutton Manor	3.8

<sup>16</sup> Sports halls of 3 Badminton Courts or greater and Swimming Pools of 6 x 25m are defined by Sport England as ‘strategic’ built facilities

**Table 4.3 Facility Summary in Brentwood Borough by facility type**

Facility Type	Average Quality Score (Out of 5)
Health and fitness suite	4.2
Sports Hall	3.5
Swimming Pool – Main Pool/Learner Pool	3.4
Changing rooms – Dry	3.4
Changing rooms – Wet	2.5
Disability Access	3.0
Maintenance and Cleanliness	4.0
General (physical) Access	4.2

- 4.3.5 The site assessment scores illustrate that in general, current facility provision is adequate across Brentwood Borough. It should be noted that none of the strategic local authority owned facility – Brentwood Centre - has a GOOD overall facility rating.
- 4.3.6 In terms of facilities, the current provision of health & fitness across the local authority is of a relatively high standard, so too is the maintenance and cleanliness, as well as the general accessibility (i.e. car parking/proximity to public transport) of the facilities.
- 4.3.7 Wet changing rooms across the Local Authority were identified as being POOR, particularly dual-use facilities at Shenfield High School, Brentwood County High School and St Helens School.
- 4.3.8 The current provision of sports halls and swimming pools across the Local Authority is seen to be ADEQUATE, while the average quality of dry changing rooms and the rating for disability access to a facility are also both ADEQUATE.

#### 4.4 Facility Accessibility

- 4.4.1 Car ownership across Brentwood Borough is relatively high, with the Local Authority ranked with the Local Authority ranked 71st (out of 348<sup>17</sup>) for households that have access to a car or van.
- 4.4.2 This high car ownership (totalling 86% of the population) is likely to lead to the majority of residents using cars to access sport and leisure facilities across the Local Authority. As a result, the needs assessment sections for each of the specific facility types include a catchment area map, based on a 20-minute drive time.
- 4.4.3 Catchment areas for different types of provision illustrate the areas currently not served by existing indoor sports facilities. It should be noted, however, that the distance that people are willing to travel will vary depending on additional parameters such as the quality of the facility. To provide a consistent analysis of travel time and catchment areas, the concept of 'effective catchment' will be used, defined as the distance travelled by 75-80% of users. The catchment analysis for each of the facility types will be explained within each of the relevant following needs assessment sections.

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<sup>17</sup> ONS Census 2011

## 5 Needs Assessment – Swimming Pools

- 5.1.1 This section contains a summary of the findings from the needs assessment study for swimming pools in Brentwood Borough. Swimming pool facilities are defined as ‘an enclosed area of water, specifically maintained for all forms of water-based sport and recreation, covering indoor pools and specific diving tanks for swimming, teaching, training and diving’ (Sport England Active Places).
- 5.1.2 There are currently 12 indoor swimming pools spread across 10 sites in the Local Authority. There are also 6 outdoor lidos in the Borough, which generally have limited community access and restricted usability.
- 5.1.3 Brentwood Leisure Trust operate the swimming pool at the Brentwood Centre, with the remaining sites owned and managed by a combination of private (commercial) operators and education establishments. Only the Brentwood Centre has a ‘pay and play’ access type, which is defined as the ability for a resident to pay for a single session without pre-booking and without the need for a monthly membership. While the Brentwood Centre is accessible to the community, not all of the water space in Brentwood Borough is considered to be available to the public for the full peak period. The amount of water space available at peak times is considered to be circa 1,317m<sup>2</sup>. This equates to 25m<sup>2</sup> of water space per 1,000 population<sup>18</sup>, a figure that is more than double the national and regional average figures, and greater than any of the surrounding local authorities.
- 5.1.4 Table 5.1 below provides a summary of the audit for swimming pools in the local authority. A more detailed supply analysis can be found within the Technical Appendices.

**Table 5.1: Swimming pool supply summary (Source: Facility Planning Model and 4 global site assessments)**

Facility	Pool Type	Ownership Type	Management Type	Access	Reason for not being included in analysis
Anglo European School	Lido	Academy	School (In House)	Private Use	Private, too small and Lido
Ashwell’s Sports & Country Club	Lido	Commercial	Commercial Management	Membership	Too small and Lido
Brentwood Centre	1 x Main 1 x Learner	Local Authority	Trust	Pay and Play	Included in analysis
Brentwood County High School	Main	Academy	School (In House)	Club	Included in analysis
Brentwood School Sports Centre	1 x Main 1 x Learner	Independent School	School (In House)	Membership and Club	Included in analysis
Clearview Health &	1 x Main	Commercial	Commercial	Membership	Lido excluded

<sup>18</sup> Brentwood Borough Swimming Pools Facility Planning Mode (Sport England: 2017)

Racquets Club (Virgin Active)	1 x Lido				
De Rougement Manor	Lido	Commercial	Commercial	Private	Too small and private
DW Fitness First	Learner	Commercial	Commercial	Membership	Too small
Kelvedon Hatch County Primary School	Lido	Community School	School (In House)	Private Use	Private too small lido
Shenfield High School	Main	Foundation School	School (In House)	Club	Included in analysis
Spirit Health Club (Brentwood)	Learner	Commercial	Commercial Management	Membership	Too mall
St Helen's School	Main	Diocese	School (In House)	Club	Included in analysis
St Martin's School	Lido	Academy	School (In House)	Private Use	Private use Lido
Woodlands School Hutton Manor	Main	Independent School	School (In House)	Club	Included in analysis
Trinity School	Main	Independent School	School (In House)	Private Use	Private use to small

## 5.2 Planned Developments

- 5.2.1 There are planned developments in Brentwood Borough and neighbouring authorities that will have an impact on residents in the Local Authority. During 2018, St Peter's Primary School's lido is to be covered and converted into a small (16m x 8m) swimming pool that will be community accessible.
- 5.2.2 Epping Forest District Council is currently considering its options for rationalisation of its indoor leisure stock by potentially closing the Ongar Leisure Centre. This Centre is within a 20-minute drive time for Brentwood Borough residents and, if closed, is likely to increase demand for the swimming pools in Brentwood Borough.

## 5.3 Swimming Pool Accessibility

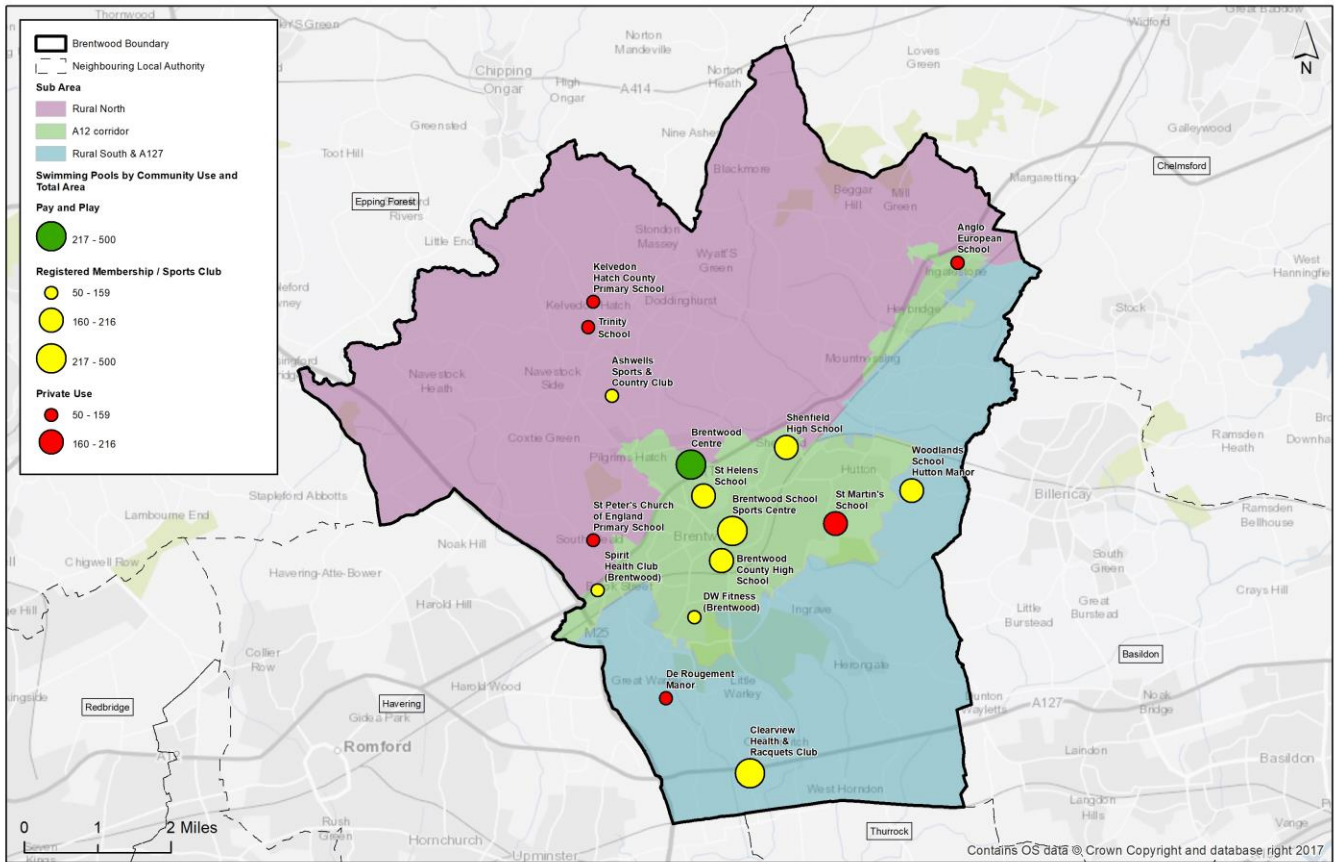
### DRIVE TIME ANALYSIS AND CROSS-BOUNDARY ACCESSIBILITY

- 5.3.1 Figure 5.1 overleaf shows the location of all swimming pools in the Borough, the majority of which are situated in the A12 Corridor sub area. Figure 5.1 (also overleaf) shows the catchment analysis for the only 'pay and play' pool in the study area – Brentwood Centre. The graphic illustrates the unique catchment areas for the facility, with the shaded areas showing the 20-minute drive time catchment.
- 5.3.2 As referenced in the previous section, residents typically do not allow local authority boundary lines to impact on their use of sport and leisure facilities, choosing instead to use facilities that are accessible, affordable and of a high quality. With this in mind, it is important to consider facilities from neighbouring local authorities that impact the overall

supply and demand of facilities within Brentwood Borough. Figure 5.1 overleaf therefore shows the catchment analysis, including facilities in neighbouring local authorities (Green shading).

- 5.3.3 Figure 5.1 illustrates that a large proportion of those residents who fell outside of the Brentwood Centre catchment fall into the service areas of other leisure facilities in neighbouring local authorities. These facilities include Ongar Leisure Centre (Epping Forest), Billericay Swimming Pool, Basildon Sporting Village (both Basildon) and Central Park Leisure Centre (Havering).
- 5.3.4 This accessibility analysis provides a starting point for considering whether there is sufficient quality, quantity and accessibility of swimming pool provision in Brentwood Borough, however this is further expanded upon within the following supply and demand analysis.

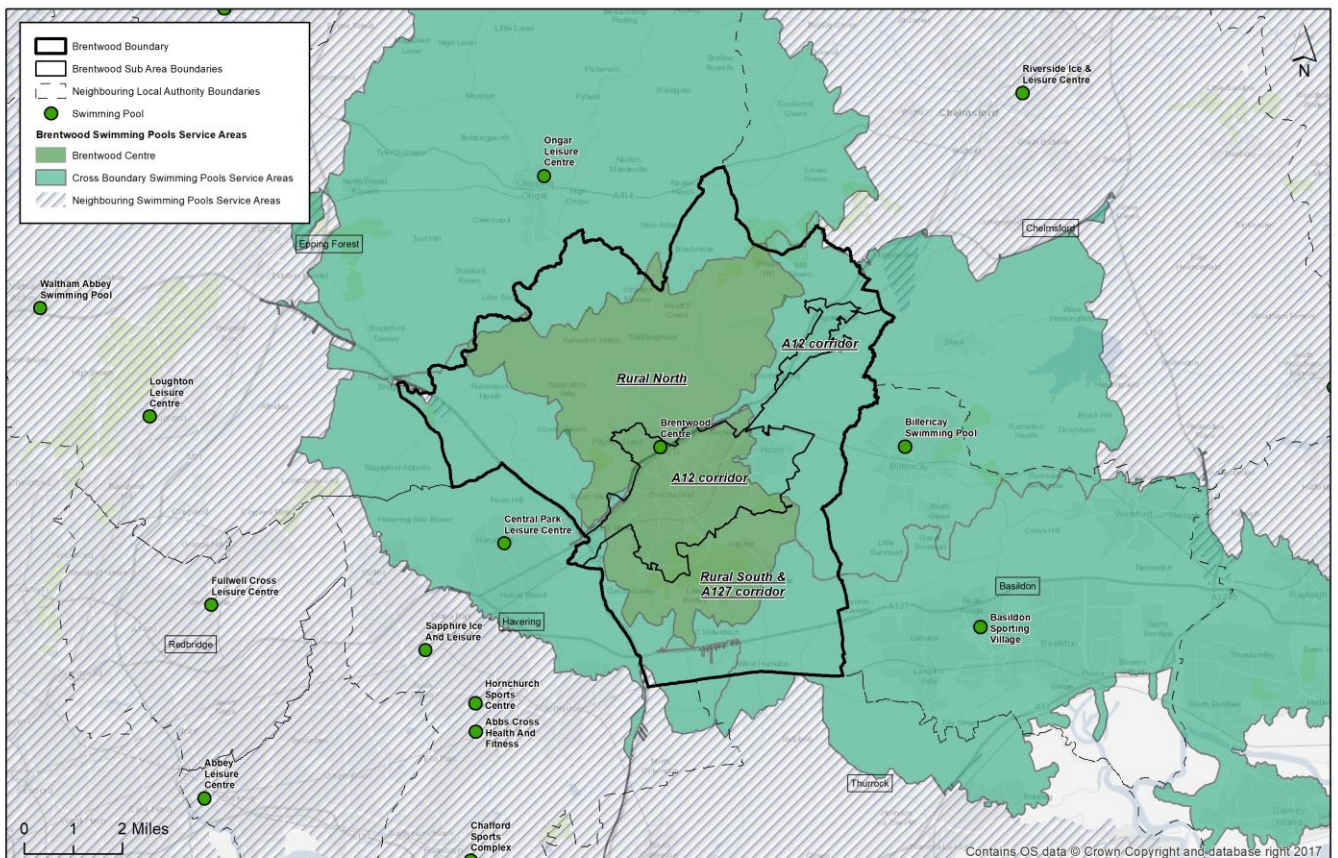




Swimming Pools by community use availability and total area of water space in Brentwood



Figure 5.2: 'Pay and Play' swimming pools catchment and neighbours



Swimming Pools with pay and play access service areas in Brentwood (up to 20 minutes drive time)





## 5.4 Swimming Pool Supply and Demand Analysis

5.4.1 Sport England's Facility Planning Model (FPM) provides an assessment of the demand for swimming in the study area, including authorities that border Brentwood Borough. This part of the assessment can then be considered alongside the supply audit to answer the following key questions

- To what extent does the existing supply of swimming pools meet the current levels of demand from the resident population?
- To what extent does the existing supply of swimming pools meet the future demand, taking into account population increases in the Borough and the surrounding areas?

5.4.2 The key findings from the FPM analysis are identified below, with the detailed report available within the Technical Appendices;

### SUPPLY

- There are nine swimming pools in Brentwood included in this assessment, on seven different sites. In total, they provide 1,919m<sup>2</sup> of water space, but this is scaled down to 1,317m<sup>2</sup> to take account of availability in the peak period. In terms of supply in terms of visits, this equates to 11,421 visits per week in the peak period (vpwpp).
- This supply equates to 25m<sup>2</sup> of water space per 1,000 population, a figure that is more than double the national and regional average figures, and greater than any of the surrounding local authorities. This figure should be treated with caution, as it only relates to the local authority area in question and does not take account of cross border facilities and visits. The impact of neighbouring provision can have a significant impact on the quality of access for Brentwood Borough residents as users often look at the best, most appropriate offer to swim as opposed to whether it is located in their own Borough. This can result in significant import and export issues which will be explored later in this report
- The main sites in Brentwood are the Brentwood Centre (main and learner pool equating to 3132 vpwpp); Brentwood School Sports Centre (main and learner pool equating to 2090 vpwpp) and the Clearview Health and Racquets Club (main pool only, equating to 2600 vpwpp). The latter site is managed by a private health club operator, and whilst it may have a role to play in the landscape, these facilities are unlikely to be available to all within the community due to the costs to join.

### DEMAND

- Brentwood has a population of 77,357, which generates a demand for 4,895 swims per week during the peak period. This level of demand equates to a need for 813m<sup>2</sup> of water space in the peak period, with comfort factor added.
- 13.9% of Brentwood residents have no access to a car, a figure that is well below the regional and national average figures, indicating a population that is mobile in terms of accessing sports facilities.

## SUPPLY AND DEMAND

- When comparing the balance between supply and demand, Brentwood has a very different output to regional and average figures. The national figure is for demand to slightly exceed supply in the peak period, and this is also replicated at regional level.
- However, in Brentwood supply (at 1317 vpwpp) clearly exceeds demand at 813 vpwpp resulting in a notional oversupply of 504 vpwpp.
- This section only provides a 'global' view of provision and does not take account of the location, nature and quality of facilities in relation to demand; how accessible facilities are to the resident population (by car and on foot); nor does it take account of facilities in adjoining boroughs. These are covered in the more detailed modelling set out in the following sections (Satisfied Demand, Unmet Demand and Local Share).

## SATISFIED DEMAND

- Satisfied demand for swimming from residents of Brentwood is calculated at 4,737 vpwpp, or 96.8% of total demand. Of this satisfied demand, it is calculated that 75.8% of this demand is retained within the borough of Brentwood, with 24.2% exported to facilities outside Brentwood.
- The visits that are met by facilities based within Brentwood Borough is considered to be low and indicates the reliance local residents have on neighbouring authority facilities for their swimming participation. This indicates the need for cross border dialogue and planning with regards to pool provision and access. Facilities in Basildon and Chelmsford retain 87% and 88% of visits within their local authority areas.
- The number of peak time visits undertaken at facilities outside of Brentwood Borough is also higher than Basildon and Chelmsford, as they export 13% and 12% respectively. This is likely to be as a result of a combination of the following issues with facilities in Brentwood – proximity of offer, quality of offer, cost of offer and age of facility.

## UNMET DEMAND

- Unmet demand (demand from Brentwood residents that can't be met) for swimming is very low at just 3.2% of all demand generated. This equates to just 159 vpwpp, or when converted to water space, just 26m<sup>2</sup> with comfort factor added.
- This unmet demand is virtually all generated by people who live outside the catchment area of a pool (99.8% of all unmet demand), and of this figure 81.9% are estimated to be people who have no access to a car and live outside the walking catchment area of a pool. This differs from the regional and national averages where 10% of unmet demand nationally and 8% of unmet demand regionally is due to a lack of capacity at existing pools. This reflects the high levels of supply of swimming pools within Brentwood.

## USED CAPACITY

- Brentwood has an excellent supply of swimming pools when compared to demand, therefore the overall percentage of capacity used in the peak period is only 46.2%, well below the national and regional average figure of 64.9%.
- This average figure is also much lower than any of the neighbouring authorities, with the next lowest figure being 53.1% in Epping Forest.
- This low level of utilised capacity reflects the high levels of supply of swimming pools in Brentwood, when compared to the demand for swimming generated by residents of Brentwood.
- It should be noted that Brentwood imports 1,682 visits per week in the peak period, from residents of neighbouring authorities choosing to use pools in Brentwood, which equates to 31.9% of all visits to pools in Brentwood.
- Utilised capacity varies from facility to facility, with the highest level of utilised capacity being 82% at the Brentwood School Sports Centre, and the lowest being 23% at Woodlands School Hutton Manor. The Brentwood Centre pools are used to 44% of their capacity in the peak period.

## LOCAL SHARE

- Local Share is the available capacity that can be reached by the residents of an area divided by the demand for that capacity in the area. A value of 1 means that the available capacity matches demand. A value below 1 indicates that the available capacity is less than demanded, whereas a value above 1 indicates that the available capacity is greater than demanded.
- The calculated figure here is 2.3 (Demand: 4895 and Supply: 11,421)
- The Brentwood figure of local share indicates that residents of Brentwood enjoy excellent access to swimming pool provision, above national/regional average figures and above all neighbouring authorities except Chelmsford which has the same figure.

### 5.5 Key Stakeholder Consultation – Amateur Swimming Association (ASA)

#### 5.5.1 The headline objectives from the ASA Strategic Plan – 2013-2017 are:

- More people learning to swim
- More people swimming regularly
- More medals on the world stage.

#### 5.5.2 There is currently a more specific facility strategy in development. The ASA will shortly have a structure in place in which there is a Strategic Partnership Manager in every region of the country working with the major pools/organisations in that region, to increase aquatic participation and operator return on investment. This is in addition to the existing network of both National & Regional Club Development Officers – who ensure that all county and regions are covered by an ASA representative. Any facilities issues are connected either straight to the National Facilities Team in the first instances or via the appropriate ASM/Club Development Officer.

5.5.3 The ASA commented that its current supply vs demand modelling indicates a large over supply of water space in Brentwood. However, from a general participation point of view, the Brentwood Centre is key as it is the only “pay & play” facility in the area and hence supports the majority of the casual swimming market. It is therefore vitally important from a general participation perspective, that the Brentwood Centre is either retained, via refurbishment or extension, or replaced with a facility of equal or larger capacity.

## 5.6 Club Consultation

5.6.1 As part of the demand assessment, Brentwood Swimming Club has provided their views on the quality, quantity and accessibility of facilities at the Brentwood Centre. The Club has 140 active members, which use the swimming pools at the Brentwood Centre for more than 12 hours per week. There are 60 children members (0-11 years), 40 youth members (12-18 years) and 40 adult members (19-59), and these members predominately live in Brentwood, Shenfield and Hutton. Through the Club’s recruitment efforts, the number of members has increased over the past 3 years and the Club would like access to further availability, especially during peak time, however this has proven difficult for the operator as it reduces the available water space for other residents during periods of peak demand.

5.6.2 The Club report a lack of appropriate maintenance and insufficient equipment for hosting galas. It feels that the pool is in need of replacement and that a modern 8-lane pool is required to meet the current and future needs of its members.

## 5.7 Future Needs Assessment

5.7.1 Using the Sport England Facility Calculator (SFC), the future demand for swimming pools can be estimated using projected population increase in a given area. More information on the SFC, including details on how the model calculates the demand for facilities, can be found on the Sport England website; <http://www.sportengland.org/sfc>

5.7.2 The SFC provides a quantitative estimate of future need, however unlike the FPM the SPC does not identify specific locations for future provision. This will need to be informed by consultation with key stakeholders, catchment analyses of existing facilities and an analysis of the location of new housing development.

5.7.3 Table 5.2 illustrates how the additional projected population is likely to increase the overall need for swimming pool facilities across the local authority during the lifetime of this strategy.

**Figure 5.2: Swimming pool projected and actual demand**

Total 2018 Population	Existing peak time water space (metres <sup>2</sup> ) in 2018	Over/ under supply (metres <sup>2</sup> )
77,357	1,317	504 over-supply
Total 2033 Population	Required peak time water space (metres <sup>2</sup> ) by 2033	Over/ under supply (metres <sup>2</sup> )

92,479	972	345 over-supply
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- 5.7.4 Table 5.2 illustrates that although there is calculated to be sufficient supply in the Borough to meet the existing need for swimming pools in the Local Authority, the additional population growth that is projected for the Borough is predicted to generate a surplus of swimming pool provision by the end of the strategy timeframe in 2033.
- 5.7.5 Taken with the Sport England FPM Data (2016), there is evident over supply of swimming provision in Brentwood, with surplus capacity in the peak period also. Two sites, Brentwood School Sports Centre and Clearview Health & Raquets Club have the largest weight factor, however spare capacity in the peak period is still apparent here also. It is worth noting that there is a strong correlation between age since last refurbishment, and percentage of capacity not used, relevant for sites such as St Helens School. Due to the dominance of school sites with swimming provision, it should be recognised that the actual level of available hours may not be realised fully for the community.
- 5.7.6 The above is particularly relevant for offsetting demand from popular sites, such as the Brentwood Centre, as St Helens is situated in close proximity to this site, but does not offer provision to the same quality.

## 6 Needs Assessment – Sports Halls

- 6.1.1 This section contains a summary of the findings from the needs assessment work for sports halls. Sports halls are purpose built indoor facilities that can be used for numerous formal and informal sports, as well as a significant range of informal physical activity.
- 6.1.2 This assessment considered all sports hall facilities in Brentwood Borough, however it focusses on ‘strategic’ facilities that are a minimum of four badminton courts. Four-court sports halls provide far greater flexibility to operators and users as they can accommodate the majority of indoor sports such as football (5-a-side and training), volleyball, basketball and netball. A court of this size also provides sufficient run-up space to accommodate indoor cricket nets.
- 6.1.3 Many 4 court sports halls have a dividing net that allows them to be divided into several sub-areas, which can then be used for alternative sports and physical activities that do not require a large area, such as table tennis or martial arts.
- 6.1.4 In line with Sport England’s Facility Planning model (2017 National Run), there are considered to be 8 Main halls (4+ courts) and 13 Activity halls (less than 4 courts) across Brentwood Borough. All of these sites are defined as having some level of community use, with residents being able to book the facilities at some point during the week, apart from Brentwood Ursuline Convent High School and Trinity School, which has private use only.
- 6.1.5 The Brentwood Centre is the only facility in the Borough with a Main Hall that has ‘pay and play’ accessibility, with many of the facilities having limited availability for informal or non-booked use.
- 6.1.6 Table 6.1 below provides a summary of the audit for sports halls in the local authority. A more detailed supply analysis can be seen in the previous supply audit section or Technical Appendices.

**Table 6.1: Sports Hall supply summary (Source: Facility Planning Model and 4 global site assessments)**

Site	Type of Hall	Ownership	Management	Access Type	Reason for no inclusion
Anglo European School	1 x Main Hall 1 x Activity Hall	Academy	School (In House)	Club	Included in analysis
Becket Keys Church of England Free School	1 x Main Hall 1 x Activity Hall	Trust	School (In House)	Club	Included in analysis
Brentwood Centre	1 x Main Hall	Local Authority	Trust	Pay and Play	Included in analysis
Brentwood County High School	1x Main Hall 1x Activity Hall	Academy	School (In House)	Club	Included in analysis

Site	Type of Hall	Ownership	Management	Access Type	Reason for no inclusion
Brentwood School Sports Centre	1x Main Hall 1x Activity Hall	Independent School	School (In House)	Membership and Club	Included in analysis
Brentwood Hard Court Tennis Club	Activity Hall	Club	Club	Pay and Play	Too small
Brentwood Trampoline and Activity Centre	Activity Hall	Club	Club	Club	Too small
Brentwood Ursuline Convent High School	1 x Main Hall 1 x Activity Hall	Academy	School (In House)	Private Use	Private use only
Clearview Health & Racquets Club (Virgin Active)	Activity/Tennis Hall	Commercial	Commercial	Membership	Too small
Hutton Community Centre	Activity Hall	Local Authority	Trust	Pay and Play	Too small
Shenfield High School	Main Hall	Foundation School	School (In House)	Club	Included in analysis
St Helens School	Activity Hall	Diocese	School (In House)	Club	Private use only and too small
St John's Hall	Activity Hall	Community Organisation	Trust	Club	Too small
St Martin's School	1 x Main Hall 2 x Activity Hall	Academy	School (In House)	Club	One activity hall has private use and is too small
Tipps Cross Remembrance Hall	Activity Hall	Local Authority	Local Authority	Club	Too small
Trinity School	Activity Hall	Independent School	School (In House)	Private Use	Private use
Woodlands School Hutton Manor	Main Hall	Independent School	School (In House)	Club	Included in analysis

## 6.2 Planned Developments

- 6.2.1 There are planned developments in Brentwood Borough and neighbouring authorities that will have an impact on residents in the Local Authority. Navestock Cricket Club plan to replace its existing pavilion with a new-build new 'barn', which will have indoor cricket nets, a multi-sport activity space and changing rooms with showers. The Club has backing from Essex County Cricket Board, but were refused planning by Brentwood



Borough Council in 2017. The Club is located 3.5 miles north of Brentwood Town Centre (3.5 miles away) within the Rural North sub area and, if granted planning permission, would be accessible to the Brentwood community as well as neighbouring residents in Epping Forest District.

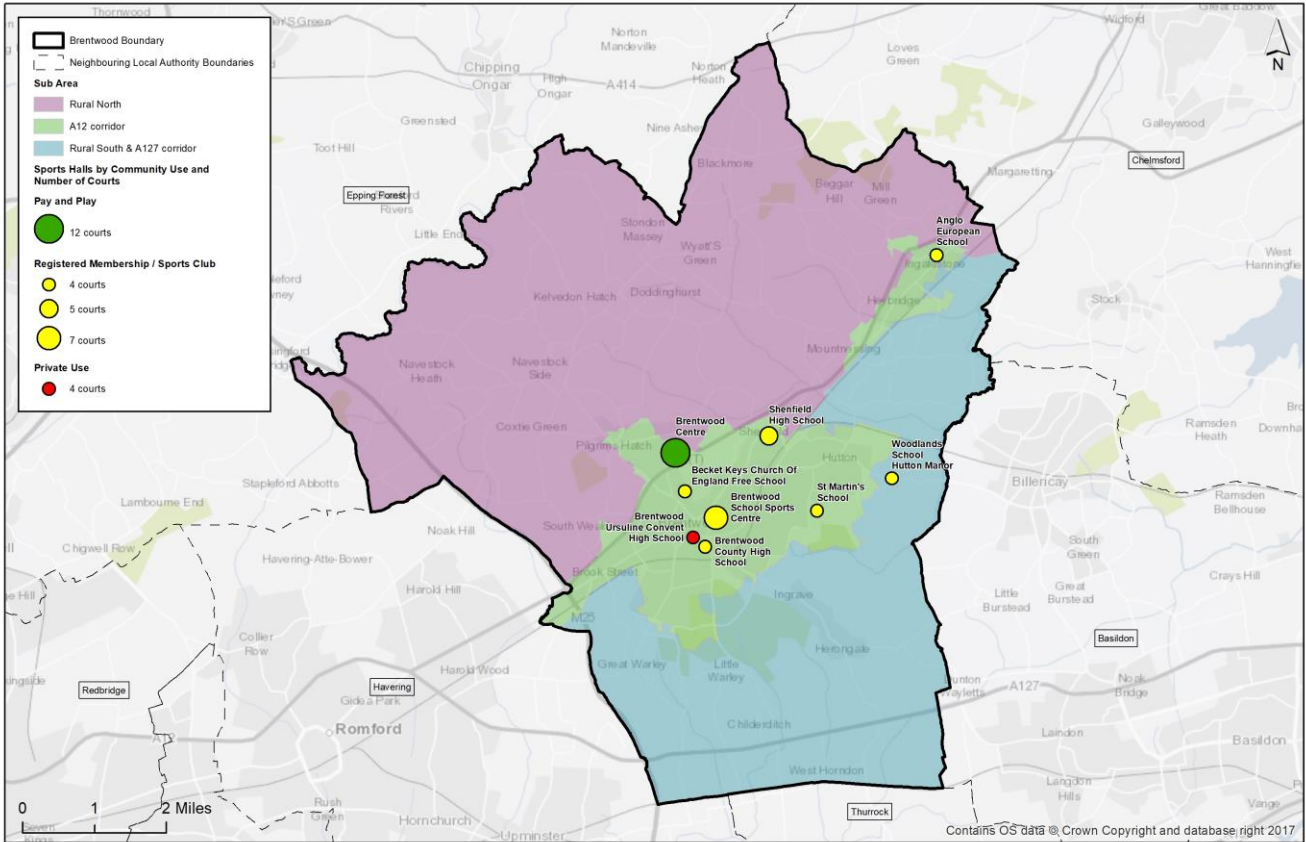
- 6.2.2 Epping Forest District Council is currently considering its options for rationalisation of its indoor leisure stock by potentially closing the Ongar Leisure Centre. This Centre is within a 20-minute drive time for Brentwood Borough residents and, if closed, is likely to increase demand for the sports halls in Brentwood Borough.

### 6.3 Sports Hall Accessibility

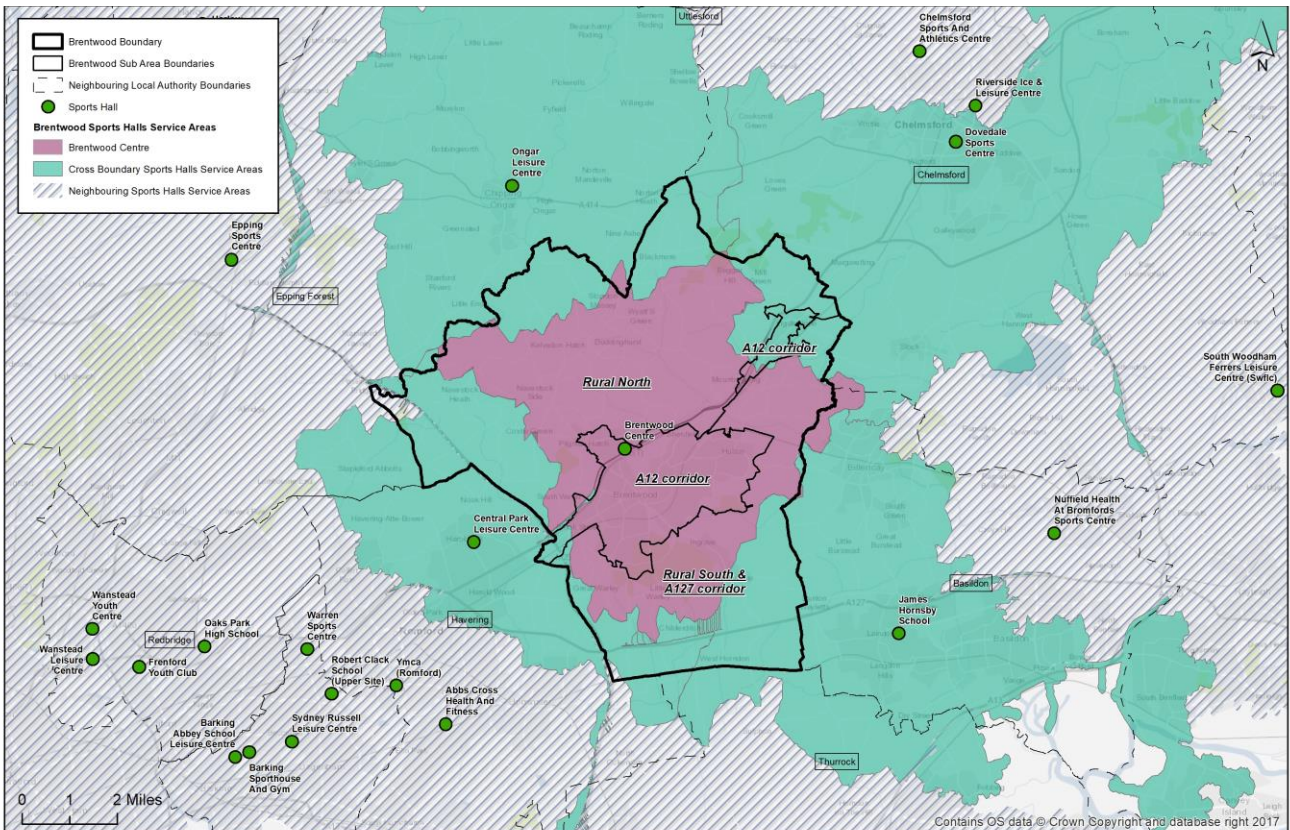
#### DRIVE TIME AND CROSS BORDER ANALYSIS

- 6.3.1 The volume of sports hall space (expressed in courts) is 7.30 courts per 10,000 residents (2017 data), which is higher than the England Average and higher than the same figure for every neighbouring local authority. While this is important, it is also key to understand the accessibility of facilities that have regular and secure community use.
- 6.3.2 Figure 6.1 overleaf shows that all the Main Halls in the Borough, apart from Woodlands School Hutton Manor, are located within the A12 Corridor sub area. Figure 6.2 (also overleaf) shows the catchment analysis for the Brentwood Centre, which is the only Main Hall in the Local Authority that has been identified as having 'pay and play' community use.

Facility Strategy



Sports Halls by community use availability and number of courts in Brentwood



Sports Halls with pay and play access service areas in Brentwood (up to 20 minutes drive time)



- 6.3.3 It should be noted that residents and participants typically do not choose to use facilities based on the local authority they fall within. Rather, they look to use facilities for reasons such as affordability, accessibility and overall experience. This means that, while it is important to understand the access to facilities within the Local Authority, we should undertake analysis where Brentwood Borough is not treated as an Island.
- 6.3.4 With this in mind, Figure 6.2 on the previous page illustrates that a large proportion of those residents who fell outside of the Brentwood Centre catchment fall into the service areas of other leisure facilities in neighbouring local authorities. These facilities include Ongar Leisure Centre (Epping Forest), Dovedale Sports Centre (Chelmsford), James Hornsby School (Basildon) and Central Park Leisure Centre (Havering).

#### 6.4 Sports Hall Supply and Demand Analysis

- 6.4.1 Sport England's Facility Planning Model (FPM) provides an assessment of the demand for sports halls in the study area, including authorities which border Brentwood Borough, as shown in the strategic context section of this report. This part of the assessment can then be considered alongside the supply audit to answer the following key questions;
- To what extent does the existing supply of sports halls meet the current levels of demand from the resident population?
  - To what extent does the existing supply of sports halls meet the future demand, taking into account population increases in the Borough and the surrounding areas?
- 6.4.2 The key findings from the FPM analysis are identified below;

##### SUPPLY

- There are 13 sports halls in Brentwood, on 8 different sites, giving a total hall space supply of 56.3 courts. However, when taking account of public availability in the peak period, this supply is reduced to 41.3 courts. This supply equates to 11,279 visits per week in the peak period.
- Total court provision per 10,000 population is calculated at 7.3 courts per 10,000 population. This figure is well above the national average figure of 4.3 courts, as well as the regional average figure of 4.2 courts. It is also higher than any of Brentwood's neighbouring authorities, with Chelmsford having the next highest figure of 5.8 courts per 10,000 population.

##### DEMAND

- Demand for sports halls from residents of Brentwood is estimated at 4,636 visits per week in the peak period. This is calculated as equating to 21.3 courts when taking into account the 'comfort factor'.
- The percentage of residents without access to a car is estimated at 13.9% of the population, much lower than the national and regional average figures. This figure helps to understand how mobile the population is with regard to the ability to access halls outside a walking catchment.



## SUPPLY AND DEMAND ANALYSIS

- This section only provides a 'global' view of provision and does not take account of the location, nature and quality of facilities in relation to demand; how accessible facilities are to the resident population (by car and on foot); nor does it take account of facilities in adjoining boroughs. These are covered in the more detailed modelling set out in the following sections (Satisfied Demand, Unmet Demand and Relative Share).
- The outputs indicate that the supply of sports halls in Brentwood is approximately double the demand for sports halls from residents of Brentwood, indicating that taking Brentwood as an 'island' there is more than adequate supply to meet the demand for hall space from residents. This output does not take account of cross boundary movements of people to access facilities in neighbouring authorities (so called 'import/export' outputs).
- When looking at the regional and national figures, there is usually a much closer relationship between supply and demand. At a national level demand equates to approximately 90% of overall supply.

## SATISFIED DEMAND

- The high level of supply when compared to demand for sports halls in Brentwood, means that 95.2% of demand can be met in the peak period. This figure is above the national average (90.7%), and the regional average (91.1%).
- 84.4% of this demand is met by facilities in the Brentwood borough area, with only 15.5% (or 685 visits per week in the peak period) being exported to facilities outside Brentwood. Brentwood has a lower level of retained demand compared to Basildon (86%) and Chelmsford (86%), and a higher level of exported demand – 1% more than Basildon and 5% more than Chelmsford.

## UNMET DEMAND

- Unmet demand for sports halls from Brentwood residents equates to only 4.8% of total demand, or just 222 visits per week in the peak period. This is equivalent to just one badminton court, and virtually all this unmet demand is from people who live outside the catchment area of a hall and do not have access to a car. Only 0.2% of unmet demand is due to a lack of capacity at existing halls.

## USED CAPACITY

- Only 40.5% of capacity of sports halls in Brentwood are utilised during the peak period, a much lower figure than the national average of 66.1% and the regional average of 64.5%, reflecting the high levels of supply in comparison to demand from Brentwood residents.
- The figure is also lower than any of the neighbouring authorities, which range from 54.2% in Chelmsford, to 64.8% in Thurrock.
- The Brentwood Centre has the highest levels of utilised capacity at 55%, though this figure is still below the national/regional average.
- The lowest level of utilised capacity is estimated to be at the Anglo European

School, where only 25% of capacity is utilised in the peak period.

- 839 visits per week in the peak period are imported from residents of neighbouring authorities (which equates to 19.3% of all visits to halls in Brentwood).

### LOCAL SHARE

- Local Share is the available capacity that can be reached by the residents of an area divided by the demand for that capacity in the area. A value of 1 means that the available capacity matches demand. A value below 1 indicates that the available capacity is less than demanded, whereas a value above 1 indicates that the available capacity is greater than demanded.
- The figure for this is 2.4 (Demand:4636 and Supply:11,279)
- The residents of Brentwood enjoy excellent access to sports hall provision, above national/regional average figures and above all neighbouring authorities.

## 6.5 Key Stakeholder Consultation

### SPORTS CLUB CONSULTATION

6.5.1 As part of the demand assessment, all clubs who utilise sports hall facilities across the Borough were invited to take part in a consultation, to provide their views on the quality, quantity and accessibility of facilities across the Borough.

6.5.2 The consultation identified a number of key themes as identified below. The detailed survey response summary is included within the Technical Appendices.

- There are limited options of sports hall hire for community clubs. There needs to be an increased number of multi-sport venues that offer internal and external playing areas with a classroom option, plus clean and modern changing areas.
- With the exception of Becket Keys School, the hire charges are excessive, which makes it difficult to sustain teams at sensible prices.
- Better access to funding or a dedicated centre (cited by Brentwood Trampoline Club) creating the opportunity to offer more flexible services to a wider target market.

### NGB CONSULTATION

6.5.3 Consultation with NGBs has been undertaken to determine the strategically important facilities in the Borough, and to identify future plans for growth of each sport. The findings are summarised below:

- Badminton England does not see Brentwood as a priority for badminton facilities. The NGB stated that there is surplus court space in Brentwood – particularly at the Brentwood Centre, where there is a lack of demand.
- Archery GB and British Gymnastics did not specify any requirement for Archery nor Gymnastics within the Brentwood area.
- England Volleyball explained that Brentwood falls within the Essex and East London Investment Zone. This is a programme that identifies and facilitates partnership working between sports to increase participation. In Essex, an overarching desire to grow casual cricket and social volleyball resulted in partnership working between England Volleyball and Essex County Cricket Board. The two sports are planning to

extend the programme across the county and would welcome the opportunity to utilise new facilities. The Brentwood Volleyball Club has previously investigated the use of the Brentwood Centre but found hall hire unaffordable.

- Essex cricket see Brentwood as a key area for developing cricket. This is primarily due to the strong club and school cricket community, but also the transport network to the whole country from the Brentwood area. Essex Cricket strategic facility plan for the future involves focusing on the provision of indoor cricket, to provide a 12-month all year around playing offer. Essex Cricket believe there is a good opportunity for indoor Cricket in the Brentwood area, as there is currently no indoor centre for training. Essex Cricket highlighted that the Brentwood Centre would provide a great environment for Women and Girls, Ability Wheelchair Cricket and Schools Programmes along with the over 50's walking cricket linked into casual access to the game.
- Essex Cricket also stated that utilising the current 6 community halls across the borough could be beneficial, stating this could work well for Women and Girls, Table Cricket, over 50's, all of which are the street versions of the game that have high community impact and engagement.
- Essex Dodgeball, which is part of Winger Sports Academy Ltd, stated that the Brentwood is one of its priority areas. It believes the Brentwood Centre to be affordable and provide good availability for their local clubs, and is well located for the current sports needs in the area.
- For Dodgeball, there is a high percentage of potential to grow the sport in the Brentwood area and that the current provision of facilities in Brentwood meet the club needs. Essex Dodgeball are currently looking for financial investment for future facility developments, with an aim to increase demand for Dodgeball in the area. Essex Dodgeball believe 4 of the 6 community halls across the borough are suitable for the delivery of their sport, apart from the facilities at Hutton Popular Hall and Lodge, as they are not suitable for Dodgeball.
- Essex Leopards reported that the Brentwood Centre is well suited and well located for their current sporting needs. Although, the availability during week nights for training is limited at the centre. The Essex Leopards stated that to grow basketball significantly in the area a second venue is required (i.e. a sports centre with some spectator seating) to allow for all games to be played in Brentwood; some games are currently played in Harlow (which is a 30-minute drive from Brentwood). The club would be interested in utilising the 6 community halls across the borough, to host training for u18s, providing that any of these have suitable facilities for basketball.
- Essex Netball believes there is limited availability at the Brentwood Centre and that hire charges are unaffordable. Essex Netball explained that the current provision in the area does meet the current requirements for the sport. This is due to the sites in Chelmsford and Southend, however there isn't a league in Brentwood. Essex Netball plans to increase participation and improve accessibility to appropriate venues across the Borough, to enable facilities to host camps and courses.
- According to Table Tennis England, the majority of facilities used by Brentwood Table Tennis clubs are not centred on Brentwood. Developing strong relationships



with schools to be able to use their facilities and create strong beneficial relationships is a desire for the local league, but volunteer development is needed to enable partnerships to be progressed.

- Great Britain Wheelchair Rugby are only aware of the Brentwood Centre, which appears to be reasonably accessible from a disability sport perspective. The cost of facility hire to a club that only needs a couple of hours per week is expensive and it would need to rely on a negotiated rate, once a club became a permanent fixture, in order to be sustainable. There is a need for a club in Essex, and Brentwood would be a good place to grow that club from, given the initial interest shown. Wheelchair Rugby chairs will need storage at the facility. There is the possibility to work with Chavasse VC House in Colchester in regard to storage and transportation.

## 6.6 Future Needs Assessment

- 6.6.1 Using the Sport England Facility Calculator (SFC), the future demand for sports halls can be estimated using projected population increase in a given area. More information on the SFC, including details on how the model calculates the demand for facilities, can be found on the Sport England website; <http://www.sportengland.org/sfc>
- 6.6.2 The SFC provides a quantitative estimate of future need, however unlike the FPM the SFC does not identify specific locations for future provision. This will need to be informed by consultation with key stakeholders, catchment analyses of existing facilities and an analysis of the location of new housing development.
- 6.6.3 Table 6.2 illustrates how the additional projected population is likely to increase the overall need for sports hall facilities across the study area.

**Figure 6.2: Sports Hall projected demand**

Total 2018 Population	Existing peak time sports hall space (courts) in 2018	Required peak time sports hall space (courts) in 2018	Over/ under supply (courts)
77,357	41	21.3	19.7 over-supply
Total 2033 Population	Existing peak time sports hall space (courts) in 2018	Required peak time sports hall space (courts) by 2033	Over/ under supply (courts)
92,479	41	25	16 over-supply

- 6.6.4 Table 6.2 illustrates that there is a projected surplus of sports hall space by 2033. This projected surplus should be considered alongside the FPM analysis, which indicates that the existing stock of hall provision is dominated by the Brentwood Centre and education facilities, which has varying levels of availability and security.
- 6.6.5 There is a large amount of provision present within the A12 corridor sub area, with only Woodlands School Hutton Manor being situated outside of this. The issue of location is present also when considering a 20 minute drive time of provision of the Brentwood Centre, where there is one main hall and one activity hall which host numerous sports,



which currently meets the largest amount of demand within Brentwood. In terms of the Anglo European School, situated to the North East of the study area, this is the only facility present to meet a substantial amount of demand from across the rural north, A12 corridor and Rural south sub area, however there is only private use available meaning the community access is reduced, and the sub area receives consequent reduction in provision.

## 7 Needs Assessment – Health & Fitness

7.1.1 This section contains a summary of the findings from the needs assessment work for Health and Fitness facilities. For the purpose of this study, Health and Fitness (H&F) facilities are dedicated areas with equipment and machines used for physical activity. They are made up of a number of ‘stations’ which is an area that typically houses a piece of equipment. For the purpose of this study a station is defined as 1.5 m<sup>2</sup>.

7.1.2 This assessment considers H&F facilities with 20 stations or more. Where possible this includes all facilities across the study area, including budget’ gym’s, however due to the volatility of the market and the likelihood of new facilities opening and closing during the delivery of this project, the audit is unlikely to be fully comprehensive.

### 7.2 Supply Assessment

#### QUANTITY ASSESSMENT

7.2.1 There are currently 9 H&F facilities across the study area, consisting of local authority, education and privately-operated facilities. Of these facilities, 7 have over 20 pieces of equipment and all these facilities also have one or more exercise studios.

**Table 7.1 – Health & Fitness Facility Audit**

Facility	No. of Stations (Exercise Studio)	Ownership Type	Management Type	Access
AB Salute Gym Ltd	100 (1)	Commercial	Commercial Management	Membership
Better Gym Brentwood	55 (1)	Commercial	Commercial Management	Membership
Ashwell’s Sports & Country Club	36 (1)	Commercial	Commercial Management	Membership
Brentwood Centre	80 (2)	Local Authority	Trust	Pay and Play
Brentwood School Sports Centre	40 (2)	Independent School	School (in house)	Membership and Club
Clearview Health and Racquets Club (Virgin Active)	110 (3)	Commercial	Commercial Management	Membership
De Rougement Manor	12	Commercial	Commercial Management	Private
DW Fitness First	120 (2)	Commercial	Commercial Management	Membership
Spirit Health Club	16	Commercial	Commercial Management	Membership

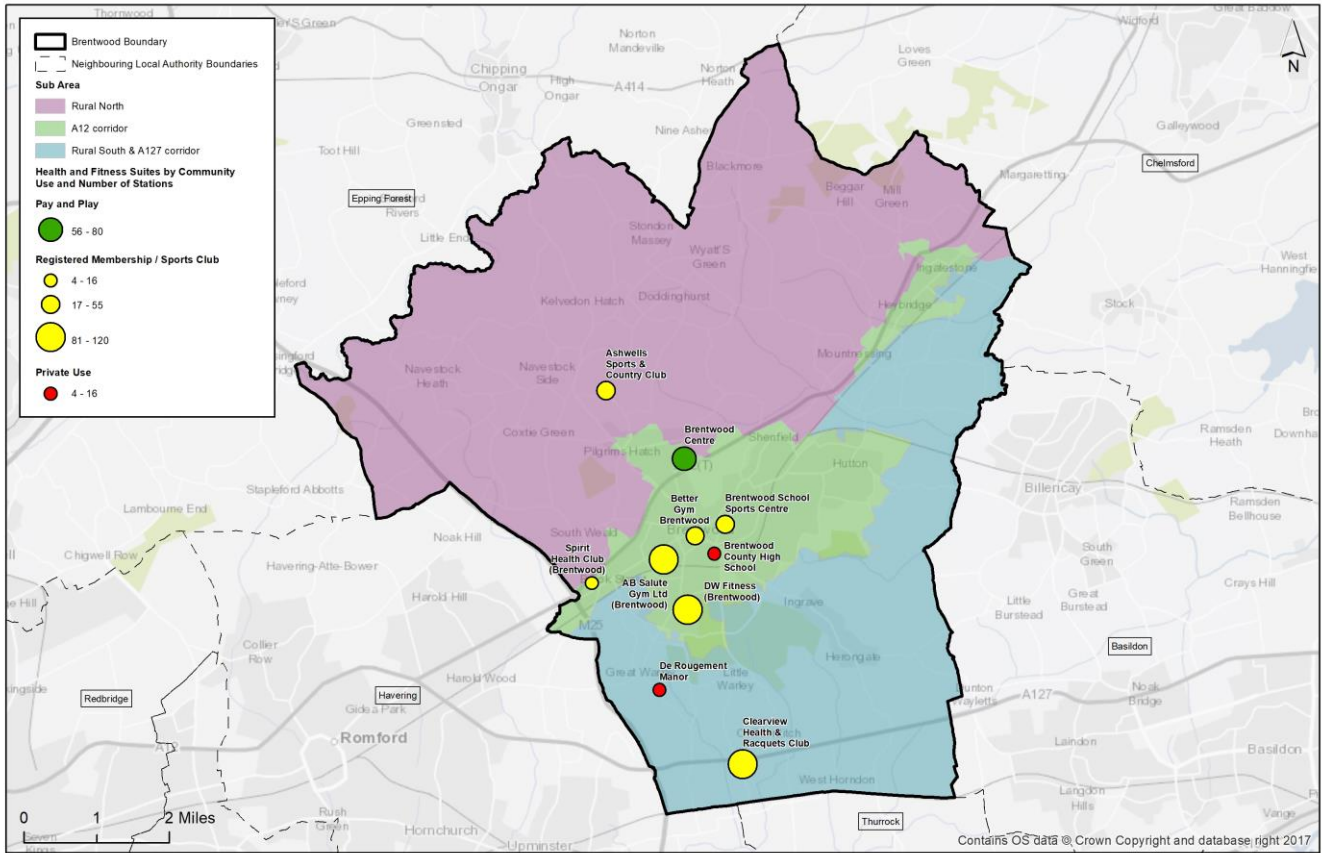
## 7.3 Health and Fitness Accessibility

### DRIVE TIME AND CROSS BORDER ANALYSIS

- 7.3.1 The Sport England Facility Planning Model is not available to use for Health & Fitness facilities, however supply and demand modelling has been undertaken by the Consultancy Team, alongside catchment area mapping for relevant facilities across the study area.
- 7.3.2 Figure 7.1 overleaf shows the location of all health fitness suites in the borough. The majority of sites are located in the A12 Corridor sub area. The only suite with 'pay and play' access is at the Brentwood Centre, but the largest suites (AB Salute Gym, Clearview Heath and Rackets Club and DW Fitness First are accessible via a membership only.
- 7.3.3 Also displayed overleaf, Figure 7.1 shows the catchment analysis for H&F facilities in the local authority. The graphic illustrates the unique catchment areas for the 'pay and play' accessible facility – the Brentwood Centre. The catchment area analysis indicates that while the majority of the local authority falls within the catchment area of the Brentwood Centre in Brentwood Borough, the remaining residents are serviced by Central Park Leisure Centre (Havering) and Dovedale Sports Centre (Chelmsford).
- 7.3.4 It should be noted, however, that residents in these areas are likely to travel to commercial H&F facilities if they fall outside of the catchment of a pay and play facility. A more detailed analysis of the supply and demand for H&F facilities will be provided in the following section.



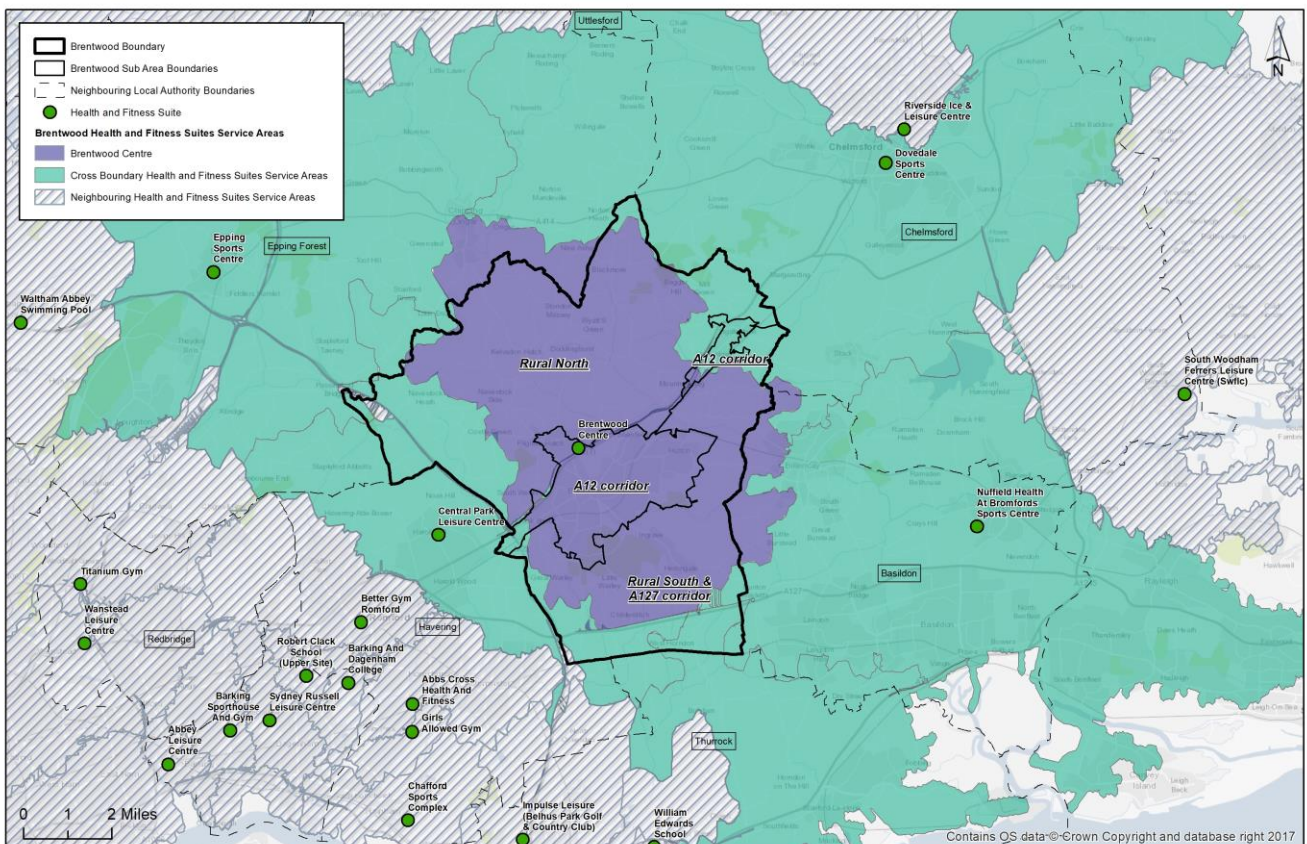
Facility Strategy



Health and Fitness Suites by community use availability and number of stations in Brentwood



Figure 7.2: Health and fitness drive-time catchment analysis



Health and Fitness Suites with pay and play access service areas in Brentwood (up to 20 minutes drive time)



## 7.4 Health and Fitness Supply and Demand Analysis

7.4.1 The supply and demand modelling used as part of this project provides an assessment of the demand for H&F in the study area, including neighbouring authorities with Brentwood Borough, as shown in the strategic context section of this report.

7.4.2 This part of the assessment can then be considered alongside the supply audit to answer the following key questions;

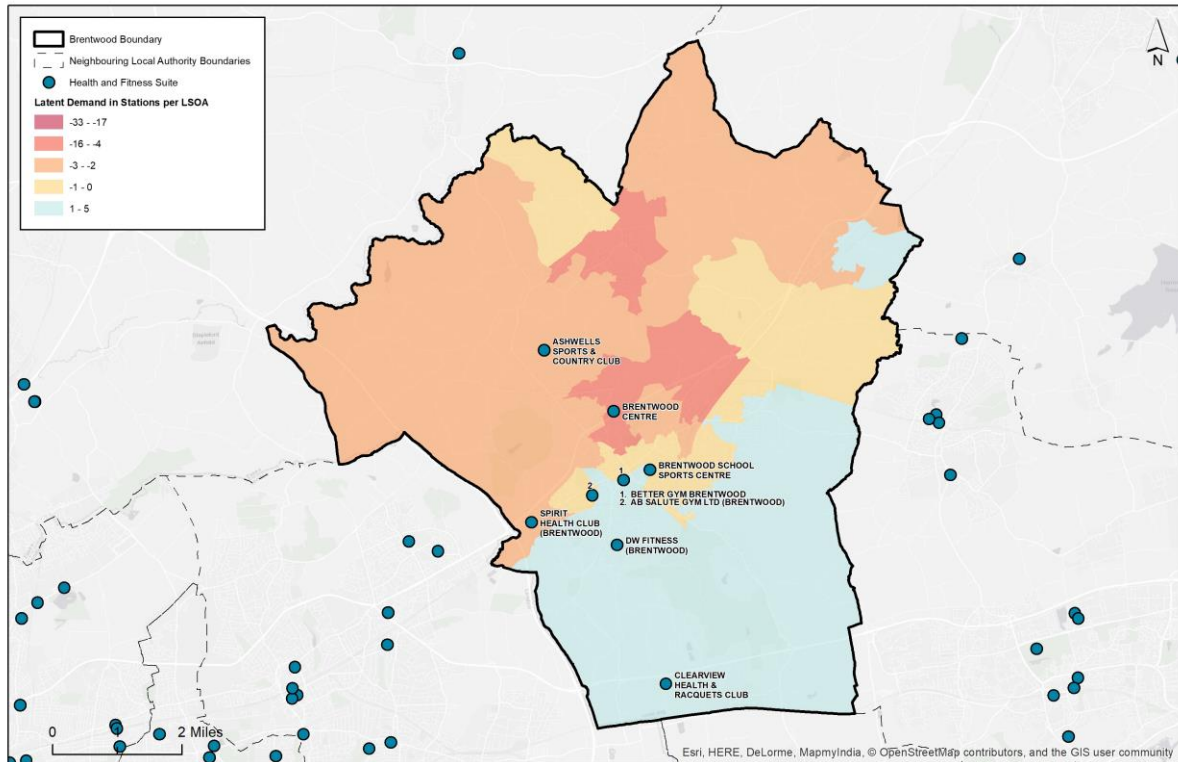
- To what extent does the existing supply of Health and Fitness facilities meet the current levels of demand from the resident population?
- To what extent does the existing supply of Health and Fitness facilities meet the future demand, taking into account population increases in the Borough and the surrounding areas?

7.4.3 Figure 7.3 overleaf provides a spatial analysis of the supply and demand of H&F facilities in Brentwood Borough, which should be considered alongside the headline figures for 2018 and 2033 below. This analysis assumes that all supply remains static, but takes into consideration the projected change in demand, caused by the predicted population growth.

- There is a deficit identified in the 2018 modelling for the borough as a whole by 38 stations.
- When all supply across the study area is considered and this is compared to the projected demand for 2033, there is a deficit of Health & Fitness provision of 115 stations.
- Although there is an overall deficit of provision, the spatial analysis shows that certain areas near the southern and east boundary have a surplus of H&F provision in 2018 and 2033.

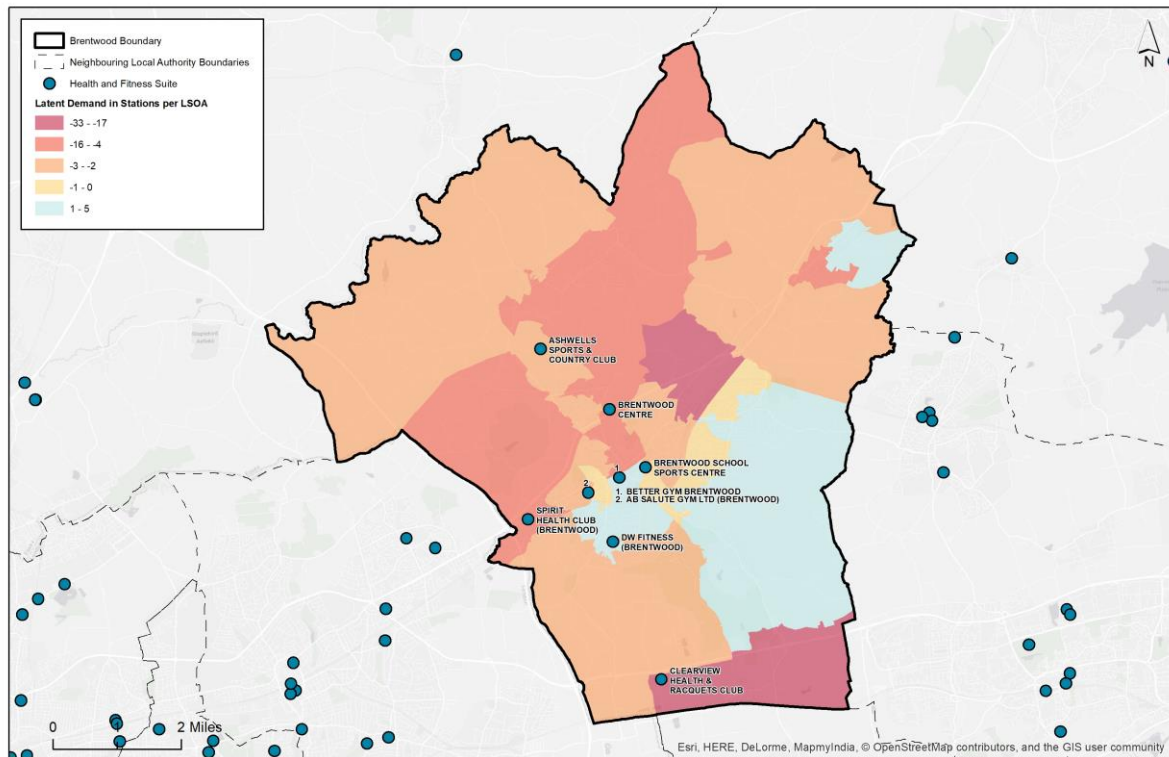


Figure 7.3: H&F Supply & Demand assessment – 2018



Health and Fitness Suites latent demand in stations per lower super output area in Brentwood (2018)

Figure 7.4: H&F Supply & Demand assessment – 2033



Health and Fitness Suites latent demand in stations per lower super output area in Brentwood (2033)

## 8 Key Issues and Recommendations

8.1.1 This section brings together the needs analysis for each of the key facility types, to set out the key issues and recommended approach for Brentwood Borough Council and partners,

8.1.2 To achieve its planning aims, Sport England has established a number of planning objectives, which seek to;

- **Protect** sports facilities from loss as a result of redevelopment
- **Enhance** existing facilities through improving their quality, accessibility and management
- **Provide** new facilities that are fit for purpose and meet demands for participation now and in the future

8.1.3 The following sections summarise the key findings for each of the facility types, as well identifying what this means, using the Protect, Enhance, Provide framework.

### 8.2 Swimming Pools

8.2.1 The key findings from the Swimming Pools section have been identified below;

- The outputs for the National Facilities Audit for Swimming Pools (2017) indicate that residents of Brentwood enjoy an excellent supply of swimming pool provision, with a good choice of facilities that are well located to meet almost all the demand generated.
- Supply is calculated at 1317m<sup>2</sup> of water space, taking into account the overall figure being scaled down to take account of public availability in the peak period, whilst overall water space provision per 1,000 population is significantly higher than regional/average figures.
- This supply is almost double the calculated demand for swimming pools, calculated at 813 visits per week in the peak period (vpwpp), taking into account the 'comfort factor'.
- Unmet demand is calculated at only 159 visits per week in the peak period, just 3.2% of total demand, and is largely made up of people who have no access to a car and live outside the walking catchment area of a facility (81.9%). There is virtually no unmet demand due to a lack of capacity at existing facilities, equating to just 0.2% of all unmet demand.
- The relatively high levels of supply when compared to demand for facilities means that pools in Brentwood have low levels of utilised capacity. On average pools are only using 46.2% of their capacity during the peak period, though there are wide variations between different facilities with regard to utilised capacity, ranging from 82% at Brentwood School Sports Centre, to 23% at Woodlands School.
- The above outputs result in residents enjoying high levels of choice when considering swimming pools, with available capacity exceeding demand. Even high levels of imported demand from residents of adjoining boroughs does not result in pools in Brentwood reaching capacity in the peak period.
- The Brentwood Centre is the key facility providing swimming pool provision, with a

capacity of 3132 visits per week in the peak period, accounting for approximately 23.7% of all capacity within the borough.

- The excellent provision of swimming pools in the borough means that there is no strong argument for additional supply, provided existing facilities remain open and accessible to the local community during the peak period. Future investment may be best directed at improving the quality of existing facilities through refurbishment.

### PROTECT, ENHANCE AND PROVIDE RECOMMENDATIONS

8.2.2 Taking into consideration the key findings, the following swimming provision is recommended to be **PROTECTED**;

- The supply for swimming provision is currently higher than demand, however there is a need to maintain at least existing quantity of water space to meet the projected demand for swimming up to 2033 and beyond
- This may however lead to re-provision of some swimming pools based on their age, condition and location. It should be noted that it is the quantity of water space that needs to be protected and not necessarily the individual pools themselves, as it may be decided that facilities are better provided elsewhere and within high quality new or refurbished leisure centres.

8.2.3 The site assessment and analysis, along with operator and user consultation ensures that the following facilities should be **ENHANCED**;

- St Peter's Primary School has plans to convert its Lido into an indoor pool for community and school use. It is recommended that swimming provision is enhanced as part of this development, with high quality water space

8.2.4 The study has identified that the local authority, in collaboration with key stakeholder, should look to **PROVIDE** the following swimming pool provision;

- The supply and demand analysis has illustrated that no further provision is required for Swimming Pools, over and above the existing level of provision. The focus should instead be on improving the quality and accessibility of the existing facility stock and ensuring that swimming pool provision is located in areas ensure the greatest possible number of residents can access the facilities.

## 8.3 Sports Halls

8.3.1 The key findings from the Sports Hall needs assessment have been identified below;

- The outputs for the National Facilities Audit for Sports Halls (2017) indicate that residents of Brentwood enjoy an excellent supply of sports hall provision, with a good choice of facilities that are well located to meet most of the demand generated.
- Supply is calculated at 41.3 courts, taking into account the overall figure being scaled down to take account of public availability in the peak period, whilst overall court provision per 10,000 population is higher than regional/average figures.
- This supply is almost double the calculated demand for sports halls from residents of Brentwood, which is calculated at 21.3 courts (with comfort factor added).
- Unmet demand is calculated at only 222 visits per week in the peak period, only

4.8% of total demand, and is largely made up of people who have no access to a car and live outside the walking catchment area of a facility. There is virtually no unmet demand due to a lack of capacity at existing facilities.

- The relatively high levels of supply when compared to demand for facilities means that halls in Brentwood have low levels of utilised capacity. On average halls are only using 40.5% of their capacity during the peak period, and no facility experiences full capacity in this period.
- The above outputs result in local residents enjoying high levels of choice when considering sports hall provision, with available capacity exceeding demand.
- The Brentwood Centre is the key facility providing sports hall provision, with a capacity of 2730 visits per week in the peak period, accounting for approximately 24% of all capacity within the borough. It is also the most used facility in the borough with 55% of capacity in the peak period utilised.
- The excellent provision of sports halls in the borough means that there is no strong argument for additional supply, provided existing facilities remain open and accessible to the local community during the peak period. Future investment may be best directed at improving the quality of existing facilities through refurbishment.

8.3.2 Taking into consideration the key findings, the following sports hall provision is recommended to be **PROTECTED**;

- The supply for sports hall for community use is at a surplus when compared with demand, for both 2018 and 2033. However, therefore there is a need to, at the very least, protect quantity of 'pay and play' supply. It should be noted that this does not necessarily mean the provision at the existing sites should be protected, as this relocation of facilities is not discouraged, to ensure the residents of the Borough have improved accessibility to high quality facility provision
- Education provision at sites such as Brentwood School, Beckett Keys, St Martins, Anglo European, Woodlands, Brentwood County High and Shenfield schools are critical to the overall supply and demand of sports hall provision in the Borough. It is therefore important that community use is protected through secured Community Use Agreements (CUA's). Where CUA's are not possible (in the case of schools being owned by Private Trusts), it is important that the Local Authority work with local clubs to support them in their pursuit of long-term security of tenure at sites

8.3.3 The site assessment and analysis, along with operator and user consultation ensures that the following facilities should be **ENHANCED**;

- Sport club and NGB consultation show a lack of sport hall availability at peak times. It is recommended that the security of tenure at Brentwood Ursuline Convent High School be enhanced, as it currently has private use only. Therefore, work with the School to arrange for clubs to access the facility at evening and weekends

8.3.4 The study has identified that the local authority, in collaboration with key stakeholders, should look to **PROVIDE** the following sports hall provision;

- To meet the projected needs of Brentwood Borough residents over the period of this strategy, it is recommended that options are explored to increase the provision of

Facility Strategy

pay and play facilities across the Local Authority. This should be pursued through a combination of the development of new facilities, alongside the increased supply of 3<sup>rd</sup> party facilities (education facilities), through formal community use agreements. This should include the agreement of CUA's for new education facilities currently being planned, especially regarding the Dunton Hills Garden Village residential development.

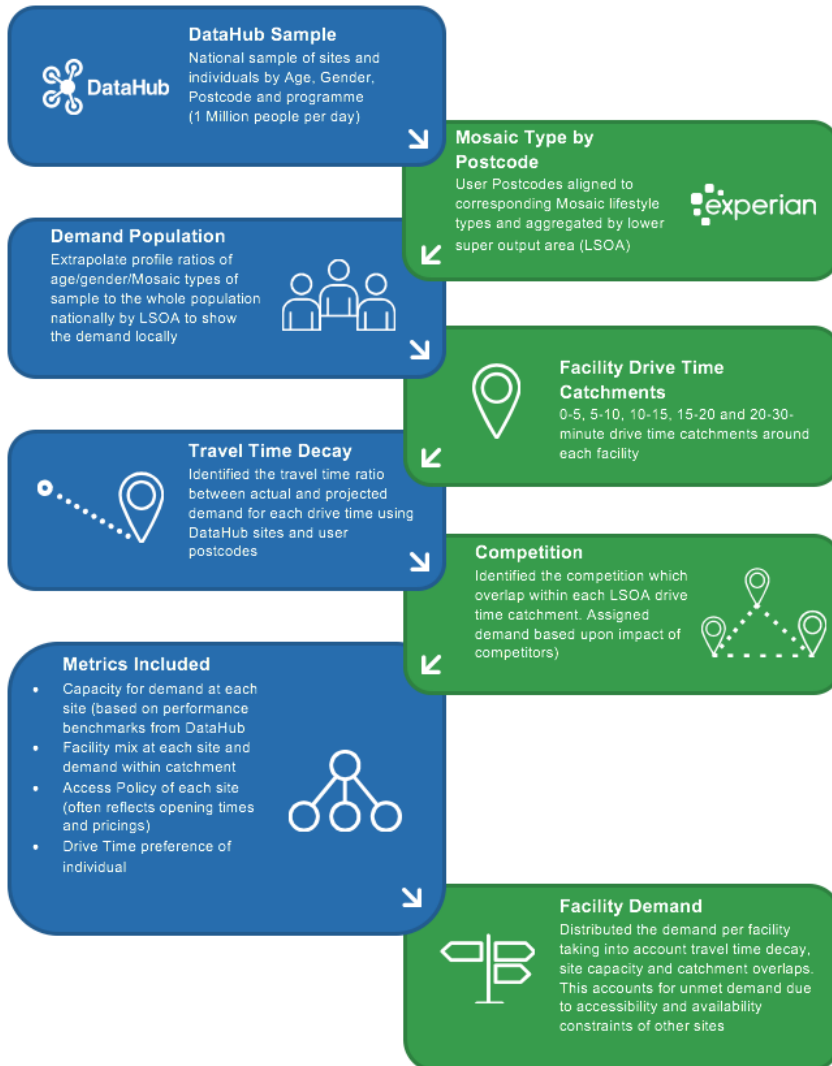
- The exact location of this proposed facility should be determined by a detailed feasibility study.

8.4 Health and Fitness

8.4.1 4global have carried out a latent demand analysis for indoor sports provision, detailing the level of latent demand within Brentwood, dependent upon a number of key factors.

8.4.2 Figure 7.5 below highlights the process undertaken.

Figure 7.5: Latent Demand process



8.4.3 The key findings from the Health and Fitness needs assessment have been identified below;



- There is a deficit identified in the 2018 modelling for the borough as a whole by 38 stations.
- When all supply across the study area is considered and this is compared to the projected demand for 2033, there is a deficit of Health & Fitness provision of 115 stations.
- Although there is an overall deficit of provision, the spatial analysis shows that certain areas near the southern and east boundary have a surplus of H&F provision in 2018 and 2033.

8.4.4 Taking into consideration the key findings, the following Health & Fitness provision is recommended to be **PROTECTED**;

- The supply for sports hall for health and fitness indicates a small deficit in 2018, which is projected to increase by 2033. It is therefore recommended that all facilities within local authority control are protected
- The H&F suites at the Brentwood Centre are key facilities to meet the demands of residents, therefore any future development will need to provide the scale and accessibility of facilities that ensure residents in the borough meet the local demand for health and fitness.

8.4.5 The site assessment and analysis, along with operator and user consultation shows that there are no facilities that should be **ENHANCED**.

8.4.6 The study has identified that the local authority, in collaboration with key stakeholder, should look to **PROVIDE** the following H&F provision;

- To meet the projected needs of Brentwood Borough residents over the period of this strategy, it is recommended that options are explored to increase the provision of H&F facilities across the Local Authority. This should be pursued through a combination of the development of new facilities in Rural North, A12 Corridor and the Rural South & A127 Corridor where the largest deficit is projected to be located aligned to the Dunston Hills Garden Village residential development.
- This should include the agreement of CUA's for new H&F linked education facilities currently being planned linked to the Dunton Hills Garden Village residential development.
- The exact location of any new H&F facilities should be determined by a detailed feasibility study.



## 8.5 Overall Recommendations

- 8.5.1 In addition to the specific recommendations identified above, there is also a need to address a small number of more general recommendations, which will improve the overall provision of built sports facilities across the Local Authority;

### **RECOMMENDATION 1: WORK WITH RELEVANT EDUCATION PARTNERS TO REVIEW, REVISE AND IMPLEMENT COMMUNITY USE AGREEMENTS (CUA'S), TO INCREASE THE AVAILABILITY OF SPORTS FACILITIES BASED AT EDUCATION SITES**

- 8.5.2 The study has identified that while there are a significant number of facilities located at education sites across the Borough, there is limited community use and where this does occur, it is not secured by a long-term CUA. The trend across the sector in this area is worsening, with education facilities become less available. It is therefore imperative that the Local Authority works with education partners to address this.
- 8.5.3 If this is not achievable, then further Local Authority and NGB investment will be required, to create facilities that are available for the community use during periods of peak demand.

### **RECOMMENDATION 2: SEEK TO SECURE S106 CONTRIBUTIONS THAT CAN CONTRIBUTE TO THE DEVELOPMENT OF NEW FACILITIES, AS WELL AS THE REFURBISHMENT OF EXISTING FACILITIES.**

- 8.5.4 Given the scale of the proposed development (housing, retail and industrial) across the Local Authority, there is a significant opportunity to negotiate developer contributions, to be allocated to new sports facility development, as well as the improvement of existing facilities.

### **RECOMMENDATION 3: ENSURE THAT ALL FUTURE DEVELOPMENT AND IMPROVEMENT IS UNDERTAKEN IN LINE WITH THE WIDER INDUSTRY PRIORITIES OF ADDRESSING INACTIVITY AND ENGAGING WITH HARD-TO-REACH GROUPS**

- 8.5.5 Ensure all facility development meets the industry requirements associated with the 2015 DCMS 'Sporting Future' Strategy and the 2016 Sport England 'Towards an Active Nation' Strategy. In line with this strategic direction, facilities should be welcoming to hard-to-reach groups, be accessible for those that are currently inactive and meet the requirements of wider stakeholders such as Public Health England.
- 8.5.6 In addition, facility development should take into consideration the priorities and investment strategies of National Governing Bodies, as well as utilising funding streams available from these organisations.

### **RECOMMENDATION 4: DEVELOP A ROBUST MONITORING AND EVALUATION PROCESS FOR NEW AND EXISTING FACILITIES**

- 8.5.7 It is imperative that, to demonstrate how sports facilities are performing and meeting local and national objectives, Brentwood Borough Council and associated stakeholders establish a robust monitoring and evaluation framework process for strategic built facilities.

- 8.5.8 This process should include capture of throughput data, the analysis of overall impact and a clear understanding of who is participating, when they are using facilities and what parts of the facility they are using.
- 8.5.9 As part of this process, evidence of impact can then be utilised to demonstrate to wider stakeholders, such as Sport England and DCMS, how facilities are performing and how the Council is engaging with hard-to-reach groups and 'inactives'.

**RECOMMENDATION 5: UNDERTAKE A SUB-REGIONAL SPORTS FACILITY STUDY FOR THE WIDER STUDY AREA, INCLUDING A DETAILED NEEDS ASSESSMENT ASSOCIATED WITH MAJOR HOUSING DEVELOPMENT SCHEME'S SUCH AS THE DUNTON HILLS GARDEN VILLAGE PROJECT**

- 8.5.10 Working at a sub-regional level with neighbouring Basildon and Havering Council's, commission a strategic study that looks at all sports provision and how the supply and demand for facilities will be influenced by major population growth in the area of the Dunton Hills Garden Village development.
- 8.5.11 Ensure that this study incorporates all typologies of sports provision, including the Playing Pitch Strategy that has been delivered in parallel to the BFS.
- 8.5.12 The feasibility should specifically consider the options and locations of new Health & Fitness provision to ensure the future projected deficit of 116 stations is delivered aligned to key areas of latent demand located South of the Rural South & A127 Corridor close to the Dunton Hills Garden Village development and also the A12 Corridor.

**RECOMMENDATION 6: NEED FOR QUALITATIVE IMPROVEMENTS AT KEY SITES**

- 8.5.13 As identified through club consultations, it is recommended that Shenfield High School, Brentwood Centre and Becket Key Church of England are supported in carrying out renovations and refurbishments to their current indoor sport provision.
- 8.5.14 It is recommended that there is a specific focus on improving the maintenance regime, disabled access and toilet facilities.

**9 Future Investment Options**

- 9.1.1 Having presented the recommended framework for future facility provision, this section provides an overview of the options emerging for Council, all of which need to be considered in the context of the strategic context identified at the start of the report, as well as the corporate objectives of the Council.
- 9.1.2 This evaluation of potential options and facility developments will require further analysis through detailed feasibility reviews and options appraisal for chosen facilities.

**9.2 Emerging Options**

**FACILITY INVESTMENT**

- 9.2.1 Throughout the needs assessment, recommendation and action plan, an evidence base has been developed, to be used to support future development proposals, both in terms of new build and refurbishment.

- 9.2.2 Table 10.1 below identifies the key facility investment opportunities and recommendations, which have been evaluated throughout this study and through consultation with key stakeholders. It therefore does not constitute an exhaustive list of all potentially needed investment opportunities across the Borough, but highlights some key suggested improvements based on this report's findings.
- 9.2.3 The action plan takes into consideration significant population growth areas such as the Rural South, along the A127 corridor, with the planned Dunton Hills Garden Village development that will provide a new community and service centre and see approximately 2,500 new homes delivered within the plan period to 2033.
- 9.2.4 Further evaluation such as detailed feasibility studies are required to define aspects such as facility mix, business plan and design, as referenced in the table.
- 9.2.5 The table has been split into the boroughs aforementioned sub-areas, to identify the requirements for specific spatial areas.
- 9.2.6 It should be noted that this table looks at strategic recommendations for major development and does not provide a site-by-site action plan. There are likely to be further, more basic developments and facility improvements that will need to be made to facilities. Further detail is provided as part of the site assessment and quality outputs in the main body of the report.
- 9.2.7 Table 9.1 also focusses on pay and play facilities, as these are the facilities that the Council and NGB's have the greatest influence on. They are also the only facilities that offer long-term security of use for residents.

Table 10.1: Built facility action plan

Sub-area	Sports and Strategic Facilities	Facility Issues	Investment Opportunities	Strategic Recommendations
A12 Corridor	Swimming – Brentwood Centre	This sub-area contains the largest supply of accessible swimming pool provision within the borough which services the whole borough and includes the only pay and play offer located at the Brentwood Centre. The Brentwood Centre which accounts for 23.7% of all swimming capacity during the peak period. There are no significant facility issues identified and there is currently a sufficient supply of swimming pools to cater for both the current and future demand for swimming.	N/A	<p>Protect and maintain the existing quality, availability and accessibility of swimming provision across the borough.</p> <p>The existing quantity of swimming provision should be protected and remain open, accessible and of sufficient quality to continue to support the current and future swimming demand during the peak period for the sub-area and the borough as a whole.</p>
	Health and fitness	The sub-area contains the largest supply of health and fitness provision servicing the borough. There is however a current deficit of - 38 stations across the borough which will increase to -115 stations by 2033.	Invest in new H&F provision to satisfy the current and future deficit in provision either by expanding existing facilities of investing in new sites.	<p>Protect the existing quantity, quality, accessibility and availability of existing facilities.</p> <p>Undertake a detailed feasibility study to identify optimal locations to increase H&amp;F provision.</p>
	<p>Sports halls – Brentwood Centre.</p> <p>School sports halls:</p> <p>-Brentwood Ursuline Convent School</p>	<p>This sub-area contains 8 out of 9 sports halls located within the borough which service the whole borough. The Brentwood Centre is located within the sub-area and is the only community accessible pay-and-play facility with the largest sports hall court space accounting for 24% of all sports hall capacity during the peak period and is the most used facility with 55% capacity in the peak period.</p> <p>Education sports hall provision and community access at school sites (Brentwood School, Beckett Keys, St. Martins, Brentwood County High and Shenfield School) are critical to the overall supply and demand of sports hall provision in the borough</p> <p>The security of tenure at Ursuline Convent High school (currently private use only) should be enhanced to</p>	<p>Renovations and refurbishments to the indoor sports provision at Brentwood Centre, Beckett Key Church of England School and Shenfield High School. A specific focus on improving the maintenance regime, disabled access and toilet facilities.</p>	<p>Protect and maintain the existing quality, availability and accessible of sports hall provision across the borough.</p> <p>Enhance the maintenance regime, disabled access and toilet facilities at the Brentwood Centre, Beckett Key School and Shenfield School.</p> <p>Protect the community use of school sports halls through secured Community Use Agreements (CUA's) and increase the provision of community accessible pay and play through these agreements.</p> <p>Where CUA's are not possible (due to private trust ownership) BBC should work with relevant NGB's and clubs to secure long-term security of tenure at school sites.</p>

Sub-area	Sports and Strategic Facilities	Facility Issues	Investment Opportunities	Strategic Recommendations
		enable community use on evenings and weekends.		
Rural North	Swimming – St. Peters Primary school Lido	No significant facility issues identified due to sufficient access to facilities in the borough.  St. Peters primary school has plans to convert its Lido into an indoor pool for community and school use.	Support the conversion of the Lido at St. Peters Primary school into a community accessible pool.	Enhance the swimming provision at St. Peters primary school with the conversion of the outdoor lido into a high quality indoor community accessible pool.
	Health and fitness	There is minimal existing provision within the sub-area but current and future latent demand has been identified which will be serviced by enhanced provision to the H&F facilities in the A12 Corridor sub area.	N/A	Protect the existing quantity, quality, accessibility and availability of existing facilities.
	Sports halls – Anglo European School	Education sports hall provision and community access at school sites such as the Anglo European school is critical to the overall supply and demand of sports hall provision in the borough and servicing the North of the borough.	N/A	Protect the community use of school sports halls through secured Community Use Agreements (CUA's).
Rural south & A127 corridor	Swimming	No significant issues identified due to sufficient supply and access facilities elsewhere in the borough.	N/A	N/A
	Health and fitness	There is minimal existing provision within the sub-area but significant future latent demand has been identified located to the South of the sub-area linked to the Dunton Hills Garden Village development.	Invest in new H&F provision to satisfy the current and future deficit in provision either by expanding existing facilities or investing in new sites.	Protect the existing quantity, quality, accessibility and availability of existing facilities.  Undertake a detailed feasibility study to identify optimal locations to increase H&F provision linked to the Dunton Hills Garden Village development. This should include the CUA of H&F facilities located on new planned education sites.
	Sports halls – Woodland School Hutton Manor.	Education sports hall provision and community access at Woodland School Hutton Manor is critical to the overall supply and demand of sports hall provision in the borough and should be protected.	N/A	Protect the community use of school sports halls through secured Community Use Agreements (CUA's).  Include the agreement of CUA's for any new sports hall based education facilities planned as part of the Dunton Hills Garden

Sub-area	Sports and Strategic Facilities	Facility Issues	Investment Opportunities	Strategic Recommendations
				Village residential development.

- 9.2.8 It is important to have a strategic approach when considering the supply and demand of sports provision in Brentwood up to 2033.
- 9.2.9 As summarised in the report the planned Dunton Hills Garden Village development will provide significant development and see approximately 2,500 new homes delivered within the plan period to 2033. This significant growth will influence the requirement for sport and leisure provision over the life time of this strategy and should be taken into consideration as part of future development plans across the Borough.
- 9.2.10 To estimate the new facilities that will be required to meet the needs if this significant number of new residents, Sport England’s Sport Facility Calculator<sup>19</sup> (SFC) has been utilised, taking into consideration the estimated population growth based on 2.4 residents per dwelling.
- 9.2.11 While the SFC is a valuable tool to estimate requirements for new provision, there are a number of key considerations in relation to a major project such as this;
- With the changing nature of sport and physical activity, the Dunton Hills development is likely to generate demand for a wide-ranging facility mix, to meet the needs of residents of different demographic groups and ages. It is therefore important to consider sports facilities other than swimming pools and sports halls
  - In line with Recommendation 5, further cross-boundary analysis is required to identify how the growing demand can be catered for and where facility investment should be allocated
  - The specific facility mix of any new sport and leisure facilities should be subject to detailed feasibility studies, considering aspects such as Active Design<sup>20</sup>, multi-sport hub site development, generating maximum social benefit and targeting hard to reach and inactive residents.
- 9.2.12 Provision on the strategic allocations bordering Brentford would seek to service residents currently falling outside of the catchment area for facilities such as in Basildon and Havering Councils that fall outside of the current study area.

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<sup>19</sup> Sport Facility Calculator [www.sportengland.org](http://www.sportengland.org) (Sport England: 2017)  
<sup>20</sup> Sport England Active Design Guidance – [www.sportengland.org](http://www.sportengland.org) (Sport England: 2017)



## 10 Delivering the Playing Pitch Strategy

- 10.1.1 To facilitate the development of sport and physical activity across Brentwood Borough, it is advised that the Steering Group continues to work together to deliver the recommendations defined as part of this strategy.
- 10.1.2 The success of a BFS will be determined by how it is used. It is recommended that the delivery of the strategy is led by the Council, with close support by the steering group that has been developed as part of this project.
- 10.1.3 It is also recommended to explore the opportunity for BBC to work closely with the Steering Group that is expected to be set up for the delivery of the 5 South Essex local authorities' PPS and prepare a joint feasibility study. This would be pertinent due to the local authorities forming part of ASELA, working closely on strategic planning, the South Essex and Brentwood PPS having similar strategic recommendations, the proposed Dunton growth area implications and the efficiencies and benefits associated with joint working for both the Council and other stakeholders.

### SECURING ADDITIONAL OR IMPROVED SPORT PROVISION THROUGH DEVELOPMENT

- 10.1.4 In addition to the specific site by site recommendations identified throughout the needs assessment, it is also key that the strategy provides a clear approach to securing sports provision in the case new development, or utilising planning gain and Section 106 (S106) contributions to improve the quantity or accessibility of existing provision<sup>21</sup>.
- 10.1.5 It is important to note that for any contribution secured through S106 a clear and tailored approach is required to demonstrate how the contribution will be used to benefit residents. Specifically, the Built Facility Strategy's evidence base and action plan should be used to justify the need arising from the specific development and how these are to be met.
- 10.1.6 To estimate new facilities that will be required to meet the needs of residents from new developments, Sport England's Sport Facility Calculator <sup>22</sup> (SFC) can be utilised. An example of how the Sports Facility Calculator can be used to calculate the need for new sports provision arising from new development is included further below in this section of the report.
- 10.1.7 In addition to the new or improved facility provision that is identified, the cost for maintenance of new facilities should also be sought for both on-site and off-site provision.
- 10.1.8 Given the close working proximity between BBC, Thurrock Council, Basildon Council and LB of Havering Council, especially through the Dunton Hills Garden Village and West Horndon Industrial Estate projects, there will be instances where financial contributions

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<sup>21</sup> Please see Sport England's CIL & Planning Obligations Advice note for further detail on recommended approaches to this matter. See the Sport England website and Appendix K of this report.

<sup>22</sup> Sport Facility Calculator [www.sportengland.org](http://www.sportengland.org) (Sport England: 2017)

could be made on a cross-boundary basis, which will be dependent on the most appropriate way of meeting the needs of residents across the three local authorities. This may include developer contributions from within Brentwood Borough funding provision in adjacent local authorities. This is likely to be particularly relevant for the Dunton Hills project, as it may be pragmatic for facilities that meet the needs of Brentwood Borough residents to be developed in the neighbouring local authorities. In this case, cross-boundary contribution will allow high quality facilities to be developed in the locations that meet the greatest need, regardless of local authority area boundary.

- 10.1.9 Where additional sports facilities are required on-site, this may include requiring delivery through a planning policy and a masterplan approach for the whole area. This can ensure that enough suitable land is planned from the outset and provided at no cost. This is particularly important where there is a need for a large land-take associated with facilities.
- 10.1.10 Planning policy should seek to ensure that where sites are developed in phases or through multiple applications, and where sport provision is required on-site, that this provision is co-ordinated and delivered by the landowners/developers. In some circumstances, a single site for sports facilities serving all the development or all its phases can be required.
- 10.1.11 The timing and delivery of the sport facility should be considered in relation to development phasing to achieve a balance between ensuring provision is in place in time to meet the needs of the residents, avoiding pressure being placed on existing facilities, and the financial viability of the development.
- 10.1.12 Where there are separate developments in close proximity that taken together generate a need for a whole facility, contributions need to be made towards new facility provision or improving an existing facility. For new facilities, the planning policy therefore also needs to identify where that facility is to be located, how sufficient land is to be secured, and (where known) the individual developments that need to contribute to it. This also applies to where there is a need for a larger strategic facility serving a large catchment. This may require the developers to provide the land on-site or for the local planning authority to identify the land through the Local Plan process.

#### ASSESSING IF CONTRIBUTIONS ARE JUSTIFIED

- 10.1.13 The assessment steps to determine if a contribution is justified include;
- Identifying the development's expected population;
  - Assessing the demand and cost of meeting this demand from the development for different facility types, based on the additional population;
  - Identifying if the demand can be met by existing facilities (where these have sufficient capacity, are accessible, and of acceptable quality);
  - If the demand cannot be met by existing facilities, then use the local evidence base and/or consult with relevant stakeholders to find the best approach to meeting these needs;
  - Identifying the costs of the new or extended facility, or other quality

- improvements to increase an existing facility's capacity; and
- Then applying the costs proportionate to the development's population.

#### SECURING APPROPRIATE LAND PROVISION FROM NEW DEVELOPMENT

10.1.14 Suitable land needs to be provided by developments, in line with the guidelines below;

- Where the investment need is for a new facility to meet the demand directly generated by the population of the new development(s), then the developer is expected to meet all these costs. These include provision, maintenance and land costs
- Where the demand is for the majority (50% or more) of a facility, that is to be provided on site, suitable land will be provided by the developer at no cost, as well as the population-related proportion of the cost of the pitch
- Where the demand is for less than 50% of a facility, that is to be provided on-site, then suitable land needs to be planned into the development, however only a proportionate amount of this land will be provided for free and the remainder will need to be funded from other sources (e.g. from pooled contributions from other developments, from grants or other sources)
- Where the land cannot be provided for on-site because of proven master-planning constraints, financial viability or other relevant reasons, then the local authority may negotiate an appropriate alternative contribution, where this is S106 compliant.

10.1.15 In all cases, there may be reasons for the Council to choose to be flexible in how it applies these policies (e.g. where the need is for part of a facility the Council may require all the land but not ask for a contribution to its provision or maintenance). So long as this fits into a wider planned approach to ensure deliverability, and is S106 compliant

#### IDENTIFYING THE APPROPRIATE FACILITY FOR CONTRIBUTION

10.1.16 As identified in the policy context for this document, the Council will secure developer contributions where appropriate towards future sports infrastructure to support future development in accordance with Local Plan policies and the Infrastructure Delivery Plan. Developer contributions will primarily be sought through S106 agreements, but other funding sources may also be secured where possible. The Council will continue to work with partners and infrastructure providers in order to secure improvements to sport infrastructure to meet the future needs of the Borough.

10.1.17 In the case of S106 contributions, the following should be noted;

- No more than five contributions may be pooled towards the provision of any single infrastructure project or type of infrastructure
- Section 106 contributions must be directly related to the development in question, however the impact of any development can affect the wider community. This means that S106 contributions can be used to deliver improvements to facilities that are located some distance away from the

- development, such as a local town centre or major sports facility hub site
- Development that is funded through S106 contribution should be focussed on specific projects, identified through the strategic needs assessments (such as this Built Facilities Strategy) that have been issued by the Council.

**CALCULATING CONTRIBUTIONS**

- 10.1.18 The Sport Facility Calculator (Figure 10.1) should be used to calculate the amount of expected additional demand for they key community sports facilities (sports halls, swimming pools, artificial grass pitches, indoor bowls centres), that is generated by populations of new growth, development and regeneration areas. The SFC is designed to estimate the needs of discrete populations for sports facilities, created by a new community of a residential development.
- 10.1.19 It is important to highlight that the SFC looks only at demand for facilities and does not take into account any existing supply of facilities.
- 10.1.20 If the SFC is to be used, the Council should ensure that the most recent template is used, as financial data changes regularly, and that the population profile information used for the calculator is reviewed when new population data becomes available. Further support is available from Sport England as required.
- 10.1.21 Figure 10.1 below provides an example of how contributions can be calculated for new developments, using the significant Brentwood Borough associated with the Dunton Hills and West Horndon housing development projects as a case study. As shown, once the additional population expected from the proposed development is entered, and the facility type selected, the SFC provides the estimated additional facility provision that will required to satisfy the new demand and its cost.

**Figure 10.1 Sport England Facility Calculator example, associated with the Dunton Hills and West Horndon housing development projects**

