



**MALVERN HILLS DISTRICT COUNCIL**  
**INDOOR & BUILT SPORTS FACILITIES STRATEGY**  
**DECEMBER 2021**

QUALITY, INTEGRITY, PROFESSIONALISM

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### PART 1: INTRODUCTION

Knight, Kavanagh & Page Ltd (KKP) was appointed by the South Worcestershire councils: Malvern Hills District Council (MHDC), Worcester City Council (WCC) and Wychavon District Council (WDC) 'to produce a South Worcestershire Playing Pitch and Outdoor Sports Strategy and an Indoor and Built Sports Facilities Strategy 2020-2041'. This work will provide a key piece of evidence to support the South Worcestershire Development Plan (SWDP) Review. The SWDP Review covers the collective Worcester City, Wychavon District and Malvern Hills District local authority areas.

This is the Malvern Hills Indoor Sports Facilities Strategy for the period 2020 – 2041. Recommendations are drawn from the Needs Assessment Report 2020, researched and prepared between October 2020 – December 2020 by specialist sport and leisure consultancy, Knight Kavanagh and Page Ltd (KKP).

The Assessment Report and Strategy have been prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities Guidance - for Indoor and Outdoor Sports Facilities) and in consultation with the MHDC, Sport England, national governing bodies of sport (NGBs), local sports clubs and key stakeholders. This work will provide a key piece of evidence to support the SWDP Review. The SWDP area also includes Wychavon District and Worcester City.

#### 1.1 Purpose

With regard to the indoor sports facilities work, the stated objectives are:

- ◀ To compile a robust, up to date audit of built facilities across South Worcestershire and to assess the quantity, quality, accessibility and availability of the provision.
- ◀ To complete an assessment of the required levels of built facilities both now and up to 2041. The assessment is based on the principles of 'Protect, Enhance and Provide', whilst also tailoring the approach to take into account the bespoke needs of South Worcestershire's rural communities, key towns, Worcester City, and the emerging SWDP preferred growth sites. It includes cross-boundary implications between both the three client authorities and neighbouring local authorities.
- ◀ To provide an assessment of the current and future level and role of the changing demands of local communities and links to the current South Worcestershire Open Space Assessment and Community Buildings and Halls Report.
- ◀ To provide a comprehensive evidence base that will support the delivery of the SWDP and the development of its related policies, including neighbourhood plans.
- ◀ To secure developer contributions and ensure that Sport England's Sports Facility Calculator and bespoke calculator/standards where necessary - are informed by the local evidence.

The strategy is, thus, based upon a concise, robust, comprehensive and up-to-date evidence base in line with the emerging SWDP and sets out a strategic and action plan based approach to the enhancement of existing, and creation of new, sporting provision.

It will ensure that residents have the opportunity to be physically active and healthier, and where appropriate develop their physical, sporting, health and wellbeing ambitions within their local community. This strategy is one component of a wider suite of reports which include an indoor and built sports facilities needs assessment, playing pitch and outdoor sports needs assessment and playing pitch and outdoor sports strategy for all three councils.

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## 1.2 National strategic context

### ***Sporting Future: A new strategy for an active nation (December 2015)***

The Government's strategy for sport confirms its recognition and understanding that sport makes a positive difference and states its intention that the sector will deliver five simple but fundamental outcomes: physical health, mental health, individual development, social and community development and economic development.

### ***Sport England: Uniting the Movement 2021***

Sport and physical activity have a major role to play in improving the physical and mental health of the nation, supporting the economy, reconnecting communities and rebuilding a stronger society for all following the global pandemic. Reflecting this, Sport England has recently released its new strategy, Uniting the Movement, its 10-year vision to transform lives and communities through sport and physical activity.

It seeks to tackle the inequalities that it states are long seen in sport and physical activity noting that 'providing opportunities to people and communities that have traditionally been left behind, and helping to remove the barriers to activity, has never been more important'.

The three key Strategy objectives are:

**1**  
Advocating for movement,  
sport and physical activity

**2**  
Joining forces on five big  
issues

**3**  
Creating the catalysts for  
change

As well as being an advocate for sport and physical activity, through the building of evidence and partnership development, the Strategy identifies five big issues upon which people and communities need to address by working together. They are described as the major challenges to England being an active nation over the next decade as well as being the greatest opportunities to make a lasting difference. They are designated as a building blocks that individually would make a difference but tackled collectively could change things profoundly. The issues are:

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

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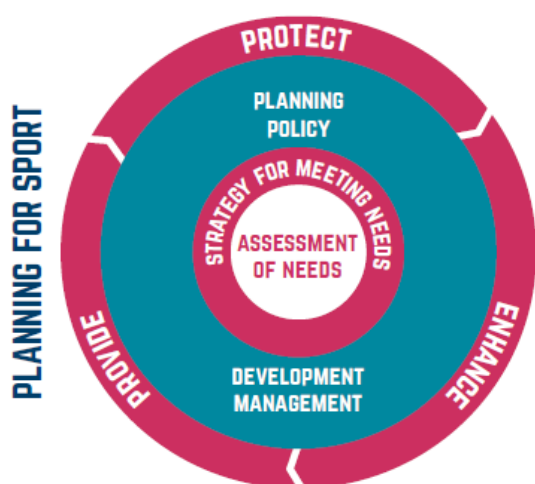
## Sport England's planning aim

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

Table 1.1: Sport England Planning objectives

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

Figure 1.1: The Sport England Planning for Sport Model



It has 12 planning-for-sport principles aimed at helping the planning system to contribute to sustainable development by fulfilling the role the National Planning Policy Framework (NPPF) highlights it has to play in creating strong, vibrant and healthy communities.

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

The 12 principles are applicable to all areas of the planning system at all levels, for example strategic, local authority and neighbourhood planning levels. As such they are of relevance to all involved in, or looking to engage with, the planning system.

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Figure 1.2: Sport England's 12 Planning Principles



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### PART 2: LOCAL AREA CONTEXT

#### 2.1 Local strategic context

MHDC's local policies demonstrate an outcome focused approach with co-commitment to increasing physical activity, reducing health inequality, whilst harnessing the potential for investment offered by residential development as identified in the SWDP. There is a desire and understanding of the need to work in partnership, across various departments within the Council, the Active Partnership and with other organisations and key individuals to improve health outcomes for all residents.

#### ***Malvern Hills District Council Five Year Plan: 2020-2025***

The vision set out in this plan is to enhance the district as a destination to explore and for it to be an outstanding place to live and work. To achieve this, the Authority has established a number of objectives, one of which is to improve people's health and wellbeing. The key elements of this objective, are to:

- ◀ Secure 2 million visits to all leisure centres by 2025, including targeting the less active to participate in sport and leisure activities.
- ◀ Deliver a programme, through a range of partnerships, of at least 50 targeted community activities per year across the District.
- ◀ Refurbish Malvern Splash to improve the visitor offer and to extend the economic life of the asset.
- ◀ Enable investment of up to £10m in new facilities and open space provision, including play areas and playing pitches across the District.

#### ***South Worcestershire Development Plan (SWDP) 2016***

The SWDP replaced the existing local plans of the three partner councils when it was adopted in February 2016. It considers the long-term vision and objectives for the area covered by the three authorities (South Worcestershire) up to the year 2030, as well as containing the policies for delivering these objectives in a planned and cohesive manner. The objectives, as mentioned above, of the SWDP are to:

- ◀ Create economic success that is shared by all.
- ◀ Develop stronger communities.
- ◀ Better environment for today and tomorrow.
- ◀ Improving Health and Well-being.
- ◀ Ensure communities are safe and feel safe.

To improve the health and well-being of residents, the SWDP will ensure that any new development sets out high quality formal/informal recreational opportunities and contributes to enhanced sporting facilities in order to encourage healthy lifestyles. SWDP 37 is clear and unambiguous in stating that:

*The provision of new community facilities or the enhancement of existing facilities will be permitted, particularly where the proposals have resulted from neighbourhood planning, subject to satisfying the sequential test in the Framework where applicable. Applicants will be required to consider whether the combining or rationalisation of existing facilities would be more appropriate than the provision of a new facility.*

*Also, any proposal that would result in the loss of a site or building currently or last used as a community facility will only be permitted if specific criteria are met including, for example:*



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- ◀ *An alternative community facility which meets local needs to at least the same extent is, or will be, provided in an equally or more accessible location.*
- ◀ *It has been demonstrated that there is an excess of similar provision in the appropriate catchment area for that particular facility and the site or building is not needed for any other community facility.*

### **South Worcestershire Development Plan (SWDP) Review (2021-2041)**

In line with NPPF (2019) requirements for local plans to be reviewed to assess whether they need updating at least once every five years, with reviews to be completed no later than five years from the adoption date of the plan, the SWDP is currently being updated to cover the plan period 2021-2041.

The SWDP review will set out where the new growth in south Worcestershire should be located (including strategic development proposals for new and expanded settlements) and update the plan's policies in order to ensure that they remain in general conformity with national planning policy and respond to the updated evidence base. The Indoor and Built Sports Facilities studies, alongside the Playing Pitch and Outdoor Sports Facilities Strategy will help to ensure that relevant policies in the plan are updated accordingly to demonstrate the soundness of the plan at Examination.

In accordance with the latest Local Development Scheme (October 2020), the SWDP Review is currently scheduled for adoption in April 2023.

### **Worcestershire Health and Well-being Strategy 2016-2021**

This presents Worcestershire Health and Well-being Board's priorities for the next five years. Its vision is to ensure that Worcestershire's residents are healthier, live longer and have a better quality of life especially for those communities and groups with the poorest health outcomes. This vision will be achieved by focusing on the following objectives:

- ◀ Creating good mental health and well-being throughout life, with a focus on building resilience across all age groups. People who are more resilient do better in life, are happier, more able to cope with adversity and less at risk of developing mental health conditions such as anxiety and depression.
- ◀ Increasing everyday physical activity across all age groups, particularly focusing on; under 5's and their parents, older people and populations with poorer health outcomes.
- ◀ Reducing consumption of alcohol across all ages, along with a focus on reducing risky behaviour associated with drinking too much.

Worcestershire County Council is currently engaging with stakeholders on its new strategy. At the time of writing, the new health and wellbeing strategy objectives have not yet been agreed.

### **Active Herefordshire and Worcestershire (Active Partnership)**

The stated aim of the Active Partnership is to reduce inactivity and create a more active and healthier Herefordshire and Worcestershire. Its blueprint for tackling inactivity is identified in its five strategic objectives, which are to:

- ◀ *Target new opportunities for growth:* To raise the profile across new sectors which will influence large scale interventions throughout Herefordshire and Worcestershire.
- ◀ *Partner and influence:* To facilitate and broker relationships across and within a diverse range of sectors at both operational and strategic levels allowing the Active Partnership to disseminate insight to influence decisions locally.
- ◀ *Empower all:* To ensure that individuals, groups and communities are equipped, confident and have the knowledge to understand local need and the mechanisms for change.

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- ◀ *Develop a workforce that inspires:* Through the delivery of high-quality coach education teaching to ensure there is a physical activity workforce that is reflective of local need.
- ◀ *Increase the visibility and accessibility of opportunities:* Deliver a range of campaign messaging to create positive opportunities throughout the community through the use of strong communication pathways.

### **Freedom Leisure**

Freedom Leisure is the local leisure operator in the Authority. It manages:

- ◀ Malvern Splash Leisure Complex.
- ◀ Sport Dyson Perrins Leisure Centre.
- ◀ Sport Martley Leisure Centre.
- ◀ Tenbury Swimming Pool.

It also delivers the Active Communities Malvern programme, which works with a wide range of local groups and national partners to get people of all ages and abilities more active across a range of programmes delivered in local communities and leisure facilities. Programmes include disability sport sessions, holiday programmes and active ageing activities.

### **Summary of local policy**

Local policy demonstrates an outcome focused approach with co-commitment to increasing physical activity (across all age groups), reducing health inequality, whilst harnessing the potential for investment offered by residential development as identified in the SWDP. There is an understanding and appreciation of the need to work in partnership, across various departments within the Council, the Active Partnership and with other organisations and key individuals to improve health outcomes for all residents.

## **2.2 About Malvern Hills**

Malvern Hills is a local government district in Worcestershire. It covers most of the western half of the county of Worcestershire, including the small towns of Tenbury and Upton. The Council was originally formed in 1974 and was subject to a significant boundary reform in 1998. The Authority is surrounded by Tewkesbury, Wyre Forest, Wychavon, Worcester and the Forest of Dean as well as the counties of Herefordshire and Shropshire. Malvern Hills is predominantly rural.

**Population and distribution** (Data source: 2018 Mid-Year Estimate, ONS) - The total population of Malvern Hills (ONS 2018 mid year estimate) was 78,113, with slightly more females (40,087) to males (38,026). Data indicates that there are proportionately fewer 10–34-year-olds (23.3%) than the West Midlands (31.9%). However, Malvern Hills has slightly more people aged 35-64 (39.3%) compared with the region (37.2%). There are more people in every age bracket over 50 in Malvern Hills than there in the West Midlands region as a whole.

**Ethnicity** (Data source: 2011 census of population, ONS): Malvern Hills's ethnic composition does not reflect that of England as a whole. According to the 2011 Census of population, the largest proportion (97.6%) of the local population classified their ethnicity as White; this is considerably higher than the comparative England rate of 85.4%. The next largest population group (by self-classification) is Asian, at 1.2% this is markedly lower than the national equivalent (7.8%). This may change as a new Census is due in 2021.

**Crime** (Data source: 2019 Recorded Crime, Home Office): During the 12 months to June 2019 the rate for recorded crimes per 1,000 persons in Malvern Hills was 74.4; this is markedly lower than the equivalent rate for England and Wales as a whole (114.2).

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**Income and dependency** (Data source: NOMIS (2019): The median figure for full-time earnings (2019) in Malvern Hills is £28,616; the comparative rate for the West Midlands is £28,642 (+0.1%) and for Great Britain; £30,524 (+6.7%). In March 2020 (pre pandemic) there were 925 people in Malvern Hills claiming out of work benefits; this is an increase of 33.1% when compared to March 2019 (695). In July 2020 there were 2,185 people in Malvern Hills claiming out of work benefits<sup>1</sup>; an increase of 191.3% compared to July 2019 (750).

Figure 2.1: Malvern Hills with key transport routes



<sup>1</sup> This includes both Job Seekers Allowance (JSA) and Universal Credit. Universal credit also includes other benefits including employment and support allowance (ESA) and child tax credits.

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**Deprivation** (Data source: 2019 indices of deprivation, DCLG): Deprivation levels in Malvern Hills are lower than those of the UK as a whole with 10.1% of the District's population falling within the areas covered by the country's three most deprived cohorts, compared to a national average of c.30%. Conversely, 37.4% live in the three least deprived groupings in the country (again, this compares to a 'norm' of c.30%).

**Health data** (Data sources: ONS births and deaths, NCMP<sup>2</sup> and NOO<sup>3</sup>): In keeping with patterns seen alongside lower levels of health deprivation, life expectancy for males in Malvern Hills is higher than the national figure; the male rate is currently 80.1 compared to 79.6 for England, and the female equivalent is 83.1 compared to 83.2 nationally.<sup>4</sup>

**Weight and obesity** Obesity is widely recognised to be associated with health problems such as type 2 diabetes, cardiovascular disease and cancer. At a national level, the resulting NHS costs attributable to overweight and obesity<sup>5</sup> are projected to reach £9.7 billion by 2050, with wider costs to society estimated to reach £49.9 billion per year. These factors combine to make the prevention of obesity a major public health challenge.

Adult obesity rates in Malvern Hills are below both national and regional rates. Child rates for obesity are also below both the regional and national rates. In common with many other areas, obesity rates increase significantly between the ages of 4 and 11. In Reception Year at school, 6.2% of children in Malvern Hills are considered obese and 11.2% are overweight; by Year 6 these figures have risen to 19.0% obese and 13.0% overweight. In total by Year 6 just under one third (32%) are either overweight or obese.

### **Sport England: Active Lives Survey (ALS) 2018/2019**

The percentage of the population considered to be inactive in Malvern Hills is 21.8% - significantly below regional (28.6%) and national (24.6%) averages. It has more active people (65%) than the national (63.3%) and regional (58.7%) average. ALS makes it possible to identify the top five (most participated in) sports within Malvern Hills. As with most other areas, structured programme classes are among the most popular - they are known to cut across age groups and genders; in Malvern Hills 19% of adults attend a class, on average, at least once a month. The next most popular activity is cycling in which 18% of adults take part on a relatively regular basis. These levels are, again, above both regional and national averages.

### **Mosaic**

Malvern Hill's top three population segments are:

- ◆ Country Living (34.3%) – well-off homeowners who live in the countryside often beyond easy commuting reach of major towns and cities. Some people are landowners or farmers, others run small businesses from home, some are retired, and others commute distances to professional jobs.
- ◆ Rural Reality (15.1%) - people who live in rural communities and generally own their relatively low cost homes. Their moderate incomes come mostly from employment with local firms or from running their own small business.
- ◆ Senior Security (8.2%) - elderly singles and couples still living independently in comfortable homes that they own. Property equity gives them a reassuring level of financial security. This group includes people who remain in family homes after their children have left, and those who choose to downsize to live among others of similar ages/lifestyles.

The projected increase in the local population is likely to lead to increases in the number of people wishing to take part in sport and physical activity.

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<sup>2</sup> National Child Measurement Program

<sup>3</sup> National Obesity Observatory

<sup>4</sup> Office of National Statistics: Life Expectancy at Birth by local areas in the United Kingdom, 2013.

<sup>5</sup> Adult Weight Data is for the period 2016-2017. The child data is for the period 2017-2018

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### Population projections

#### **Strategic planning: Change from 2018 to 2041<sup>6</sup>**

The most recent ONS projections indicate a rise of 17.6% in Malvern Hills population (+13,761) over the 23 years from 2018 to 2041. Several key points for Malvern Hills are outlined below:

- ◀ There is a slight and progressive increase in the number of 0-15 year olds, rising by +565 (+4.5%) over the first half of the projection (to 2029). In contrast, there is predicted to be decline in the number of 16-24 year olds, of 2.9% over the 23 year period
- ◀ There is a continuous increase in the numbers of persons aged 65+ and a need to consider varying sports offers for this age group. This represents an increase of +25.4% (+5,545) in the first period continuing to rise to +49.4% (+10,788) between 2018 and 2041. While the age group represented 27.9% of Malvern Hills population in 2018 it is projected to be 35.5% of the total by 2041

### **2.3: House building across South Worcestershire**

The National Planning Policy Framework states that to significantly boost the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements.

#### **SWDP**

The SWDP (2016) presents the housing growth requirements for all three authorities across the wider South Worcestershire area. It states that from 2019 until 2030, there is a requirement to build 217 properties per year in Malvern Hills. It is important to note that the Wider Worcestershire Area (WWA) housing growth requirements are updated every five years resulting in Malvern Hills calculation possibly being revised, as recommended by the SWDP Examination Inspector. Key sites with planning permission (not started or under construction), include the following:

- ◀ St Andrews Road, Malvern - 310 dwellings and a 66 bed C2 care home.
- ◀ Land North East of Upton Marina, East Waterside, Upton-upon-Severn – 70 dwellings.

The housing provision requirement for the SWDP Review is being proposed on a SWDP area basis as opposed to separate local authority provision requirements. Information relating to the SWDP Review has been updated in preparation for the publication (Regulation 19) stage of the plan. The latest information (where available at the time of production) has been used to inform the findings of this report.

Details relating to progress made on the SWDP as relates to housing statistics can be found in the latest [South Worcestershire Authorities' Monitoring Report](#).

The SWDP Review identifies four major growth locations across South Worcestershire, as well as the reallocation of two Urban Extension sites from the SWDP (2016), to meet future demand for new housing and employment land.

The Preferred Options consultation document (2019), produced as part of the review of the SWDP, sets out how a Government requirement to build 14,000 new homes (net) across Malvern Hills, Worcester City and Wychavon by 2041 will be met. This is in addition to the need for 28,400 new homes by 2030 (more than half of which are already built) set out in the current plan (see SWDPR 1 of the Preferred Options consultation document).

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<sup>6</sup> Office for National Statistics 2018-based population projections (data released March 2019)

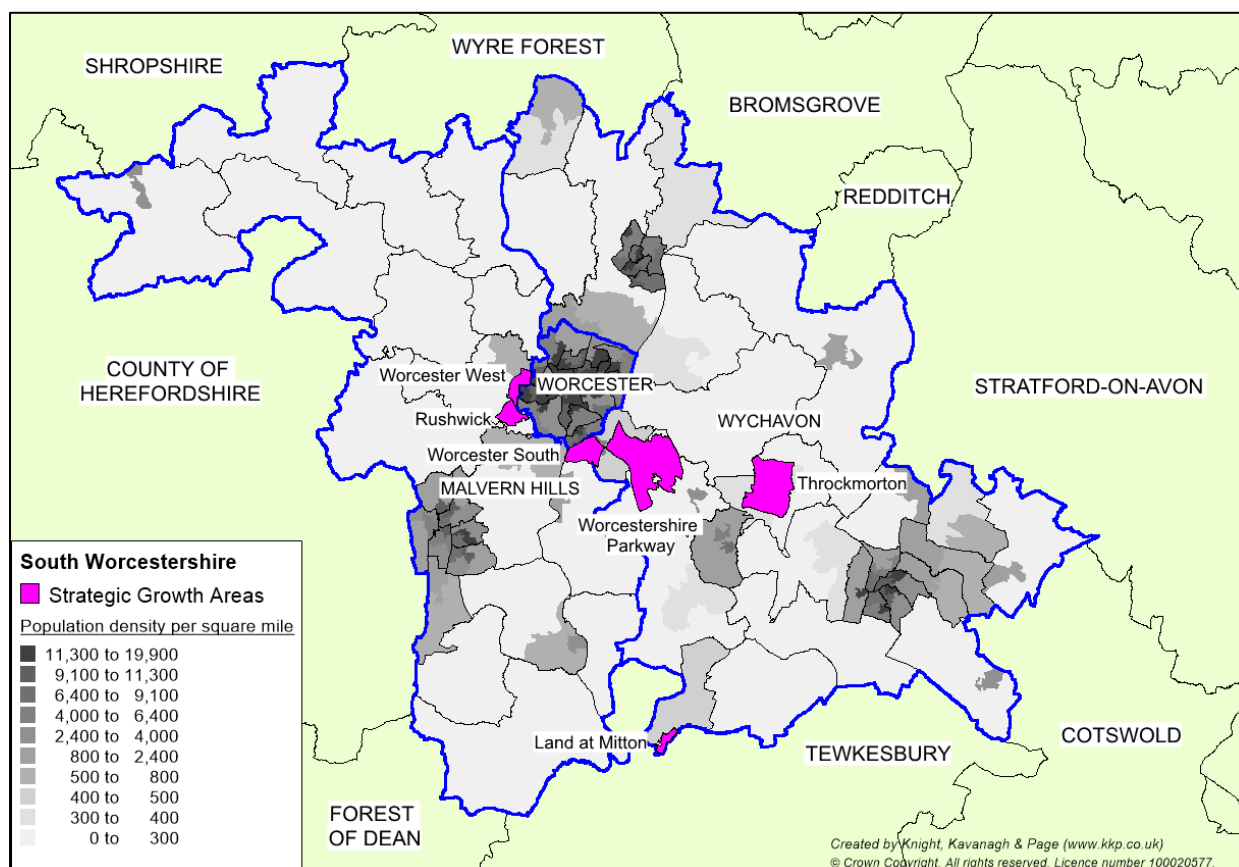
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As part of the Preferred Options consultation, Planners have assessed more than 900 sites put forward for potential development against a range of technical criteria and have made a series of recommendations about the most sustainable locations. These include:

- ◀ A new settlement at Worcestershire Parkway delivering 5,000 homes by 2041, with the potential for a further 5,000 homes thereafter.
- ◀ A new settlement at Throckmorton Airfield delivering 2,000 new homes from 2030 with the potential for further expansion in the future.
- ◀ An expanded settlement at Rushwick delivering 1,000 new homes from 2030 once a new railway station has been implemented.
- ◀ A new settlement at Land at Mitton delivering 500 homes to meet Tewkesbury Borough Council's needs under the duty to co-operate.
- ◀ Plans for approximately 810 new homes on various sites around Worcester, 730 at Droitwich Spa, 200 in Evesham, 880 in Malvern, 600 in Pershore and 60 in Tenbury Wells (Preferred Options figures).
- ◀ More than 900 new homes earmarked for villages across Wychavon and 390 within Malvern Hills District (Preferred Options figures).

In addition to housing provision, the consultation document contained plans to provide 295 hectares of employment land to allow for/enable the growth of businesses and to drive job creation, of which 130 hectares was already committed, i.e., planning permissions plus SWDP allocations without planning permission. Of the outstanding 165 hectares, 50 has been proposed at Worcestershire Parkway, 20 at Throckmorton, and 10 at Rushwick. Since the Preferred Options consultation, information relating to the SWDP Review has been updated in preparation for the Publication (Regulation 19) stage of the plan. The latest information (where available at the time of production) has been used to inform the findings of this report.

## 2.2: Strategic growth areas in South Worcestershire



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Table 2.1 Indicative capacities of proposed new housing September 2020

Location	Settlement hierarchy	Authority	Indicative capacities	Occupancy rate <sup>7</sup>
Worcestershire Parkway	Strategic Location	Wychavon	5,000 <sup>8</sup>	11,500
Throckmorton	Strategic Location	Wychavon	2,000 <sup>9</sup>	4,600
Rushwick	Strategic Location	Malvern Hills	1,000 <sup>10</sup>	2,300
Mitton	Strategic Location	Wychavon/ Tewkesbury	500 (1,000) <sup>11</sup>	1,150 (2,300)
Worcester West Urban Extension (strategic reallocation)	Urban Extension	Malvern Hills	2,150	4,945
Worcester South Urban Extension (strategic reallocation)	Urban Extension	Worcester City/ Wychavon/ Malvern Hills	2,600	5,980
Worcester	City	Worcester City	1,336	3,073
Evesham	Town	Wychavon	658	1,513
Droitwich Spa	Town	Wychavon	925	2,128
Malvern	Town	Malvern Hills	833	1,916
Pershore	Town	Wychavon	358	823
Tenbury	Town	Malvern Hills	180	414
Upton	Town	Malvern Hills	120	276
Rural areas (Wychavon)	Villages	Wychavon	1,258	2,894
Rural areas (Malvern Hills)	Villages	Malvern Hills	769	1,769
Windfall	Mix	All Areas	1,900	4,370
<b>Totals</b>			<b>21,587 (22,087)</b>	<b>50,301 (50,801)</b>

### Summary of demographic profile and population projections

Levels of multiple and health deprivation in Malvern Hills are low relative to regional and national levels. Just under half the population falls into Mosaic's Rural Reality and Country Living classifications suggesting that they tend to be employed with relatively stable incomes.

The projected increase in the size of the local population (led by housing development) is likely to lead to major increases in the number of people wishing to take part in sport and physical activity (potential customers of leisure facilities). It is fair to assume that there will be increased demand for sports facilities and physical activity opportunity in areas where housebuilding is planned (particularly in the Worcester West Urban Extension and Worcester South Urban Extension as well as the Strategic Location at Rushwick) in relation to Malvern Hills facilities.

A key issue to consider is whether the current stock of facilities is able to accommodate this increase or whether there is (or will be) sufficient demand in specific areas to justify development of new leisure facilities. There is also a need to consider how the ageing population chooses to use its leisure time; this may well lead to changes in levels of demand for different activities.

<sup>7</sup> Based on an average of 2.3 persons per dwelling.

<sup>8</sup> With potential for a further 5,000 dwellings beyond the plan period (i.e. post 2041).

<sup>9</sup> Development not to commence until 2030. Potentially 4,000 more dwellings post 2041).

<sup>10</sup> Development not to commence until after 2030.

<sup>11</sup> With a further 500 dwellings to meet Tewkesbury Borough Council's needs under the duty to co-operate (i.e. 1,000 dwellings and 2,300 population growth).

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

### 2.4 Planning policy

#### ***National Planning Policy Framework 2019***

The NPPF sets out the Government's planning policies for England and how they should be applied. It provides a framework guiding the preparation of development plans documents, associated evidence base and supplementary planning documents. It is also a material consideration which should be taken into account when determining applications for planning permission.

The importance of *promoting healthy communities* is a key focus of the NPPF in achieving sustainable development. The NPPF states that the overarching social objective of the planning system is: *to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and which support communities' health and social and cultural wellbeing*

Supporting the core objective, the NPPF states how the planning system should plan positively to achieve healthy places and provide the social, recreational and cultural facilities and service the community needs. This includes:

- ◀ Enabling and supporting healthy lifestyles especially where this would address identified local health and wellbeing needs, for example via the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- ◀ Planning positively for provision and the use of shared spaces, community facilities (including sports venues and open space) and other local services.
- ◀ Taking into account and supporting the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community.
- ◀ Guarding against unnecessary loss of valued facilities and services.



### PART 3: NEEDS ASSESSMENT FINDINGS

#### 3.1 General findings

Malvern Hills recognises the importance and role that its leisure facility stock plays in physical activity; health and wellbeing and is committed to its retention via the presumption (in Planning Policy) against any net loss of active sport and leisure facilities across the district.

As noted above, there is a projected increase of 17.6% in the size of the population by 2041 (MYE 2018) and there will be a continuous increase in the number and proportion of persons aged 65+. Further, there are specific and significant housing developments, such as Worcester West Urban Extension, Worcester South Urban Extension and Rushwick Strategic Location (all taking place in Malvern Hills) as well as other development including the Worcestershire Parkway within the SWDP area. This may affect demand for different sport and physical activity facilities and opportunity in and adjacent to the areas where housebuilding is planned.

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

The principal opportunity/challenge for Malvern Hills is to ensure that its facilities are fit for the future and that community available facilities are supported during the recovery from the Covid-19 Pandemic. There is a need to balance the needs of the core market of sports consumers already participating in local clubs with enabling the growth of existing or new activities which meet the needs of new participants and the Authority's growing population of older residents.

Any new sports facilities need robust community use agreements to ensure availability to all the community, especially those from what tend to be described as 'hard to reach' groups.

#### 3.2: What do we know about facilities and activities in Malvern Hills

##### *Village and community halls*

There are 47 village/community halls in the district serving different communities. Half are identified as being either above average or excellent quality. Almost one quarter (23%) of the population lives within 800m of a community centre/village hall. It is recognised that new housing developments may place additional demand on current facilities.

Activities provided in/at village halls tend to reflect local community need and play an important role ensuring that people/older people in more rural areas have access to facilities and can contribute to getting the inactive active or help retain those already involved. Further analysis is required to gauge whether, and the extent to which, activities in these facilities can further meet the needs of what is an ageing local population and one which is growing in certain areas.

For example, Rushwick currently has a village hall but proposed new housing may add to the demands placed upon it and other local venues. It may be able to accommodate this it or could create demand for additional facilities. More local consultation and assessment will be needed at village halls and community centres which serve the developing communities/key housing developments, identified in the SWDP, which are planned to occur within or close to the boundary with Malvern Hills.

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### *Sports halls*

Taking designated sports halls of all sizes into account Malvern Hills district has 26 (containing 48 courts). However, when narrowed down to 3-court+ sports halls there are 10 across nine sites (a total of 44 badminton courts). Spatially, with the exception of Rushwick, sports halls serve areas of higher population density. It may be that the current Rushwick community looks to use facilities in Worcester City rather than within Malvern Hills, due to their proximity. In terms of quality:

- ◀ Two sites have facilities are rated as good quality.
- ◀ Three are of above average quality.
- ◀ Three are of below average quality.
- ◀ One site remained unassessed.

Nearly the whole (99%) Malvern Hills population lives within 20 minutes' drive time of a 3+ badminton court hall with 44% living within one mile of such a facility (including 75% of people living in areas of higher deprivation). There are fifteen 3+ badminton court sports halls located within two miles of the Authority border, the majority in Worcester. All sports halls offer some level of community availability. There is spare capacity and some venues are operating well below the Sport England comfortably full benchmark of 80%.

Community use has been severely restricted in 2020 due to the three lockdown periods. The audit found that prior to lockdown, availability of sites was limited to peak times (evenings/ weekends). There was no daytime availability across the stock and there is no evidence that this has, or will in the short to medium term, change. Malvern St James Girls School accommodates the widest variety of activities but, in general, sports halls sports offer mainstream sports such as badminton, basketball, football, netball, cricket with some martial arts. The Needs Assessment suggests that there is a need to:

- ◀ Improve the quality of the below average sport halls.
- ◀ Maintain good relationships with schools, to (at a minimum) retain levels of community use and support in Covid-19 recovery.
- ◀ Consider whether community use can be extended at school sites enabling existing sport and physical activity participation to grow and increasing the volume of daytime use.
- ◀ Support the development/strengthening of community use agreements with schools with a view to consolidating club use (leading to increased participation).
- ◀ Consider how developer contributions could be used to improve sports hall quality; possibly as part of a trade-off enabling more community hours. (via community use agreements).
- ◀ Protect the current stock of facilities in in accordance with planning policy and paragraph SWDP37.

### *Swimming pools*

The audit identifies 10 pools at 10 sites (including all pools irrespective of size and access); four are main pools, three are teaching pools and three are lidos. Swim England reports a surplus of water space in the area with no requirement for additional pool provision. Pool stock is generally in good or above average condition with Abberley Hall, Malvern College Sports Complex, Malvern Splash and Tenbury Swimming Pool having been opened or refurbished within the last 20 years while Malvern Splash and Tenbury were refurbished in 2020.

Most (91%) of the district population lives within 20 minutes' drive of a swimming pool. One third resides within 20-minutes' walk (including 75.3% of those living in areas of higher deprivation). Malvern Splash and Tenbury pools are available on a pay & play basis. Splash, Malvern College Sports Complex, Malvern St James Girls School and Tenbury Swimming Pool all offer/ accommodate swimming lessons.

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The general findings for swimming pools are that:

- ◀ The pool at Malvern Splash Leisure Complex underwent a major £2million refurbishment which was completed in early Spring 2021. This included full refurbishment of the pool, changing facilities and toilets, including installation of dedicated changing facilities for people with disabilities along with additional family changing areas.
- ◀ There is sufficient water space in the area to accommodate increased demand from the projected population growth.
- ◀ There is a need for a long-term strategy to replace/refurbish Tenbury Swimming Pool.
- ◀ There is a requirement to maintain and improve the quality of swimming pools *per se* in the District via good maintenance programmes.
- ◀ Each swimming facility is important to the community(s) it serves and as such should be protected in accordance with Planning Policy SWDP 37.

### *Health and fitness suites*

There are 14 health and fitness suites in Malvern Hills of which nine have 20+ stations; these provide 342 stations. In addition, there are 10 studios. Four are available on a pay and play basis with the remainder requiring some form of membership. Most residents living within in areas of higher deprivation live within one mile of a health and fitness facility.

Of the 22 health and fitness suites located in neighbouring authorities within two miles of the Malvern Hills border; eight offer pay and play availability and four have 100+ stations. Notwithstanding the current 'in-district' technical shortfall of health and fitness suites (a figure which is expected to increase up to 2041), the availability of facilities in neighbouring authorities is considered more than adequate to offset this demand (i.e., they have capacity).

Generally, health and fitness facilities are located in more densely populated areas. The key need is to ensure that they cater fully for the full range of market segments in the MHDC community and that residents from hard-to-reach groups can afford to access them.

MHDC supply is inextricably linked to the supply in Worcester itself (four of the Worcester facilities are of significant scale). Between the two areas supply is sufficient both at present and up to 2041. Ongoing monitoring is required as the market is (Pandemic notwithstanding) still growing and trends can change quite quickly. The importance of the financial contribution that health and fitness can make to the viability of other facilities such as swimming pools is an important facet.

### *Squash courts*

There are 12 squash courts at four sites in Malvern Hills. Three are glass backed and the remainder are traditional. Of the 12, ten are in good condition and two are above average. They are technically available for community use via registered membership but there are, reportedly, low levels of demand. Four courts located in neighbouring authorities offer pay and play availability. Four fifths of residents in Malvern Hills live within 20 minutes' drive time of a squash court.

The general findings are that squash is well catered for in Malvern Hills. There is a need to continue to invest and maintain court quality. It is considered unlikely that population increases will lead to demand for more squash courts as there is current spare capacity, which is likely to be able to accommodate local population growth up to 2041.

# MALVERN HILLS DISTRICT COUNCIL

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### *Gymnastics*

There is one dedicated gymnastics venue in Malvern Hills. Malvern Gymnastics Club (a recreational gymnastics activity located at Malvern College Sports Complex (Malvern Active). There are several dedicated centres in neighbouring authorities meaning that the whole Malvern Hills population lives within 30 minutes' drive time of a dedicated gymnastics facility.

A full gymnastics development plan will be required to develop the sport in the area, including the need to recruit and develop coaches and volunteers. Following development of recreational gymnastics partners should assess whether there is sufficient demand for a dedicated facility in the longer term.

### *Indoor bowls*

There is one (6-rink) indoor bowls facility in Malvern Hills. It is in above average condition. The majority (78%) of the population of Malvern Hills lives within 30 minutes' drive time. There are no other indoor bowls facilities within 30 minutes' drive of the facility in neighbouring authorities. It is available during the day and in the evening, although it is necessary to be a member of a club to access indoor bowls on a regular basis. The EIBA suggests that there is no requirement for additional purpose-built indoor bowls facilities in Malvern Hills now or in the future.

### *Indoor tennis*

Malvern Hills has one indoor tennis facility with three indoor courts - all rated above average. The majority (78%) of residents live within 30 minutes' drive time of an indoor tennis facility. Manor Park Sports Club is available via a club membership offer with no opportunity for pay and play. There is a need to continue to work with the LTA and partners to drive up participation, ensure the facility is financially viable and increase indoor tennis playing opportunity for all district residents.

### *Water sports*

There is one rowing club in Malvern Hills and no affiliated sailing clubs, although five sailing clubs are located in neighbouring Wychavon. There are also two canoe clubs and one kiteboarding club. In terms of accessibility, 72.4% of residents live within a 30-minute drive time of a sailing club in South Worcestershire, and 88.7% live within the same drive time of a rowing club. All clubs reports report being in a position to accept new members.

There is a need to support clubs to drive up participation main the range of water sports on offer. They need to maintain current facilities and to ensure their longer-term viability. This presents an opportunity to extend water-based activity to allow families and young people the chance to experience them, without having to go to the expense of buying the necessary equipment. There is a specific need to support Upton Rowing Club with its proposed water sports lake development.

The proposed development is for a 1km long rowing lake, which has potential to serve as a regional facility. Furthermore, the Club is keen to develop a wider water sports centre on site, and expand the offer to include other activities, e.g., sailing, triathlon, canoeing, open water swimming etc. It has potential to offer a similar, although smaller provision than nationally recognised facilities at The National Water Sports Centre (Home Pierrepont, Rushcliffe) and Eton Dorney Rowing Lake (Buckinghamshire).

# MALVERN HILLS DISTRICT COUNCIL

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### *Outdoor education activities*

Several outdoor built facilities in Malvern Hills offer opportunity for the delivery of outdoor education; there are two dedicated outdoor education centres plus two indoor climbing walls. The two outdoor education facilities are located at Boundless Outdoors and University of Worcester (Lakeside Campus), and the indoor climbing walls are at Sport Martley Leisure Centre and Malvern College Sports Complex. In addition, three facilities in Worcester and two in Wychavon also deliver outdoor education activities. Drive time catchment modelling suggests that 88.72% of Malvern Hills residents live within a 30-minute drive of an outdoor education facility

Outdoor education facilities have been severely impacted by Covid-19 restrictions and the facilities have been required to remain closed for a significant portion of 2020 and into 2021.

### **3.3 Housing growth areas**

As noted above, the SWDP Review identifies four major strategic growth areas across South Worcestershire, to meet future demand for new housing to 2041 as well as the reallocation of two Urban Extension sites from the SWDP (2016), as identified in Table 2.1 Figure 2.2.

In terms of education provision (as of September 2020), the SWDPR identifies a requirement for one secondary school and four primary schools for Worcestershire Parkway, one secondary school and two primary schools for Throckmorton, and one primary school for Rushwick. For land at Mitton, the site is anticipated in two phases; phase 1 will require a new one form entry primary school as commensurate to the planning permission 20/00008/OUT and phase 2 will require an extension to the new primary school to provide a two-form entry.

As detailed in Table 2.1 both Worcestershire Parkway and Throckmorton offer potential to be developed further beyond the lifespan of this Indoor & Built Sports Facilities Strategy and the SWDP (post 2041). At this stage it is unclear as to whether additional planned dwellings will be triggered and come to fruition. As such it is recommended that appropriate areas of land within these locations are allocated to accommodate potential further sports facility growth needs (indoor and outdoor) if required.

### ***Sports halls and growth***

The needs assessment is unambiguous in that there is a requirement, as recommended by Sport England, to consider sports halls, swimming pools and other leisure facilities within an appropriate drive time. (For sports halls this is 20 minutes). It is worth noting that Sport England considers a sports hall to be full if it is used for 80% of time in peak hours. The growth areas and urban extensions likely to affect facilities in Malvern Hills are:

- ◀ Rushwick: Malvern Hills: 2,300 population increase
- ◀ Worcester West Urban Extension: 4,945 population increase
- ◀ Worcester South Urban Extension: 5,980 population increase
- ◀ Worcestershire Parkway: 11,500 population increase
- ◀ Throckmorton: 4,600 population increase
- ◀ Land at Mitton: 1,150 population increase

There will be an increase of c. 25,000 residents in these specific areas. Additional housing growth across all three authorities will lead to a further increase of c.25,000 residents dispersed through the towns and more rural SWDP areas. The proposed development at Land at Mitton is excluded from this analysis and that for swimming pools due to its proximity to Tewkesbury and it being a development designed to meet Tewkesbury's Borough Council's housing need. It is, in any event located in Wychavon. It is anticipated that demand created by this development will tend to gravitate towards Tewkesbury to access sports hall provision.

## MALVERN HILLS DISTRICT COUNCIL INDOOR AND BUILT SPORTS FACILITIES STRATEGY

Table 3.2 and Figure 3.2 identify sports halls (3+ courts) offering community use located within 20 minutes' drive time of strategic growth sites in the three authorities. These are likely to create the most demand for sports halls due to their scale. Other sports halls outside the 20 minutes' drive time should be able to accommodate demand created via generic housing growth and are, thus, still a very important part of facility supply.

### *Supply and available capacity*

Table 3.2 summarises the availability and used capacity identified at all sports halls which offer some level of community use, within the areas affected (20 minutes' drive time) of the significant growth areas (urban extensions and strategic growth areas).

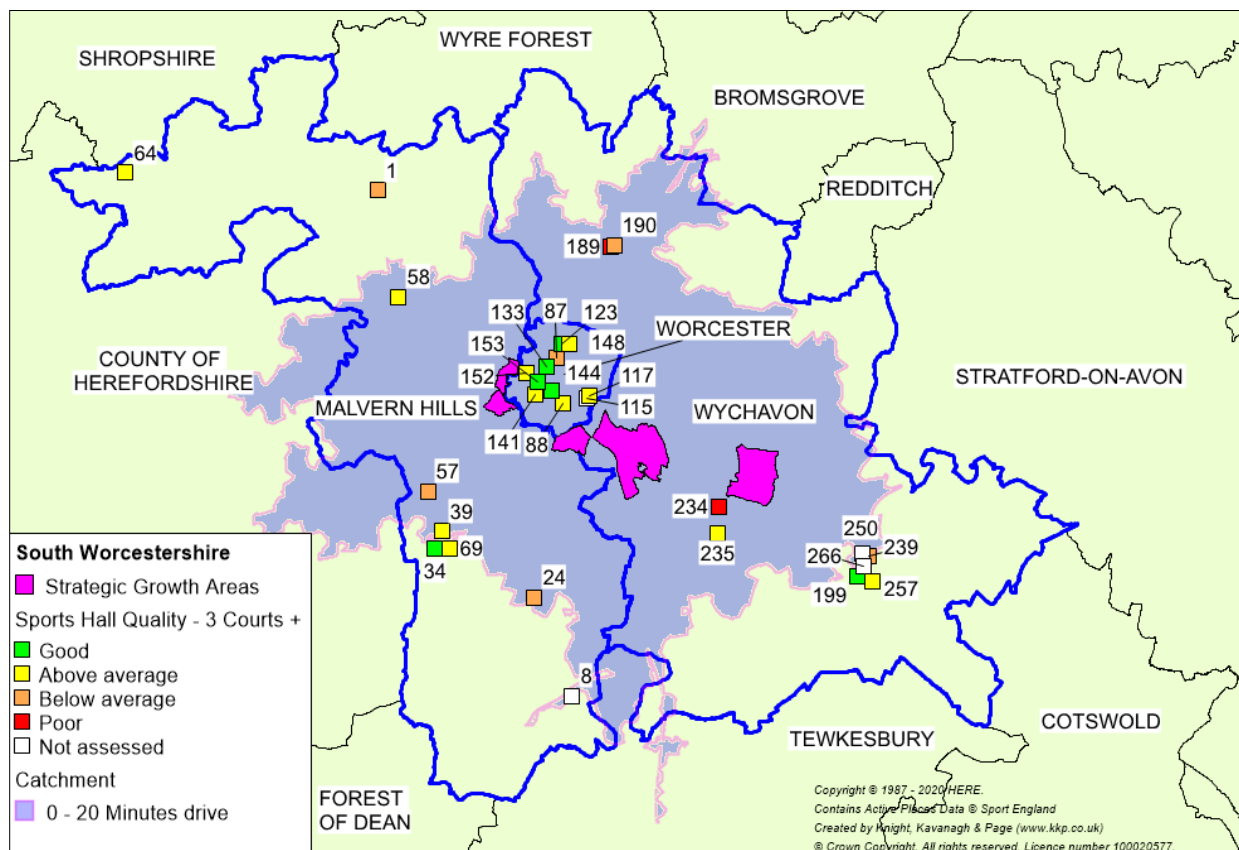
*Table: 3.2: All sports halls (3+ courts) with community access within 20 minutes' drive time*

ID	Site name	Local authority	Access policy	Courts	Used capacity
87	Bishop Perowne C of E High	Worcester City	Sports Club/CA	4	60-80%
88	Blessed Edward Oldcorne	Worcester City	Sports Club/CA	4	40-60%
115	Nunnery Wood High School	Worcester City	Sports Club/CA	4	N/A
117	Nunnery Wood Sports Complex	Worcester City	Sports Club/CA	4	40-60%
123	Perdiswell Leisure Centre	Worcester City	Pay & play	8	60-80%
133	Royal Grammar School	Worcester City	Sports Club/CA	6	20-40%
133	Royal Grammar School	Worcester City	Sports Club/CA	4	20-40%
141	St John's Sports Centre	Worcester City	Pay & play	4	80-100%
144	The Kings School Worcester	Worcester City	Sports Club/CA	4	40-60%
144	The Kings School Worcester	Worcester City	Sports Club/CA	4	40-60%
148	Tudor Grange Academy	Worcester City	Sports Club/CA	4	60-80%
152	University of Worcester (St	Worcester City	Pay & play	6	80-100%
152	University of Worcester (St	Worcester City	Pay & play	3	80-100%
153	University of Worcester Arena	Worcester City	Sports Club/CA	12	60-80%
189	Droitwich Spa High School	Wychavon	Sports Club/CA	4	40-60%
190	Droitwich Spa Leisure Centre	Wychavon	Sports Club/CA	4	80-100%
57	Sport Dyson Perrins Leisure	Malvern Hills	Sports Club/CA	4	60-80%
58	Sport Martley Leisure Centre	Malvern Hills	Pay & play	4	60-80%
24	Hanley Castle High School	Malvern Hills	Sports Club/CA	4	60-80%
39	Malvern St James Girls School <sup>12</sup>	Malvern Hills	Sports Club/CA	3	60-80%
39	Malvern St James Girls School	Malvern Hills	Sports Club/CA	6	60-80%
34	Malvern College Sports Complex	Malvern Hills	Sports Club/CA	8	40-60%
69	The Chase School	Malvern Hills	Sports Club/CA	4	60-80%
234	Pershore High School	Wychavon	Sports Club/CA	4	20-40%
235	Pershore Leisure Centre	Wychavon	Pay & play	3	40-60%
239	Prince Henry's Sports Hall	Wychavon	Pay & play	4	80-100%
250	St Egwins C of E Middle School	Wychavon	Sports Club/CA	3	N/A
266	Wallace House Community	Wychavon	Sports Club/CA	3	N/A

<sup>12</sup> Sites 34,39 and 69 are located either just inside or in close proximity to 20 minute drive time catchment and as such are included in the analysis.

# MALVERN HILLS DISTRICT COUNCIL INDOOR AND BUILT SPORTS FACILITIES STRATEGY

Figure 3.2: All sports halls (3+ courts) with some level of community use with SWDP area



Sport England’s FPM found overall used capacity of sports halls across Malvern Hills to be 34.1%. There is, thus, substantial spare capacity in the district alongside that in Worcester and Wychavon.

As set out in Table 3.2, the majority of sports halls in Malvern Hills are operating at below Sport England’s 80% threshold; four in the 60-80% bracket and one with a slightly lower occupancy level. Of the venues outside Malvern Hills a number in both Wychavon and Worcester are operating at capacity and have no scope to accommodate additional use. Malvern Hills is, thus, in a slight better position with regard to the extent to which sports halls within the Authority have some capacity to accommodate increases in demand both that from current residents and which may result from population growth.

The Malvern College Sports Complex and the Chase School have the most available capacity (Chase School: 60%, Malvern College Sports Complex: 50%). Both are marginally outside the 20 minutes’ drive time of the key areas of growth but, as noted, will be required to accommodate increased demand from smaller, more distributed housing developments across the district. When considering the two leisure centres that are within the SWDP strategic growth sites catchment (Sport Martley and Sport Dysons Perrins LC’s) both are operating at c.60-80% used capacity which suggest that while there is some ‘wriggle room’ there is not a great deal of capacity at the pay and play accessible venues.

A common issue across all three authorities is that sports halls are mainly located on education sites meaning that daytime access is limited; ongoing access is contingent upon the prevailing management, operation and community use philosophy at each school.

# MALVERN HILLS DISTRICT COUNCIL INDOOR AND BUILT SPORTS FACILITIES STRATEGY

## ***Increased demand for sports halls due to population increases and housing growth***

Using Sport England's SFC, KKP has estimated that the following numbers will apply

- ◀ Wychavon District Council: 27,306
- ◀ Malvern Hills District: 18,758
- ◀ Worcester City: 4,737

These calculations assume that the current sports hall stock remains available for community use and the quality remains the same. The projected increase in population will lead to an increase in demand for sports halls estimated at:

- ◀ 13.37 courts (3.33 sports halls) at an estimated cost: £7,888,491 for the whole of the SWDP.
- ◀ 8.24 courts (2 sports halls) at an estimated cost of £2,918,317 for the areas covered by three strategic growth areas and urban extensions.

*Table 3.3: Additional demand for sports hall space in Malvern Hills using Sport England's SFC*

	Total housing growth population increases	Additional sports hall space required	Estimated cost £	Housing growth increases from strategic growth area and urban extensions	Additional sports hall space required	Estimated cost (£)
<b>MHDC</b>	18,758	4.83 courts 1.19 halls	2,849,549	12,926	3.3 courts 0.83 halls	1,964,225
<b>WCC</b>	4,737	1.32 courts 0.34 halls	783,051	207	0.05 courts 0.02 halls	34,205
<b>WDC</b>	27,306	7.22 courts 1.8 halls	4,255,891	18,492	4.89 courts 1.22 halls	2,882,148
<b>Total for SWDP area</b>	<b>50,801</b>	<b>13.37 courts 3.33 halls</b>	<b>7,888,491</b>	<b>31,625</b>	<b>8.24 courts 2.07 halls</b>	<b>2,918,317</b>

In line with the SWDP, two new 4-court halls are planned along with significant outdoor pitch provision at the Worcester West Urban Extension (Part of the Bloor Development) and Worcester South Urban Extension (part of the Welbeck Development). Furthermore, there is potential for a 4-court hall as part of the development of a senior school at the Worcestershire Parkway. As such, these potential developments will go some way to alleviating the demand, assuming that full community use is allowed and is subject to a legally binding community use agreement.

In the addition to the above, SWDP preferred options refers to new leisure centre provision at the Worcestershire Parkway development. Further analysis is being undertaken to determine the facility mix at this site. Any potential sports hall development at this site would also alleviate demand created as a result of the projected population increases in the SWDP growth areas.

## ***Swimming pools and projected housing growth***

As with sports halls, swimming pools use a 20 minutes' drive time to evaluate facility demand. It is worth noting that Sport England considers a facility is considered to be full if it is used for 70% of time in peak hours. Figure 3.3 identifies swimming pools (larger than 160m<sup>2</sup>) which offer some level of community use that are within 20 minutes' drive time of the Strategic Growth sites.

In addition to the pools within 20 minutes' drive time of the strategic growth and urban extension areas, Malvern Hills has pools at Abberley Hall School and Tenbury (the latter in the north of the District offering pay and play availability).



# MALVERN HILLS DISTRICT COUNCIL INDOOR AND BUILT SPORTS FACILITIES STRATEGY

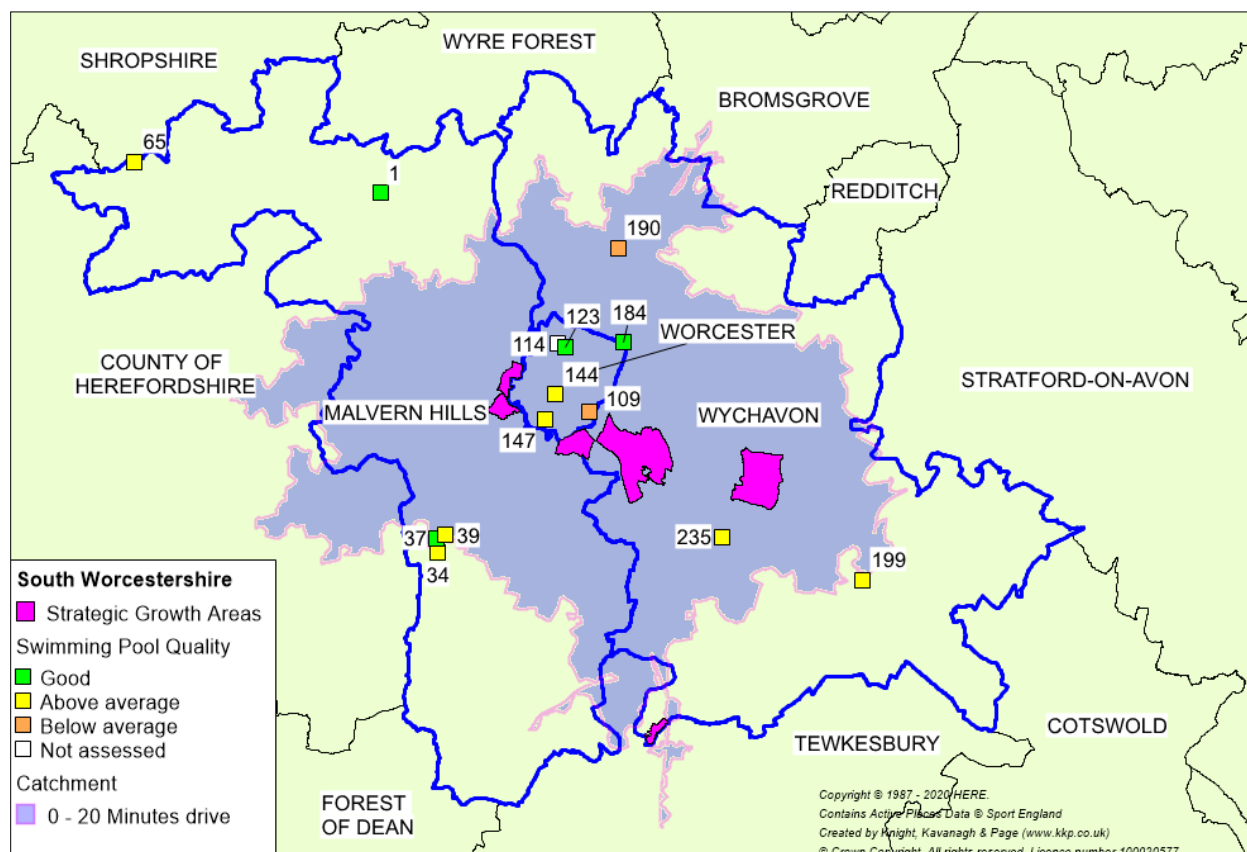
Tenbury Pool opened in 1971 and was refurbished in 2021 (wider building, not pool). Because of this, its long-term life cycle needs to be considered. Evesham Leisure Centre (just over 20 minutes' drive from the strategic growth areas) is 100% full so does not have capacity for any significant additional use generated by housing growth.

Both Malvern College Sports Complex and Malvern St James Girls School are located on the edge of the 20-minute drive time catchment. Neither offers pay and play access, however, both offer community access via registered membership, block bookings and swimming lessons.

Table 3.4: Community accessible pools within 20 minutes' drive of strategic growth areas/urban extensions

ID	Site name	Local authority	Access policy	No of lanes	Used capacity
123	Perdiswell Leisure Centre	Worcester	Pay and play	8 + 4	81%
147	The Worcester Citizens Swimming	Worcester	Pay and play	4	91%
109	New College Worcester	Worcester	Sports club/CA	4	50%
114	Nuffield Health (Worcester)	Worcester	Reg. membership		42%
144	The Kings School	Worcester	Sports club/CA	4	91%
190	Droitwich Spa Leisure Centre	Wychavon	Pay and play	6	51%
235	Pershore Leisure Centre	Wychavon	Pay and play	5	54%
37	Malvern Splash Leisure Complex	Malvern Hills	Pay and play	5	51%
34	Malvern College Sport Complex	Malvern Hills	Reg. membership & sports club/CA	6	41%
39	Malvern St James Girls School	Malvern Hills	Reg. membership & sports club/CA	4	53%

Figure 3.3: All swimming pools (160m<sup>2</sup>+) with some level of community use within SWDP area



## MALVERN HILLS DISTRICT COUNCIL INDOOR AND BUILT SPORTS FACILITIES STRATEGY

Perdiswell Leisure Centre, Worcester Citizens Swimming Baths, and The Kings School are all above Sport England's comfort factor of 70%. (The latter site's community access is restricted to club bookings). The seven other facilities identify used capacity between 40-50%.

The swimming offer is complex across all three areas and there is a degree of reliance upon facilities run by trusts and independent schools as well as local authority provision.

A summary of the findings of the needs assessment for swimming identifies that:

- ◀ The estimated used capacity for Malvern Hills is 41% well below Sport England's 70% comfort factor.
- ◀ Malvern Hills has the highest supply of water space per 1,000 population; Malvern Splash Leisure Centre and Tenbury Wells Swimming Pool are the only public facilities available on a pay and play basis.
- ◀ There are two additional pools - at Malvern College Sports Complex, and Malvern St James School. Both offer community access via registered membership, and club and community groups bookings.

### ***Increases in demand for swimming pools due to population increases and housing growth***

As per the sports halls report, this section considers expected increases in demand caused by the projected growth due to strategic growth areas and urban extensions only and then overall growth in demand due to increases across the three local authorities (SWDP area). For the purpose of using the SFC, KKP has estimated that the following numbers (the same as those for sports halls) apply

- ◀ Wychavon District Council: 27,306
- ◀ Malvern Hills District: 18,758
- ◀ Worcester City: 4,737

The SFC helps quantify additional demand for community sports facilities generated by new growth populations, development and regeneration areas.

*Table 3.5: Sport England Facilities calculator comparison table*

	Total housing growth population increases	Additional swimming pool space required	Estimated cost £	Housing growth increases from strategic growth area and urban extensions	Additional swimming pool space required	Estimated cost (£)
<b>MHDC</b>	18,758	3.4 lanes 0.85 pools	3,061,736	12,926	2.34 lanes 0.58 pools	2,109,820
<b>WCC</b>	4,737	0.91 lanes 0.23 pools	820,793	207	0.04 lanes 0.01 pools	35,852
<b>WDC</b>	27,306	5.08 lanes 1.27 pools	4,566,767	18,492	3.44 lanes 0.86 pools	3,092,678
<b>Total for the SWDP area</b>	<b>50,801</b>	<b>9.39 lanes 2.35 pools</b>	<b>8,449,296</b>	<b>31,625</b>	<b>5.82 lanes 1.48 pools</b>	<b>5,238,350</b>

Calculations assume that the current swimming pool stock remains available for community use and the quality remains the same. The projected increase in population will lead to an increase in demand for swimming space.

## MALVERN HILLS DISTRICT COUNCIL INDOOR AND BUILT SPORTS FACILITIES STRATEGY

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The SFC indicates a requirement for an additional:

- ◆ 9.39 lanes - equivalent to 2.25 swimming pools, up to 2041 (estimated cost: £8,449,296) for the wider SWDP area.
- ◆ 5.82 swimming pool lanes – the equivalent of 1.48 pools at a cost of £5,238,350 for the areas covered by three strategic growth areas and urban extensions.

Demand created by the strategic growth areas in Malvern Hills (Rushwick & Worcester West, and Worcester South) plus demand from the other strategic growth areas in Wychavon (Worcestershire Parkway) can be catered for by existing facilities in Worcester and Malvern Hills. It is, however, likely that given that the two main pay and play pools in Worcester; Perdiswell Leisure Centre and Worcester Citizens Swimming Baths are operating well above the Sport England comfort factor for used capacity, sites like Malvern Splash will see increased demand as the strategic growth sites come online. Nonetheless, no additional pool provision is required in Malvern Hills due to existing spare capacity across the SWDP area pool stock.

While discussion is ongoing with regard to the proposed facility mix for a new build Worcestershire Parkway Leisure Centre in which pool options are included it is considered unlikely to directly cater for Malvern Hills demand.

There will be a need for investment in improving the quality of current Malvern Hills facilities, accompanied by improved programming and/or processes designed to encourage Malvern Hills residents to travel to the refurbished/destination pool at Malvern Splash.

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### PART 4: VISION, STRATEGIC RECOMMENDATIONS AND ACTION PLANS

This is the Malvern Hills' vision for sport and leisure provision in the area for the period 2021 - 2041. It builds upon the conclusions identified in the Built Facilities Needs Assessment Report and is being developed in close corroboration with Worcester City and Wychavon District councils.

The principal opportunity/challenge for Malvern Hills is to ensure that its facilities are fit for the future and that community available facilities are supported during the recovery from the Covid-19 Pandemic. There is a need to balance the needs of the core market of sports consumers already participating in local clubs whilst ensuring the growth of existing or new activities which meet the needs of new participants and the Authority's growing population of older residents and residents in new growth areas. The Vision is, therefore:

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

#### **Recommendations**

Based on the findings above, Malvern Hills' Needs Assessment identified the following key strategic recommendations and a requirement for MHDC to:

- ◀ Work with schools/dual use sites to improve the standard of the below average community available sports halls and maintain the quality of those which are currently above average.
- ◀ Explore options to address the fact that there is limited opportunity to gain access to daytime community use of sports halls.
- ◀ In the medium term, maintain the standard of the area's swimming pools via ongoing investment.
- ◀ In the longer term, replace/extensively refurbish Tenbury Swimming Pool.
- ◀ As Covid-19 restrictions ease, support village hall and parish council committees to offer, coordinate and publicise community spaces which contribute positively to the physical activity, and health and wellbeing agenda.
- ◀ Consider whether and how, possibly linked to a supported investment, one (or possibly two) of the current better-quality (or post-investment better quality sports halls at schools/dual use sites where they are presently rated below average) could be developed to become core home venues for netball and/or badminton. In so doing consult with the NGBs of both sports in respect of establishing potentially innovative club management arrangements.
- ◀ Maintain the quality of existing health and fitness provision and ensure that the various venues cater fully for the full range of market segments in the MHDC community.
- ◀ Maintain a watching brief in respect of the scale of health and fitness provision in Malvern Hills (and provision made outside the district). Should the upward participation trend continue, invest in expanding the level of publicly available provision in the Authority.
- ◀ Work with, and via, the leisure operator to ensure that the health and wellbeing offer meets the needs of all residents. In particular, ensure that harder to reach groups and people with specific health needs can access health and fitness provision, especially as Covid-19 restrictions are lifted.
- ◀ Ensure that specific activities are available to people living in the Authority's more rural areas (and in its more deprived communities) via the increased use of community facilities (e.g., activity halls and community centres).
- ◀ Work with Upton Rowing Club and provide stakeholder support with the proposed water sports lake development.
- ◀ Support other developments (via planning, developer contributions and officer expertise) which may assist in increasing sport and physical activity within the wider community.

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- ◀ (As Covid-19 restrictions reduce) work with clubs (with/via the leisure operator) to ensure that facilities and workforce development programmes meet clubs and residents' needs.
- ◀ Develop a system to, as early as possible, identify and tackle investment, maintenance, and refurbishment requirements to protect and improve existing sports facilities

### **Action plans**

The following action plan contains two sections:

- ◀ Management and programming
- ◀ Indoor and built sports facilities action plan

All actions identified should take account of accessibility issues (hearing, visual and wheelchair access). In respect of timescales; short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years. Action plan priorities are categorised either as protect, enhance or provide in line with Sport England objectives. The Sport England definitions for these 'headings' are as follows:

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

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### 4.1: Management and programming

Recommendation (strategic objective)	Action	Timescale	Responsibility	Importance
Ensure sports facilities remain attractive and fit for purpose. <b>(Protect)</b>	Develop a system to, as early as possible, identify and tackle ongoing investment, maintenance and refurbishment requirements to protect and improve existing sports facilities.	Short	MHDC/ Freedom Leisure	High
Improve the sports offer to meet demand and service the needs of the community. <b>(Enhance)</b>	Ensure that memberships and specific activities are accessible to people living in the Authority's more deprived communities. Ensure that community facilities (e.g., activity halls and community centres) continue to be available to address local need.	Long	MHDC, different operators,	Medium
Review current programming to ensure it meets the long-term needs of the new residents. <b>(Enhance)</b>	Monitor the swimming programme across the District to ensure that it continues to offer a wide variety of activities to both existing and new residents.	Medium	MHDC, Freedom Leisure, Trust	Medium
Improve quality and availability to education establishments <b>(Enhance)</b>	Ensure that all school/academy sports facilities offer community availability and either retain or improve their current status. Work with schools to improve the standard of below average sports halls and maintain the quality of those which are above average. Consider whether/how schools can contribute to daytime availability.	Long	MHDC, education establishments	Medium
Increase sport and physical activities in the wider community <b>(Protect, enhance, provide)</b>	Support other developments (via planning, developer contributions and officer expertise) which may assist in increasing sport and physical activity within the wider community.	Long	MHDC	High
Further establish and grow sports in the area. <b>(Enhance)</b>	Explore the opportunity for specific venues to become core home venues for netball and/or badminton.	Medium	NGBs, sports clubs and facility management	Medium
Ensure facilities and activities are available to all. <b>(Enhance)</b>	Work with, and via, the different leisure operators and education establishments to ensure that the health and wellbeing offer meets the needs of all residents.	Short	MHDC, Freedom Leisure, health & wellbeing groups.	High
Act upon Strategy recommendations. <b>(Protect, Enhance &amp; Provide)</b>	Adopt the recommendations in this Strategy, ensure that they are encapsulated in the SWDP and other MHDC strategies as appropriate.	Long	MHDC	High
Keep this Facilities Strategy relevant and up to date.	Complete a light touch review of the study annually. Undertake a complete review within 5 years of its adoption.	Long	MHDC	High

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### 4.2 Indoor and built sports facilities action plan

Taking into account the needs assessments related to specific facilities and sports, the demographic make-up, current vision of the Council and associated organisations, plus Sport England's FPM which encourages Protection, Enhancement and Provision of new facilities, MHDC should take account of the following strategic recommendations:

Facility	Ownership/ management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Abberley Hall School	Independent School In house	Built in 1980 and available for community use, the 3-court sports hall and changing facilities are in below average condition. Cricket and badminton are key sports. Sport hall lighting needs to be replaced and the sports hall has spare capacity. The 4-lane 25m swimming pool, pool and changing facilities are in good condition. Built in 1999 and refurbished in 2016. The pool operates at 59% capacity.	Support school to improve lighting in sports hall. Work with other providers to explore joint and complementary programming for both pool and sports hall.	Abberley Hall School, MHDC	Long	Low
Bredon School	Independent Inhouse	Built in 1995, access was not gained to the 4-court sports hall. Quality, therefore, unknown. Considered to be available for community use, prior to the pandemic but not verified.	Engage with the School to explore joint and complementary programming	MHDC/ Bredon School	Medium	Medium
Hanley Castle High School	Academy In house	4-court sports hall opened in 2002 (below average condition). Changing facilities better (refurbished in 2018). Court line markings need renewal. Football and badminton are the main sports. Spare capacity with potential to increase volume of community available hours at the site.	Engage with the School to explore joint and complementary programming	Hanley Castle High School	Medium	Low
Malvern College Sports Complex (Malvern Active)	Independent School In house commercial	Extensive facilities on site include a good condition 8-court sports hall with 50% spare capacity, a 6-lane 25m main swimming pool in above average condition (41% used capacity), 45 station gym in good condition with one dance studio (above average), 4 squash courts in good condition, one glass backed, a climbing wall. Good condition changing facilities Facilities available for community use although registered membership required.	Maintain quality of all facilities. Continue dialogue with the operators as this is a substantial facility serving the local population	Malvern College Sports Complex	Medium	Medium

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Facility	Ownership/management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Malvern St James Girls School (MSJ Sports and Fitness)	Independent school In-house Commercial	One 6-court sports hall (good condition) and one 3-court hall (above average) – 6-court opened 2008, 3-court opened in 1978 (refurbished 2005). Spare capacity: 30%. 4-lane 25m main swimming pool refurbished in 2010 (above average condition) - currently used at 53% of capacity, 32 station gym (good condition) and one dance studio. Changing facilities – good condition. It has a high level of community via registered membership (no pay and play).	Continue to maintain the quality of the facilities. Ongoing review of programming to ensure maximum participation from all age and health groups.	School, MHDC, Freedom Leisure	Long	Medium
Sport Dyson Perrins LC	MHDC operated by Freedom Leisure	4-court sports hall and changing rooms (both in below average condition). Opened 1975 and refurbished in 2007, it has 40% spare capacity during the week. It has a 30-station gym and dance studio (both above average). All facilities available for community use. Freedom Leisure is exploring options to upgrade lighting to LED.	Increase marketing/promotion to ensure the community is made aware of its availability. Maintain the condition of the health and fitness facility and invest in sports hall quality.	Sport Dyson Perrins LC, Freedom Leisure	Short	Medium
Sport Martley Leisure Centre	Local authority operated by Freedom Leisure	4-court sports hall (above average). Opened in 2000. Has received ongoing maintenance works including repainting, light bulb replacement and high level cleans. Main sports; badminton, cricket, netball, and basketball. It has 40% spare capacity. 26 station gym (below average) plus dance studio (above average). A climbing wall is also located onsite	Continue to maintain quality of sports hall facility. Explore options for minor refurbishment/refresh of gym area. Review programming with a view to complementary with other facilities.	MHDC, Freedom Leisure	Medium	Medium
Tenbury High Ormiston Academy	Academy Community Organisation	4-court hall (above average). Opened 2005, yet to be refurbished. Facilities mainly used for badminton, basketball and football. Currently 50% spare capacity mainly at weekends. One dance studio in above average condition also onsite.	Continue to maintain the quality of facilities and monitor programming	Ormiston Academy	Medium	Medium



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Facility	Ownership/ management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
The Chase School	Academy In house	4-court hall and changing facilities (both in above average condition). Opened 1980 and refurbished in 2010. Facilities mainly used for badminton, netball and football (futsal). Currently 40% spare capacity mainly at weekends. One dance studio in above average condition also onsite.	Maintain condition and continue to monitor programming	The Chase School	Medium	Medium
Malvern Splash Leisure Complex	Local authority operated by Freedom Leisure	5-lane 25m swimming pool and changing facilities (all in good condition). Opened 1989 and refurbished 2021. There is spare pool capacity. 65 station gym (above average condition) plus dance studio (above average) condition.	Maintain the current facilities and ensure they are viable in the longer term.	MHDC, Freedom Leisure	Medium	Medium
Tenbury Swimming Pool	Trust operated by Freedom Leisure	4-lane 25m swimming pool (above average) plus changing facilities (good condition). Opened 1971, refurbished in 2007 and 2020 (due to a flood in February 2020). Currently used at 29% capacity. Need for future planning to consider replacement/ redevelopment of site (over lifetime of the SWDP). 16 station gym in above average condition, refurbished in 2020.	MHDC to contact the Trust and offer ongoing support. Consider long term replacement of the facility (pool hall) and how this might be achieved.	Trust, MHDC	Long	High
The Malvern	Commercial	20m leisure pool (good condition) unsuited to cost effective swimming lessons or programmed swimming. Changing facilities in good condition. Built in 2008, yet to be refurbished. 35 station gym (above average) plus dance studio onsite in good condition.	Continue to monitor activities and programmes at this facility.	MHDC	Long	Medium
Worcester Golf/ Country Club	Private/ commercial	2 squash courts in good condition. Registered membership for access.	Continue to monitor availability	MHDC	Long	Low
Malvern Rackets Club	Sports club	2 squash courts in above average condition. Registered membership for access.	Continue to monitor availability	MHDC	Long	Low

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Facility	Ownership/management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Manor Park Malvern Multisports Complex	Members club Trust	4 squash courts (2 glass backed). All good condition. Underfloor heating installed and redecorated in the last two years. Registered membership for access. 6 indoor bowling rinks (above average). 3 acrylic indoor tennis courts and changing facilities (above average).	Continue to monitor activities and programmes at this facility.	Manor Park Malvern Multisports Complex	Medium	Medium
Anytime Fitness (Malvern)	Private	37 station gym (above average). Registered membership basis. Dance/fitness studio is also available onsite in above average condition.	Monitor use to gauge how they complement other activity across the district.	Commercial operators	Medium	Medium
Revolution Fitness	Private	49 station gym (above average condition). Registered membership access basis. Dance/fitness studio is also available onsite in above average condition.	Monitor use to gauge how they complement other activity across the district.	Commercial operators	Long	Low
Saint Michaels College	School	Once dance studio available onsite, however not available for public use.	Monitor availability	MHDC	Long	Low
Upton Rowing Club	Club	Located at Upton Marina with access to the River Severn. Clubhouse is poor quality and does not offer facilities required for a club of Upton's size. No security of tenure. Marina works well as a site to access the river but it is not a long-term sustainable option. Club playing a leading role in development of a new water sports lake on Fish Meadow. Plans to expand the offer to include other activities e.g., sailing, triathlon canoeing, open water swimming. Potential for partnership with University of Worcester.	Work with landowner (CEMEX) and potential partners (University of Worcester) to establish future management and operating models. MHDC to offer support and consider extending to a wider sporting community.	Upton Rowing Club, British Rowing, MHDC, University of Worcester, CEMEX.	Short	High
Worcester West (SWDP Strategic Growth Area)	TBC	Plan for new 4-court hall & multi use space for activity and meetings plus potential H&F provision. MHDC working with developers and University of Worcestershire as potential delivery partners.	Monitor application. Ensure proposals meet technical requirement and needs of community.	MHDC, SE, Higher Education	Medium	High
Worcester South (SWDP Strategic Growth Area)	TBC	Plans for a new 4-court hall with multi use room as part of S106 agreement for growth area,	Monitor application and ensure proposals meet technical requirement and needs of community.	MHDC, SE	Medium	High

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### PART 5: MONITORING AND REVIEW

The Indoor and Built Sports Facilities Strategy identifies the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Malvern Hills for the period up until 2041.

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

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

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

In particular the annual review process should include:

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

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

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## APPENDIX 1: PLANNING GAIN CONTRIBUTION TOOLKIT

### Introduction

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

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

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

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

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

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

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

- ◀ Malvern Hills Indoor and Built Sports Facilities Draft Needs Assessment Report: December 2021
- ◀ Malvern Hills Indoor and Built Sports Facilities Strategy: December 2021

### Process

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

The Malvern Hills strategy provides an estimate of future demand for key indoor and built sports facilities based on population forecasts as a result of key housing growth areas. This

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key demand is translated into units of badminton courts, swimming pool lanes and indoor bowls rinks.

As the exact number of units are identified from specific housing developments then the Council will need to apply the household occupancy rate to this to determine the total population.

$$\text{Number of dwellings} \times \text{household occupancy rate}^{13} = \text{associated population}$$

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

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

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

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

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

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

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

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

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC) as a result of a new housing development. In this instance, the Indoor and Built Sports Facilities Strategy should be used to determine the need for additional facilities within any specific area within the Local Authority. This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this.

The Assessment Report (within the specific sections of the report) should identify the need for other provision within the area. This will be as a result of the consultation with specific clubs

<sup>13</sup> National occupancy rate of 2.3 persons per household is used

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and organisations, facility operators and national governing bodies of sport. It will also take account of the size, scale and quality of existing provision in order to inform this. The type of facilities identified within the Assessment report is determined by the scope of the study which the Council commissions.

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

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

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

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

Therefore, further investigation should be undertaken to identify if the opportunity exists to ensure that community use of the school sports facilities can be guaranteed, thus minimising the potential duplication of facilities. In this instance the 'contribution' associated with the increased demand for sports facilities could be used to enhance the school provision to ensure it was appropriate for community use (e.g. extend fitness facilities, community access arrangements, etc.).

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

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

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

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

Detailed analysis of facilities within the vicinity of the new development should be undertaken to assess the suitability of these facilities to accommodate the increased demand generated from the development. As an example, the following information should be pulled together in order to determine if this is an appropriate solution to accommodate the increased demand:

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

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

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

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

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

The development of community hubs is a key focus for many organisations as the benefits derived from the co-location of facilities is often greater than from stand-alone facilities. Therefore, there is a need for developers and stakeholders to consider how different facilities may 'fit' together.

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As an example, this could include the following facilities which may be required as part of a development:

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

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

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

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

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

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

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

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

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

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



# MALVERN HILLS DISTRICT COUNCIL INDOOR AND BUILT SPORTS FACILITIES STRATEGY

## Checklist summary

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

# MALVERN HILLS DISTRICT COUNCIL

## INDOOR AND BUILT SPORTS FACILITIES STRATEGY

### APPENDIX 2: INDICATIVE COSTINGS

#### Indicative costs

The indicative costs of implementing key elements of the Action Plan are detailed below. Further details can be found on the Sport England website: <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

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

#### Facility capital costs

Facility capital costs are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, naturally taking into account varying conditions, inflation and regional adjustments. They are updated regularly in conjunction with information provided by the BCIS (Building Cost Information Service) and other quantity surveyors. The document is often referred to as the Planning Kitbag costs as figures are used by planners/developers when reviewing potential planning contributions to site developments.

Facility type/details	Area (m2)	Capital cost (£)
<b>Affordable sports halls</b>		
1 Court (18m x 10m)	382	755,000
2 Court (18m x 17m)	515	860,000
4 Court (34.5m x 20m)	1,532	2,510,000
5 Court (40.6m x 21.35m)	1,722	2,6715,000
6 Court (34.5m x 27m)	1,773	2,750,000
8 Court (40m x 34.5m)	2,240	3,440,000
10 Court (40.6m x 42.7m)	2,725	4,135,000
12 Court (60m x 34.5m)	3,064	4,560,000
<b>Affordable community swimming pools</b>		
25m Pool 4 Lane (25m x 8.5m)	1,084	3,905,000
25m Pool 5 Lane (25m x 10.5m)	1,344	4,730,000
25m Pool 6 Lane (25m x 12.5m)	1,543	5,130,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	6,115,000
25m Pool 8 Lane (25m x 17m)	1,878	6,9185,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	7,100,000
<b>Affordable sports centres with community 25m pool</b>		
4-lane pool, 4-court hall, 50 station H&F gym plus studio	2,879	8,385,000
6-lane pool, 4-court hall, 100 station H&F gym plus 2 studios	3,553	9,845,000
6-lane pool plus learner pool, 4-court hall, 100 station H&F gym plus 2 studios	3,906	10,7840,000
8-lane pool plus learner pool, 5-court hall, 100 station H&F gym plus 2 studios	4,509	12,005,000
<b>Indoor bowls centre</b>		
6 Rink (excludes club/function room)	1,914	2,280,000
8 Rink (includes club/function room)	2,500	2,970,000
<b>Indoor tennis centre</b>		
3 court	2,138	2,570,000
Extra court	-	840,000

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NB – The costs for:

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

Align with the costs included within Sport England publications of the same name updated to Q2 2020. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

- ◀ External works (car parks, roads, paths, services connections etc) are included at an average cost of 15% in addition to the costs of the works.
- ◀ 2 months maintenance/grow in costs for Grass Pitches.
- ◀ Allowance for Fees inclusive of PM, SI, Planning and associated fees.

The costs exclude the following:

- ◀ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ◀ Natural Turf Pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- ◀ Inflation beyond Q2 2020
- ◀ VAT.
- ◀ Land acquisition costs.
- ◀ Regional cost variations in materials and labour.

### Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime.

It includes costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

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

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

Facility Type/Details	Sinking Fund (%)	Maintenance (%)
<b>Multi – Use Sports Hall</b>		
Good quality Sports Hall – irrespective of size	0.5	1.0
<b>Affordable Community Swimming Pools</b>		
Good quality Community Swimming Pool, irrespective of size	0.3	1.0

### *Sinking fund*

Major Replacement Costs. Typical items for consideration include:

- ◀ Scheduled replacement of major systems and components, i.e. upgrades/replacement of mechanical and electrical equipment (HVAC, tanks, filtration/chlorination/dosing

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## INDOOR AND BUILT SPORTS FACILITIES STRATEGY

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plant, CCTV and the like). Re-configuration of wet areas, replacement of sports flooring, reception refurbishment.

- ◀ Scheduled refurbishment and adaptations, including replacement of sports specific equipment/netting. Re-sealing / re-lining of sports flooring, replacing carpets and signage, replacement of external seating and fittings.
- ◀ Cyclical Redecoration.

### *Maintenance*

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

Day to day repairs include:

#### *External walls*

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

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

#### *Other items*

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

#### *Fittings and fixtures*

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

#### *Internal finishes*

Repairs to internal floor, wall and ceiling finishes.

#### *Plumbing and internal drainage*

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

#### *Heating and ventilation*

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

#### *Power and lighting*

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

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### *Other M&E services*

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

### *External works*

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

### *Exclusions:*

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

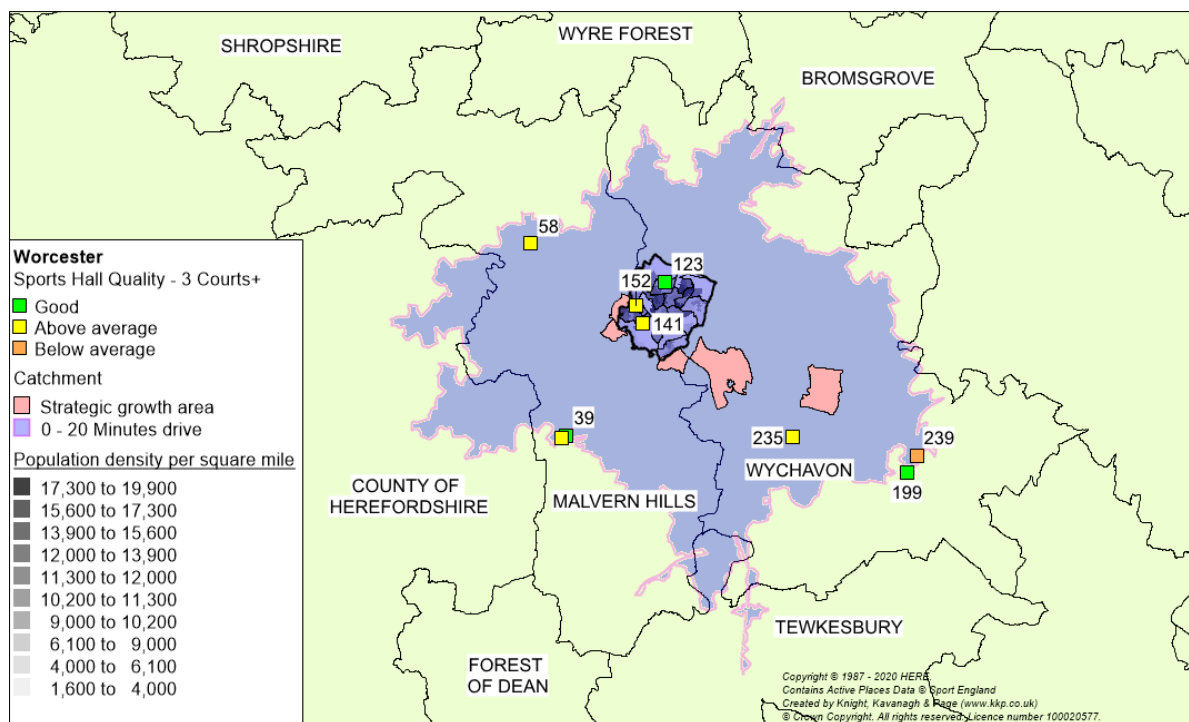
Operation costs: The cost of operating the facility rather than its occupancy excluding maintenance costs. Includes utility costs, administrative costs, overheads and taxes etc.

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

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

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Figure 3.2: Sports halls within 20 minutes' drive time of strategic growth areas



ID	Site name	Courts	Assessment condition	
			Court	Changing
123	Perdiswell Leisure Centre	8	Good	Good
141	St John's Sports Centre	4	Above average	Above average
152	University of Worcester (St Johns)	6	Above average	Above average
152	University of Worcester (St Johns)	3	Above average	Above average
39	Malvern St James Girls School	6	Good	Good
39	Malvern St James Girls School	3	Above average	Good
58	Sport Martley Leisure Centre	4	Above average	Above average
239	Prince Henry's High School	4	Below average	Below average
199	Evesham Leisure Centre	4	Good	Good
235	Pershore Leisure Centre	3	Above average	Above average