

**Ploszajski Lynch  
Consulting Ltd.**



**Epsom and Ewell Borough Council**

***Sports Facilities Assessment***

**September 2020**

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# 1 INTRODUCTION

## 1.1 Introduction

Ploszajski Lynch Consulting Ltd. (PLC) was commissioned in summer 2019 by Epsom and Ewell Borough Council (EEBC) to produce a Sports Facilities Assessment (SFA) for the borough. This is part of a wider assessment of sport and leisure provision in the borough which also includes a playing pitch assessment.

## 1.2 The rationale for the Assessment

### 1.2.1 Background

The SFA will be used by EEBC to inform the preparation of the emerging new Local Plan. The emerging plan will set out the future spatial Assessment for the borough and will include site allocations, strategic policies and more detailed policies. The SFA will in particular aid the infrastructure planning process.

The SFA applies an evidence-based, methodologically robust approach to identifying the current and future need for sports facilities in the borough. Whilst EEBC has taken the lead in commissioning the study, the deficiencies identified will need to be addressed by a range of local public, voluntary and commercial sector providers in addition to the Council. Given the pressure on resources, it is conceivable that not all shortfalls can be met, but the action plans for each type of facility identify what are judged currently to be the most expeditious ways of addressing the identified needs.

### 1.2.2 Purpose

The purpose of the SFA is to:

- Provide an up-to-date and comprehensive assessment of current and future sports facilities needs up to 2032.
- Comply with national policy and guidance to provide the council with a robust evidence base on sports facilities needs.
- Inform and support the new Local Plan.
- Help maximise the use of existing resources by EEBC and all other local stakeholders.
- Guide future investment by EEBC and all other local stakeholders to the areas of greatest need.

## 1.3 The scope of the Assessment

The sports facilities included in the Assessment are:

- Sports halls.

- Swimming pools.
- Health and fitness facilities.
- Squash courts.
- Indoor and outdoor tennis facilities.
- Indoor and outdoor bowls facilities.
- Indoor and outdoor netball facilities.
- Athletics facilities.
- Gymnastics facilities.
- Multi-use Games Areas (MUGAs), skateparks and outdoor gyms.
- Equestrian sports facilities.

#### **1.4 The study methodology**

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

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

#### **1.5 Assessment format**

The structure of the Assessment document is as follows:

- Assessing sports facilities needs in Epsom and Ewell.
- The local context for facilities provision.
- Strategic influences on facilities provision.
- Sports hall needs.

- Swimming pool needs.
- Health and fitness facility needs.
- Squash court needs.
- Indoor and outdoor tennis facility needs.
- Indoor and outdoor bowls facility needs.
- Indoor and outdoor netball facility needs.
- Athletics needs.
- Gymnastics facility needs.
- Multi-use Games Areas (MUGAs), skateparks and outdoor gyms needs.
- Equestrian sports facility needs.
- Policies and recommendations.
- Applying and reviewing the Assessment.

## 2 ASSESSING SPORTS FACILITIES NEEDS IN EPSOM AND EWELL

### 2.1 Introduction

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

The methodology applied to assess the needs and opportunities for sports facilities follows Sport England's recommended approach, advocated in '*Assessing Needs and Opportunities Guidance*' (2014).

### 2.2 Preparing and tailoring the approach

EEBC convened a project steering group led by officers from Policy Planning and Leisure Development and involving officer support from Sport England, to devise:

- The aims and objectives of the review of sports facilities in the borough.
- The scope of the exercise, including the types of facilities to include, the geographical scope and the overall timeframe for the assessment.
- The local and wider strategic context.
- The project management arrangements for the study, including the decision to engage assistance from external consultants.

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

### 2.3 Assessing sports facilities supply

The assessment of sports facilities supply involved four main elements:

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

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

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

## 2.4 Assessing sports facilities demand

The assessment of sports facilities demand involved five main elements:

- **Local population profile:** Establishing the local demography, including the size, age profile, affluence/deprivation, health indices and growth projections.
- **Sports participation:** Identifying local sports participation characteristics, through analysing the results of Sport England's 'Active Lives' survey, local facilities usage figures and a survey of local clubs to establish membership patterns and trends.
- **Unmet, displaced and future demand:** In addition to current expressed demand, analysis of unmet (demand which exists but cannot currently be satisfied), displaced (demand from within the borough that is satisfied elsewhere) and future demand (based on projected population and participation increases) was identified.
- **Local participation priorities:** Establishing any local priorities for the use of sports facilities, such as those relating to corporate health and well-being policies.
- **Sport-specific priorities:** Determining through consultation with Active Surrey, the governing bodies of sport and a local sports clubs survey, whether there are any sport-specific priorities for Epsom and Ewell.

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

## 2.5 Assessing the balance between sports facilities supply and demand

The supply and demand information was brought together for each type of facility to establish:

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

Where appropriate for some types of facility, the assessment included the use of Sport England planning tools, in particular the Sports Facility Calculator (SFC). The SFC has been developed by Sport England to help local planning authorities quantify how much additional demand for three key community sports facilities (swimming pools, sports halls and indoor bowls) is generated as a result of new growth linked to specific development locations.

## 2.6 Applying the assessment - Developing the Assessment

The results of the assessment were applied to produce a Sports Facilities Assessment for the borough, which included:

- **Options for provision:** The options for meeting current and future facilities needs were identified under Sport England's recommended headings of 'Protect', 'Provide' and 'Enhance'.
- **Policy recommendations:** Arranged under the headings of 'Protect', 'Provide' and 'Enhance', planning policy recommendations were developed to ensure that the implementation of the Assessment will be supported by the provisions of the Local Plan.

## 2.7 Sources of information

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

- **Sport England:** Guidance on the assessment methodology.
- **Epsom and Ewell Borough Council:** Consultation with officers from Planning and Leisure Development on their respective areas of responsibility.
- **Better:** Data on usage of the key facilities at the Rainbow Leisure Centre, run by EEBC's leisure management contractor. Better is the trading name of Greenwich Leisure Limited.
- **Other local sports facilities providers:** Consultation with organisations such as local sports clubs and commercial health and fitness operators on usage levels and spare capacity. These include the Ebbisham Sports Club, Epsom Sports Club and Epsom College Sports Centre.
- **Neighbouring local authorities:** Information on their sports facilities assessments and the impact of any cross-border issues was obtained from Reigate and Banstead District Council, Mole Valley District Council, the London Borough of Kingston-upon-Thames and the London Borough of Sutton.
- **Active Surrey:** Information on local and wider strategic priorities.
- **Governing bodies of sport:** Information on local and wider strategic priorities and local supply and demand information.
- **Sports clubs:** Information on sports facilities provision and use, current and future needs and opinions on quality, which was submitted via an on-line survey.
- **Schools:** Information on sports facilities provision and use, plus attitudes towards community use, which was submitted via an on-line survey.

## 2.8 Summary

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

## 3 THE LOCAL CONTEXT FOR FACILITIES PROVISION

### *Key findings:*

- ***A youthful population:*** The age structure of the borough is relatively youthful. Rates of sport and physical activity are typically higher amongst younger age groups.
- ***Population growth:*** The borough's population is projected to increase by more than 16,000 people by 2032. This will create significant additional demand for sports facilities.
- ***Overall sports participation rates:*** General participation rates in sport and physical activity are higher than the regional and national averages.
- ***Geographical variations in participation:*** Analysis of participation rates at Middle Super Output Area level reveal significant differences between the northern and southern parts of the borough. This may reflect socio-economic factors.
- ***Facilities supply:*** Sports facilities are provided by a mosaic of owners and operators from the public, voluntary and commercial sectors, which highlights the need for and benefits of a strategic approach to co-ordinating provision.

### 3.1 Introduction

This section identifies the context within which sports facilities provision is made in Epsom and Ewell.

### 3.2 Background

The borough of Epsom and Ewell covers 34.07 sq.km. on the border between Surrey and Greater London. Epsom and Ewell borders the London boroughs of Kingston and Sutton to the north and the Surrey districts of Mole Valley and Reigate and Banstead to the south.

- The borough is mostly comprised of built-up contiguous urban areas and open Green Belt land.
- Epsom town centre is the main commercial centre and there are two secondary centres - Ewell Village and Stoneleigh Broadway - plus some smaller local centres.
- Employment opportunities are mainly focused on Epsom town centre and along the A24 at the centrally located Longmead and Nonsuch Industrial Estates.
- The borough is well-served by transport infrastructure, having direct rail links to London and out to the west, alongside a network of bus routes. The highways network is constrained however, with little scope for increasing capacity.
- The borough's open spaces are diverse and highly-valued by residents and visitors. Epsom has an international reputation in the horse racing world, hosting the Derby and the Oaks at its famous Grade One Racecourse. With numerous racehorse training establishments, equestrian-related activities are a popular leisure activity in the borough.

### 3.3 Population

#### 3.3.1 Current population

The Office of National Statistics (ONS) mid-2018 population estimates for Epsom and Ewell indicate 79,928 residents. This represents an increase of 4,826 people (6.4% growth) since the 2011 Census figure of 75,102.

#### 3.3.2 Age structure

The ONS 2018 broad age and gender estimates for Epsom and Ewell were as follows, with comparator figures for Surrey and England as a whole. The rounded figures show that the borough has a relatively youthful age structure, with proportionately more younger people than the county and the country as a whole.

<i>Age</i>	<i>Epsom and Ewell %</i>	<i>Surrey %</i>	<i>England %</i>
0-15	20.7%	19.7%	19.2%
16-64	61.0%	61.4%	62.6%
65+	18.3%	18.9%	18.2%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

#### 3.3.3 Ethnicity

The ethnicity of Epsom and Ewell's population is relatively close to the national average. At the 2011 Census 85.9% of the resident population was White, 8.6% Asian/Asian British, 1.5% are Black/Black British, 4.0% are from mixed/multiple/other ethnic groups.

#### 3.3.4 Population growth

The recent publication of the *Planning White Paper: Planning for the Future* (August 2020) is likely to result in significant changes to the national planning system. The White Paper indicates that the way in which local authority housing targets are identified will be reviewed, which may result in a different future growth scenario for the Borough. As such, it was considered prudent to incorporate two sets of population projections for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### 3.4 Deprivation

Epsom and Ewell is one of the 10% least deprived areas in England. Out of 326 areas in the UK, the borough is ranked 310, where 1 is the most deprived. However:

- The three most deprived wards in Epsom and Ewell are Court, Ruxley and Town. Out of 193 wards in Surrey, Court is ranked 4th, Ruxley 22nd and Town 52nd most deprived.

- There are 1,280 children living in poverty in Epsom and Ewell. Court and Ruxley wards have the highest number of children in out-of-work families receiving tax credits or child benefits.
- Life expectancy is 7.0 years lower for men and 2.9 years lower for women in the most deprived areas of Epsom and Ewell than in the least deprived areas.

### 3.5 Health

Public Health England’s *Health Profile for Epsom and Ewell* (2018) shows that in general the health of people in Epsom and Ewell is better than in England as a whole, although:

- Between 2014 and 2016 life expectancy at birth for men was 81.6 years and 85.3 years for women. This is slightly higher than the figures for Surrey of 81.4 years and 84.6 years respectively. Life expectancy at birth in the UK for the same period is lower at 79.5 years for men and 83.1 years for women.
- The prevalence of obese children aged 4 - 5 years is 4.7%, for Surrey it is 6.1%. The prevalence of obese children aged 10-11 years is 9.1%, for Surrey it is 13.4%.
- 54.4% of the adult population is classified as overweight or obese (Public Health England). This is similar to the Surrey average of 55.9% but better than the national average of 61.3%.

### 3.6 Local demand for sport and physical activity

#### 3.6.1 ‘Active Lives’ survey

Sport England’s *Active Lives* survey measures physical activity rates amongst people aged 16 and over. The definitions used in the survey are as follows:

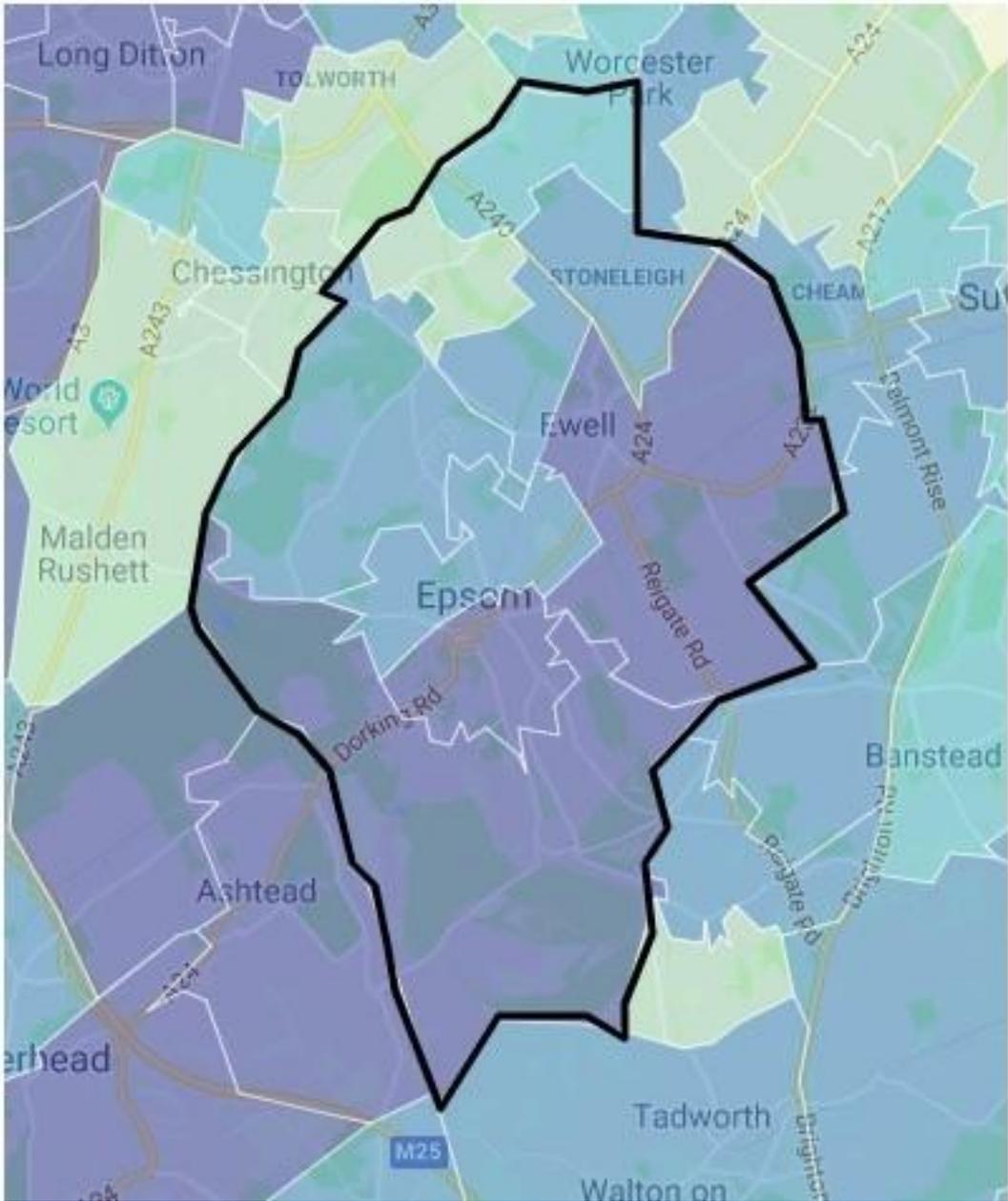
- **Sport and physical activity:** This includes at least 10-minutes of moderate or higher intensity sports activities, walking and cycling for leisure or travel, fitness and dance.
- **Active:** The ‘Active’ population is defined as those doing at least 150 minutes of the above activities per week.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

The key data for Epsom and Ewell, with county, regional and national comparators from the May 2018 to May 2019 survey is set out below. The results show that activity levels are above the national averages but below the county average. On the other hand, levels of inactivity whilst higher than the Surrey average are better than the respective national and regional averages.

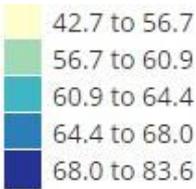
<i>Area</i>	<i>Active</i>	<i>Fairly active</i>	<i>Inactive</i>
Epsom and Ewell	66.2%	13.6%	20.2%
Surrey	69.0%	11.4%	19.6%
South-east	66.2%	12.0%	21.8%
England	63.2%	12.0%	24.8%

### 3.6.2 Geographical variations

Notwithstanding the average figures, the 'Active Lives' survey data shows variations at Middle Super Output Area (MSOA), with the figures for the south of the borough being relatively high and those in the north (Stoneleigh, West Ewell and Worcester Park) being relatively low.



Key: Percentage of the population who are physically active for 150+ minutes per week



### 3.7 The local sports facilities supply network

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

- **Epsom and Ewell Borough Council:** The Council provides the borough's main leisure centre at the Rainbow Leisure Centre in Epsom. The facilities are managed by Better, the Council's appointed leisure contractor.
- **Schools:** State and private secondary schools are major sports facilities providers in the borough, although not all provision is fully community accessible.
- **Sports clubs:** Voluntary sector sports clubs provide and run a range of mostly smaller facilities.
- **Commercial providers:** The commercial sector has a significant presence in Epsom and Ewell. Several of the major fitness companies including David Lloyd, Pure Gym and Sports Direct have venues in the borough. The prestigious Royal Automobile Club is based at Woodcote Park.

### 3.8 The implications for sports facilities provision

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

- **A youthful population:** The age structure of the borough reveals a relatively youthful profile. Rates of sport and physical activity are typically higher amongst younger age groups.
- **Population growth:** The borough's population is projected to increase by more than 16,000 people by 2032. This will create significant additional demand for sports facilities.
- **Overall sports participation rates:** General participation rates in sport and physical activity are higher than the regional and national averages.
- **Geographical variations in participation:** Analysis of participation rates at Middle Super Output Area level reveal significant differences between the northern and southern parts of the borough. This may reflect socio-economic factors.
- **Facilities supply:** Sports facilities are provided by a mosaic of owners and operators from the public, voluntary and commercial sectors, which highlights the need for and benefits of a strategic approach to co-ordinating provision.

## 4 STRATEGIC INFLUENCES ON FACILITIES PROVISION

### *Key findings:*

- **Future40:** Identified priorities included ‘green and vibrant’, ‘safe and well’ and ‘cultural and creative’, all of which have identified outcomes that involve sport and physical activity.
- **Epsom and Ewell Corporate Plan:** Promoting healthy lifestyles is a specific priority.
- **Epsom and Ewell Planning policy:** A robust, evidence-based assessment of sports facilities needs in the borough is required to inform planning policy and this SFA will provide this to help ensure good future provision.
- **Health and Wellbeing:** The strategy places a strong emphasis on promoting sport and physical activity and tackling obesity.
- **National sports policy shifts:** The move in national sports policy towards prioritising new participants will create a challenge for sport to ensure that the traditional facilities ‘offer’ is sufficiently relevant and attractive to engage a wider participation base, including people who are currently inactive.
- **Governing body of sport priorities:** There are no major identified strategic facilities needs or opportunities in Epsom and Ewell, but some potential to link with funding programmes that might enhance local provision.

### 4.1 Introduction

This section examines the influence of relevant policies and priorities on sports facilities provision in Epsom and Ewell, including the impact of national strategies.

### 4.2 Future40

Future40 is a Council-led initiative to develop a long-term vision for Epsom and Ewell over the next 40 years. EEBC embarked on the largest consultation and engagement exercise ever undertaken in the borough, to engage and listen to residents, businesses, community groups, faith organisations and other public sector organisations about what their priorities and aspirations are for the future of the borough.

The key findings of relevance to sports facilities provision in the borough are as follows:

- The key strengths of the borough included ‘great parks and open spaces’ and ‘a long association with health and wellbeing’.
- Key concerns included ‘not enough activities for young people’.
- Identified priorities included ‘green and vibrant’, ‘safe and well’ and ‘cultural and creative’, all of which have identified outcomes that involve sport and physical activity.

### 4.3 Epsom and Ewell Council's Corporate Plan

The 'Epsom and Ewell Corporate Plan 2016-20' (2016) sets out the Council's overall priorities and targets:

- **Priorities:** The priorities include 'promoting healthy and active lifestyles, especially for the young and elderly'.
- **Actions:** The actions to support the corporate priorities which have relevance to sport and physical activity include 'delivery of the Leisure Development Strategy Action Plan'.

### 4.4 Epsom and Ewell Local Plan

The 'Epsom and Ewell Core Strategy' (2007) provides the local policy framework for the borough against which planning applications are assessed. The key elements of relevance to sports facilities are set out in Policy CS13 – Community, Cultural and Built Sports Facilities which states that:

'The loss of community, cultural and built sports facilities, particularly those catering for the young or old, will be resisted unless:

- It can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of community use, or
- There is an appropriate alternative means of providing an equivalent facility.

The provision of new community, cultural and built sports facilities, and the upgrading of those existing, will be encouraged, particularly where they address a deficiency in current provision, and where they meet the identified needs of communities both within the Borough and beyond'.

The Core Strategy further states that:

- 'A good variety and geographical spread of community, built sports and cultural facilities add to the quality of life for residents, workers, visitors and those who study in the Borough. Sports facilities encourage healthy living.
- Planning policy can assist in achieving this objective through helping to maintain a balanced provision of facilities, by supporting their increased accessibility and use, and by providing a positive framework in which emerging proposals will be considered.
- The Council will work with other agencies as they develop their plans, to help ensure the necessary new facilities are provided at the right time and in the right locations.
- The accessibility of community and sports facilities by a wide range of travel modes is essential, particularly where they are likely to attract people from a wider area than the local community in which they are located. The Council's Leisure Strategy [document no longer current] has the aim to ensure that services are provided to a good standard and are accessible to all. It is therefore important to maximise the use of existing facilities as, with restricted site opportunities, the scope for significant new facilities will be limited'.

## 4.5 Health and Wellbeing Strategy

The 'Epsom and Ewell Health and Wellbeing Strategy 2019 - 2023' (2020) sets out a range of actions to address health and wellbeing in the borough. One key priority is 'getting active' because the strategy notes that:

- 'Over half of our adult population (54.4%) remains over-weight'.
- 'We have lower rates of female participation in sports and activity'.
- 'We also need to increase participation in activity across those from low income households, and those of Black, Asian and Minority Ethnic groups'.

The strategy states that 'in response to these challenges we will develop initiatives, such as exercise programmes, prevention programmes and 'friendly communities', that champion and promote the community resilience, and reduce isolation'. Sports facilities that accommodate exercise programmes will have an important role to play in supporting the delivery of the strategy.

## 4.6 Neighbouring local authority sports facilities strategies

The implications for Epsom and Ewell of the Sports Facilities Strategies of the neighbouring local authorities are as follows:

<b>Local Authority</b>	<b>Facilities priorities</b>	<b>Implications for Epsom and Ewell</b>
London Borough of Kingston	<p>The 'Kingston Indoor Sports and Leisure Facility Strategy' (2016) concludes the following:</p> <ul style="list-style-type: none"> <li>• Replace Kingfisher Leisure Centre with a strategically significant, Council owned, community sport and wellbeing hub. This will encompass a modern fit for purpose community flagship leisure facility in the heart of Kingston and integrate a range of community services in one place.</li> <li>• Aligned to the anticipated housing growth in New Malden and the requirement for new facilities (due to the dated Malden Centre), develop plans for a Council owned, community sport and wellbeing hub which enhances current levels of facilities and co-locates a range of services (taking account of any new school build in the area, as necessary).</li> <li>• Aligned to the anticipated housing growth in New Tolworth, investigate the potential to create a new strategic Council owned, community sports hub incorporating both wet and dryside facilities to service residents in the South of the Borough integrating a range of community services in one place.</li> </ul>	<p>These developments in New Malden and Chessington are likely to serve some needs from Epsom and Ewell.</p>
London Borough of Sutton	<p>The council does not have a current sports facilities strategy so there is no detailed analysis of facility needs.</p>	<p>Cheam Leisure Centre is close to the boundary with Epsom and Ewell and so is likely to serve some demand from the study area.</p>

<i>Local Authority</i>	<i>Facilities priorities</i>	<i>Implications for Epsom and Ewell</i>
Mole Valley District Council	The council does not have a current sports facilities strategy so there is no detailed analysis of facility needs.	There are no significant built facilities in the vicinity of Epsom and Ewell.
Reigate and Banstead District Council	The <i>Reigate and Banstead Open Space, Sport and Recreation Assessment</i> (2017) concludes that ‘there is no need to provide additional sports halls, indoor pools and indoor bowls to meet the needs of the 2026/27 population’ with sufficient provision to meet all current and future needs.	Tadworth Leisure Centre is close to the boundary with Epsom and Ewell and so is likely to serve some demand from the study area.

#### **4.7 The Government’s Planning Policies**

In July 2018, the Government published revisions to the *‘National Planning Policy Framework’* (2018), setting out its economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The policies of greatest relevance to sports facilities provision and retention are as follows:

- ***Sustainable development:*** ‘The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs’ and there is a presumption in favour of sustainable development.
- ***Promoting healthy and safe communities:*** ‘Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
  - Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.
  - Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.
  - Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
  - Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

- Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
- Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'.
- ***Open space and recreation:*** 'Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate'.
- 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
  - An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements.
  - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
  - The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use'.

The Government also issued *Planning Practice Guidance* in 2014 and the following is of particular relevance to sports facilities and playing pitches:

- ***Open space, sport and recreation provision:*** 'Open space should be taken into account in planning for new development and considering proposals that may affect existing open space. It can provide health and recreation benefits to people living and working nearby'.
  - 'Authorities and developers may refer to Sport England's guidance on how to assess the need for sports and recreation facilities'.
  - 'Local planning authorities are required to consult Sport England in certain cases where development affects the use of land as playing fields. Where there is no requirement to consult, local planning authorities are advised to consult Sport England in cases where development might lead to loss of, or loss of use for sport, of any major sports facility, the creation of a site for one or more playing pitches, artificial lighting of a major outdoor sports facility or a residential development of 300 dwellings or more'.

- **Health and well-being:** ‘Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making’.
  - ‘Development proposals should support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do’.
  - ‘Opportunities for healthy lifestyles must be considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity and promotes high quality open spaces and opportunities for play, sport and recreation).

#### **4.8 The Government’s Sports Strategy**

The Government’s sports strategy ‘*Sporting Future: A New Strategy for an Active Nation*’ (2015) sets the context for a national policy shift. It contains the following material of relevance to sports facilities provision in Epsom and Ewell:

- The Strategy seeks to ‘redefine what success looks like in sport’ by concentrating on five key outcomes: physical wellbeing, mental wellbeing, individual development, social and community development and economic development.
- The benefit of engaging those groups that typically do little or no activity is immense. Future funding will focus on those people who tend not to take part in sport, including women and girls, disabled people, those in lower socio-economic groups and older people.

#### **4.9 Sport England Strategy**

Sport England’s strategy ‘*Towards an Active Nation*’ (2016) contains a significant policy shift to encourage more currently inactive people to become active, with a relative move away from support for programmes aimed at existing participants. Elements of particular relevance to sports facilities provision in Epsom and Ewell are as follows:

- More money and resources will be focused on tackling inactivity because this is where the gains for the individual and for society are greatest.
- There will be greater investment in children and young people from the age of five to build positive attitudes to sport and activity as the foundations of an active life.
- Sport England will work with those parts of the sector that serve existing participants to help them identify ways in which they can become more sustainable and self-sufficient.

#### **4.10 Governing Bodies of Sport Strategies**

The facilities strategies of all governing bodies of sport using facility types included in this assessment are summarised below, to assess their implications for provision in Epsom and Ewell:

<i>Sport</i>	<i>Facilities priorities</i>	<i>Implications for Epsom and Ewell</i>
Athletics	<p>A hierarchy of facilities is proposed in UK Athletics <i>Facilities Strategy 2018 - 2025</i> (2018).</p> <ul style="list-style-type: none"> <li>• The strategic ambition is ‘to create an innovative and inspiring network of sustainable athletics facilities, with the capacity to meet both current and future demand across England’.</li> <li>• England Athletics has adopted UKA’s strategic position that we should concentrate on preserving and improving the existing stock of 400m tracks rather than seeking to build additional ones.</li> <li>• Compact Athletics Facilities are proposed – ‘a new generation of affordable and sustainable satellite facilities that provide a stepping-stone into Club Venues’. They are ‘designed to fit available spaces and budgets and provide functional, inspiring, facilities at which people of all ages and abilities can improve their fitness and confidence and develop the fundamental athletics movement skills’.</li> </ul>	The existing athletics track in Epsom and Ewell meets most local needs but has some deficiencies. A Compact Athletics Facility is proposed at Epsom and Ewell High School.
Badminton	<p>Badminton England’s <i>Discover Badminton 2017-2025</i> (2017) identifies the following national targets for the sport by 2025:</p> <ul style="list-style-type: none"> <li>• 4,000 additional under 11 players.</li> <li>• 5,000 additional 12-16 year old players in clubs.</li> </ul> <p>32,850 new players of all ages (an increase of 8.5%).</p>	Demand increases will create the need for more local capacity in sports halls.
Basketball	<p>The British Basketball Federation’s <i>Transforming Basketball Together in Britain 2016 - 2028</i> (2016) contains objectives to:</p> <ul style="list-style-type: none"> <li>• ‘Develop a clear facilities strategy for basketball, creating community hubs including, where appropriate, arenas that sit at the heart of communities and are homes for the leading elite and community clubs’.</li> <li>• ‘Become the second largest and fastest growing team sport in Britain for both men and women, by strengthening the links between clubs, schools and local basketball programmes and promoting basketball’s value in increasing the health and wellbeing of the nation’.</li> </ul>	Epsom and Ewell is not identified as a priority area and currently has no local basketball clubs.
Gymnastics	<p>British Gymnastics’ <i>Facility Strategy 2017 - 2021</i> (2017) is being updated in 2020 and the emerging priorities are:</p> <ul style="list-style-type: none"> <li>• To move from a third of clubs in dedicated facilities to at least a half of clubs into dedicated facilities.</li> <li>• The increased use of modular buildings for specialist gymnastics facilities.</li> <li>• The conversion of former shops/retail units in town centres to specialist gymnastics facilities.</li> <li>• A new funding stream ‘<i>Club Capital</i>’ has been launched as a joint initiative between British Gymnastics, Sport England and a social investor Big Society Capital. It is a low cost loan scheme rather than a grant £250,000 repayable over a 5-year period.</li> </ul>	There are five active clubs in Epsom and Ewell, although none has their own dedicated facilities.
Judo	<p>British Judo’s <i>Strategic Plan 2017 - 2021</i> (2017) has an objective to increase participation to 50,000 members by 2021. There are no facilities objectives.</p>	No specific local facilities priorities in Epsom and Ewell.

<i>Sport</i>	<i>Facilities priorities</i>	<i>Implications for Epsom and Ewell</i>
Netball	<p>England Netball remains committed to its 10-1-1 mission and vision to:</p> <ul style="list-style-type: none"> <li>• Establish netball as a top ten participation sport.</li> <li>• Make netball the first choice of team sport for women and girls.</li> <li>• Achieve and maintain world number one status.</li> </ul> <p>Its strategic goals are to:</p> <ul style="list-style-type: none"> <li>• Grow participation by at least 10,000 participants per annum.</li> <li>• Deliver a first-class member and participant experience.</li> <li>• Establish England as the number one team by winning the World Championships.</li> <li>• Lead an effective and progressive infrastructure.</li> </ul>	No specific local facilities priorities in Epsom and Ewell, although Downs Netball Club has identified a need for a two indoor court and six outdoor court site as a netball hub.
Squash	<p>England Squash and Racketball's '<i>Game Changer: Participation Strategy</i>' (2015) states that 'although we support the development of facilities, our resources cannot create a significant impact on the thousands of courts in the country. Our past efforts to support court development have been beneficial but limited'.</p>	There are 10 courts at three locations in Epsom and Ewell.
Swimming	<p>Swim England's '<i>Towards a Nation Swimming: A Strategic Plan for Swimming in England 2017 - 2021</i>' (2017) includes a commitment to 'working with providers to create a swimming environment that is more inclusive and exceeds the expectations of swimmers'.</p>	No specific local facilities priorities in Epsom and Ewell.
Table tennis	<p>Table Tennis England's '<i>Facilities Strategy 2015 - 2025</i>' (2015) identifies that table tennis takes place in a variety of settings:</p> <ul style="list-style-type: none"> <li>• <b>Formal club-led environments</b> - Consisting of dedicated table tennis facilities (equipped for and predominantly used by table tennis), school halls, community halls, church halls, multisport clubs and leisure centres.</li> <li>• <b>Informal social environments</b> - Including bars, workplaces, parks, sport-specific clubs and community spaces.</li> </ul> <p>To support sustainable clubs, the priorities are:</p> <ul style="list-style-type: none"> <li>• Establish a minimum of one accessible, high quality dedicated multi-table facility in every active county.</li> <li>• Support current clubs to ensure long-term security of use of their facilities and to develop facilities or access multisport and multi-use environments.</li> </ul> <p>To support the social recreational game, the priorities are:</p> <ul style="list-style-type: none"> <li>• Support the implementation of free-to-use outdoor tables, prioritising centres of population.</li> <li>• Establish a network of social table tennis venues offering vibrant informal environments for all.</li> </ul>	There is limited table tennis activity in Epsom and Ewell.

<i>Sport</i>	<i>Facilities priorities</i>	<i>Implications for Epsom and Ewell</i>
Tennis	<p>The Lawn Tennis Association’s strategic plan 2019 - 2023 ‘<i>Tennis for Britain</i>’ (2019) contains the following priorities:</p> <ul style="list-style-type: none"> <li>• <b>Visibility:</b> Broaden relevance and increase visibility of tennis all year round to build engagement and participation with fans and players.</li> <li>• <b>Innovation:</b> Innovate in the delivery of tennis to widen its appeal.</li> <li>• <b>Investment:</b> Support community facilities and schools to increase the opportunities to play.</li> <li>• <b>Accessibility:</b> Make the customer journey to playing tennis easier and more accessible for anyone.</li> <li>• <b>Engagement:</b> Engage and collaborate with everyone involved in delivering tennis in Britain, particularly coaches and volunteers, to attract and maintain more people in the game.</li> <li>• <b>Performance:</b> Create a pathway for British champions that nurtures a diverse team of players, people and leaders.</li> <li>• <b>Leadership:</b> Lead tennis in Britain to the highest standard so it is a safe, welcoming, well-run sport.</li> </ul>	Some opportunities to improve local facilities, linked to tennis participation programmes.
Volleyball	<p>Volleyball England’s ‘<i>Facilities Strategy</i>’ (2009) is the most recent assessment of needs. The strategy identifies that a court size of 18m x 9m x 7.5m is required for National League standard play and below. It also states that ‘the minimum width of standard sports halls should be raised to 20m from the current 18m, to allow two practice courts in a single hall’.</p>	No specific local facilities priorities in Epsom and Ewell. There are no clubs in the borough.

#### 4.11 The implications for sports facilities provision

The implications of strategic influences on sports facilities provision in Epsom and Ewell are:

- **Future40:** Identified priorities included ‘green and vibrant’, ‘safe and well’ and ‘cultural and creative’, all of which have identified outcomes that involve sport and physical activity.
- **Epsom and Ewell Corporate Plan:** Promoting healthy lifestyles is a specific priority.
- **Epsom and Ewell Planning policy:** A robust, evidence-based assessment of sports facilities needs in the borough is required to inform planning policy and this SFA will provide this to help ensure good future provision.
- **Health and Wellbeing:** The strategy places a strong emphasis on promoting exercise and prevention programmes.
- **National sports policy shifts:** The move in national sports policy towards prioritising new participants will create a challenge for sport to ensure that the traditional facilities ‘offer’ is sufficiently relevant and attractive to engage a wider participation base, including people who are currently inactive.
- **Governing body of sport priorities:** There are no major identified strategic facilities needs or opportunities in Epsom and Ewell, but some potential to link with funding programmes that might enhance local provision.

## 5 SPORTS HALLS

### *Key findings:*

- **Quantity:** There are nine community-accessible sports halls in Epsom and Ewell, plus one other facility without public access. All facilities are currently used to beyond ‘comfortable capacity’. Additional demand by 2032 based upon the higher population projections will amount to the equivalent of an additional 4.5 badminton courts, which is equivalent to a 1.12 four-badminton court sized sports hall with full community access or 0.21 four-badminton court sized sports halls with full community access based upon the lower projections.
- **Quality:** The quality of all aspects of all sports halls is rated as ‘good’ or better. No quality issues have any impact upon either capacity or usage levels at present.
- **Accessibility:** The whole population of the borough is within 20-minutes driving time of a community-accessible sports hall.
- **Availability:** One sports halls in the borough currently has no community access. With seven of the nine currently community available sports halls in the borough on education sites, there is limited midweek daytime access to sports halls.

### 5.1 Introduction

This section examines the provision of sports halls in Epsom and Ewell. Sports halls are defined as indoor halls with multi-sport markings and minimum dimensions equivalent to three badminton courts (27m x 18m).

### 5.2 Quantity

#### 5.2.1 Sports halls with community use

The location and dimensions of sports halls with community use in Epsom and Ewell is as follows:

<i>Site</i>	<i>Address</i>	<i>Dimensions</i>	<i>Year Built</i>
Blenheim High School	Longmead Rd, Epsom KT19 9BH	33m x 18m	2009
Ebbisham Sports Club	Eastway, Epsom KT19 8SG	27m x 18m	1996
Epsom and Ewell High School	Ruxley Lane, West Ewell. KT19 9JW	33m x 17m	1989
Epsom College Sports Centre	College Road, Epsom KT17 4JQ	34.5m x 20m 34.5m x 20m	1995
Ewell Castle School	Church Street, Ewell KT17 2AW	30m x 20m	1991
Glyn School	West Gardens, Ewell KT17 1NB	40m x 21m	1994
NESCOT Sports Centre	Reigate Road, Epsom KT17 3DS	33m x 18m	2005
Nonsuch High School	Ewell Road, Cheam SM3 8AB	32m x 18m	2002
Rainbow Leisure Centre	East Street, Epsom KT17 1BN	34.5 x 20m	2003

## 5.2.2 Sports halls without community use

There is a single sports hall without community use in Epsom and Ewell at Rosebery School. Conditions attached to the original planning permission in 2006 preclude non-school use of all Rosebery's sports facilities. The school applied in 2013 to vary these conditions but was refused by the Council and then refused again on appeal.

<i>Site</i>	<i>Address</i>	<i>Dimensions</i>	<i>Year Built</i>
Rosebery School	Whitehorse Drive, Epsom KT18 7NQ	33m x 18m	2008

## 5.3 Quality

### 5.3.1 The criteria assessed

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

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

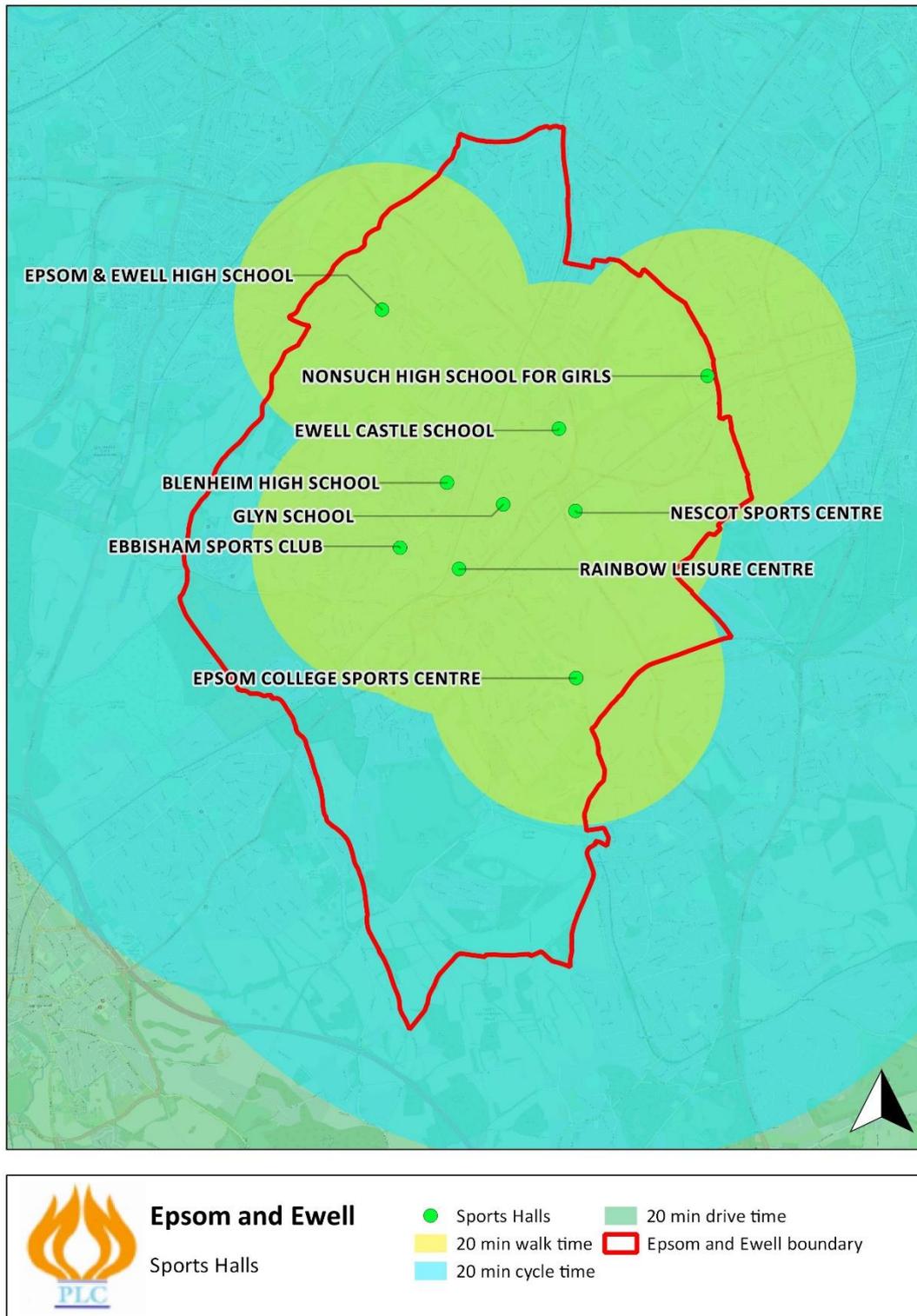
### 5.3.2 The basis of the ratings

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

<i>Facility</i>	<i>Playing area</i>	<i>Changing</i>	<i>Disability Access</i>	<i>Maintenance</i>	<i>General access</i>
Blenheim High School	4	3	3	4	5
Ebbisham Sports Club	5	4	3	5	5
Epsom and Ewell High School	3	4	3	5	4
Epsom College Sports Centre	3	3	3	4	4
Ewell Castle School	4	3	3	4	5
Glyn School	4	3	3	4	3
NESCOT Sports Centre	4	3	3	4	3
Nonsuch High School	4	2	3	4	4
Rainbow Leisure Centre	4	5	4	5	3

## 5.4 Accessibility

The map below shows the location of all sports halls in Epsom and Ewell. Based on Sport England research, the ‘effective catchment’ for sports halls (defined as the time/distance travelled and the prevailing mode of transport used by up to 90% of facility users) is 20 minutes driving time. The map shows that the whole of Epsom and Ewell is within 20-minutes’ drive and cycle time of a sports hall and most is within 20-minutes’ walk.



## 5.5 Availability

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

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Pricing and booking arrangements</i>	<i>Peak period usage levels</i>
Blenheim High School	Mon-Fri 5pm - 9pm Sat-Sun 9am - 5pm Block bookings only	Whole hall £37 per hour. Bookings on-line or by phone.	80%
Ebbisham Sports Club	Mon-Sun 9am - 11pm Members and 'pay-and-play'	£7.40 per court (peak) £3.40 per court (off-peak) £11.50 per court (non-members) Bookings in person, on-line or by phone.	90%
Epsom College Sports Centre	Mon-Fri 6.30pm - 10.30pm Sat 5pm - 10pm Sun 9am - 10pm Club block bookings only	Whole hall £47 per hour. Badminton court £14 per hour. Bookings by phone	95%
Epsom & Ewell High School	Mon-Fri 5pm - 9pm Sat from 9am Sun from 9am	Sports Hall £30 per hour weekdays and up to 1pm on Saturday. £40 per hour Saturday pm and Sunday. Advance bookings only including requirement for public liability insurance	80%
Ewell Castle School	Mon-Fri 5pm - 9pm Sat-Sun 9am - 5pm Block bookings only	£66 per session	100%
Glyn School	Mon-Fri 5pm - 8pm Block bookings only	£40 per hour Pre-booking only	80%
NESCOT Sports Centre	Mon-Fri 5pm - 10pm Sat 9am - 5pm Sun 9am - 3pm 'Pay-and-play' and block bookings	Badminton £10.00 per hour Sports hall £42.00 per hour or £21 for half hall Bookings in person, on-line or by phone.	80%
Nonsuch High School for Girls	Mon-Fri 6pm - 10pm Sat-Sun 9am - 9pm Block bookings only	Whole hall £48. Bookings on-line or by phone.	80%
Rainbow Leisure Centre	Mon-Fri 6am - 10.30pm Sat-Sun 7am - 8pm 'Pay-and-play' and block bookings	Whole hall £52.50 (peak) £26.25 (off-peak) Badminton court £10.80 (adult) £5.70 (junior)	95%

## 5.6 Key findings on supply

The key findings are as follows:

- With seven of the nine sports halls currently available for community use in the borough on education sites, there is very limited midweek daytime access.
- The quality of sports halls in the borough is generally good, although several of the facilities are ageing. General access at Rainbow Leisure Centre is rated as 'poor' due to limited car parking.

- Accessibility of sports halls is good, with the entire population within 20 minutes driving time of a sports hall.
- Five of the halls are only available for block bookings by clubs, which mitigates against casual participants who may wish to play on an irregular or intermittent basis.
- Pricing is variable between the local sports halls, with Rainbow Leisure Centre amongst the most expensive.
- Sport England recognises a measure of ‘comfortable capacity’, where a sports hall is regarded as effectively fully utilised when peak usage levels reach 80%. This reflects the fact that changeover periods between bookings, particularly those that involve removing and/or installing equipment, will reduce the usage time available. All nine of the currently available sports halls in Epsom and Ewell are used at or above ‘comfortable capacity’.

## 5.7 Current demand for sports halls

### 5.7.1 Expressed demand

Actual expressed community use demand for sports halls in Epsom and Ewell is as follows:

<i>Facility</i>	<i>Peak hours available</i>	<i>Peak hours utilised</i>	<i>% Peak utilisation</i>
Blenheim High School	28	22	80%
Ebbisham Sports Club	35	32	90%
Epsom College Sports Centre	40	38	95%
Epsom & Ewell High School	24	20	80%
Ewell Castle School	20	20	100%
Glyn School	15	12	80%
NESCOT Sports Centre	28	23	80%
Nonsuch High School	35	28	80%
Rainbow Leisure Centre	35	28	80%
<b>TOTALS</b>	<b>260</b>	<b>223</b>	<b>85%</b>

### 5.7.2 Displaced demand

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

<i>Facility</i>	<i>Address</i>	<i>Distance from Epsom and Ewell</i>
Cheam Leisure Centre	Malden Road, Sutton SM3 8EP	0.3 miles
Chessington Sports Centre	Garrison Lane, Chessington KT9 2JS	1 mile
Cheam High School	Chatsworth Road, Sutton SM3 8PW	0.5 miles
Leatherhead Leisure Centre	Guildford Road, Fetcham KT22 9BL	4 miles
Tadworth Leisure Centre	Preston Manor Road, Tadworth KT20 5FB	1 mile
Tolworth Recreation Centre	Fullers Way North, Tolworth KT6 7LQ	1 mile

### 5.7.3 Unmet demand

There is some evidence of unmet demand for sports halls in Epsom and Ewell at present. Peak time usage is above comfortable capacity at all sites, there is limited daytime and casual access and the governing bodies of basketball and netball have identified a need for additional capacity.

## 5.8 Local sports participation priorities

There are no specific local sports participation priorities in Epsom and Ewell, other than a general policy commitment to promote health and well-being through increased levels of physical activity. Sports halls have a role to play in this, given the breadth of appeal of the wide range of indoor sports and activities that they can accommodate.

## 5.9 Sport-specific priorities

Analysis of sport-specific strategies (summarised in section 4.9 above) and consultation with Active Surrey and the governing bodies of sport produced a limited range of priorities in relation to local sports hall provision:

- **Badminton:** Badminton England is producing a new facilities strategy. There are no current strategic priorities for Epsom and Ewell. Ebbisham Sports Club is a valued, purpose-built facility. Badminton England commented that ‘it would be useful if there were other leisure facilities in the borough that we could work more closely with for badminton development opportunities’.
- **Basketball:** Basketball England calculates that there is a shortage of two, four badminton courts sports halls in Epsom and Ewell in relation to basketball needs. This has contributed to the lack of a club in the borough with potential players having to travel to neighbouring areas to play. There is a need for grass roots development.
- **Disability Sport:** There is little disability sport in the borough despite a number of initiatives undertaken by EEBC Leisure Developments team.
- **Fencing:** There are specialist facilities at Epsom College.
- **Martial Arts:** There are a number of martial arts clubs operating from a range of sports facilities and community venues across the borough. The only dedicated venue is the Nam Yang Pugilistic Association in Alexandra Recreation Ground. This is in a poor state of repair and the Association is looking to upgrade.
- **Netball:** There is a healthy level of participation in the borough, but some of this involves the use of sports halls in neighbouring areas for matches and training. The elite club in the area Downs NC which plays in Division 2 of the Premier League, is pressing for construction of a two-court indoor facility to meet its training and competition needs. It anticipates sufficient demand to completely fill such a facility at peak times.
- **Volleyball:** There are no clubs in the borough

## 5.10 Future demand for sports halls

### 5.10.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### 5.10.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments.

- **National trends:** Sport England's 'Active People' survey recorded adult (16+) weekly participation rates for each sport at national level on an annual basis between 2005 and 2016. The results for those sports that use sports halls are tabulated below. Badminton, Basketball and Tennis have also experienced statistically significant decreases, whilst Netball and Table Tennis have both achieved statistically significant increases:

Sport	2005/06	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% Change
Badminton	1.29%	1.24%	1.20%	1.24%	1.20%	1.26%	1.16%	1.13%	1.04%	0.97%	-0.32%
Basketball	0.39%	0.45%	0.46%	0.36%	0.36%	0.35%	0.36%	0.31%	0.36%	0.35%	-0.04%
Judo	0.04%	0.05%	0.04%	0.06%	0.03%	0.06%	0.04%	0.05%	0.04%	0.04%	No change
Netball	0.27%	0.29%	0.32%	0.34%	0.31%	0.37%	0.28%	0.35%	0.36%	0.42%	+0.15%
Table Tennis	0.17%	0.18%	0.20%	0.30%	0.32%	0.23%	0.25%	0.22%	0.23%	0.24%	+0.07%
Tennis	1.12%	1.18%	1.27%	1.04%	0.88%	1.03%	0.94%	0.97%	0.97%	0.90%	-0.22%
Volleyball	0.08%	0.12%	0.09%	0.09%	0.07%	0.06%	0.07%	0.06%	0.07%	0.08%	No change

- **Local trends:** Sport England's 'Active People' survey recorded overall adult (16+) weekly participation rates for Epsom and Ewell on an annual basis between 2005 and 2016. The results are tabulated below and show that whilst rates have fluctuated over the survey periods, there is an overall decrease between 2005 and 2016:

2005/06	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% Change
39.5%	44.7%	41.2%	42.3%	42.6%	40.1%	40.4%	39.6%	37.6%	37.5%	-2.0%

### 5.10.3 Future projections

Sport England has developed the Sport Facility Calculator (SFC), to help to quantify how much additional demand for key community facilities like sports halls, will be generated by population increases. The SFC uses Sport England survey data on who uses facilities and applies this to the population profile of the local area. This builds up a profile of usage, which can be then applied to estimate how much demand any given population would generate. This demand is then converted into the quantity of facilities needed and expressed as badminton courts to define sports hall needs.

Two population projections have been assessed, along with current participation rates, since there have been no statistically significant increases since 2005, either locally in Epsom and Ewell or collectively for the sports that use sports halls.

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.

<i>Facility Measure</i>	<i>Higher Population</i>	<i>Lower Population</i>
Badminton courts	4.50	0.84
Sports halls	1.12	0.21

**5.11 Key findings on demand**

The key findings are as follows:

- There is no effective spare capacity in sports halls in Epsom and Ewell at present, with all facilities used to beyond ‘comfortable capacity’. Only two sports halls have daytime access.
- There is evidence of unmet demand for basketball and netball usage of sports halls in the borough at present.
- Sport England’s Sport Facility Calculator projects demand for an additional 4.5 badminton courts by 2032, which is equivalent to 1.12 four-badminton court sized sports halls with full community access based upon the higher population projections or 0.21 four-badminton court sized sports halls with full community access based upon the lower projections.

**5.12 The balance between sports hall supply and demand**

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

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

**5.13 Quantity**

**5.13.1 Current needs**

Current sports halls in Epsom and Ewell are assessed to be operating at beyond ‘comfortable capacity’, based upon the following evaluation:

- **Used peak capacity:** Average peak utilisation rates for sports halls in Epsom and Ewell are 85%, which is above Sport England’s ‘comfortable capacity’ figure of 80%. In addition, the majority of the facilities are on education sites, which have no midweek daytime access.
- **Unmet demand:** There is evidence of unmet demand for basketball and netball usage of sports halls.
- **Imported/exported demand:** There is evidence of cross-border movement of sports hall users, primarily from Epsom and Ewell to facilities in neighbouring areas.
- **Changes in supply:** Epsom and Ewell High School has planning consent to build a 34.5m x 20m sports hall with community access. This will be slightly larger than the current facility and replace and improve the existing hall but will not increase the overall level of provision.

### 5.13.2 Future needs

**Demand increases:** Two population projections have been assessed, along with current participation rates, since there have been no statistically significant increases since 2005, either locally in Epsom and Ewell or collectively for the sports that use sports halls.

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.

<b>Facility Measure</b>	<b>Higher Population</b>	<b>Lower Population</b>
Badminton courts	4.50	0.84
Sports halls	1.12	0.21

**Participation trends:** Based on national and local sports participation trends, for the purposes of forecasting future demand the likeliest scenario is for participation rates to remain at their current levels.

**Additional needs:** Sport England’s Sport Facility Calculator projects demand for an additional 4.5 badminton courts by 2032, which is equivalent to 1.12 four-badminton court sized sports halls with full community access based upon the higher population projections or 0.21 four-badminton court sized sports halls with full community access based upon the lower projections.

## 5.14 Quality

### 5.14.1 Current quality

There are no critical quality issues relating to sports halls in Epsom and Ewell, although the position should be kept under review based upon the following evaluation:

- **Existing quality issues:** Most sports halls rate from ‘very good’ to ‘good’ across all quality categories, although the changing facilities at Nonsuch High School are rated as ‘poor’. None of these quality issues has a significant impact upon either capacity or usage levels at present.
- **Ageing facilities:** Several sports halls were built in the 1990s and have not been extensively refurbished since.

## 5.14.2 Future quality

By 2032, several of the sports halls in the borough will be in need of refurbishment.

## 5.15 Accessibility

### 5.15.1 Current accessibility

All parts of the borough are within 20 minutes driving time of a sports hall.

### 5.15.2 Future accessibility

To ensure that there is adequate accessibility to sports halls in the future, an appropriate level of developer contributions will be required to upgrade existing facilities and/or to provide new ones, appropriately located in relation to the new population.

## 5.16 Availability

### 5.16.1 Current availability

There are a number of current impediments to sports hall availability in Epsom and Ewell:

- ***Impaired community access:*** One sports hall in the borough (at Rosebery School) currently has no community access, which is not the best use of available public realm resources.
- ***'Pay and play' availability:*** Because of the management arrangements at the sports halls on school sites in the borough, five are only available for block bookings by clubs, which mitigates against casual participants who may wish to play on an irregular or intermittent basis.
- ***Off-peak availability:*** With seven of the nine currently community available sports halls in the borough on education sites, there is limited midweek daytime access to sports halls.

### 5.16.2 Future availability

Addressing the current availability issues in the future will either involve providing sports halls on non-education sites, with appropriate management arrangements, or looking at innovative solutions to facilitate daytime community access to school sports halls.

## 5.17 The options for securing additional sports hall capacity

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

### 5.17.1 Protect

Protecting existing sports halls through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing sports halls, including any without current community access, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### 5.17.2 Provide

Ensuring that extra sports hall capacity is achieved by:

- Providing a new facility in conjunction with housing developments, either on-site or through developer contributions that reflect the extra sports hall demand arising from the additional population.
- Encouraging the provision of sports halls that meet Sport England’s recommended dimensions (34.5m x 20m), to offer maximum flexibility of use.

### 5.17.3 Enhance

Enhancing existing sports hall capacity by:

- Securing formal Community Use Agreements at existing and proposed future facilities on school sites, to enhance community accessibility.
- Encouraging schools with existing community use to extend opening hours, particularly those with limited use at present.
- Supporting schools to improve their management of community use arrangements, to improve ‘pay-and-play’ access to sports halls.

## 5.18 Action Plan

### 5.18.1 Introduction

The tables below set out the action plan for sports halls to guide the implementation of the Assessment. The capital cost estimates are based upon Sport England’s *‘Facility Costs - Second Quarter of 2020’* (2020).

### 5.18.2 Key strategic actions

<b>Issues</b>	<b>Action</b>	<b>Lead</b>	<b>Partners</b>	<b>Resources</b>	<b>Priority</b>
Protection of existing sports halls	Include a policy in the Local Plan to protect all existing sports halls.	EEBC	-	-	High
Community access to sports halls	Pursue formal Community Use agreements at all existing and any future proposed sports halls on education sites.	EEBC	Academies and schools	Possible funding for improvements to physical accessibility.	High
Funding for future sports hall needs	Ensure that provision is made to secure developer contributions towards new and improved facilities.	EEBC	-	-	High
Need for an additional 1.12 sports halls by 2032 based on higher population.	Provide a new 4-badminton court sports hall, potentially through new education infrastructure opportunities if feasible, funded by developer contributions.	EEBC	Developers	£2,215,000	High
Need for an additional 0.21 sports hall by 2032 based on lower population.	Investigate the feasibility of providing additional hall space as part of any measures to replace or refurbish the Rainbow Leisure Centre.	EEBC	Developers	£465,000	High

### 5.18.3 Site-specific actions

<b>Site</b>	<b>Issues</b>	<b>Action</b>	<b>Lead</b>	<b>Partners</b>	<b>Resources</b>	<b>Priority</b>
Blenheim High School	<ul style="list-style-type: none"> <li>• No 'pay-and-play' use.</li> <li>• No formal Community Use Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage the school to provide 'pay-and-play' use.</li> <li>• Pursue a formal Community Use Agreement.</li> </ul>	EEBC	Blenheim High School	-	Medium
Ebbisham Sports Club	No current issues.	No action required.	-	-	-	-
Epsom College Sports Centre	<ul style="list-style-type: none"> <li>• No 'pay-and-play' use.</li> <li>• No formal Community Use Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage the school to provide 'pay-and-play' use.</li> <li>• Pursue a formal Community Use Agreement.</li> </ul>	EEBC	Epsom College	-	Medium
Epsom & Ewell High School	No formal Community Use Agreement.	Pursue a formal Community Use Agreement for the new sports hall	EEBC	Epsom & Ewell High School	-	Medium
Ewell Castle School	<ul style="list-style-type: none"> <li>• No 'pay-and-play' use.</li> <li>• No formal Community Use Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage the school to provide 'pay-and-play' use.</li> <li>• Pursue a formal Community Use Agreement.</li> </ul>	EEBC	Ewell Castle School	-	Medium
Glyn School	<ul style="list-style-type: none"> <li>• No 'pay-and-play' use.</li> <li>• No formal Community Use Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage the school to provide 'pay-and-play' use.</li> <li>• Pursue a formal Community Use Agreement.</li> </ul>	EEBC	Glyn School	-	Medium
NESCOT Sports Centre	No current issues.	No action required.	-	-	-	-
Nonsuch High School for Girls	<ul style="list-style-type: none"> <li>• 'Poor' quality changing</li> <li>• No 'pay-and-play' use.</li> <li>• No formal Community Use Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve changing facilities.</li> <li>• Encourage the school to provide 'pay-and-play' use.</li> <li>• Pursue a formal Community Use Agreement.</li> </ul>	Nonsuch High School for Girls	EEBC	£50,000 for changing upgrade.	Medium
Rainbow Leisure Centre	No current issues.	No action required.	-	-	-	-
Rosebery School	Planning conditions preclude community use	Review terms of planning consent to permit community use	EEBC	Rosebery School	-	Medium

## 6 SWIMMING POOLS

### *Key findings:*

- **Quantity:** There are community accessible swimming pools at four sites in Epsom and Ewell, but only one is available for casual swimming on a non-membership basis. There is currently unmet demand. Additional demand by 2032 based upon the higher population projections will amount to the equivalent to a 25m x 6 lane pool with full community access or 0.15 pools based upon the lower projections.
- **Quality:** The quality of most aspects of most pools is ‘very good’ or ‘good’.
- **Accessibility:** The whole population of the borough is within 20 minutes’ drive of the nearest pool.
- **Availability:** Only the Rainbow Leisure Centre is available for casual swimming on a non-membership basis, although the Epsom College pool is also available for club swimming.

### 6.1 Introduction

This section examines the provision of swimming pools in Epsom and Ewell. Swimming pools are defined as indoor facilities with minimum pool length of 20 metres, although smaller teaching pools are included in the assessment where they are integral to a facility with a main pool.

### 6.2 Quantity

#### 6.2.1 Swimming pools with community use

The location and dimensions of swimming pools with community use in Epsom and Ewell is as follows:

<i>Facility</i>	<i>Address</i>	<i>Dimensions</i>	<i>Year built</i>
David Lloyd (Cheam)*	Ewell Road, Sutton SM3 8DP	25m x 13m 10m x 5m	2002
David Lloyd (Epsom)*	Horton Lane, Epsom KT19 8PL	25m x 13m 2m x 2m	2002
Epsom College Sports Centre	College Road, Epsom KT17 4JQ	25m x 11m	2004
Rainbow Leisure Centre	East Street, Epsom KT17 1BN	25m x 10m 25m x 4m	2003

\* Also have 25m outdoor heated pools

#### 6.2.2 Swimming pools with no community use

The membership restrictions and fees at the Royal Automobile Club in Woodcote Park mean that there is in effect no community access to this facility.

<i>Facility</i>	<i>Address</i>	<i>Dimensions</i>	<i>Year built</i>
Royal Automobile Club	Woodcote Park, Epsom KT18 7EW	30m x 10m	2004

## 6.3 Quality

### 6.3.1 The criteria assessed

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

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

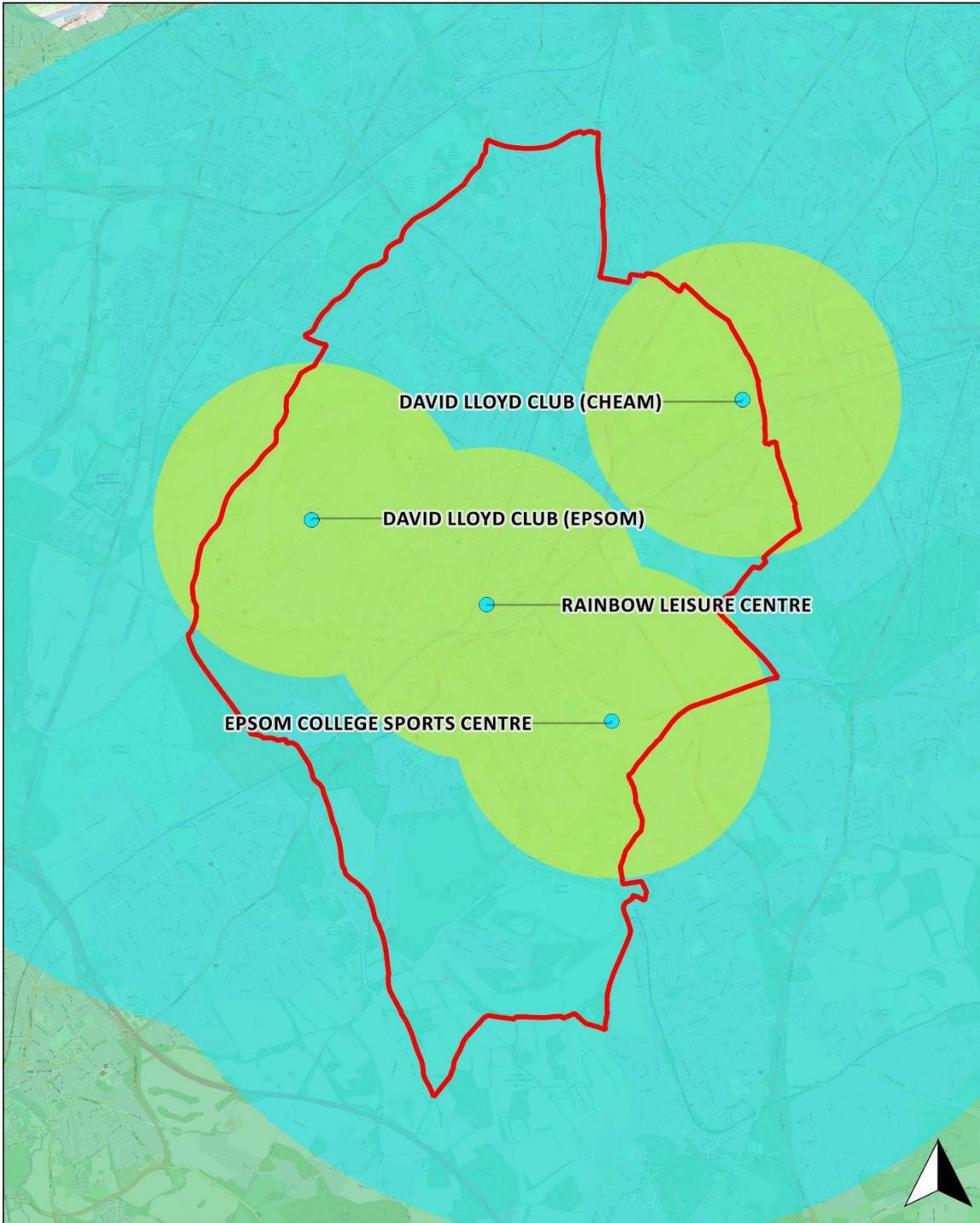
### 6.3.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to ‘very good’, 4 to ‘good’, 3 to ‘average’ (highlighted in yellow below), 2 to ‘poor’ (highlighted in red below) and 1 to ‘very poor’. The ratings for the swimming pools in Epsom and Ewell are shown in the table below.

<i>Facility</i>	<i>Pool area</i>	<i>Changing</i>	<i>Disability Access</i>	<i>Maintenance</i>	<i>General access</i>
David Lloyd (Cheam)	5	5	4	5	5
David Lloyd (Epsom)	5	5	4	5	5
Epsom College Sports Centre	5	3	3	4	4
Rainbow Leisure Centre	5	4	5	4	3

## 6.4 Accessibility

The map overleaf shows the location of the swimming pools in Epsom and Ewell. Based on Sport England research, the ‘effective catchment’ for indoor swimming pools (defined as the time/distance travelled and the prevailing mode of transport used by up to 90% of facility users) is 20 minutes driving time. The map shows that the whole population of the borough is within 20-minutes’ drive and cycle time of a pool and most is within 20-minutes’ walk.



	<b>Epsom and Ewell</b>	 Swimming Pools	 20 min drive time
	Swimming Pools	 20 min walk time	 Epsom and Ewell boundary
		 20 min cycle time	

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## 6.5 Availability

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

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Pricing</i>	<i>Peak usage</i>
David Lloyd (Cheam)	Mon-Fri 6am - 11pm Sat-Sun 7.30am - 10pm Members only	£117 per month	80%
David Lloyd (Epsom)	Mon-Fri 6am - 11pm Sat-Sun 7.30am - 10pm Members only	£117 per month	80%
Epsom College Sports Centre	Mon-Fri 6.30pm - 10.30pm Sat 5pm - 10pm Sun 9am - 10pm Club block bookings only	Whole pool £80 per hour	90%
Rainbow Leisure Centre	Mon-Fri 6am - 10.30pm Sat-Sun 7am - 8pm 'Pay-and-play' and block bookings	Adult swim £4.30 Junior swim £2.10	90%

## 6.6 Key findings on supply

The key findings are as follows:

- There are four community accessible facilities with swimming pools in Epsom and Ewell.
- All aspects of the quality of most facilities is 'good' or better, although general access at the Rainbow Leisure Centre is 'poor' due to limitations on car parking.
- The whole population of the borough is within 20 minutes' drive time of a pool.
- Only one facility (the Rainbow Leisure Centre) is available for casual swimming on a non-membership basis. The Epsom College pool is only available for hire by clubs on a block-booked basis.
- Sport England recognises a measure of 'comfortable capacity', where a swimming pool is regarded as effectively fully utilised when peak usage levels reach 70%. All pools in the borough are currently used to well above the 'comfortable capacity' figure.

## 6.7 Current demand for swimming pools

### 6.7.1 Expressed demand

Expressed community use demand for swimming pools in Epsom and Ewell is as follows:

<i>Facility</i>	<i>% Peak utilisation</i>
David Lloyd (Cheam)	80%
David Lloyd (Epsom)	80%
Epsom College Sports Centre	90%
Rainbow Leisure Centre	90%

## 6.7.2 Displaced demand

Displaced demand relates to users of swimming pools from within the study area which takes place outside of the area. The following pools with community ‘pay-and-play’ accessibility are located in adjacent local authority areas, close enough to the borough boundary to provide usage opportunities for Epsom and Ewell residents.

<i>Facility</i>	<i>Address</i>	<i>Distance from Epsom and Ewell boundary</i>
Cheam Leisure Centre	Malden Road, Sutton SM3 8EP	0.3 miles
Malden Centre	Cocks Crescent, New Malden KT3 4TA	1 mile
Leatherhead Leisure Centre	Guildford Road, Fetcham KT22 9BL	4 miles
Nuffield Health (Cheam)	Peaches Close, Cheam SM2 7BJ	1 mile
Tadworth Leisure Centre	Preston Manor Road, Tadworth KT20 5FB	1 mile

## 6.7.3 Unmet demand

The high levels of peak-time usage of pools in the borough, together with consultation responses from swimming clubs who are unable to access sufficient pool time suggest that there is unmet demand at present. Clubs are currently having to access pools outside of the borough. They comment that they are unable to meet demand for competitive and development sessions which restricts membership. Greenwich Leisure Limited (GLL), which operates the Rainbow Leisure Centre, say that it is unable to fully meet current demand for swimming in all formats.

## 6.8 Local sports participation priorities

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

## 6.9 Sport-specific priorities

Consultation with Swim England identified a shortage of water space for all types of swimming in the borough.

## 6.10 Future demand for swimming pools

### 6.10.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough’s current identified housing need target, calculated using the government’s standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

## 6.10.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Sport England’s ‘Active People’ survey has recorded adult (16+) weekly participation rates for swimming at national level on an annual basis since 2005. The results are tabulated below and show that participation rates have fallen over the past decade:

<i>Area</i>	<i>2005/06</i>	<i>2007/08</i>	<i>2008/09</i>	<i>2009/10</i>	<i>2010/11</i>	<i>2011/12</i>	<i>2012/13</i>	<i>2013/14</i>	<i>2014/15</i>	<i>2015/16</i>	<i>% Change</i>
England	8.04%	7.83%	7.57%	7.50%	6.62%	6.81%	6.77%	6.16%	5.70%	5.67%	-2.37%

## 6.10.3 Future projections

Sport England has developed the Sport Facility Calculator (SFC), to help to quantify how much additional demand for key community facilities like swimming pools, will be generated by population increases. The SFC uses Sport England survey data on who uses facilities and applies this to the population profile of the local area. This builds up a profile of usage, which can be then applied to estimate how much demand any given population would generate. This demand is then converted into the quantity of facilities needed and expressed as pool water space to define swimming pool needs.

Two population projections have been assessed. Whilst swimming participation rates have fallen over the past decade, given the appeal of the sport to a broad cross-section of the community, it has been assumed that participation rates will remain static for the period until 2032.

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.

<i>Facility Measure</i>	<i>Higher Population</i>	<i>Lower Population</i>
Pool space	166.2sq.m	30.9sq.m
25m x 6-lane pool	0.78 of a pool	0.15 of a pool

## 6.11 Key findings on demand

The key findings are as follows:

- Expressed demand for swimming pools in Epsom and Ewell is high. In the peak demand period, all pools are used to well above Sport England’s calculated ‘comfortable capacity’ figure of 70%.
- Clubs are currently having to access pools outside of the borough. They comment that they are unable to meet demand for competitive and development sessions which restricts membership. Greenwich Leisure Limited (GLL), which operates the Rainbow Leisure Centre, say that it is unable to fully meet current demand for swimming in all formats.
- Sport England’s Sport Facility Calculator projects demand for an additional 166.2sq.m of pool space by 2032, which is equivalent to 0.78 of a 25m x 6-lane pool with full community access. In practice, this equates to one 25m x 6-lane pool based upon the higher population projections or 0.15 of a pool based upon the lower projections.

## 6.12 The balance between swimming pool supply and demand

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

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

## 6.13 Quantity

### 6.13.1 Current needs

Current swimming pools in Epsom and Ewell are assessed to be at operating at over ‘comfortable capacity’, with a small shortfall in provision based upon the following evaluation:

- **Used peak capacity:** The peak utilisation rate for all the pools in the borough is well above Sport England’s ‘comfortable capacity’ figure of 70%. This confirms that there is capacity shortfall at present.
- **Casual use availability:** Only the pools at the Rainbow Leisure Centre are available for casual swimming on a non-membership basis.
- **Club swimming:** Epsom and District Swimming Club has to access pools outside the borough for some of its training sessions.

### 6.13.2 Future needs

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.

<b>Facility Measure</b>	<b>Higher Population</b>	<b>Lower Population</b>
Pool space	166.2sq.m	30.9sq.m
25m x 6-lane pool	0.78 of a pool	0.15 of a pool

**Participation trends:** Based on national and local sports participation trends, the likeliest scenario is for participation rates to remain at their current levels.

**Additional needs:** Sport England’s Sport Facility Calculator projects demand for an additional 166.2sq.m of pool space by 2032, which is equivalent to 0.78 of a 25m x 6-lane pool with full community access. In practice, this equates to one 25m x 6-lane pool based upon the higher population projections or 0.15 pools based upon the lower projections.

## **6.14 Quality**

### **6.14.1 Current quality**

The quality of the pools in the borough is generally 'good'.

### **6.14.2 Future quality**

All of the pools in the borough are currently less than 20 years old, so with regular maintenance should still be serviceable for the lifespan of the SFA.

## **6.15 Accessibility**

### **6.15.1 Current accessibility**

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

### **6.15.2 Future accessibility**

To ensure that there is adequate accessibility to swimming pools in the future, an appropriate level of developer contributions will be required to upgrade existing facilities and/or to provide new ones, appropriately located in relation to the new population.

## **6.16 Availability**

### **6.16.1 Current availability**

Only the pools at the Rainbow Leisure Centre are available for casual swimming on a non-membership basis. There is also evidence of a shortage of pool space for local swimming clubs.

### **6.16.2 Future availability**

Additional pool capacity should be created for casual swimming on a non-membership basis and for club swimming.

## **6.17 The options for securing additional swimming pool capacity**

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

### **6.17.1 Protect**

Protecting the existing pools through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

## 6.17.2 Provide

Ensuring that extra swimming pool capacity is achieved by:

- Providing additional pool space in conjunction with any measures to replace or refurbish the Rainbow Leisure Centre.
- Providing extra pool capacity through developer contributions that reflect the extra swimming demand arising from the additional population.
- Encouraging the provision of swimming pools with a minimum length of 20m by any commercial leisure providers seeking to develop new facilities in the borough, to offer maximum flexibility of use.

## 6.17.3 Enhance

Ensuring that pool quality is enhanced when opportunities arise.

## 6.18 Action Plan

### 6.18.1 Introduction

The tables below set out the action plan for swimming pools to guide the implementation of the Assessment. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2020* (2020).

### 6.18.2 Key strategic actions

<b>Issues</b>	<b>Action</b>	<b>Lead</b>	<b>Partners</b>	<b>Resources</b>	<b>Priority</b>
Protection of existing swimming pools	Include a policy in the Local Plan to protect all existing swimming pools.	EEBC	-	-	High
Funding for future swimming pool needs	Ensure that provision is made to secure developer contributions towards new and improved facilities.	EEBC	Developers	-	High
Shortfall equivalent to 0.78 of a 25m x 6-lane pool by 2032 based on the higher population.	Investigate the feasibility of providing additional pool space as part of any measures to replace or refurbish the Rainbow Leisure Centre.	EEBC	Developers	£20,000 for feasibility study £5,070,000 for a 6-lane pool	High
Shortfall equivalent to 0.15 of a 25m x 6-lane pool by 2032 based on the lower population.	Investigate the feasibility of providing additional pool space as part of any measures to replace or refurbish the Rainbow Leisure Centre.	EEBC	Developers	£20,000 for feasibility study £760,500 for a water space extension	High

### 6.18.3 Site-specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
David Lloyd (Cheam)	No current issues.	No action required.	-	-	-	-
David Lloyd (Epsom)	No current issues.	No action required.	-	-	-	-
Epsom College Sports Centre	No current issues.	No action required.	-	-	-	-
Rainbow Leisure Centre	Insufficient current and future facility capacity.	Investigate the feasibility of providing additional pool space as part of any measures to replace or refurbish the Rainbow Leisure Centre.	EEBC	-	£20,000 for feasibility study £5,070,000 for a 6-lane pool or £760,500 for a water space extension	High

## 7 HEALTH AND FITNESS

### *Key findings:*

- **Quantity:** There are ten publicly accessible health and fitness facilities currently available in Epsom and Ewell, collectively comprising 781 equipment stations, plus two facilities with no public access. Additional demand for 238 stations based upon the higher population projections by 2032 can be met in part by the spare capacity of 131 stations at present, but there will still be a need for an additional 107 stations by 2032. Based upon the higher population projections, existing spare capacity can meet all additional needs.
- **Quality:** Disabled access is rated as ‘poor’ at five facilities and only one has Indoor Fitness Initiative accreditation.
- **Accessibility:** The whole population is within 20 minutes driving time of the nearest health and fitness facility.
- **Availability:** Only two facilities offer ‘pay-and-play’ public access, but some of the other facilities offer a ‘day pass’ arrangement, allowing short-term access to non-members.

### 7.1 Introduction

This section examines the provision of health and fitness facilities in Epsom and Ewell. Health and fitness facilities are defined as dedicated community accessible facilities with a range of exercise equipment.

### 7.2 Quantity

#### 7.2.1 Health and fitness facilities with community use

The location and number of stations at health and fitness facilities with community use in Epsom and Ewell is as follows:

<i>Site</i>	<i>Address</i>	<i>Stations</i>
David Lloyd (Cheam)	Ewell Road, Sutton SM3 8DP	135
David Lloyd (Epsom)	Horton Lane, Epsom KT19 8PL	90
DW Fitness (Ewell)	Banstead Road, Ewell KT17 3HG	40
Epsom College Sports Centre	College Road, Epsom KT17 4JQ	40
Fitness Space	The Parade, Epsom KT19 8DN	35
Future Fitness	Upper High Street, Epsom KT17 1NB	9
NESCOT Sports Centre	Reigate Road, Epsom KT17 3DS	33
Pure Gym (Epsom)	High Street, Epsom KT19 8BJ	220
Rainbow Leisure Centre	East Street, Epsom KT17 1BN	130
Sports Direct Fitness (Epsom)	Ruxley Lane, Epsom KT19 0JB	49
<b>TOTAL</b>	<b>-</b>	<b>781</b>

## 7.2.2 Health and fitness facilities without community use

There are two health and fitness facilities with no community use in Epsom and Ewell. At Sutton and Epsom Rugby Club the gym is used solely for rugby training. The membership restrictions and fees at the Royal Automobile Club in Woodcote Park mean that there is in effect no community access to this facility.

<i>Site</i>	<i>Address</i>	<i>Stations</i>
Sutton and Epsom Rugby Club	Rugby Lane, Ewell SM2 7NF	20
Royal Automobile Club	Woodcote Park, Epsom KT18 7EW	30

## 7.3 Quality

### 7.3.1 The criteria assessed

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

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

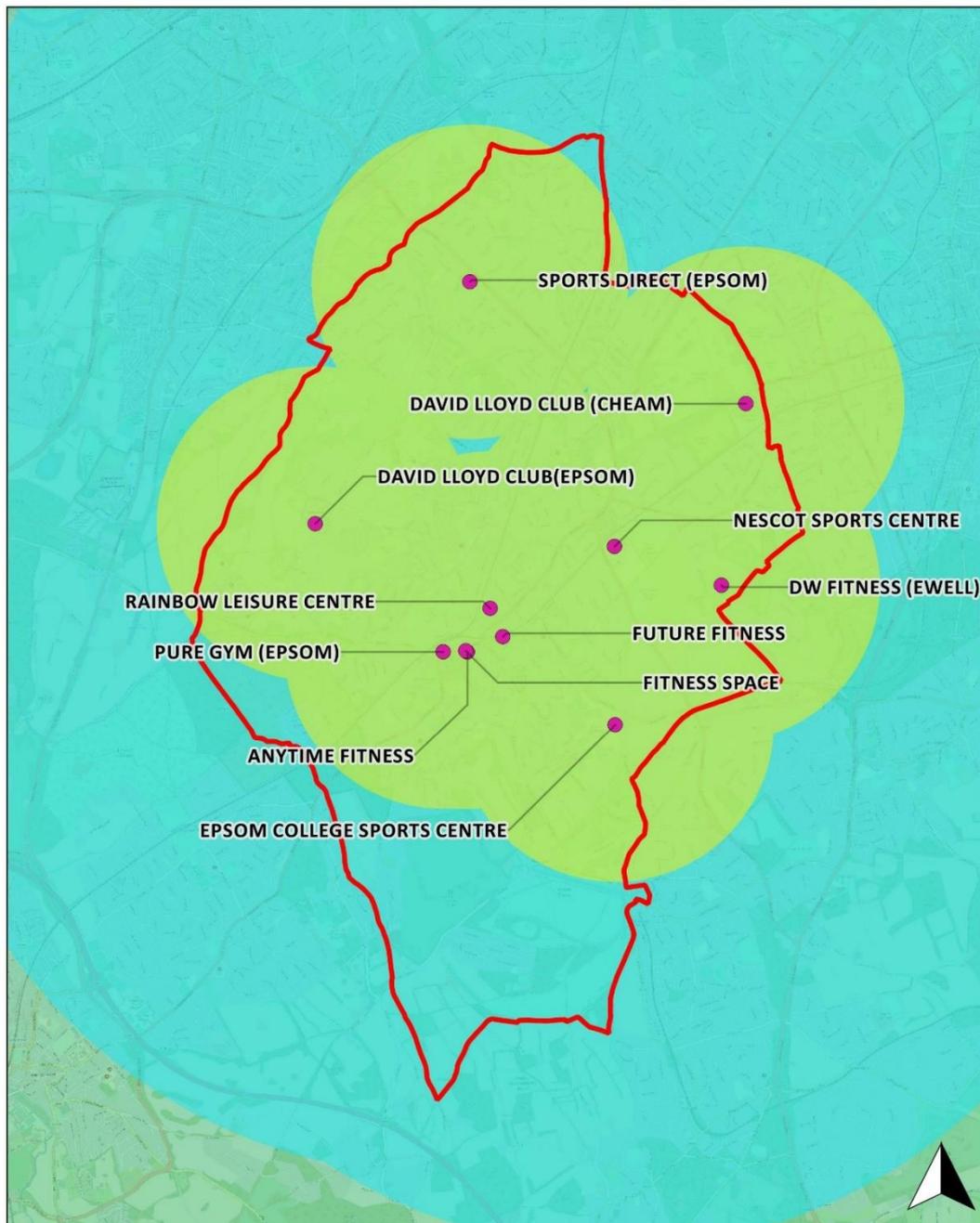
### 7.3.2 The basis of the ratings

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

<i>Facility</i>	<i>Fitness facilities</i>	<i>Changing</i>	<i>Disability Access</i>	<i>General access</i>
David Lloyd (Cheam)	5	5	4	5
David Lloyd (Epsom)	5	5	4	5
DW Fitness (Ewell)	4	4	3	3
Epsom College Sports Centre	4	4	3	3
Fitness Space	3	3	1	5
Future Fitness	3	3	1	5
NESCOT Sports Centre	3	3	1	4
Pure Gym (Epsom)	4	4	2	5
Rainbow Leisure Centre	5	4	5	3
Sports Direct Fitness (Epsom)	4	4	1	5

## 7.4 Accessibility

The map below shows the location of all health and fitness facilities in Epsom and Ewell. Based on Sport England research, the ‘effective catchment’ for health and fitness facilities is 20 minutes driving time. The map shows that the whole population of the borough is within 20-minutes’ drive and cycle time of a health and fitness facility and most is within 20-minutes’ walk.



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## 7.5 Availability

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

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Pricing</i>
David Lloyd (Cheam)	Mon-Fri 6am - 11pm Sat-Sun 7.30am - 10pm Members only	£117
David Lloyd (Epsom)	Mon-Fri 6am - 11pm Sat-Sun 7.30am - 10pm Members only	£117
DW Fitness (Ewell)	Mon-Fri 6.30am - 10pm Sat-Sun 8am - 6pm Members only	£38
Epsom College Sports Centre	Mon-Fri 6.30pm - 10.30pm Sat 5pm - 10pm Sun 9am - 10pm Bookings only through a personal trainer.	n/a
Fitness Space	Mon-Fri: 06:00-21:00 Sat-Sun: 08:00-17:00 Members only	£49.99
Future Fitness	Mon-Fri 6.30am - 6pm Sat-Sun 10am - 12pm Members only	£52
NESCOT Sports Centre	Mon-Fri 9am - 10pm Sat-Sun 8am - 6pm 'Pay-and-play' and members	Individual session - £4.80 public £2.50 students Monthly membership £20.00 public £12.00 for students
Pure Gym (Epsom)	24 hours daily Members only	£16.99
Rainbow Leisure Centre	Mon-Fri 6am - 10.30pm Sat-Sun 7am - 8pm 'Pay-and-play' and monthly membership	9.70 peak £8.75 off-peak £29.95
Sports Direct Fitness (Epsom)	Mon-Fri 6.30am - 10pm Sat-Sun 8am - 4pm Members only	£29.99

## 7.6 Key findings on supply

The key findings are as follows:

- There are ten publicly accessible health and fitness facilities currently available in Epsom and Ewell, collectively comprising 781 equipment stations. These range from small 'boutique' facilities to large clubs and include national chains and local, owner-run gyms.
- The quality of facilities is generally 'good', although disabled access is rated as 'poor' at five facilities. Only one club has Inclusive Fitness Initiative accreditation.
- The whole population of the borough is within 20-minutes' drive time of a health and fitness facility.
- Two facilities offer 'pay-and-play' public access, but many of the remaining facilities offer a 'day pass' arrangement, allowing short-term access on a non-membership basis.

- Membership charges vary between £17 and £117 per month, although there are discounted introductory offers at many facilities. There are varying approaches to membership terms with some operators insisting on minimum term contracts whilst others allow month by month membership with the ability to cancel at any time.

## **7.7 Current demand for health and fitness facilities**

### **7.7.1 Expressed demand**

The 2019 'State of the UK Fitness Industry' report reveals that the UK health and fitness industry is continuing to grow (for the first time in 2018 the number of clubs exceeded 7,000) with more members and a greater market value than ever before. Over the twelve-month period to the end of March 2019, there were increases of:

- 2.9% in the number of fitness facilities.
- 4.7% in the number of members.
- 4.2% in overall market value.

For the first time ever, health and fitness members exceeded 10 million. 1 in 7 people in the UK is a member of a gym, an all-time penetration rate high of 15.4%. The low-cost market with its large membership numbers, online joining, long opening hours and low-prices has continued to expand rapidly. The private low-cost sector now accounts for 12% of the total number of private clubs, 13% of the private market value and 32% of the private sector membership.

- The national picture is reflected in Epsom and Ewell with the newly opened Fitness Place and the planned opening of Anytime Fitness.
- Pure Gym and GLL remain the UK's leading private and public operators (by number of gyms and members). In 2018, Pure Gym became the first operator to reach 200 clubs and this year they are joined by GLL (with 203 gyms). Both of these companies operate in Epsom and Ewell.
- Local fitness facility operators all indicated that there was an overall growth in the market (although no actual figures were given due to commercial sensitivity) although it is highly competitive and gyms are having to work hard to maintain their share of the market. Members are now more sophisticated and willing to switch between clubs. Operators are having to develop a wider range of fitness products including individual, health-related programmes and app-based fitness regimes and to vary and update their classes on a regular basis to keep up to date with changing fashions.

### **7.7.2 Spare capacity**

Consultations with local health and fitness facility operators revealed that there is some spare capacity at peak periods. All but the smallest operators emphasise 'no waiting' as a selling point to prospective members. Peak time spare capacity is assessed to be around 15% or the equivalent of 117 stations.

### 7.7.3 Displaced demand

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

<i>Facility</i>	<i>Address</i>	<i>Distance from Epsom and Ewell boundary</i>
Cheam Leisure Centre	Malden Road, Sutton SM3 8EP	0.3 miles
Chessington Sports Centre	Garrison Lane, Chessington KT9 2JS	1 mile
Cheam High School	Chatsworth Road, Sutton SM3 8PW	0.5 miles
Leatherhead Leisure Centre	Guildford Road, Fetcham KT22 9BL	4 miles
Malden Centre	Cocks Crescent, New Malden KT3 4TA	1 mile
Nuffield Health (Cheam)	Peaches Close, Cheam SM2 7BJ	1 mile
Tadworth Leisure Centre	Preston Manor Road, Tadworth KT20 5FB	1 mile
Tolworth Recreation Centre	Fullers Way North, Tolworth KT6 7LQ	1 mile

### 7.7.3 Unmet demand

All health and fitness facilities in the borough have indicated that they can accommodate additional members, so facility capacity is not an issue even though all gyms say that they are busy in the peak periods.

## 7.8 Local sports participation priorities

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

## 7.9 Sport-specific priorities

There are no strategic priorities for developing health and fitness facilities in Epsom and Ewell.

## 7.10 Future demand for health and fitness facilities

### 7.10.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

## 7.10.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Sport England's 'Active People' survey has recorded adult (16+) weekly participation rates for health and fitness at national and local level on an annual basis since 2005. The results are tabulated below and show that participation rates nationally have increased significantly over the past decade:

2005/06	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% Change
12.6%	14.1%	14.0%	14.3%	14.3%	14.6%	15.3%	15.4%	15.5%	16.0%	+3.4%

## 7.10.3 Future projections

Based on current provision of 781 equipment stations effective spare capacity of 15% in the peak period (equivalent to 117 stations):

Health and fitness participation rates have increased over the past decade. Given the appeal of the sport to a broad cross-section of the community, it has been assumed that participation rates will increase by 1% per annum until 2032 (or 12% in total).

Two population projections have been assessed:

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.

Population growth of 20.1% plus participation growth of 12% will create a demand for an additional 238 stations by 2032. The additional demand can be met in part by the spare capacity of 117 stations at present, but there will still be a need for an additional 121 stations by 2032.

Population growth of 3.8% plus participation growth of 12% will create a demand for an additional 120 stations by 2032. The additional demand can be met by the current spare capacity of 117 stations at present.

## 7.11 Key findings on demand

The key findings are as follows:

- Demand for health and fitness facilities in Epsom and Ewell is high, but collective peak time spare capacity is assessed to be around 15%, or the equivalent of 131 stations.
- Additional demand for 238 stations based upon the higher population projections by 2032 can be met in part by the spare capacity of 17 stations at present, but there will still be a need for an additional 121 stations by 2032. Based upon the lower population projections, existing spare capacity can meet all additional needs.

## 7.12 The balance between health and fitness supply and demand

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

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

## 7.13 Quantity

### 7.13.1 Current needs

Current health and fitness facilities in Epsom and Ewell are assessed to be operating at close to full capacity, based upon the following evaluation:

- **Used peak capacity:** Current peak capacity average 85% across all facilities.
- **Satisfied demand:** There is no evidence of unmet demand.
- **Changes in supply:** The new Anytime Fitness club due to open in early 2020 will provide between 50 and 75 stations. Epsom and Ewell High School has planning consent to build a sports hall and health and fitness facility which will be available to the community. This will open in 2021.

### 7.13.2 Future needs

Two population projections have been assessed:

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.

Population growth of 20.1% plus participation growth of 12% will create a demand for an additional 238 stations by 2032. The additional demand can be met in part by the spare capacity of 117 stations at present, but there will still be a need for an additional 121 stations by 2032.

Population growth of 3.8% plus participation growth of 12% will create a demand for an additional 120 stations by 2032. The additional demand can be met by the current spare capacity of 117 stations at present.

## **7.14 Quality**

### **7.14.1 Current quality**

The quality of disabled access is rated as ‘poor’ at five facilities. Only one club has Inclusive Fitness Initiative accreditation.

### **7.14.2 Future quality**

In a highly competitive market, commercial health and fitness providers place a premium on equipment innovation and facility quality, so it seems reasonable to assume that local provision will continue to be upgraded regularly. Supporting facility operators to achieve IFI Mark accreditation through the Inclusive Fitness Initiative will ensure better disabled access in the future.

## **7.15 Accessibility**

### **7.15.1 Current accessibility**

The whole population is within 20 minutes driving time of the nearest health and fitness facility.

### **7.15.2 Future accessibility**

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

## **7.16 Availability**

### **7.16.1 Current availability**

Only two facilities offer ‘pay-and-play’ public access, but many of the remaining facilities offer a ‘day pass’ arrangement, allowing short-term access on a non-membership basis. Membership charges vary between £17 and £117 per month, although there are discounted introductory offers at many facilities.

### **7.16.2 Future availability**

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

## **7.17 The options for securing additional health and fitness capacity**

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

### **7.17.1 Protect**

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

### 7.17.2 Provide

Ensuring that extra health and fitness capacity is achieved by:

- Developing more ‘pay and play’ provision at the Rainbow Leisure Centre.
- Encouraging the provision of health and fitness facilities by commercial leisure providers.

### 7.17.3 Enhance

Enhancing existing health and fitness capacity for people with disabilities by promoting the Inclusive Fitness Initiative.

## 7.18 Action Plan

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

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing health and fitness facilities.	Include a policy in the Local Plan to protect all existing health and fitness facilities.	EEBC	-	-	High
Need for an additional 121 fitness stations by 2032 based on the higher population.	<ul style="list-style-type: none"> <li>• Anytime Fitness will provide 75 stations.</li> <li>• Epsom and Ewell High School will provide 30 stations.</li> </ul>	Anytime Fitness Epsom & Ewell HS	-	-	Medium
Existing spare capacity can meet future demand by 2032 based on the lower population.	Include a policy in the Local Plan to protect all existing health and fitness facilities.	EEBC	-	-	High
Poor disabled access at five facilities.	Improve disabled access and encourage all sites to seek accreditation through the Inclusive Fitness Initiative.	All providers	-	-	High
Funding for future health and fitness needs.	Ensure that provision is made to secure developer contributions towards new and improved facilities.	EEBC	-	-	High

## 8 SQUASH COURTS

### *Key findings:*

- **Quantity:** There are three squash facilities with community access in Epsom and Ewell, collectively containing ten squash courts. Some additional capacity will be needed to meet additional demand to 2032 based on the higher population projections, but existing spare capacity can meet all future needs based upon the lower projections..
- **Quality:** The quality of all the facilities is ‘very good’.
- **Accessibility:** The whole of Epsom and Ewell is within 20-minutes’ drive time of a squash court.
- **Availability:** No courts are currently available on a ‘pay-and-play’ basis.

### 8.1 Introduction

This section examines the provision of squash courts in Epsom and Ewell. Squash courts are defined as specialist courts for squash and racketball, complying with regulation dimensions.

### 8.2 Quantity

#### 8.2.1 Squash Courts with Community Use

The location and number of squash courts with community use in Epsom and Ewell is as follows:

<i>Facility</i>	<i>Address</i>	<i>Courts</i>	<i>Year built</i>
David Lloyd (Epsom)	Horton Lane, Epsom KT19 8PL	1	2002
Ebbisham Sports Club	Eastway, Epsom KT19 8SG	3	1996
Epsom College Sports Centre	College Road, Epsom KT17 4JQ	6	2002

#### 8.2.2 Squash Courts without Community Use

In addition, there are four courts (two singles and two doubles) at the Royal Automobile Club in Woodcote Park. However, the membership restrictions and fees mean that there is, in effect, no community access to these courts.

### 8.3 Quality

#### 8.3.1 The criteria assessed

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

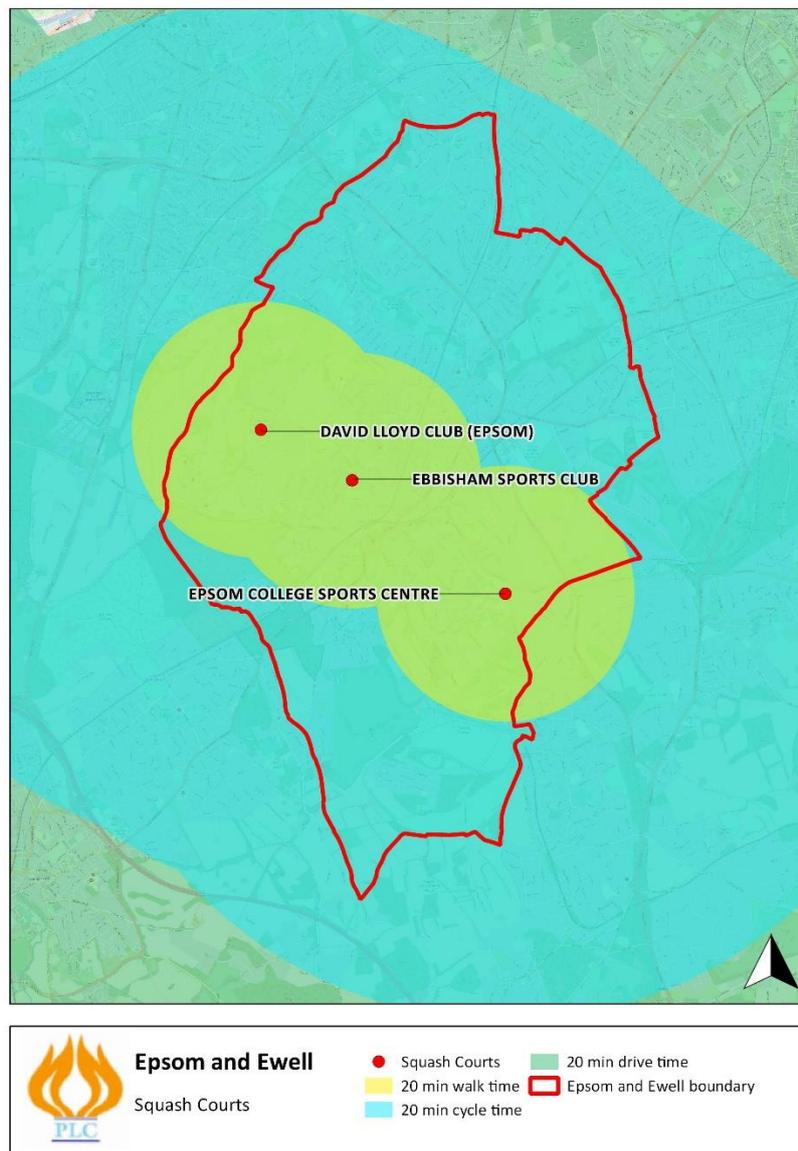
### 8.3.2 The basis of the ratings

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

<i>Facility</i>	<i>Courts</i>	<i>Changing</i>	<i>Disability Access</i>	<i>General Access</i>
David Lloyd (Epsom)	5	5	4	5
Ebbisham Sports Club	5	4	3	5
Epsom College Sports Centre	5	4	3	3

### 8.4 Accessibility

The map below shows the location of the squash courts in Epsom and Ewell. Based on Sport England research, the ‘effective catchment’ for squash courts is 20 minutes driving time. The map shows that the whole population of the borough is within 20-minutes’ drive and cycle time of a squash court and most is within 20-minutes’ walk.



## 8.5 Availability

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

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Pricing</i>	<i>Peak usage</i>
David Lloyd Club (Epsom)	Mon-Fri 6am - 11pm Sat-Sun 7.30am - 10pm	£117 per month No court fees	60%
Ebbisham Sports Club	Mon-Sun 9am - 11pm	Peak £4.60 Off Peak £3.80 in addition to membership fees	75%
Epsom College Sports Centre	Mon-Fri 6.30pm - 10.30pm Sat 5pm - 10pm Sun 9am - 10pm	£10 per hour	70%

## 8.6 Key findings on supply

The key findings are as follows:

- There are three facilities with community use in Epsom and Ewell, collectively containing ten squash courts.
- The quality of all facilities is rated as ‘very good’.
- There are no pay and play squash courts available. Use of the courts at the David Lloyd and Ebbisham Sports Clubs is members only although the latter is considering introducing non-member access on a pay-and-play basis. Epsom College is available for block bookings only.
- The whole borough is within the drivetime catchment of a squash court.

## 8.7 Current demand for squash courts

### 8.7.1 Expressed demand

Squash participation has been in long-term decline. This is reflected in Epsom and Ewell where the David Lloyd Club converted one of its courts to provide additional exercise space. However, the Ebbisham Sports Club reports that membership is stable and peak demand remains high. Epsom College reports that it has regular enquiries to book courts which it is unable to meet.

### 8.7.2 Displaced demand

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

<i>Facility</i>	<i>Address</i>	<i>Distance from Epsom and Ewell boundary</i>
Ashtead Squash Club	Skinners Lane, Ashtead KT21 2NN	1 mile
Cheam Leisure Centre	Malden Road, Sutton SM3 8EP	0.3 miles
New Malden Squash Club	Somerset Close, New Malden KT3 5RG	1 mile
Sutton Squash Club	Devonshire Road, Sutton CM2 5HH	1 mile

### 8.7.3 Unmet demand

Unmet demand involves two components:

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

Epsom College is unable to meet some demand for block-booked court usage.

## 8.8 Local sports participation priorities

There are no specific local sports participation priorities in Epsom and Ewell, other than a general policy commitment to promote health and well-being through increased levels of physical activity. As a specialist activity, squash is likely to have limited appeal to new sports participants.

## 8.9 Sport-specific priorities

Consultation with England Squash's Project Support Officer identified the following issues:

- Participation in squash has declined over previous years but is now defined by Sport England insight as stable. England Squash is expecting a further set of positive results in future Active Lives surveys, where the most recent results identified 400,000 fortnightly squash participants.
- Despite being perceived as a sport dominated by 'white', 'middle-class' males in the age range of 40 - 60, there has been a recent increase in female participation (2,000 new female participants nationally in 2017) and those aged 18 - 30.
- England Squash is currently working with Sport England to find a way to combat the damaging and unprecedented number of court closures faced by the sport. The '*Squash Facilities Report*' (2016) identifies the best possible uses for squash facilities across the country, including how effective programming and the use of squash initiatives can help to improve and diversify revenue streams from squash court space.
- The report also looks at how clubs, leisure centres and schools can use effective sports programming, e.g. the use of sitting volleyball or short tennis in off peak times, as a method for increasing occupancy rates and revenue streams from the space. England Squash is keen to ensure that squash courts are protected for the future and will work with facility managers and providers on these matters.
- England Squash calculates that there should be one squash court per 10,000 people in England, based upon existing levels of provision. Current per capita levels of provision in Epsom and Ewell are one court per 8,000 people, which is above the national average.

## 8.10 Future demand for squash courts

### 8.10.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough’s current identified housing need target, calculated using the government’s standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### 8.10.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Sport England’s ‘Active People’ survey has recorded adult (16+) weekly participation rates for squash at national level on an annual basis since 2005. The results are tabulated below and show that participation has declined significantly over the past decade, with the number of regular (at least once a week) players falling by more than 100,000, from 299,800 in 2005 to 199,500 in 2016. The adult participation rates are detailed below:

2005/06	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% Change
0.74%	0.71%	0.72%	0.69%	0.67%	0.61%	0.55%	0.45%	0.51%	0.45%	-0.29%

### 8.10.3 Future projections

Two population projections have been assessed. Whilst squash participation rates have fallen over the past decade, it has been assumed that participation rates will remain static for the period until 2032.

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate and demand for squash will increase by this amount.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate and demand for squash will increase by this amount.

### 8.11 Key findings on demand

The key findings are as follows:

- Contrary to recent national trends, expressed demand for squash courts in Epsom and Ewell is stable.
- Demand for squash in Epsom and Ewell will increase in line with population growth by 2032.

### 8.12 The balance between squash court supply and demand

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

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

## 8.13 Quantity

### 8.13.1 Current needs

Current squash courts in Epsom and Ewell are collectively assessed to be at operating with limited spare capacity, based upon the following evaluation:

- **Used peak capacity:** The courts in the borough are currently used to 70% capacity in the peak period.
- **Unmet demand:** Epsom College is unable to meet some demand for block-booked court usage.
- **Changes in supply:** There are no known planned changes to supply.

### 8.13.2 Future needs

Two population projections have been assessed:

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate. Growth of this magnitude is likely to require the provision of two additional squash courts.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate. Spare capacity at the existing courts should be able to accommodate all additional future demand.

## 8.14 Quality

### 8.14.1 Current quality

There are no quality issues relating to the squash courts in Epsom and Ewell, although the position should be kept under review.

### 8.14.2 Future quality

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

## **8.15 Accessibility**

### **8.15.1 Current accessibility**

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

### **8.15.2 Future accessibility**

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

## **8.16 Availability**

### **8.16.1 Current availability**

There are no pay and play squash courts available in Epsom and Ewell. The David Lloyd and Ebbisham Sports Clubs are exclusively members only although the Ebbisham Sports Club is considering introducing some, non-member access on a pay-and-play basis. Epsom College is available for block bookings only.

### **8.16.2 Future availability**

It is reasonable to assume that similar membership arrangements will be offered in the future and if developer contribution funding is offered to enhance the facilities, it could be conditional on the provision of 'pay-and-play' access.

## **8.17 The options for securing additional squash court capacity**

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

### **8.17.1 Protect**

Protecting existing squash courts through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### **8.17.2 Provide**

Future demand relating to the higher forecast of population growth is likely to require the provision of two additional squash courts.

### **8.17.3 Enhance**

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

## **8.18 Action Plan**

The table below sets out the action plan for squash courts to guide the implementation of the Assessment. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2020*' (2020).

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing squash courts.	Include a policy in the Local Plan to protect all existing squash courts.	EEBC	-	-	High
Two additional squash courts required to meet future needs based on higher population	Support the provision of two additional squash courts to meet future needs.	Court providers	-	£100,000	High
Existing spare capacity can meet future demand by 2032 based on the lower population.	Include a policy in the Local Plan to protect all existing squash courts.	EEBC	-	-	High
Maintaining existing squash courts	Support existing providers to maintain existing courts to sustain and improve current quality.	EEBC	Court providers	Dependent on the scale and nature of provision.	High

## 9 INDOOR AND OUTDOOR TENNIS COURTS

### *Key findings:*

- **Quantity:** There are four indoor tennis courts and 46 outdoor tennis courts in Epsom and Ewell. There is sufficient spare capacity at existing indoor and outdoor courts to cater for all additional demand to 2032.
- **Quality:** The quality of indoor courts is ‘good’ and outdoor courts are generally at least ‘average’, although the court surfaces are ‘poor’ at two public sites.
- **Accessibility:** The whole borough population is within 30-minutes drivetime of an indoor court and within 10-minutes’ drive from the nearest outdoor tennis court.
- **Availability:** There is no ‘pay-and-play’ access to any indoor courts in the borough, but ‘pay-and-play’ or unrestricted access is available at 12 (29.3%) of the outdoor courts.

### 9.1 Introduction

This section examines the provision of indoor and outdoor tennis courts in Epsom and Ewell.

- Indoor tennis halls are defined as specialist permanent or temporary indoor facilities with appropriate playing surface, line markings, nets and court dimensions for tennis.
- Outdoor tennis courts are defined as specialist outdoor facilities with appropriate playing surface, line markings and nets for tennis.

### 9.2 Quantity

#### 9.2.1 Indoor tennis courts with community use

There are two venues with indoor tennis courts with community use in Epsom and Ewell, collectively providing eight courts. Both venues cover outdoor courts with an airdome during the winter months.

<i>Facility</i>	<i>Address</i>	<i>Courts</i>	<i>Surface</i>
David Lloyd (Cheam)	Ewell Road, Sutton SM3 8DP	2	Carpet
David Lloyd (Epsom)	Horton Lane, Epsom KT19 8PL	2	Carpet

#### 9.2.2 Outdoor tennis courts with community use

The location and number of outdoor tennis courts with community use in Epsom and Ewell is as follows:

<i>Site</i>	<i>Address</i>	<i>Courts</i>	<i>Surface</i>	<i>Lights</i>
Alexandra Recreation Ground	Alexandra Road, Epsom KT17 5BY	3	Synthetic	No
Auriol Park	Salisbury Road, Worcester Park KT4 7AR	2	Tarmac	No
Court Recreation Ground	Pound Road, Epsom KT19 8SF	3	Synthetic	Yes (1)
David Lloyd (Cheam)	Ewell Road, Sutton SM3 8DP	6	Synthetic	Yes
David Lloyd (Epsom)	Horton Lane, Epsom KT19 8PL	5	Artificial grass	No
Ebbisham Sports Club	Eastway, Epsom KT19 8SG	3	Tarmac	Yes (2)
Epsom Lawn Tennis Club	Woodcote Road, Epsom KT18 7QN	12	Grass (5) Clay (3) Synthetic (2) Artificial grass (2)	No Yes Yes Yes
Ewell Tennis Club	Cultherne Close, Ewell KT17 1XY	3	Artificial grass	Yes
Gibraltar Recreation Ground	West Street, Ewell KT17 1XY	2	Tarmac	No
Poole Road Recreation Ground	Poole Road, West Ewell KT19 9RY	2	Tarmac	No
Nonsuch High School	Ewell Road, Cheam SM3 8AB	5	Tarmac	No
<b>TOTAL</b>	-	<b>46</b>	-	-

### 9.2.3 Outdoor tennis courts without community use

In addition to the courts listed above, other permanent tennis courts in the borough not available to the public are listed below:

<i>Site</i>	<i>Address</i>	<i>Courts</i>	<i>Surface</i>	<i>Lights</i>
Ewell Castle School	Church Street, Ewell KT17 2AW	2	Synthetic	No
Epsom College	College Road, Epsom KT17 4JQ	3	Tarmac	Yes
Royal Automobile Club	Woodcote Park, Epsom KT18 7EW	6	Powerflex	Yes

Some schools also have general purpose tarmac areas which have tennis and netball markings but which are used normally as playgrounds, as overspill car parking and fire assembly areas:

<i>Site</i>	<i>Address</i>	<i>Courts</i>	<i>Surface</i>	<i>Lights</i>
Blenheim School	Longmead Rd, Epsom KT19 9BH	5	Tarmac	No
Rosebery School	Whitehorse Drive, Epsom KT18 7NQ	5	Tarmac	No

## 9.3 Quality

### 9.3.1 The criteria assessed for indoor courts

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

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

### 9.3.2 The basis of the ratings

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

### 9.3.3 Indoor court assessment

The ratings for the outdoor tennis courts in Epsom and Ewell are shown in the table below.

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

### 9.3.4 The criteria assessed for outdoor courts

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

- **The court:** Court surface, line markings and fitness for purpose.
- **Fencing:** Condition and appearance.
- **Disability access:** Provision for disabled access to the courts.
- **General access:** Parking, signage and proximity to public transport.
- **Lighting:** The quality, illumination levels and evenness of floodlights.

### 9.3.5 The basis of the ratings

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

### 9.3.6 Outdoor court assessment

The ratings for the outdoor tennis courts in Epsom and Ewell are shown in the table below.

<i>Facility</i>	<i>Court</i>	<i>Fencing</i>	<i>Disability Access</i>	<i>General access</i>	<i>Lighting</i>
Alexandra Recreation Ground	5	3	3	4	-
Auriol Park	3	3	3	4	-
Court Recreation Ground	3	5	4	5	5
David Lloyd (Cheam)	5	5	5	5	5
David Lloyd (Epsom)	5	5	4	5	-
Ebbisham Sports Club	5	5	3	5	4
Epsom Lawn Tennis Club	5	5	4	5	5
Ewell Tennis Club	5	5	3	3	5
Gibraltar Recreation Ground	2	4	1	2	-
Poole Road Recreation Ground	2	4	3	3	-
Nonsuch High School	3	3	3	4	-

## 9.4 Accessibility

### 9.4.1 Indoor courts

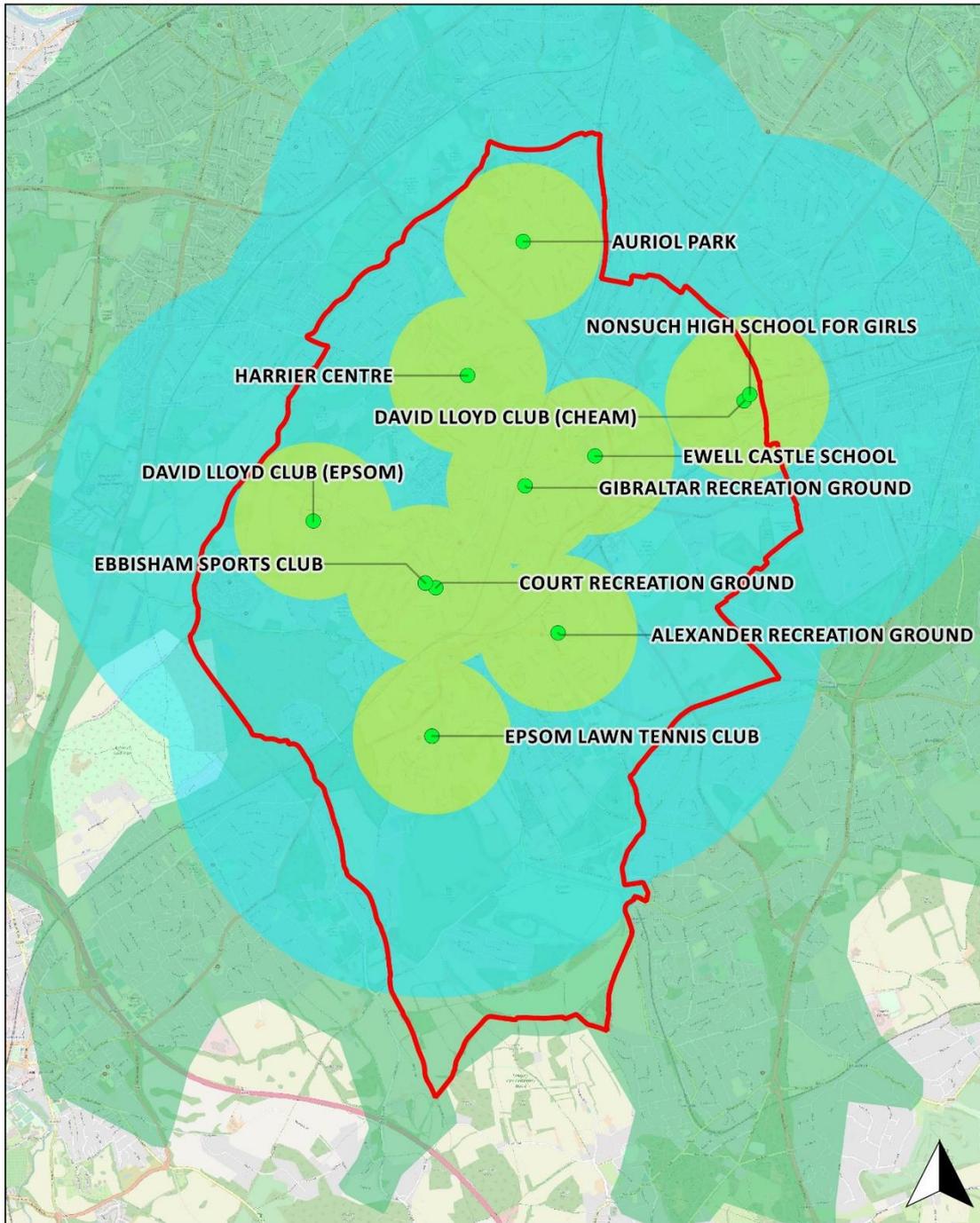
The map below shows the location of the indoor tennis courts in Epsom and Ewell. Based on LTA research, the 'effective catchment' for indoor tennis courts is 30 minutes driving time. The map shows that the whole population of the borough is within 30-minutes' drive and cycle time of an indoor tennis court.



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### 9.4.2 Outdoor courts

Based on Sport England research, the ‘effective catchment’ for outdoor tennis courts is 10 minutes driving time. The map shows that the whole population is within the driving and cycling catchment of an outdoor court:



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## 9.5 Availability

### 9.5.1 Indoor courts

The table below identifies the basis of use and cost of indoor tennis court usage in Epsom and Ewell:

<i>Facility</i>	<i>Cost</i>	<i>Basis of use</i>
David Lloyd (Cheam)	£117 per month	Members only Pre-booked at peak times
David Lloyd (Epsom)	£117 per month	Members only Pre-booked at peak times

### 9.5.2 Outdoor courts

The table below identifies the basis of use and cost of outdoor tennis court usage in Epsom and Ewell:

<i>Facility</i>	<i>Cost</i>	<i>Basis of use</i>
Alexandra Recreation Ground	Free	Open access
Auriol Park	Free	Open access
Court Recreation Ground	Free	Open access
David Lloyd (Cheam)	£117 per month	Members only Pre-booked at peak times
David Lloyd (Epsom)	£117 per month	Members only Pre-booked at peak times
Ebbisham Sports Club	Adult £240 Junior/Student £120 Off peak £120	Members only Pre-booked at peak times
Epsom Lawn Tennis Club	Adult £305 Junior £138 Off peak £178	Members only Pre-booked at peak times
Ewell Tennis Club	Adult £165 Floodlight fee £2 per 40 mins if used	Members only
Gibraltar Recreation Ground	Free	Open access
Poole Road Recreation Ground	Free	Open access
Nonsuch High School	£10 per hour	Pre-booked only

## 9.6 Key findings on supply

The key findings are as follows:

- There are four indoor tennis courts in Epsom and Ewell and 46 outdoor courts with community access.
- The majority of the outdoor courts have hard (synthetic or tarmac) surfaces, Epsom Lawn Tennis Club has a wide range of surfaces including grass and synthetic clay.
- The quality of all indoor courts is 'good' or 'very good'.

- The quality of outdoor courts varies greatly across the borough. The private and club courts are good or very good and generally at least ‘average’ although the court surfaces rated as ‘poor’ at two public sites.
- The whole population is within the 30-minute drivetime catchment of an indoor tennis court and the 10-minute drivetime catchment of an outdoor court.
- There is no ‘pay-and-play’ access to any indoor courts in the borough, but ‘pay-and-play’ or unrestricted access is available at 12 (29.3%) of the outdoor courts.
- All the indoor and 22 of the outdoor tennis courts (including four public courts) in the borough are floodlit (47.8%), which facilitates play in the winter months.

## 9.7 Current demand for tennis courts

### 9.7.1 Expressed demand

- **Club tennis:** Tennis participation nationally has been in long-term decline, although Ewell Tennis Club, Epsom Lawn Tennis Club and the Ebbisham Sports Club report stable adult membership numbers and growing numbers of junior members. Membership figures for local clubs are as follows:

<i>Club</i>	<i>Members</i>
David Lloyd (Cheam)	2,879
David Lloyd (Epsom)	4,341
Ebbisham Sports Club	483
Epsom Lawn Tennis Club	1,281
Ewell Tennis Club	188
<b>TOTAL</b>	<b>9,172</b>

- Club tennis remains an important sector for participation. Whilst the level of participation is higher in parks, the regularity of play generally increases in the Club market; which has a higher focus on organised activity both via coaching and competition. Nationally there has been an increase in the number of clubs that are looking to implement an online booking system and gate access technology. Clubs can then use these to increase court usage as well as a marketing tool locally to attract new members. Both the Ebbisham Sports Club and Epsom club report high levels of peak time (evenings and weekends) usage during the busy summer period.
- **Casual tennis:** There are no detailed figures available for peak time court utilisation because the public courts are free of charge. There is significant spare capacity at most public courts outside of the Wimbledon period and on all courts outside of the summer period. The LTA is keen to work with local authorities, especially those in areas of high population, to deliver fit-for-purpose projects at sites with community access, to improve access and booking arrangements and the quality of courts.

### 9.7.2 Displaced demand

Displaced demand relates to users of tennis courts from within the study area which takes place outside of the area. There are no indoor tennis courts in adjacent local authority areas close enough to the borough boundary to provide usage opportunities for Epsom and Ewell residents.

### 9.7.3 Unmet demand

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

## 9.8 Local sports participation priorities

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

## 9.9 Sport-specific priorities

Consultation with the Surrey Lawn Tennis Association identified the following issues:

- ‘The LTA’s vision for tennis which has recently been introduced following a major consultative process. The vision is ‘Tennis Opened Up’ and the mission is to grow tennis by making it more relevant, accessible, welcoming and enjoyable. Strategic initiatives at county and national level aim to support this’.
- The LTA’s ‘*Transforming Tennis Together*’ programme will invest £125 million over 10-years to improve local tennis facilities, with a target to double the number of children and casual adults playing tennis.
- The LTA wants to work with local networks, to promote a joined up, transformational improvement to existing facilities, largely through increasing the number of courts that are floodlit and covered but also courts that can be booked online.
- There is a thriving club scene in Epsom and Ewell with three active ‘traditional’ clubs plus the two David Lloyd Centres. All clubs have good facilities including floodlit courts. Membership levels are static or rising and all clubs compete in local and county competitions. The LTA has supported the installation of the new Padel Tennis court at Epsom Lawn Tennis Club.

Consultation with the Lawn Tennis Association’s Participation Development Manager identified the following issues:

- ‘The LTA has recently restructured its strategic approach to target a number of national focus areas, enabling close partnership working with club, community and education venues and partners in order to grow participation. The LTA’s Vision and Mission seeks to ‘Open Tennis Up’ by addressing three key challenges; namely that tennis is costly, difficult to access and difficult to play’
- ‘Key elements connected to growing participation include:
  - Widening the appeal of tennis through inclusion of flexible formats of the game.

- Improving the customer journey by making it easier to find a court, book it, and find somebody to play with.
  - Developing more relevant and enjoyable competitions at grass roots level for all abilities and ages.
  - Supporting community facilities and schools to provide more opportunities to play.
  - Helping clubs grow and retain members.
  - Creating more opportunities for children to play at school.
  - Facilitating partnerships to further increase rate of participation in parks.
  - Supporting venues to provide a welcoming and enjoyable experience.
  - Increasing awareness of affordability’.
- **Tennis for Kids:** Tennis for Kids is a six week coaching offer for children that have never played tennis before and is identified as a priority by the LTA. For £30 children get six weeks coaching by an LTA Accredited coach, along with a free racket, pack of balls and personalised t-shirt so that they can continue playing. To date nearly 60,000 children have participated in the Tennis for Kids programme.
  - **Tennis for Free:** Tennis for Free is a community sports charity that works in partnership with the LTA. The charity delivers free, fully inclusive weekly coaching sessions for all ages and abilities in local communities across the UK, especially those in low income areas. Tennis for Free offers a package for local authorities and court operators that includes financial support for local LTA Accredited coaches to deliver the sessions, tennis equipment for attendees and coaches and promotional support across 3+ community court sites. Tennis For Free has recently launched ‘Tennis for Free Lite’, where tennis clubs and private tennis facilities receive funding to host a weekly one-hour free fast-paced and fun session to players of 12 years and over at their club to help drive their club membership and other tennis services to the community.
  - **Big Tennis Weekends:** Each year over a thousand venues sign-up to run LTA Big Tennis Weekends with 85,000 people coming along to experience their local tennis club; but most importantly 58% of these attendees decide to join the club and play tennis more regularly following their experience. Clubs have the ability to sign up to host a BTW open day, which are free of charge and create a relaxed and welcoming environment for those new to tennis to participate. The LTA hosts three dedicated national BTW’s a year which are the UK’s biggest public tennis event. Venues are able to run additional events outside these dates and will benefit from their events being promoted on the national LTA campaign website. All clubs running a BTW Open Day are asked to promote a follow on offer to all attendees, such as a reduced rate introductory membership or a number of free coaching sessions, to encourage people to continue playing after the event.

- **Parks tennis leagues:** Parks Tennis Leagues are less formal in comparison to established club play, offering greater flexibility and an opportunity for all abilities to engage in competition at local venues. They are run by local tennis leagues which affiliate to the LTA and are available to all aged 18 years and above, with admin and support based online. Players are organised into mixed sex leagues of eight based on similar ability levels, with matches arranged between the two players at whatever time and park court is agreed. The flexibility of play is conducive to use of park sites which are typically more easily available. There is capacity to develop a Park Tennis Leagues within Epsom and Ewell however, this would need to coincide with the development of an online booking system to ensure players can reserve their courts to ensure fixtures can regularly occur.
- **SERVES:** SERVES is a community-based programme designed to tackle some of the issues faced by people in disadvantaged communities, such as high levels of unemployment, poor health prospects, physical inactivity and low self-esteem. It does this by bringing tennis into the heart of these communities, giving young people the chance to develop valuable life skills, both on and off the tennis court, which in turn builds their confidence, health and employment prospects. After a successful three year pilot, the programme is now being scaled up across the Country. The programme is specifically targeting sessions to be delivered in a range of settings including faith centres, community centres and youth centres.

## 9.10 Future demand for tennis courts

### 9.10.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### 9.10.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Sport England's 'Active People' survey has recorded adult (16+) weekly participation rates for tennis at national level on an annual basis since 2005. The results are tabulated below and show that participation has declined significantly over the past decade, with the number of regular (at least once a week) players falling by more than 59,000, from 457,200 in 2005 to 398,100 in 2016. The adult participation rates are detailed below:

2005/06	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% Change
1.12%	1.18%	1.27%	1.04%	0.88%	1.03%	0.94%	0.89%	1.02%	0.90%	-0.22%

### 9.10.3 Future projections

More recently Sport England's 'Active Lives' survey (which has replaced 'Active People') has shown a further 'significant decrease' in participation in all racquet sports. It is therefore reasonable to assume that any future increase in demand will be based solely on increases in the total population rather than any increase in the proportion of people playing the game.

Two population projections have been assessed.

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate and demand for tennis will increase by this amount.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate and demand for tennis will increase by this amount.

### 9.11 Key findings on demand

The key findings are as follows:

- Contrary to national trends, expressed demand for tennis courts in Epsom and Ewell is stable.
- Demand for tennis in Epsom and Ewell will increase in line with population growth by 2032.

### 9.12 The balance between tennis court supply and demand

Four criteria have been assessed to evaluate the balance between indoor and outdoor tennis court supply and demand in Epsom and Ewell:

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

### 9.13 Quantity

#### 9.13.1 Current needs

Current indoor and outdoor tennis courts in Epsom and Ewell are assessed to be operating with spare capacity, based upon the following evaluation:

- **Used capacity:** All local providers have indicated that there is spare capacity at most courts.
- **Satisfied demand:** There is no evidence of unmet demand in the borough.

- **Changes in supply:** There are no known planned changes to full size tennis court supply. Epsom Lawn Tennis Club has installed a floodlit Padel Tennis court in addition to existing facilities. This is a hybrid game resembling both tennis and squash played in a cage-type enclosure.

### 9.13.2 Future needs

Two population projections have been assessed:

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate. Spare capacity at the existing indoor and outdoor tennis courts should be able to accommodate all additional future demand.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate. Spare capacity at the existing indoor and outdoor tennis courts should be able to accommodate all additional future demand..

## 9.14 Quality

### 9.14.1 Current quality

The quality of indoor courts is ‘good’ or ‘very good’. The quality of outdoor courts is variable with public courts being generally rated as below the standard of private or club courts. Court surfaces at Poole Road Recreation Ground and Gibraltar Recreation Ground are ‘poor’. Disability access is generally below the average of other factors - it is rated as poor at Gibraltar Recreation Ground and Nonsuch High School for Girls

### 9.14.2 Future quality

Improvements to public court surfaces are needed at four of the five sites. If this process can be assisted with funding from developer contributions in the future, to improve their capacity to accommodate additional residents of the borough, it seems reasonable to assume that local provision will continue to be upgraded regularly.

## 9.15 Accessibility

### 9.15.1 Current accessibility

All of the population is within 30-minutes drivetime of an indoor court and within 10-minutes’ drive from the nearest outdoor tennis court.

### 9.15.2 Future accessibility

Providing locally accessible outdoor tennis courts as part of the housing developments would be consistent with meeting health and well-being objectives in the new developments.

## **9.16 Availability**

### **9.16.1 Current availability**

There is no ‘pay-and-play’ access to any indoor courts in the borough, but ‘pay-and-play’ or unrestricted access is available at 12 (27.3%) of the outdoor courts. All the indoor and 22 of the outdoor tennis courts (including four public courts) in the borough are floodlit (47.8%), which facilitates play in the winter months.

### **9.16.2 Future availability**

It is reasonable to assume that a similar balance of access arrangements will be offered in the future and if developer contribution funding is offered to enhance the facilities at club sites, it could be conditional on the provision of ‘pay-and-play’ access.

## **9.17 The options for securing additional tennis court capacity**

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

### **9.17.1 Protect**

Protecting existing tennis courts through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### **9.17.2 Provide**

With current spare capacity, all extra demand can be accommodated by existing courts, although there is a case for making locally-accessible provision in any major new housing developments.

### **9.17.3 Enhance**

Enhancing existing tennis court capacity by:

- Improving ‘poor’ quality court surfaces particularly Gibraltar Recreation Ground and Poole Road Recreation Ground.
- Addressing the disabled access issues at the two sites where this is rated as ‘poor’.
- Ensuring that the courts and ancillary facilities receive regular maintenance and improvements, funded by developer contributions where appropriate.
- Considering the addition of floodlights at appropriate sites.

## 9.18 Action Plan

### 9.18.1 Introduction

The tables below set out the action plan for indoor and outdoor tennis courts to guide the implementation of the Assessment. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2020' (2020).

### 9.18.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing tennis courts.	Include a policy in the Local Plan to protect all existing tennis courts.	EEBC	-	-	High
Community access to school courts	Negotiate access to tennis courts on school sites.	EEBC	Schools	-	Medium
Funding for future tennis court needs.	Ensure that provision is made to secure developer contributions towards new and improved facilities.	EEBC	-	-	High

### 9.18.3 Site-specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Alexandra Recreation Ground	No current issues	No action	-	-	-	-
Auriol Park	No current issues	No action	-	-	-	-
Court Recreation Ground	No current issues	No action	-	-	-	-
David Lloyd (Cheam)	No current issues	No action	-	-	-	-
David Lloyd (Epsom)	No current issues	No action	-	-	-	-
Ebbisham Sports Club	No current issues	No action	-	-	-	-
Epsom Lawn Tennis Club	No current issues	No action	-	-	-	-
Ewell Tennis Club	No current issues	No action	-	-	-	-
Gibraltar Recreation Ground	Poor quality court surfaces, disabled and general access	Improve disabled access	EEBC	Developers	£10,000	Medium
Poole Road Recreation Ground	Poor quality court surfaces	Improve disabled access	EEBC	Developers	£5,000	Medium
Nonsuch High School	No current issues	No action	-	-	-	-

## 10 INDOOR AND OUTDOOR BOWLS FACILITIES

### *Key findings:*

- **Quantity:** There are no indoor bowls facilities in Epsom and Ewell, but three facilities in neighbouring areas are close enough to serve the borough's needs. There are five outdoor bowls greens in Epsom and Ewell. There is sufficient spare capacity at existing indoor and outdoor facilities to cater for all additional demand to 2032.
- **Quality:** The quality of facilities is generally good, but one facility has 'poor' quality disabled access.
- **Accessibility:** The whole Borough population is within the 30-minute drivetime catchment of an indoor bowls facility and within 15-minutes' drive from the nearest outdoor bowls green.
- **Availability:** All facilities operate on a membership basis, although all clubs run coaching sessions to attract new members

### 10.1 Introduction

This section examines the provision of indoor and outdoor bowls facilities in Epsom and Ewell.

- Indoor bowls halls are defined specialist indoor facilities with appropriate playing surface and rink dimensions for bowls.
- Outdoor bowls greens are defined as effectively flat, fine turf grassed areas, 40 yards x 40 yards, with regulation banks and ditches around the perimeter and ancillary facilities for changing and equipment storage.

### 10.2 Quantity

#### 10.2.1 Indoor bowls halls

In September 2019, the two-rink green at the Rainbow Centre was closed, prior to conversion into a children's play centre. This means there is no longer an indoor bowls facility in the borough. However, the following indoor bowls facilities are located close enough to the borough boundary to provide usage opportunities for Epsom and Ewell residents.

<i>Facility</i>	<i>Address</i>	<i>Distance from Epsom and Ewell boundary</i>
King George Field Indoor BC	Jubilee Way, Chessington KT9 1TR	0.5 miles
Leatherhead Leisure Centre	Guildford Road, Fetcham KT22 9BL	4 miles
Sutton Indoor Bowls Club	Dorset Road, Sutton SM2 6JA	1 mile

#### 10.2.2 Outdoor bowls greens

There are five outdoor bowls greens with community use in Epsom and Ewell as listed below.

<i>Site</i>	<i>Address</i>
Auriol Park	Salisbury Road, Worcester Park KT4 7AR
Court Recreation Ground	Pound Road, Epsom KT19 8SF
Epsom Bowling Club	Worple Road, Epsom KT18 5EW
Epsom Park Bowling Club	Alexandra Road, Epsom KT14 4BU
Ewell Village Bowling Club	West Street, Ewell KT17 1XY

### 10.3 Quality

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

- **The green:** The quality of the grass, flatness and regulation ditches.
- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of access ramps, dedicated changing, toilets and car parking.
- **General access:** Parking, signage and proximity to public transport.

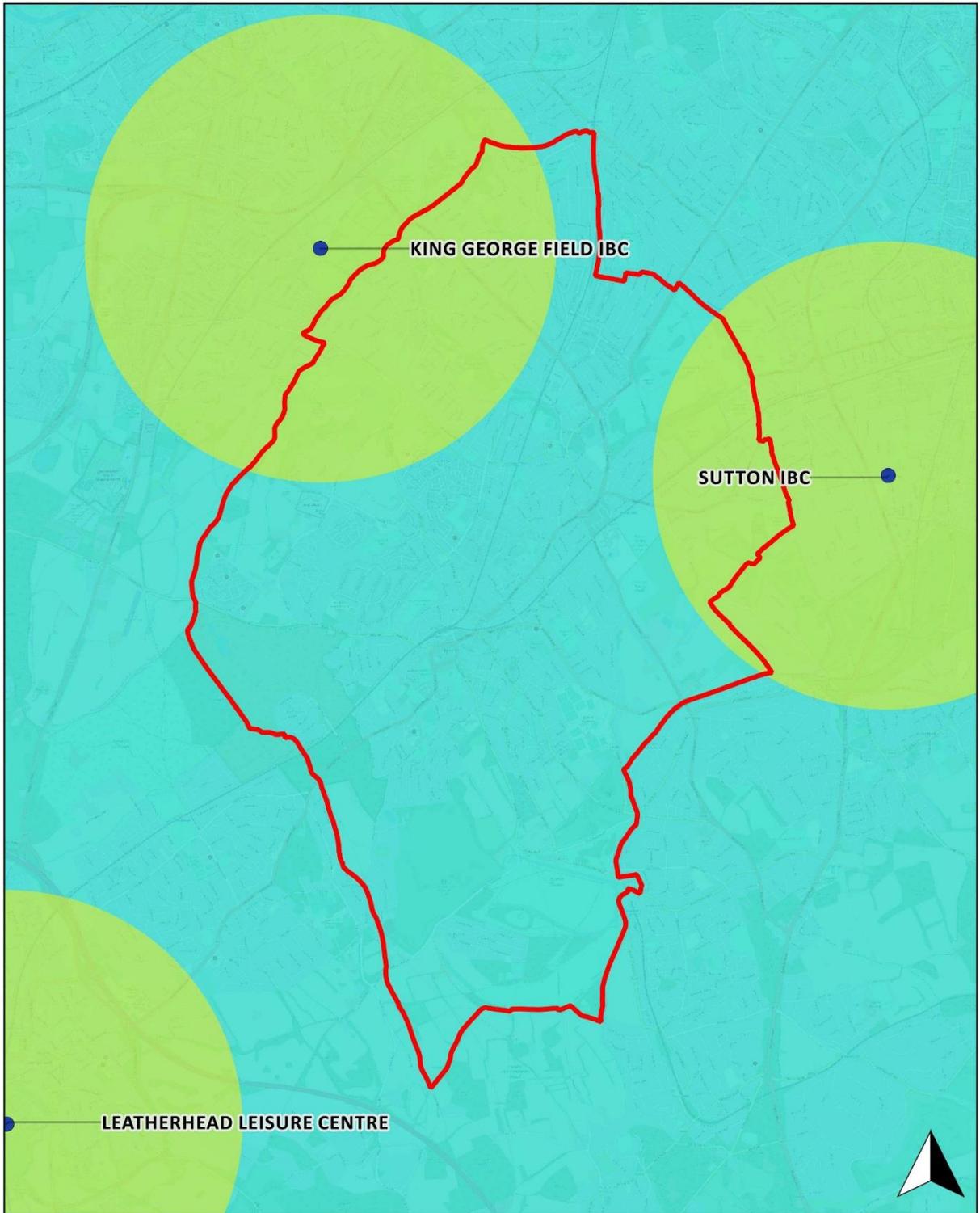
The facilities were rated on a five-point scale, where 5 equates to ‘very good’ (highlighted in green below), 4 to ‘good’ (also highlighted in green below), 3 to ‘average’ (highlighted in yellow below), 2 to ‘poor’ and 1 to ‘very poor’. The ratings for the indoor bowls facilities in Epsom and Ewell are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

<i>Facility</i>	<i>Green</i>	<i>Changing</i>	<i>Disability Access</i>	<i>General access</i>
Auriol Park	5	5	3	3
Court Recreation Ground	5	4	4	5
Epsom Bowling Club	5	4	3	5
Epsom Park Bowling Club	4	5	4	5
Ewell Village Bowling Club	5	5	4	5

### 10.4 Accessibility

#### 10.4.1 Indoor bowls

Based on Sport England research, the ‘effective catchment’ for indoor bowls facilities (defined as the time/distance travelled and the prevailing mode of transport used by up to 90% of facility users) is 30 minutes driving time. The map shows that the whole population of the borough is within 30-minutes’ drive and cycle time of an indoor bowls green.

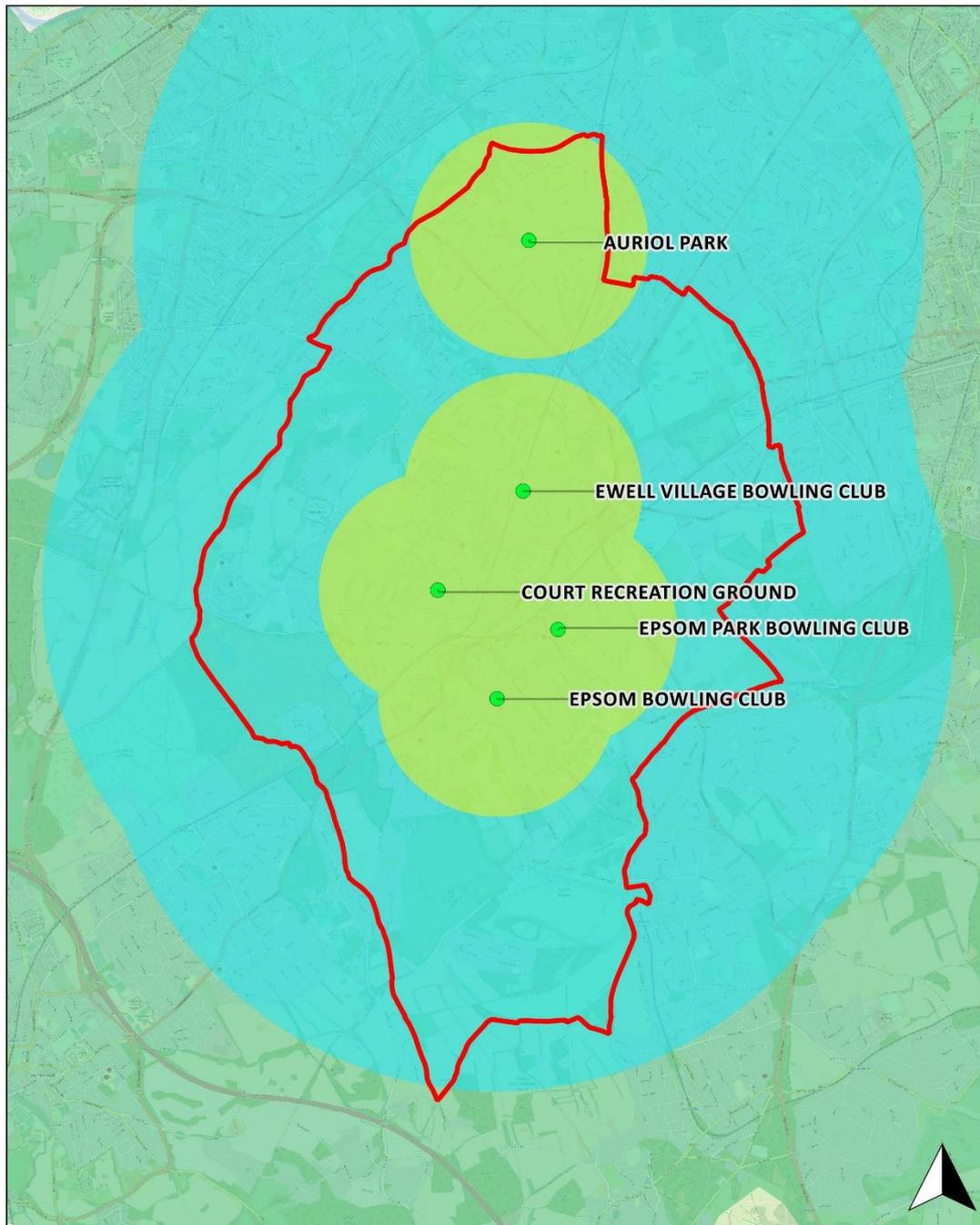


	<b>Epsom and Ewell</b> Indoor Bowls	 Indoor Bowls	 30 min drive time
		 30 min walk time	 Epsom and Ewell boundary
		 30 min cycle time	

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## 10.4.2 Outdoor bowls

Based on Sport England research, the ‘effective catchment’ for outdoor bowls greens (defined as the time/distance travelled and the prevailing mode of transport used by up to 90% of facility users) is 15 minutes driving time. The whole population of Epsom and Ewell is within the driving and cycling catchment of at least one outdoor bowls green.



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## 10.5 Availability

The table below identifies the basis of use of outdoor bowls greens in Epsom and Ewell. All clubs hold open days and/or introductory sessions for new members:

<i>Club</i>	<i>Basis of use</i>	<i>Fees</i>
Auriol Park Bowling Club	Membership only	£140 per annum
Epsom Court Bowling Club	Membership only	£175 per annum £2 green fees per game
Epsom Bowling Club	Membership only	£175 per annum
Epsom Park Bowling Club	Membership only	£175 per annum
Ewell Village Bowling Club	Membership only	£170 per annum

## 10.6 Key findings on supply

The key findings are as follows:

- There are no indoor bowls halls and five outdoor bowls greens in Epsom and Ewell.
- The quality of facilities is generally good.
- The whole population is within 30-minutes' drive of an indoor bowls green in a neighbouring area and 15-minutes' drive from the nearest outdoor bowls green.
- All facilities operate on a membership basis, although all clubs run introductory coaching sessions to attract new members.

## 10.7 Current demand for bowls facilities

### 10.7.1 Expressed demand

- **National demand:** Sport England's 'Active People' survey recorded adult (16+) weekly participation rates for bowls at national level on an annual basis between 2005 and 2016. The results are tabulated below and show that participation has declined significantly over the past decade, with the number of regular (at least once a week) players falling by more than 98,000, from 309,800 in 2005 to 211,900 in 2016:

2005/06	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% Change
2.21%	2.32%	2.10%	2.02%	1.54%	1.57%	1.73%	1.58%	1.33%	1.30%	-0.91%

- **Local demand:** Consultation with bowls clubs in Epsom and Ewell indicates that membership rates are either static or rising.

### 10.7.2 Displaced demand

Displaced demand relates to users of bowls greens from within the study area which takes place outside of the area. All demand for indoor bowls facilities from Epsom and Ewell residents is exported to the three facilities in neighbouring areas that are located close enough to the borough boundary to provide usage opportunities. There is no evidence of displaced demand for outdoor bowls facilities.

### 10.7.3 Unmet demand

All clubs in the borough have indicated that they can accommodate new members, so facility capacity is not an issue. The whole borough population is within the catchment of the indoor facility and at least one outdoor green, so there is no unmet geographical demand.

### 10.8 Local sports participation priorities

There are no specific local sports participation priorities in Epsom and Ewell, other than a general policy commitment to promote health and well-being through increased levels of physical activity. As an activity appealing primarily to older age groups, bowls is likely to have some appeal to new and lapsed sports participants in an expanding proportion of the population.

### 10.9 Sport-specific priorities

Consultation with Bowls England and the local clubs identified the following issues:

- The recent closure of the indoor rinks at the Rainbow Centre had no significant impact on the game in Epsom and Ewell.
- Epsom Bowling Club reports an increase in membership in recent years. Other clubs report static membership

### 10.10 Future demand for bowls

#### 10.10.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

#### 10.10.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Sport England's 'Active People' survey identified that participation nationally has declined significantly over the past decade, with the number of regular (at least once a week) players falling by more than 98,000, from 309,800 in 2005 to 211,900 in 2016.

### 10.10.3 Future projections

**Indoor bowls:** Sport England has developed the Sport Facility Calculator (SFC), to help to quantify how much additional demand for key community facilities like indoor bowls halls, will be generated by population increases. The SFC uses Sport England survey data on who uses facilities and applies this to the population profile of the local area. This builds up a profile of usage, which can be then applied to estimate how much demand any given population would generate. This demand is then converted into the quantity of facilities needed and expressed as rinks to define indoor bowls needs.

Whilst participation rates have fallen over the past decade, local bowls participation rates have been stable in recent years, it has been assumed that participation rates will remain static for the period until 2032. Two population projections have been assessed.

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.

<i>Facility Measure</i>	<i>Higher Population</i>	<i>Lower Population</i>
Indoor rinks	1.07 rinks	0.20 rinks
Indoor centres	0.18 of a centre	0.03 of a centre

**Outdoor bowls:** Two population projections have been assessed.

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate and demand for outdoor bowls will increase by this amount.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate and demand for outdoor bowls will increase by this amount.

### 10.11 Key findings on demand

The key findings are as follows:

- The closure of the two-rink indoor green at the Rainbow Leisure Centre has displaced demand outside of the borough.
- Expressed demand for outdoor bowls in Epsom and Ewell has remained static or slightly increased in recent years. This despite a downward trend nationally.
- In terms of indoor bowls, the Sport Facility Calculator assesses that the extra demand is equivalent to 1.07 indoor rinks based upon the higher population projections or 0.20 indoor rinks based upon the lower projections.
- In terms of outdoor bowls, demand will increase by 20.1% based upon the higher population projections or 3.8% based upon the lower projections.

## 10.12 The balance between bowls supply and demand

Four criteria have been assessed to evaluate the balance between indoor and outdoor bowls green supply and demand in Epsom and Ewell:

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

## 10.13 Quantity

### 10.13.1 Current needs

Current indoor and outdoor bowls facilities serving Epsom and Ewell are assessed to be at operating with spare capacity, based upon the following evaluation:

- **Used capacity:** All local clubs have indicated that there is significant spare capacity to attract additional members.
- **Satisfied demand:** There is no evidence of unmet demand in the borough.
- **Changes in supply:** There are no known planned changes to bowls green supply.

### 10.13.2 Future needs

Spare capacity at the existing indoor and outdoor bowls facilities should be able to accommodate all additional future demand, based upon the following evaluation:

Two population projections have been assessed:

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate. Spare capacity at the existing indoor and outdoor tennis courts should be able to accommodate all additional future demand.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate. Spare capacity at the existing indoor and outdoor tennis courts should be able to accommodate all additional future demand..

**Additional indoor bowls needs:** Current spare capacity at the existing facilities in neighbouring areas is sufficient to accommodate all additional demand to 2032.

**Additional outdoor bowls needs:** There is sufficient spare capacity at existing bowls clubs to accommodate all additional demand to 2032 and this should add to the long-term viability of the current clubs.

## **10.14 Quality**

### **10.14.1 Current quality**

The quality of facilities is generally good.

### **10.14.2 Future quality**

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

## **10.15 Accessibility**

### **10.15.1 Current accessibility**

The whole population is within 30-minutes' drive of an indoor bowls green in a neighbouring area and 15-minutes' drive from the nearest outdoor bowls green.

### **10.15.2 Future accessibility**

Providing there are no further facility closures, the current geographical spread of facilities will meet the needs of the increased population by 2032.

## **10.16 Availability**

### **10.16.1 Current availability**

All facilities operate on a membership basis, although all clubs run introductory coaching sessions to attract new members

### **10.16.2 Future availability**

It is reasonable to assume that a similar balance of arrangements for use by non-members will be offered in the future and if developer contribution funding is offered to enhance the facilities at club sites, it could be conditional on the provision of 'pay-and-play' access.

## **10.17 The options for securing additional bowls capacity**

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

### **10.17.1 Protect**

Protecting existing outdoor bowls facilities through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

## 10.17.2 Provide

With spare capacity at both indoor facilities in neighbouring areas and outdoor greens in Epsom and Ewell, all additional demand can be accommodated by current spare capacity.

## 10.17.3 Enhance

Enhancing existing bowls facility capacity by:

- Ensuring that the greens and ancillary facilities receive regular maintenance and improvements, funded by developer contributions where appropriate.
- Making the provision of access for non-members a condition of any developer contribution funding offered towards bowls facilities improvements.

## 10.18 Action Plan

### 10.18.1 Introduction

The tables below set out the action plan for indoor and outdoor bowls facilities to guide the implementation of the Assessment.

### 10.18.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing bowls facilities	Include a policy in the Local Plan to protect all existing bowls facilities	EEBC	-	-	High
Funding for future bowls facilities needs	Ensure that provision is made to secure developer contributions towards improved facilities.	EEBC	-	-	High

### 10.18.3 Site-specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Auriol Park Bowling Club	No current issues	No action	-	-	-	-
Epsom Court Bowling Club	No current issues	No action	-	-	-	-
Epsom Bowling Club	No current issues	No action	-	-	-	-
Epsom Park Bowling Club	No current issues	No action	-	-	-	-
Ewell Village Bowling Club	No current issues	No action	-	-	-	-

## 11 INDOOR AND OUTDOOR NETBALL FACILITIES

### *Key findings:*

- **Quantity:** Netball is played indoors at the four sports halls in the borough with suitable dimensions. There are 13 outdoor netball courts in addition. Extra provision of indoor and outdoor facilities to cater for all additional demand to 2032.
- **Quality:** The quality of facilities is generally at least ‘average’, although one sports hall has ‘poor’ quality general access.
- **Accessibility:** The whole Borough population is within the 20-minute drivetime catchment of a sports hall with suitable dimensions for netball and within 15-minutes’ drive from the nearest outdoor netball court.
- **Availability:** All facilities are available for hire at reasonable rates and the opening hours are consistent with the needs of netball.

### 11.1 Introduction

This section examines the provision of indoor and outdoor netball facilities in Epsom and Ewell.

- Indoor netball is generally accommodated in non-specialist sports halls.
- Netball courts are defined as specialist outdoor facilities with appropriate playing surface, line markings and posts for netball.

### 11.2 Quantity

#### 11.2.1 Indoor netball

Sports halls in Epsom and Ewell that are used regularly for indoor netball are as follows:

<i>Site</i>	<i>Address</i>	<i>Dimensions</i>	<i>Year Built</i>
Epsom College Sports Centre	College Road, Epsom KT17 4JQ	34.5m x 20m 34.5m x 20m	1995
Glyn School	West Gardens, Ewell KT17 1NB	40m x 21m	1994
Rainbow Leisure Centre	East Street, Epsom KT17 1BN	34.5m x 20m	2003

#### 11.2.2 Outdoor netball courts with Community Use

Outdoor netball courts with community use in Epsom and Ewell are listed below.

<i>Site</i>	<i>Address</i>	<i>Courts</i>	<i>Surface</i>	<i>Lights</i>
Court Recreation Ground	Pound Road, Epsom KT19 8SF	2	Synthetic	Yes
Epsom College Sports Centre	College Road, Epsom KT17 4JQ	6	Tarmac	Yes
Nonsuch High School	Ewell Road, Cheam SM3 8AB	5	Tarmac	No

### 11.2.3 Outdoor netball courts without community use

In addition, some schools have general purpose tarmac areas which have tennis and netball marking but which are used normally as playgrounds, as overspill car parking and fire assembly areas. These are:

<i>Site</i>	<i>Address</i>	<i>Courts</i>	<i>Surface</i>	<i>Lights</i>
Blenheim School	Longmead Rd, Epsom KT19 9BH	5	Tarmac	No
Rosebery School	Whitehorse Drive, Epsom KT18 7NQ	5	Tarmac	No

## 11.3 Quality

### 11.3.1 Indoor netball

The quality of sports halls with netball use was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were evaluated were as follows:

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

The facilities were rated on a five-point scale, where 5 equates to 'very good' (highlighted in green below), 4 to 'good' (also highlighted in green below), 3 to 'average' (highlighted in yellow below), 2 to 'poor' (highlighted in red below) and 1 to 'very poor' (highlighted in red below). The ratings for outdoor netball courts in Epsom and Ewell are shown in the table below.

<i>Facility</i>	<i>Playing area</i>	<i>Changing</i>	<i>Disability Access</i>	<i>Maintenance</i>	<i>General access</i>
Epsom College Sports Centre	3	3	3	4	4
Glyn School	4	3	3	4	3
Rainbow Leisure Centre	4	5	4	5	3

### 11.3.2 Outdoor netball courts

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

- **The court:** Court surface, line markings and fitness for purpose.
- **Fencing:** Condition and appearance.

- **Disability access:** Provision for disabled access to the courts.
- **General access:** Parking, signage and proximity to public transport.
- **Lighting:** The quality, illumination levels and evenness of floodlights.

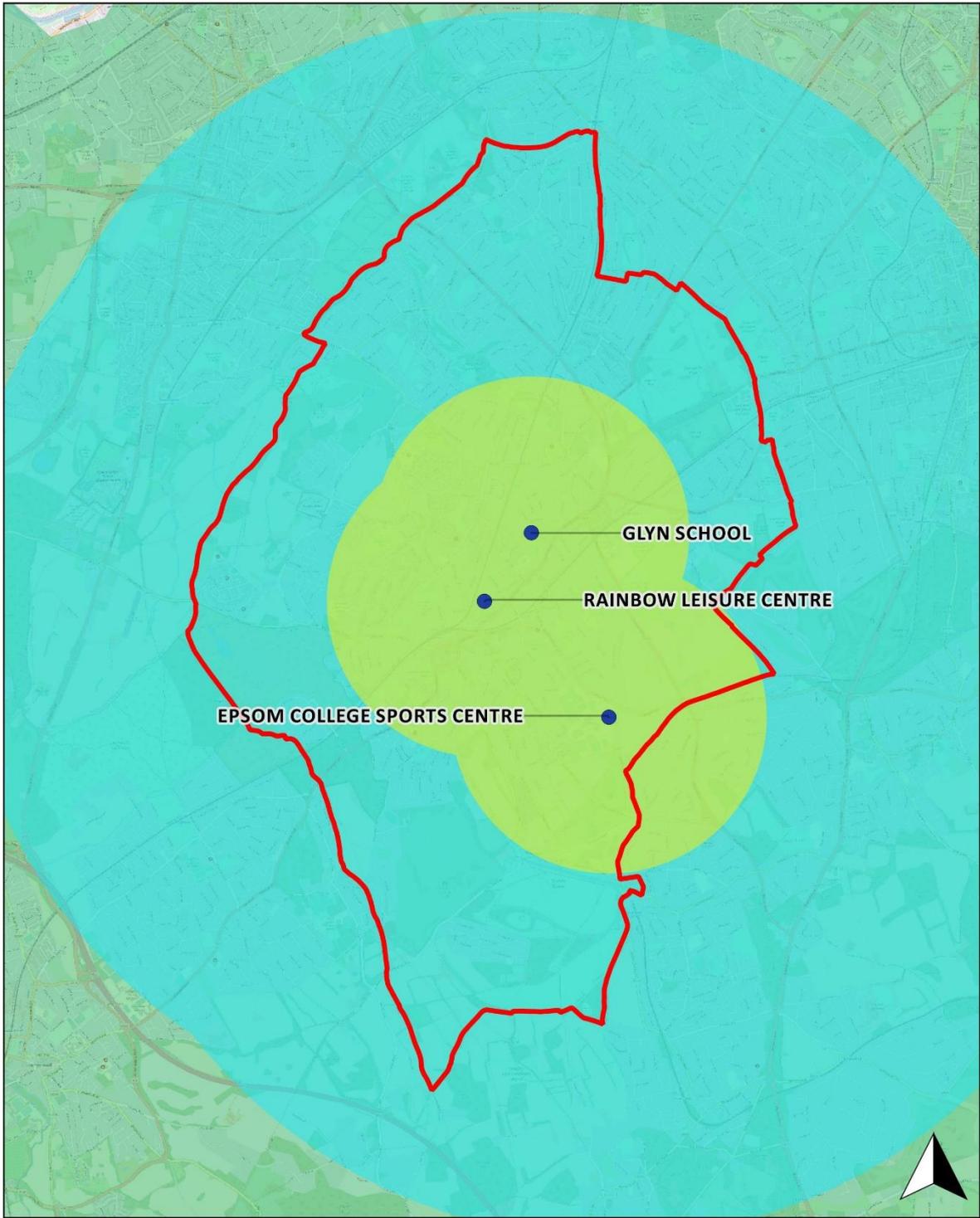
The facilities were rated on a five-point scale, where 5 equates to ‘very good’ (highlighted in green below), 4 to ‘good’ (also highlighted in green below), 3 to ‘average’ (highlighted in yellow below), 2 to ‘poor’ (highlighted in red below) and 1 to ‘very poor’ (also highlighted in red below). The ratings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

<i>Facility</i>	<i>Court</i>	<i>Fencing</i>	<i>Disability Access</i>	<i>General access</i>	<i>Lighting</i>
Court Recreation Ground	3	5	4	5	5
Epsom College Sports Centre	5	5	5	5	5
Nonsuch High School	3	3	3	4	-

## 11.4 Accessibility

### 11.4.1 Indoor netball

Based on Sport England research, the ‘effective catchment’ for sports halls (defined as the time/distance travelled and the prevailing mode of transport used by up to 90% of facility users) is 20 minutes driving time. The map shows that the whole population of the borough is within 30-minutes’ drive and cycle time of at least on sports hall used for netball.

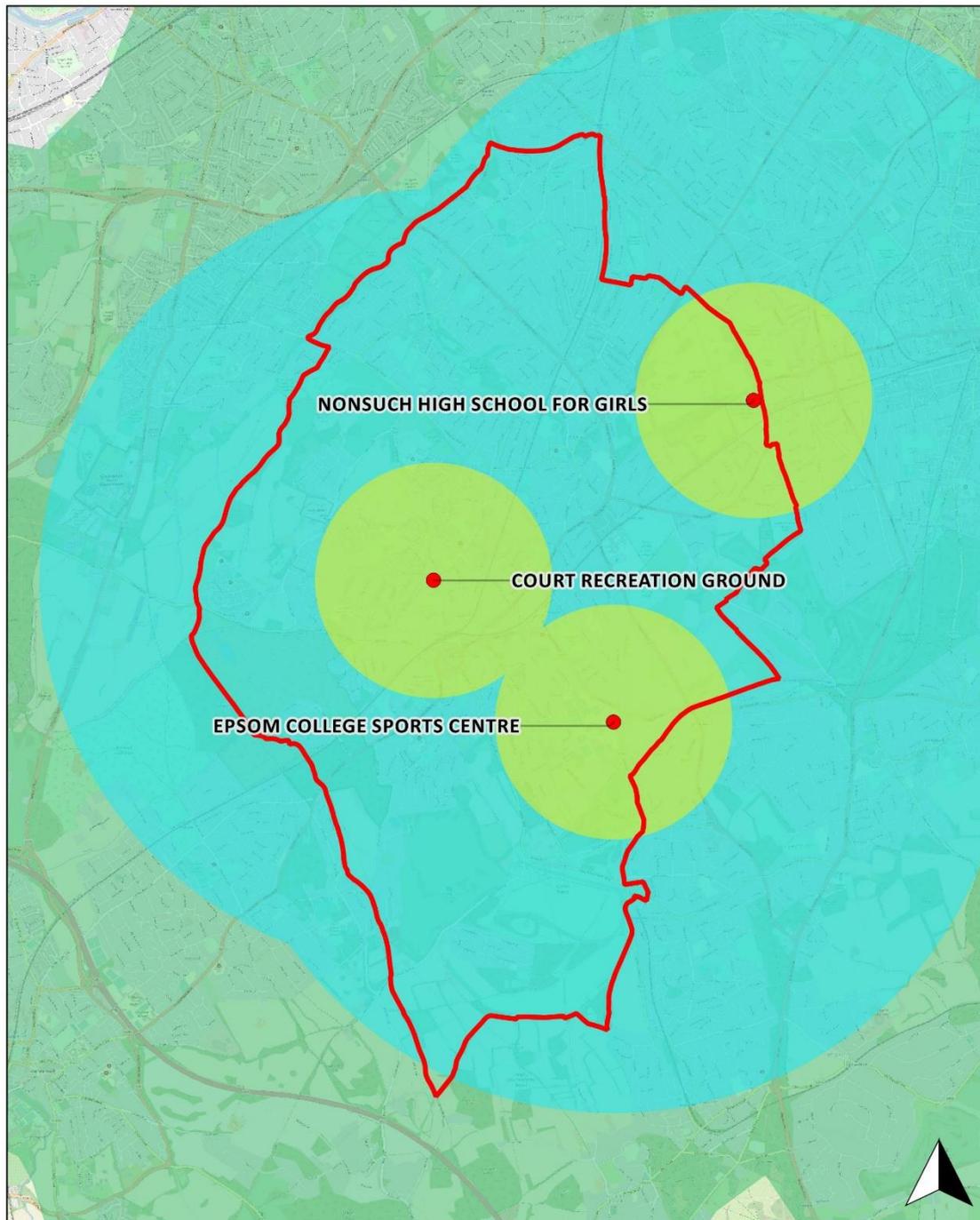


	<b>Epsom and Ewell</b>	● Indoor Netball	■ 20 min drive time
	Indoor Netball	■ 20 min walk time	■ Epsom and Ewell boundary
		■ 20 min cycle time	

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### 11.4.2 Outdoor netball courts

Based on Sport England research, the ‘effective catchment’ for outdoor netball courts is 15 minutes driving time. The whole population of Epsom and Ewell is within the driving and cycling catchment of at least one outdoor netball court.



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## 11.5 Availability

### 11.5.1 Indoor netball

The table below identifies the basis of use of sports halls for netball in Epsom and Ewell.

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Pricing and booking arrangements</i>
Epsom College Sports Centre	Mon-Fri 6.30pm - 10.30pm Sat 5pm - 10pm Sun 9am - 10pm Club block bookings only	£47 per court per hour.
Glyn School	Mon-Fri 5pm - 8pm Block bookings only	£40 per court per hour
Rainbow Leisure Centre	Mon-Fri 6am - 10.30pm Sat-Sun 7am - 8pm 'Pay-and-play' and block bookings	£52.50 (peak) per court per hour £26.25 (off-peak) per court per hour

### 11.5.2 Outdoor netball courts

The table below identifies the basis of use of outdoor netball courts in Epsom and Ewell.

<i>Facility</i>	<i>Basis of use</i>	<i>Pricing and booking arrangements</i>
Epsom College Sports Centre	Membership only	£35 per court per hour
Nonsuch High School	Membership only	£10 per court per hour

## 11.6 Key findings on supply

The key findings are as follows:

- Three sports halls are used for netball in Epsom and Ewell. There are 11 outdoor courts with community access at two sites in the borough.
- The quality of indoor and outdoor facilities is generally 'average' or better.
- The whole population is within 20-minutes' drive of a sports hall where netball is played and 15-minutes' drive from the nearest outdoor netball court.

## 11.7 Current demand for netball facilities

### 11.7.1 Expressed demand

- **National demand:** Sport England's 'Active People' survey recorded adult (16+) weekly participation rates for netball at national level on an annual basis between 2005 and 2016. The results are tabulated below and show that participation has increased significantly over the past decade, with the number of regular (at least once a week) players increasing by 68,500 from 111,700 in 2005 to 180,200 in 2016. The adult participation rates are detailed below:

<i>2005/06</i>	<i>2014/15</i>	<i>2015/16</i>	<i>% Change</i>
0.27%	0.36%	0.42%	+0.15%

- **Local club demand:** Current netball clubs in Epsom and Ewell and the courts where they play are as follows. Courts outside the borough are shown in italics:

<b>Club</b>	<b>Courts</b>	<b>Teams</b>
Downs Netball Club	Epsom College Sports Centre Glyn School <i>St. John's School, Leatherhead</i> <i>King's School, Wimbledon</i> <i>Esber College</i> <i>St. Catherine's School, Bramley</i> <i>Aspire Centre, Morden</i>	5 senior teams 100 junior members
Gems Netball Club	Nonsuch High School <i>Holy Cross School, New Malden</i>	2 senior teams
Tiffin Netball Club	Nonsuch High School <i>Tiffin Girl's School, Kingston</i>	6 senior teams 80 junior members

- **Other local demand:** The Rainbow Leisure Centre holds 'Back to Netball' sessions on Tuesdays (6.30pm - 8pm) and 'Back to Netball' sessions on Wednesdays (1.30pm - 3pm).

### 11.7.2 Displaced demand

Displaced demand relates to users of netball courts from within the study area which takes place outside of the area. There is some evidence of exported demand with all three clubs using a wide range of facilities in neighbouring areas for 'home' league matches and junior training.

### 11.7.3 Unmet demand

Downs Netball Club identified that:

- 'We are limited to growing the 14-19 year age group as we are unable to host any more girls'.
- 'For training purposes, we need two indoor netball courts which could also be used for National Premier League, Regional League and Met League matches'.
- 'A site that could also host a minimum of 6 outdoor courts could allow senior and junior netball to expand further and allow much higher levels of participation'.

## 11.8 Local sports participation priorities

There are no specific local sports participation priorities in Epsom and Ewell, other than a general policy commitment to promote health and well-being through increased levels of physical activity. As a sport with versions of the game appealing to most age groups, netball is likely to have some appeal to new and lapsed sports participants.

## 11.9 Sport-specific priorities

Consultation with England Netball highlighted the following issues:

- 'Bee Netball' is aimed at 5 to 11 year olds as an introduction to the sport, although there are no local opportunities in the Epsom and Ewell whilst the scheme is piloted.

- Traditional 7-A-Side Netball is played by over 180,000 women every week. All age ranges and levels of ability are catered for with traditional netball - from primary school children, to people playing in local leagues, plus returning players through to regional or premier league right up to elite international athletes - anyone can play the game at the level that suits them.
- 'Back to Netball' is aimed at lapsed participants and provides a gentle reintroduction to the sport. Courses in Epsom and Ewell are based at the Rainbow Leisure Centre.
- Walking Netball has evolved from a growing demand for walking sports. Often, one of netball's strengths is that people never forget playing the sport and the memories as well as the love for the game never leave. Walking Netball is a slower version of the game - it is netball, but at a walking pace. The game has been designed so that anyone can play it regardless of age or fitness level. Courses in Epsom and Ewell are based at the Rainbow Leisure Centre.

## **11.10 Future demand for netball**

### **11.10.1 Population growth**

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### **11.10.2 Participation rates**

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Netball participation has increased significantly over the past decade, with the number of regular (at least once a week) players increasing by 68,500 from 111,700 in 2005 to 180,200 in 2016.

### **11.10.3 Future projections**

Assuming that netball participation rates continue to grow by 1% per annum, it would be reasonable to project growth in demand of 12% by 2032. Two population projections have been assessed:

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.

Population growth of 20.1% plus participation growth of 12% will create demand for additional indoor court space in sports halls and extra outdoor courts equivalent to 32.1% by 2032.

Population growth of 3.8% plus participation growth of 12% will demand for additional indoor court space in sports halls and extra outdoor courts equivalent to 15.8% by 2032.

### **11.11 Key findings on demand**

The key findings are as follows:

- Expressed demand for netball in Epsom and Ewell has increased in line with national trends in recent years.
- Population growth of 20.1% plus participation growth of 12% will create demand for additional indoor court space in sports halls and extra outdoor courts equivalent to 32.1% by 2032.
- Population growth of 3.8% plus participation growth of 12% will demand for additional indoor court space in sports halls and extra outdoor courts equivalent to 15.8% by 2032.

### **11.12 The balance between netball supply and demand**

Four criteria have been assessed to evaluate the balance between indoor and outdoor netball court supply and demand in Epsom and Ewell:

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

### **11.13 Quantity**

#### **11.13.1 Current needs**

Current indoor and outdoor netball facilities serving Epsom and Ewell are assessed to be at operating with spare capacity, based upon the following evaluation:

- **Used capacity:** Because of the high utilisation rates of sports halls in the borough, there is insufficient indoor capacity to meet netball's current needs. Outdoor courts can meet current needs.
- **Unmet demand:** There is evidence of unmet demand for indoor netball provision in the borough, with all three clubs using sports halls outside the borough for matches and training.
- **Changes in supply:** The proposed replacement sports hall and Epsom and Ewell High School will have dimensions that are suitable for netball, unlike the current facility.

### 11.13.2 Future needs

Additional indoor and outdoor netball facilities will be required to meet additional future demand, based upon the following evaluation:

- ***Demand increases:*** Population growth of 20.1% plus participation growth of 12% will create demand for additional indoor court space in sports halls and extra outdoor courts equivalent to 32.1% by 2032. Population growth of 3.8% plus participation growth of 12% will demand for additional indoor court space in sports halls and extra outdoor courts equivalent to 15.8% by 2032.
- ***Existing indoor capacity:*** There is no current spare capacity in sports halls in the borough to meet existing netball needs, so additional provision will be required by 2032 to meet the extra demand arising from the higher and lower population projections and participation growth.
- ***Existing outdoor capacity:*** There is limited spare capacity at outdoor netball courts in the borough, but additional provision will be required by 2032 to meet the extra demand arising from higher and lower population projections and participation growth.

### 11.14 Quality

#### 11.14.1 Current quality

The quality of indoor and outdoor facilities is generally at least ‘average’, although general access is rated as ‘poor’ at Rainbow Leisure Centre.

#### 11.14.2 Future quality

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

### 11.15 Accessibility

#### 11.15.1 Current accessibility

The whole population is within 20-minutes’ drive of a sports hall with dimensions suitable for netball and 15-minutes’ drive from the nearest outdoor netball court.

#### 11.15.2 Future accessibility

Providing there are no facility closures, the current geographical spread of facilities will meet the needs of the increased population by 2032.

### 11.16 Availability

#### 11.16.1 Current availability

All facilities are available for hire at reasonable rates and the opening hours are consistent with the needs of netball.

### 11.16.2 Future availability

It is reasonable to assume that a similar balance of arrangements will be offered in the future.

## 11.17 The options for securing additional netball capacity

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

### 11.17.1 Protect

Protecting existing netball facilities through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### 11.17.2 Provide

Additional indoor and outdoor facilities will be required to meet the future needs on netball. Ensuring that any new sports halls meet the minimum size requirements for netball (34.5m x 20m) will be key.

### 11.17.3 Enhance

Enhancing existing netball facility capacity by ensuring that the courts and ancillary facilities receive regular maintenance and improvements, funded by developer contributions where appropriate.

## 11.18 Action Plan

The table below sets out the action plan for netball courts to guide the implementation of the Assessment. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2020' (2020).

<b>Issues</b>	<b>Action</b>	<b>Lead</b>	<b>Partners</b>	<b>Resources</b>	<b>Priority</b>
Protection of existing netball facilities.	Include a policy in the Local Plan to protect all existing netball facilities.	EEBC	-	-	High
Additional indoor netball courts required to meet future needs.	Support the provision of one additional sports hall to meet netball and other future needs.	EEBC	Developers	£2,215,000	High
Additional outdoor netball courts required to meet future needs.	Support the provision of additional floodlit netball courts on school sites with community access.	EEBC	Schools	£240,000 for four courts	Medium
Enhancing existing netball courts	Support providers to enhance existing courts to sustain and improve current quality.	EEBC	Court providers	Dependent on the scale and nature of provision.	High

## 12 ATHLETICS FACILITIES

### *Key findings:*

- **Quantity:** There is one 400m track in Epsom and Ewell and proposals to provide an additional Compact Athletics Facility. There is sufficient spare capacity at the existing track to cater for all additional demand to 2032.
- **Quality:** The quality of the track is rated as ‘poor’, due to track surface issues after heavy rain, non-compliant throwing cage and the absence of a steeplechase water jump. The changing facilities are also ‘poor’ quality.
- **Accessibility:** The whole population is within the 30-minute drivetime catchment of the tracks.
- **Availability:** The track can be accessed on a ‘Pay-and-play’ basis.

### 12.1 Introduction

This section examines the provision of athletics facilities in Epsom and Ewell.

- Athletics tracks are defined as 400m synthetic surfaced tracks with full field events provision.
- Athletics training facilities comprise either Club Training Venues or Compact Athletics Facilities, both of which are flexible in terms of the precise composition of facilities.

### 12.2 Quantity

There is a 400m athletics track in Epsom and Ewell at the Harrier Centre. This is part of the King George’s Playing Field and is the home of Epsom and Ewell Harriers.

<i>Facility</i>	<i>Address</i>	<i>Lanes</i>
Harrier Centre	Poole Rd, Ewell, Epsom KT19 9RY	6

### 12.3 Quality

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

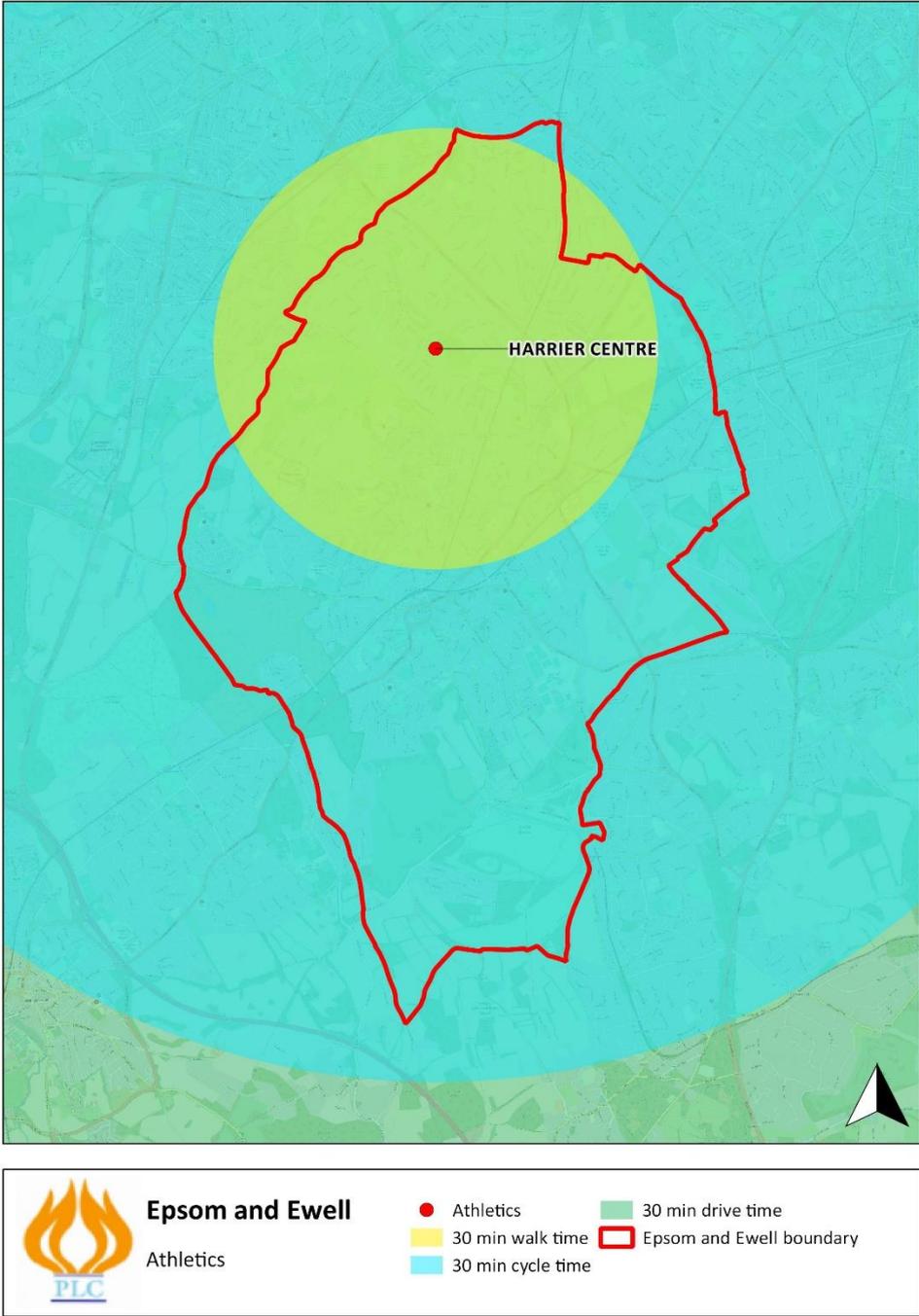
- **The competition facilities:** The quality of the track, throwing circles and cages, jumping pits and landing areas, lights and storage
- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of access ramps, dedicated changing, toilets and car parking.
- **General access:** Parking, signage and proximity to public transport.

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

<i>Facility</i>	<i>Track</i>	<i>Changing</i>	<i>Disability Access</i>	<i>General access</i>
Harrier Centre	2	2	4	5

**12.4 Accessibility**

The map below shows the location of the athletics track in Epsom and Ewell. Based on UK Athletics research, the ‘effective catchment’ for a 400m track is 30 minutes driving time. The map shows that the whole population is within the catchment of the track:



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## 12.5 Availability

<i>Facility</i>	<i>Opening hours and basis of use</i>	<i>Pricing</i>
Harrier Centre	Mon - Fri - 12pm - 9pm Sat - Sun 10am - 5pm Club hire and 'pay-and-play' use	£2.80 per session for casual users (Wednesday evenings and Saturday mornings)

## 12.6 Key findings on supply

The key findings are as follows:

- The quality of the track is rated as 'poor', due to track surface issues after heavy rain, non-compliant throwing cage and the absence of a steeplechase water jump. The changing facilities are also 'poor' quality.
- All of the population is within the 30-minute drivetime catchment of the track.
- The track can be accessed on a 'pay-and-play' basis and is also the home of Epsom and Ewell Harriers.

## 12.7 Current demand for athletics facilities

### 12.7.1 Expressed demand

Epsom and Ewell Harriers is the club based at the Harrier Centre. It is one of the oldest clubs in Surrey and one of the most successful, boasting some of Surrey's top athletes, some of whom compete at international level. The club caters for track and field athletes of all ages and competes at all age groups including veterans. The club has just under 400 members and a waiting list of 25 juniors. Consultation with Epsom and Ewell Harriers identified the following issues:

- 'A very significant increase (225%) in our lease fees for the track from EEBC has had a serious financial impact. Membership fees can no longer support replacement/repair of equipment, coaches and officials training course etc. In addition, the short-term lease at the track affects our ability to secure external funding'.
- 'Whilst EEBC provides the track infrastructure, all the equipment is ours. We lend this to schools and use in training and competition. It does require repair and replacement which is very expensive, this stretches our resources when we're already paying a significantly higher licence fee than similar local amateur sports clubs. We also have a Development Plan to ensure the club longevity in these very challenging times'.
- 'The track is usually available when we need it, but it is not always suitable:
  - Some leagues include steeplechase races and the track does not have this facility. For these matches we have to host 'home' matches elsewhere. This is inconvenient, costly to the club and to the athletes who have to travel further.
  - The track may also be unsuitable for use in adverse weather conditions e.g. in heavy rain we get a lot of dirt on track causing a slip hazard.

- The throwing cage is not compliant and if not improved we will be unable to use the track.
- The changing facilities are in need of upgrading’.

### 12.7.2 Displaced demand

Epsom and Ewell Harriers have to host some league matches outside the borough at Kingsmeadow in Kingston because of the deficiencies of the track at the Harrier Centre.

### 12.7.3 Unmet demand

Unmet demand takes a number of forms the poor quality of facilities and/or a lack of provision that meets a certain standard of play/league requirement.

- Epsom and Ewell Harriers currently has a waiting list of 25 juniors.
- The lack of a steeplechase water jump and the non-compliant throwing cage both adversely affect demand for those events.

## 12.8 Local sports participation priorities

There are no specific local sports participation priorities in Epsom and Ewell, other than a general policy commitment to promote health and well-being through increased levels of physical activity. Track and field athletics is a specialist subset of activities, which whilst increasingly appealing to participants from the older age groups is still a relatively minority interest.

## 12.9 Sport-specific priorities

Consultation with England Athletics identified the following issues:

- Epsom and Ewell Harriers are a strong club with a good infrastructure of coaching.
- The Harrier Centre track and field facilities do not hold current UK Athletics Certification and as a result can only host events up to Permit Level 2 (suitable for area and county leagues only).

## 12.10 Future demand for athletics

### 12.10.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough’s current identified housing need target, calculated using the government’s standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### 12.10.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. England Athletics' 'Strategic Plan' (2017) identifies that 900,000 5-15-year olds and 100,000 adults participated in track and field at least once a month in 2017.

### 12.10.3 Future projections

Whilst demand for running in general is growing, this primarily involves recreational running on roads and footpaths, rather than participation in track and field athletics with its dependence on specialist track facilities, where participation has been broadly static. In relation to additional future demand for tracks, therefore, it seems reasonable to project needs based on the current participation rates.

Two population projections have been assessed:

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate and will increase demand for athletics by a similar amount.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate and will increase demand for athletics by a similar amount.

### 12.11 Key findings on demand

The key findings are as follows:

- Expressed demand for athletics tracks in Epsom and Ewell is reflected in the 250 members of the local club.
- There is evidence of displaced and unmet demand, with Epsom and Ewell Harriers having a waiting list of 25 juniors and needing to host some league matches at a track outside the borough because of the deficiencies of the facilities at the Harrier Centre.
- Population growth at the higher or lower levels in Epsom and Ewell by 2032 is likely to increase demand for athletics track capacity proportionate to the increased number of residents, assuming static participation rates in the future.

### 12.12 The balance between athletics supply and demand

Four criteria have been assessed to evaluate the balance between athletics track supply and demand in Epsom and Ewell:

- **Quantity:** Are there enough tracks with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the tracks fit for purpose for the users now and in the future?

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

## 12.13 Quantity

### 12.13.1 Current needs

Existing athletics facilities provision is meeting current needs, based upon the following assessment:

- **Used capacity:** The track is used three times a week by Epsom and Ewell Harriers. Club members and members of the public are able to use the track on a ‘pay-and-play’ basis at other times. There is no evidence of access being curtailed by high numbers at either club or public times.
- **Unmet and displaced demand:** Epsom and Ewell Harriers have to host some league matches outside the borough at Kingsmeadow in Kingston because of the deficiencies of the track at the Harrier Centre.
- **Changes in supply:** Epsom and Ewell High School has planning consent to build a Compact Athletics Facility as part of a comprehensive improvement of its sports facilities. The proposed level of community access is unclear, but this would provide additional capacity for track and field activities.

### 12.13.2 Future needs

Spare capacity at the existing track should be able to accommodate all additional future demand, based upon the following evaluation:

- **Current spare capacity:** There is sufficient spare capacity at the existing track to meet additional demand, although the quality issues and technical shortcomings will need to be addressed if additional needs are to be met. The provision of a Compact Athletics Facility at Epsom and Ewell High School will provide further capacity for training use.
- **Demand increases:** Population growth at the higher or lower levels in Epsom and Ewell by 2032 is likely to increase demand for athletics track capacity proportionate to the increased number of residents
- **Participation trends:** Local athletics participation rates have been projected to remain static until 2032.

## 12.14 Quality

### 12.14.1 Current quality

The current quality of all aspects of the existing track and changing facilities was assessed as ‘poor’. The track was last resurfaced in 2009, so should be due for replacement.

### 12.14.2 Future quality

There will need to be continued investment in maintaining and improving the facility.

## 12.15 Accessibility

### 12.15.1 Current accessibility

The whole population of the borough is within the 30-minute drivetime catchment the existing track.

### 12.15.2 Future accessibility

Assuming that track remains operational, the whole population will continue to have access to an athletics track.

## 12.16 Availability

### 12.16.1 Current availability

The track can be used on a 'Pay-and-play' basis.

### 12.16.2 Future availability

There is no indication that the availability of the track is likely to alter in the future.

## 12.17 The options for securing athletics track capacity

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

### 12.17.1 Protect

Protecting the existing track through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### 12.17.2 Provide

There is no identified strategic need to provide additional track and field facilities, although provision of a Compact Athletics Facility at Epsom and Ewell High School would provide opportunities for introductory level athletics for young people.

### 12.17.3 Enhance

Enhancing the current provision through resurfacing of the track, replacement of the non-compliant throwing cage and consideration of the options for including a steeplechase water jump will be essential to maintaining facility quality.

## 12.18 Action Plan

The table below sets out the action plan for athletics to guide the implementation of the Assessment. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2020* (2020).

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing athletics tracks.	Include a policy in the Local Plan to protect the existing athletics track.	EEBC	-	-	High
Additional training capacity.	Provide a Compact Athletics Facility at Epsom & Ewell High School.	Epsom & Ewell HS	-	£150,000	Medium
Poor quality track surface and changing facilities and other non-compliant items.	<ul style="list-style-type: none"> <li>• Resurface track.</li> <li>• Upgrade changing.</li> <li>• Provide compliant throwing cage and steeplechase water jump.</li> </ul>	EEBC	Developers	£100,000 for track resurfacing. £100,000 for changing upgrade. £50,000 for throws cage and water jump.	High

## 13 GYMNASTICS FACILITIES

### *Key findings:*

- **Quantity:** There are no specialist gymnastics centres in Epsom and Ewell, but four non-specialist facilities accommodate gymnastics clubs. There is evidence of unmet demand and extra sports hall or specialist facility capacity will be needed to meet additional demand to 2032.
- **Quality:** The quality of most aspects of the facilities used is rated as at least ‘average’
- **Accessibility:** All the borough is within 20 minutes driving time of a non-specialist facility.
- **Availability:** The main availability issues are caused by the excess of demand over facilities supply.

### 13.1 Introduction

This section examines the provision of gymnastics facilities in Epsom and Ewell. Specialist gymnastics facilities are defined as permanently rigged, built facilities that cater for the needs of gymnastics. Non-specialist facilities comprise sports halls and school halls that accommodate gymnastics on a regular basis, involving the temporary installation of equipment.

### 13.2 Quantity

There are no purpose-built specialist gymnastics facilities in Epsom and Ewell, but four local clubs use the following non-specialist facilities:

<i>Club</i>	<i>Facility</i>	<i>Location</i>
Acorn Gymnastics Club	Harrier Centre	Poole Rd, Ewell, Epsom KT19 9RY
Epsom Gymnastics Club	Rainbow Leisure Centre	East Street, Epsom KT17 1BN
Gymfit Gymnastics Club	West Ewell Primary School	Ruxley Lane, West Ewell. KT19 0UY
Ruxley Gymnastics Club	Epsom and Ewell High School	Ruxley Lane, West Ewell. KT19 9JW

### 13.3 Quality

#### 13.3.1 The criteria assessed

The quality of facilities used by gymnastics clubs was assessed by a non-technical visual inspection during a site visit to all sites. The criteria that were assessed were as follows:

- **The hall:** The quality of the activity space, including lighting and storage facilities.
- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of access ramps, dedicated changing, toilets and car parking.
- **General access:** Parking, signage and proximity to public transport.

### 13.3.2 The basis of the ratings

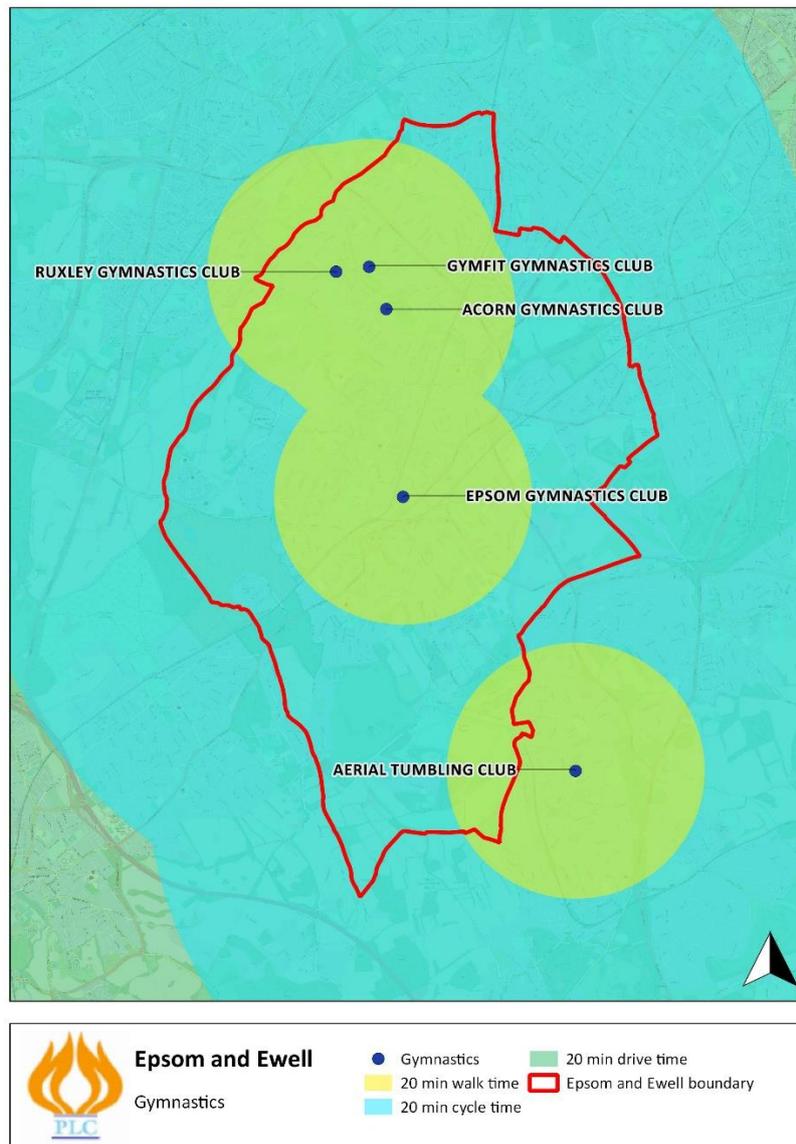
The criteria were rated on a five-point scale, where 5 equates to ‘very good’ (highlighted in green below), 4 to ‘good’ (also highlighted in green below), 3 to ‘average’, 2 to ‘poor’ and 1 to ‘very poor’.

### 13.3.3 The basis of the ratings

<i>Facility</i>	<i>Hall</i>	<i>Changing</i>	<i>Disability access</i>	<i>General access</i>
Harrier Centre	3	5	4	5
Epsom and Ewell High School	3	4	3	4
Rainbow Leisure Centre	4	5	4	3
West Ewell Primary School	3	3	4	4

### 13.4 Accessibility

The ‘effective catchment’ for gymnastics facilities is 20 minutes driving time. The whole population is within 20-minutes’ drive or cycle of at least one facility.



## 13.5 Availability

The table below identifies the opening hours and gymnastics usage of the non-specialist facilities:

<i>Facility</i>	<i>Usage time for gymnastics</i>
Harrier Centre	Fri 4.45pm - 7.45pm
Epsom and Ewell High School	Tues 5.30pm - 7.30pm Fri 6pm - 8pm Sat 8.45am - 12pm
Rainbow Leisure Centre	Sat 9am - 1.45pm
West Ewell Primary School	Tues 3pm - 6.15pm Fri 3.15pm - 6.45pm

## 13.6 Key findings on supply

The key findings are as follows:

- There are no specialist gymnastics facilities in Epsom and Ewell, but four non-specialist halls accommodate the needs of the local clubs.
- The quality of most aspects of the facilities used is rated as at least ‘average’.
- All of the borough is within 20 minutes driving time of a non-specialist facility.

## 13.7 Current demand for Gymnastics

### 13.7.1 Expressed demand

There are four gymnastics clubs in Epsom and Ewell:

- **Acorn Gymnastics Club:** The club has 100 members and is based at the Harrier Centre.
- **Epsom Gymnastics Club:** The club has 150 members and is based at Rainbow Leisure Centre.
- **Gymfit Gymnastics Club:** The club has 122 members and is based at West Ewell Primary School. It focuses on younger gymnasts.
- **Ruxley Gymnastics Club:** The club has 150 members and a waiting list of 40. It operates at Epsom and Ewell High School

### 13.7.2 Displaced demand

Displaced demand relates to users of gymnastics facilities from within the study area which takes place outside of the area. There are several gymnastics clubs in neighbouring areas, most of which are also based at non-specialist facilities. There is no evidence of significant imported or exported demand in Epsom and Ewell.

### 13.7.3 Unmet demand

Unmet demand involves two components:

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

Several local clubs operate a waiting list, indicating unmet demand in the borough.

### 13.8 Local sports participation priorities

There are no specific local sports participation priorities in Epsom and Ewell, other than a general policy commitment to promote health and well-being through increased levels of physical activity. Gymnastics appeals to young people in particular and from that perspective it offers one option in the campaign against childhood obesity.

### 13.9 Sport-specific priorities

Consultation with British Gymnastics' Business Support Officer (Facilities) identified the following issues:

- There is no geographic focus to the British Gymnastics Facility Strategy. The focus is based on need, suitability and partners' ability to support a project to successful completion.
- British Gymnastics has no financial capital investment available; however, the facility development team is available to support, develop and guide clubs, leisure providers and other partners to help achieve their facility requirements.
- There is a large demand for more gymnastics opportunities and clubs all report large waiting lists. The total number of people estimated to be on waiting lists for gymnastics in 2016 was 1.6 million.
- The emphasis for 2017 - 2021 will be using gymnastics as a foundation sport for 5 to 11 year olds.
- A key part of British Gymnastics' strategy to increase participation is to support clubs moving into their own dedicated facility, offering more time and space for classes.
- There is a lack of dedicated facilities in the borough. British Gymnastics is supporting the development of a specialist facility for Leatherhead and Dorking Gymnastics Club. This is due to open in May 2021. This will be within 20-minutes driving time of most of the borough.

### 13.10 Future demand for Gymnastics

#### 13.10.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough’s current identified housing need target, calculated using the government’s standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### 13.10.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Sport England’s ‘Active People’ survey has recorded adult (16+) weekly participation rates for gymnastics at national level on an annual basis since 2005. The results are tabulated below and show that regular participation on at least a weekly basis has increased very slightly:

<i>Sport</i>	<i>2005/06</i>	<i>2007/08</i>	<i>2008/09</i>	<i>2009/10</i>	<i>2010/11</i>	<i>2011/12</i>	<i>2012/13</i>	<i>2013/14</i>	<i>2014/15</i>	<i>2015/16</i>	<i>% Change</i>
Gymnastics	0.14%	0.15%	0.12%	0.12%	0.11%	0.12%	0.11%	0.09%	0.10%	0.15%	+0.01%

Figures supplied by British Gymnastics suggest that participation in gymnastics is increasing more rapidly. British Gymnastics membership reached 390,500 in 2017 and increased by about 12% in the period 2013-17.

### 13.10.3 Future projections

The main limitation on local participation growth in Epsom and Ewell is a shortage of facility supply, so assuming that additional specialist provision is made locally for gymnastics and that participation rates continue to it would be reasonable to project growth of 2% per annum until 2032. Two population projections have been assessed:

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.

Population growth of 20.1% plus participation growth of 12% will create demand for additional space in sports halls equivalent to 32.1% by 2032.

Population growth of 3.8% plus participation growth of 12% will demand for additional indoor court space in sports halls equivalent to 15.8% by 2032.

### 13.11 Key findings on demand

The key findings are as follows:

- In line with national trends, expressed demand for gymnastics in Epsom and Ewell is increasing, but is constrained by a lack of specialist facilities supply at present.

- Population growth at the higher projected level of 20.1% in Epsom and Ewell and participation growth of 25% by 2032 is likely to increase demand for gymnastics facilities from 647 current local participants to 970 by the end of the period.
- Population growth at the lower projected level of 3.8% in Epsom and Ewell and participation growth of 25% by 2032 is likely to increase demand for gymnastics facilities from 647 current local participants to 833 by the end of the period.

### **13.12 The balance between gymnastics supply and demand**

Four criteria have been assessed to evaluate the balance between gymnastics supply and demand in Epsom and Ewell:

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

### **13.13 Quantity**

#### **13.13.1 Current needs**

Current gymnastics facilities in Epsom and Ewell are assessed to be at operating at full capacity based upon the following evaluation:

- **Club membership:** Three local clubs have membership waiting lists.
- **Satisfied demand:** On the evidence of the club waiting lists, there is evidence of significant unmet demand in the borough.
- **Changes in supply:** British Gymnastics is supporting the development of a specialist facility for Leatherhead and Dorking Gymnastics Club. This is due to open in May 2021. This will be within 20-minutes driving time of most of the borough.

#### **13.13.2 Future needs**

There is insufficient capacity to accommodate all additional future demand, based upon the following evaluation:

- **Demand increases:** Population growth at the higher projected level of 20.1% and participation growth of 25% by 2032 will increase demand for gymnastics facilities from 647 current local participants to 970 by the end of the period. Population growth at the lower projected level of 3.8% and participation growth of 25% by 2032 will increase demand for gymnastics facilities from 647 current local participants to 833 by the end of the period.

- **Participation trends:** Assuming additional facilities capacity is provided locally for gymnastics and that participation rates continue to grow by 2% per annum, it is reasonable to project growth in demand of 25% by 2032.
- **Additional needs:** Based upon the above, there will be an additional 324 gymnastics participants in Epsom and Ewell by 2032 based on the higher population projections or 186 based upon the lower projections. In either case, there will be a need for more sports hall capacity to accommodate the additional demand.

## **13.14 Quality**

### **13.14.1 Current quality**

Most aspects of the non-specialist facilities used for gymnastics in Epsom and Ewell are rated as at least ‘average’ quality, although general access at the Rainbow Leisure Centre is rated as ‘poor’.

### **13.14.2 Future quality**

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

## **13.15 Accessibility**

### **13.15.1 Current accessibility**

All of the population is within 20-minutes’ drive of at least one non-specialist facility providing gymnastics.

### **13.15.2 Future accessibility**

The current facilities are geographically well-located to serve boroughwide needs. The proposed provision of a specialist facility for Leatherhead and Dorking Gymnastics Club will be within 20-minutes driving time of most of the borough.

## **13.16 Availability**

### **13.16.1 Current availability**

All local clubs have membership fees that are set at reasonable rates, but the main availability issues are caused by the excess of demand over facilities supply.

### **13.16.2 Future availability**

It is reasonable to assume that similar membership arrangements will be offered in the future. If an additional capacity is provided, the additional capacity will improve availability.

## **13.17 The options for securing additional gymnastics facilities**

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

### 13.17.1 Protect

Protecting the existing facilities used for gymnastics through the Local Plan will be key to securing local provision, by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### 13.17.2 Provide

There is demand for additional facilities capacity for gymnastics in Epsom and Ewell by 2032. This might either be provided as a specialist facility, or through additional sports hall provision.

### 13.17.3 Enhance

Ensuring that existing facilities used for gymnastics receive regular maintenance and improvements.

## 13.18 Action Plan

The table below sets out the action plan for gymnastics to implementation. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2020* (2020).

<b>Issues</b>	<b>Action</b>	<b>Lead</b>	<b>Partners</b>	<b>Resources</b>	<b>Priority</b>
Protection of existing facilities used for gymnastics.	Include a policy in the Local Plan to protect the existing facilities used for gymnastics.	EEBC	-	-	High
Additional gymnastics capacity.	Support the provision of one additional sports hall to meet gymnastics and other future needs.	EEBC	Developers	£2,215,000	High
Maintenance of existing facilities used for gymnastics	Maintain existing sports halls	Sports hall providers	-	-	Medium

## 14 MUGAS, SKATEPARKS AND OUTDOOR GYMS

### *Key findings:*

- **Quantity:** There are four MUGAs, four outdoor gyms and two skate parks with community access in Epsom and Ewell. There is spare capacity at all facilities to accommodate all additional usage arising from either the higher or lower population growth projections.
- **Quality:** The quality of most aspects of most facilities is generally 'average' or better, although the court surface at Gibraltar Recreation Ground is rated as 'poor'.
- **Accessibility:** Given the localised catchment areas of all three facility types, several parts of the borough are more than 10-minutes' walk from the nearest facility.
- **Availability:** All facilities are available to use free of charge.

### 14.1 Introduction

This section examines the provision of Multi-use Games Areas (MUGAs), Skateparks and Outdoor Gyms in Epsom and Ewell. They are assessed collectively because they provide similar opportunities for informal involvement in sport and physical activity on a recreational basis.

- MUGAs are defined as outdoor facilities with all-weather playing surface, markings for a range of sports including basketball, five-a-side football, netball and tennis. Some facilities are also floodlit.
- Skateparks are purpose-built facilities for skateboarding and BMX cycles with a range of ramps and bowls. Facilities may be fenced and floodlit.
- Outdoor gyms are sets of fitness equipment installed in parks or open spaces.

### 14.2 Strategic context

As indicated above, these facilities provide non-specialist facilities for a range of sports and activities which include, basketball, five-a-side football, netball, tennis, skateboarding and BMX cycling and informal exercise.

Of these sports, only football specifically identifies MUGA provision as a component of its Local Football Facility Plan and the priorities identified in Epsom and Ewell are as follows:

- Improving the Sefton Road MUGA.
- Improving the Harrier Centre MUGA.

### 14.3 Quantity

The location of provision in Epsom and Ewell is as follows:

#### 14.3.1 MUGAs

<i>Site</i>	<i>Address</i>	<i>Surface</i>	<i>Floodlit</i>
Alexandra Recreation Ground MUGA	Alexandra Road, Epsom KT17 5BY	Tarmac	No
Auriol Park MUGA	Salisbury Road, Worcester Park KT4 7DD	Tarmac	No
Harrier Centre MUGA	Poole Road, Epsom KT19 9RY	Tarmac	No
Sefton Road MUGA	Sefton Road, Epsom KT19 9HG	Tarmac	Yes

#### 14.3.2 Skate parks

<i>Site</i>	<i>Address</i>	<i>Type</i>	<i>Floodlit</i>
Long Grove Park	Long Grove Road, Epsom KT19 8PZ	BMX and Skatepark	No
Water's Edge Skatepark	Cox Lane, Epsom KT19 9PS	BMX and Skatepark	No

#### 14.3.3 Outdoor gyms

<i>Site</i>	<i>Address</i>
Court Recreation Ground	Pound Lane, Epsom KT19 8SF
Gibraltar Recreation Ground	West Street, Ewell KT17 1XY
Shadbolt Park	Salisbury Road, Worcester Park KT4 7BX
The Warren	Rear of Beaconsfield Road, Epsom KT18 7HS

### 14.4 Quality

The quality of facilities was assessed by a non-technical visual inspection during a site visit to all facilities. The facilities were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good' (highlighted in green below), 3 to 'average' (highlighted in yellow below), 2 to 'poor' (highlighted in red below) and 1 to 'very poor'.

#### 14.4.1 The criteria assessed for MUGAs

The criteria that were assessed were as follows:

- **The court:** Court surface, line markings and fitness for purpose.
- **Fencing:** Condition and appearance.
- **Disability access:** Provision for disabled access to the courts.
- **General access:** Parking, signage and proximity to public transport.

The ratings for MUGAs in Epsom and Ewell are shown in the table below.

<i>Facility</i>	<i>Court</i>	<i>Fencing</i>	<i>Disability Access</i>	<i>General access</i>
Alexandra Recreation Ground MUGA	3	4	2	4
Auriol Park MUGA	5	5	3	5
Harrier Centre MUGA	4	5	3	4
Sefton Road MUGA	4	4	3	4

#### 14.4.2 The criteria assessed for Skateparks

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

- **Ramps and tubes for cycles/skateboards:** Surface, inclines, safety and fitness for purpose
- **Disability access:** Provision for disabled access.
- **General access:** Parking, signage and proximity to public transport.

The ratings for skateparks in Epsom and Ewell are shown in the table below.

<i>Facility</i>	<i>Facility</i>	<i>Disability Access</i>	<i>General access</i>
Long Grove Park	4	3	4
Water's Edge Skatepark	4	2	3

#### 14.4.3 Outdoor gyms

The criteria that were assessed were as follows:

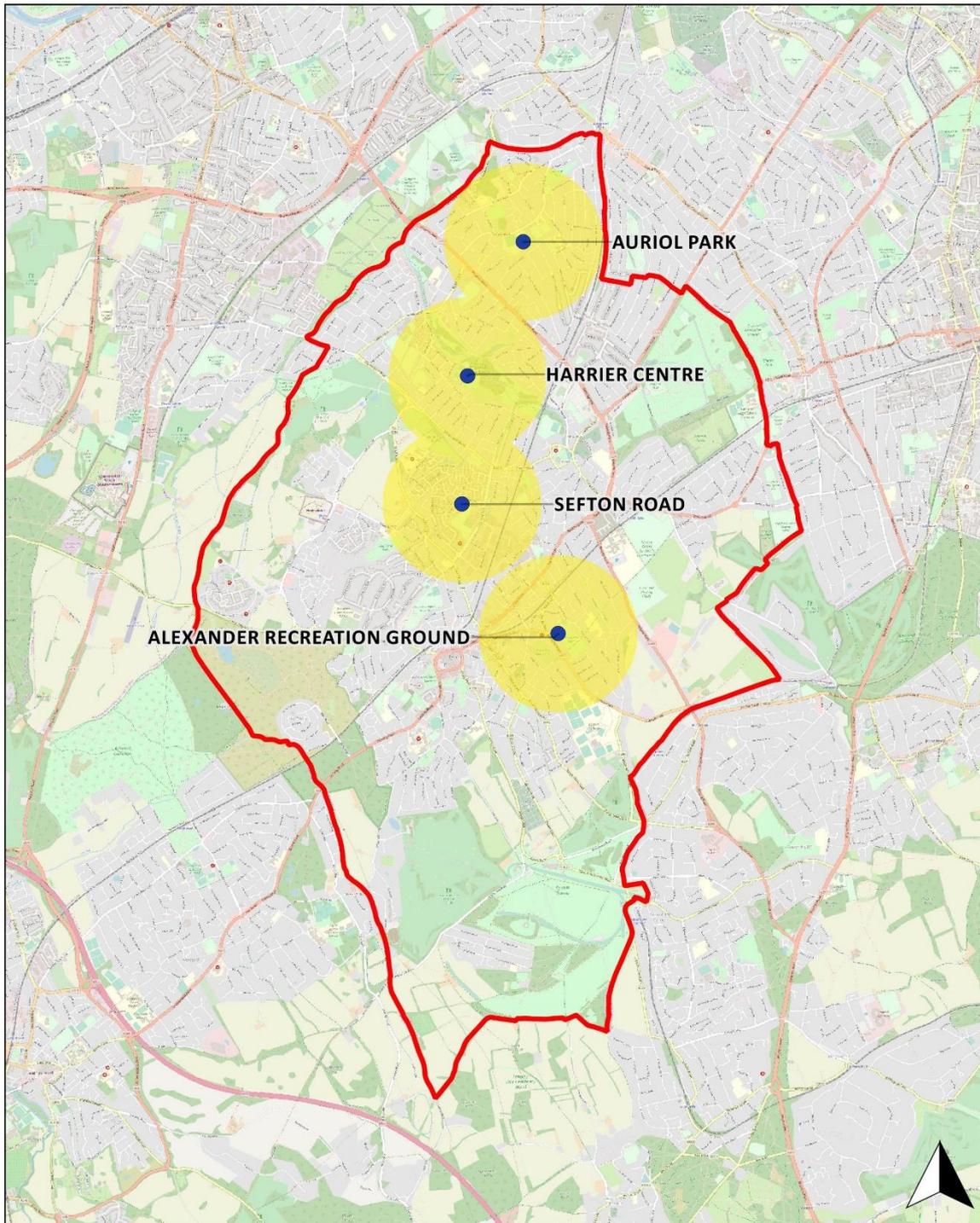
- **Equipment:** Quality and range of equipment including maintenance and signage
- **Disability access:** Provision for disabled access.
- **General access:** Parking, signage and proximity to public transport.

<i>Facility</i>	<i>Equipment</i>	<i>Disability Access</i>	<i>General access</i>
Court Recreation Ground	3	4	5
Gibraltar Recreation Ground	3	2	4
Shadbolt Park	4	3	4
The Warren	3	2	2

### 14.5 Accessibility

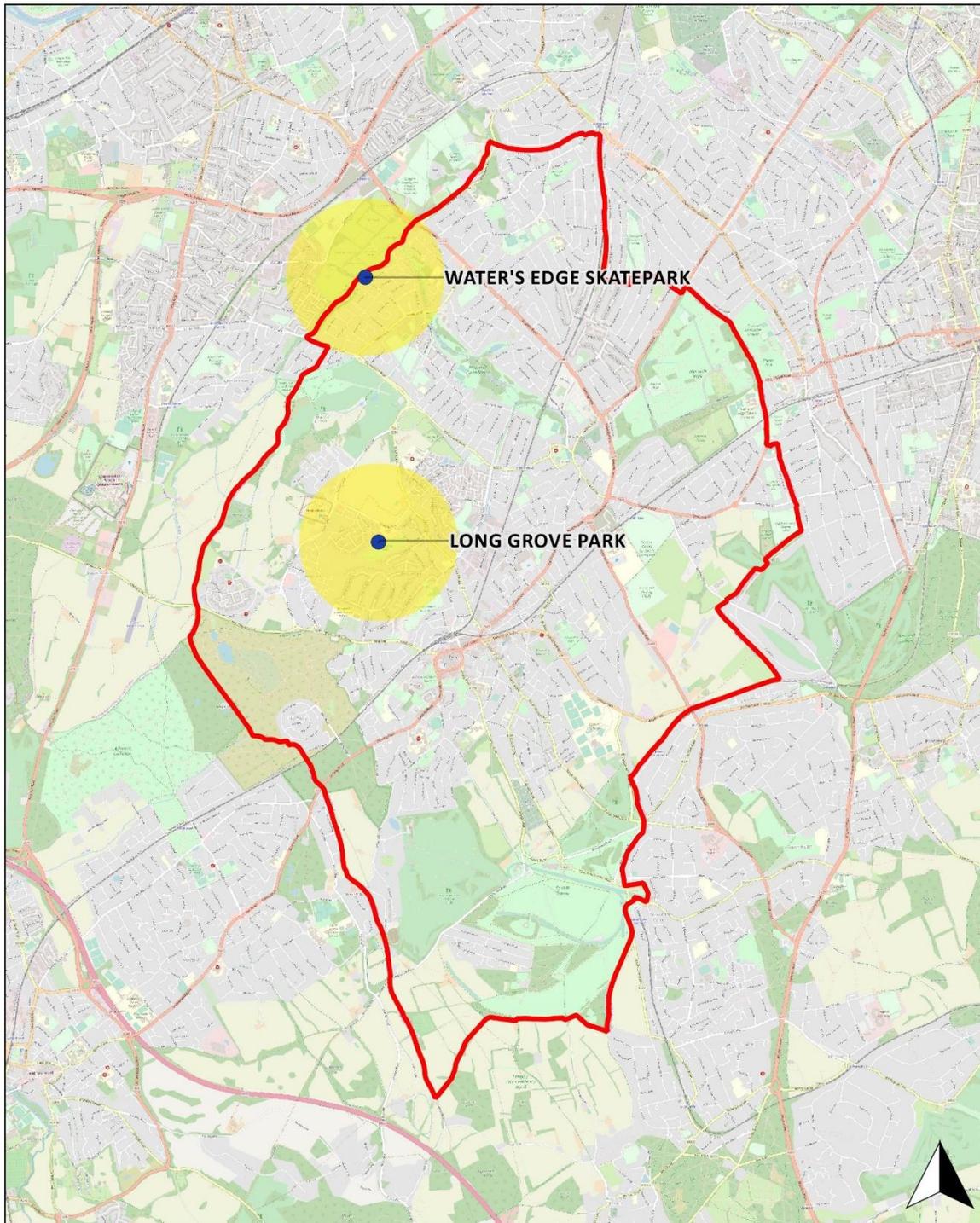
The 'effective catchment' for MUGAs, skateparks and outdoor gyms is 10 minutes walking time. Several parts of the borough are beyond the catchment of all three facility types.

- **MUGAs:**



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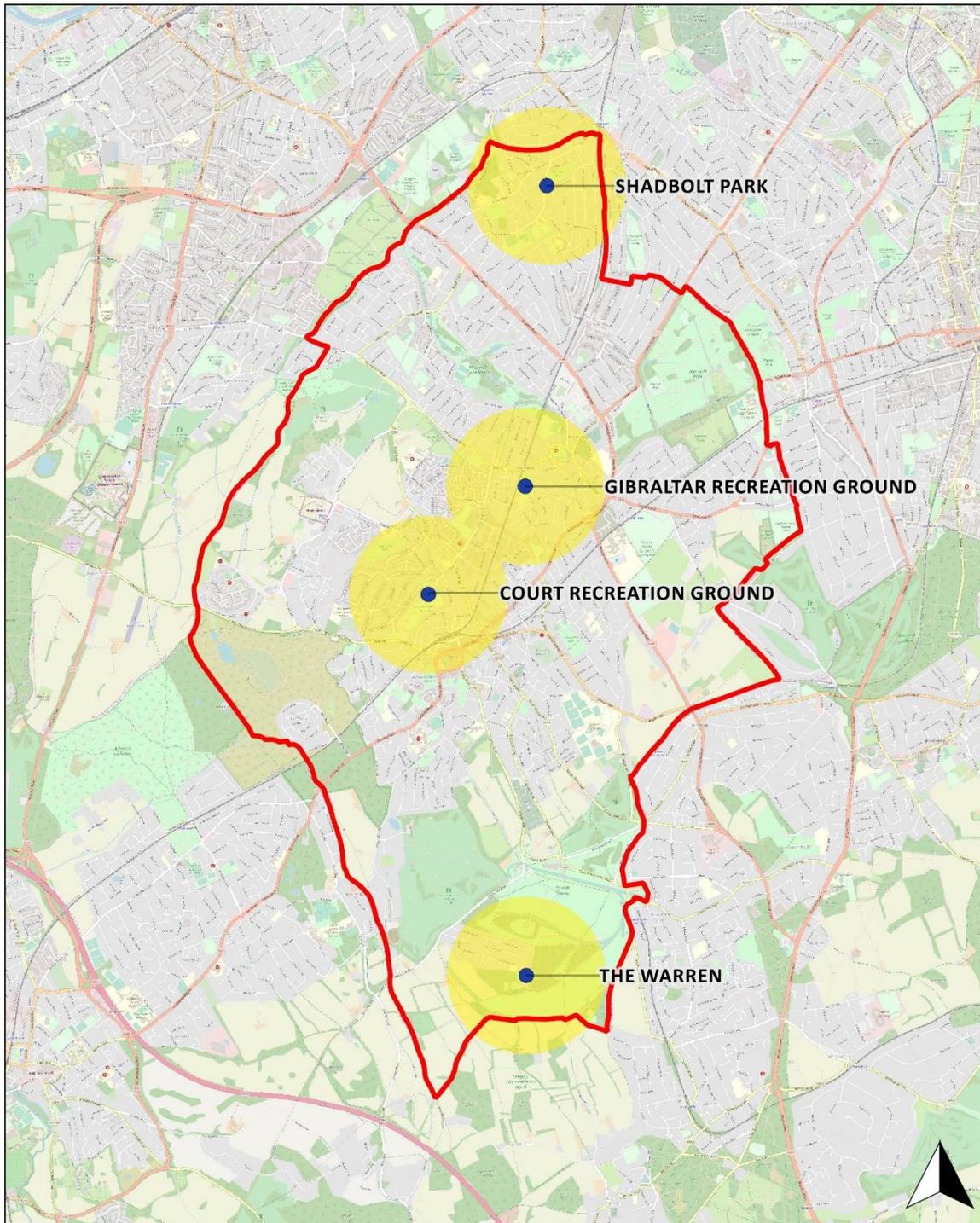
- **Skate parks:**



	<b>Epsom and Ewell</b>	 Skateparks	 Epsom and Ewell boundary
	Skateparks	 10 min walk time	

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- **Outdoor Gyms:**



	<b>Epsom and Ewell</b>	 Outdoor Gyms	 Epsom and Ewell boundary
	Outdoor Gyms	 10 min walk time	

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## **14.6 Availability**

All facilities are available free of charge.

## **14.7 Key findings on supply**

The key findings are as follows:

- There are four MUGAs, four outdoor gyms and two skate parks with community access in Epsom and Ewell.
- There is spare capacity at all facilities to accommodate some additional usage.
- The quality of most aspects of most facilities is generally ‘average’ or better, although the disability access at Alexandra Recreation Ground is rated as ‘poor’.
- Given the localised catchment areas of all three facility types, several parts of the borough are more than 10-minutes’ walk from the nearest facility.

## **14.8 Current demand for MUGAs, skateparks and outdoor gyms**

### **14.8.1 Expressed demand**

All sites in the borough operate in a free access basis and therefore demand and use is ‘unmetered’. It is difficult, therefore, to calculate expressed demand. During site visits, the MUGA at Auriol Park was in use with the young people using it saying that they were ‘regular’ users on several evenings per week.

### **14.8.2 Displaced demand**

Facilities such as these have a very localised catchment area. Therefore, there is no evidence of imported or exported demand in Epsom and Ewell.

### **14.8.3 Unmet demand**

England Basketball pointed to the value of outdoor facilities and a need for better quality provision but made no site-specific recommendations. The Local Football Facility Plan has identified a need for improvements at the Sefton Road and Harrier Centre MUGAs to address unmet football needs.

## **14.9 Local sports participation priorities**

There are no specific local sports participation priorities in Epsom and Ewell, other than a general policy commitment to promote health and well-being through increased levels of physical activity. As facilities that provide for a range of sports, including informal versions that are likely to appeal to young people, MUGAs, Skateparks and outdoor gyms represent a good opportunity to provide for a range of needs.

## **14.10 Future demand for MUGAs, skateparks and outdoor gyms**

### **14.10.1 Population growth**

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### **14.10.2 Participation rates**

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Of the sports that make use of MUGAs, basketball and football have both decreased.

### **14.10.3 Future projections**

Two population projections have been assessed:

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate. This is likely to increase demand for MUGAs, skateparks and outdoor gyms by a similar amount.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate. This is likely to increase demand for MUGAs, skateparks and outdoor gym capacity by a similar amount.

## **14.11 Key findings on demand**

The key findings are as follows:

- There is spare capacity at all facilities in the borough.
- Both population projections for Epsom and Ewell by 2032 will increase demand for MUGAs, skateparks and outdoor gym capacity by a similar amount.

## **14.12 The balance between MUGAs skateparks and outdoor gyms supply and demand**

Four criteria have been assessed to evaluate the balance between supply and demand in Epsom and Ewell:

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

## 14.13 Quantity

### 14.13.1 Current needs

Current MUGAs, skateparks and outdoor gyms in Epsom and Ewell are assessed to be operating with significant spare capacity, based upon the following evaluation:

- **Used capacity:** The site assessments indicated that there is spare capacity at facilities in the borough.
- **Satisfied demand:** There is no evidence of unmet demand.
- **Changes in supply:** EEBC is planning to install a new outdoor gym in Chessington Road Recreation Ground. There are proposed improvements to the MUGAs at the Sefton Road and Harrier Centre MUGAs as identified in the Local Football Facility Plan.

### 14.13.2 Future needs

Spare capacity at the existing MUGAs, skateparks and outdoor gyms should be able to accommodate all additional future demand, based upon the following evaluation:

- **Demand increases:** Population growth at the higher projected level of 20.1% and by 2032 will increase demand for MUGAs, skateparks and outdoor gyms by a similar figure by the end of the period. Population growth at the lower projected level of 3.8% will do likewise by the end of the period. In either case, there is sufficient existing spare capacity to accommodate all future needs.
- **Participation trends:** Local participation rates in the sports that use MUGAs, skateparks and outdoor gyms have been projected to remain static on a net basis across all the sports until 2032. Any additional need will, therefore, arise from population growth

## 14.14 Quality

### 14.14.1 Current quality

The quality of MUGAs is generally 'average' or better.

#### 14.14.2 Future quality

The council will need to continue to invest in maintaining and improving its facilities, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

### **14.15 Accessibility**

#### 14.15.1 Current accessibility

There are parts of the borough that are more than 10-minutes' walk from the nearest facility.

#### 14.15.2 Future accessibility

Providing locally accessible MUGAs, skateparks and outdoor gyms as part of the housing developments would be consistent with meeting health and well-being objectives in the new developments.

### **14.16 Availability**

#### 14.16.1 Current availability

All existing facilities are available free of charge.

#### 14.16.2 Future availability

Since all existing facilities are available free of charge and it is reasonable to assume that similar access arrangements will be offered in the future.

### **14.17 The options for securing additional MUGA, skatepark and outdoor gym capacity**

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

#### 14.17.1 Protect

Protecting existing facilities through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

#### 14.17.2 Provide

With spare capacity at MUGAs, all additional demand from either of the population projections can be accommodated by current capacity, although there is a case for making locally-accessible provision in all major new housing developments.

#### 14.17.3 Enhance

Enhancing existing capacity by:

- Addressing quality issues at the sites where the any elements are rated as 'poor'.

- Ensuring that the facilities receive regular maintenance and improvements, funded by developer contributions where appropriate.
- Adding floodlights at some of those facilities without lighting at present, to extend their hours of use in the winter months.

## 14.18 Action Plan

### 14.18.1 Introduction

The tables below set out the action plan for MUGAs, skateparks and outdoor gyms to guide the implementation of the Assessment. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2020* (2020).

### 14.18.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing MUGAs, skateparks and outdoor gyms	Include a policy in the Local Plan to protect all existing MUGAs skateparks and outdoor gyms.	EEBC	-	-	High
Maintenance of existing facilities.	Maintain existing MUGAs, skateparks and outdoor gyms.	EEBC	-	-	High

### 14.18.3 Site-specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Alexandra Recreation Ground MUGA	Poor quality disabled access	Improve disabled access	EEBC	Developers	£5,000	Medium
Auriol Park MUGA	No current issues	No action	-	-	-	-
Harrier Centre MUGA	Identified in the LFFP as a priority for improvement	Provision of a '3G' surface and floodlights	EEBC	Football Foundation	£100,000	High
Sefton Road MUGA	Identified in the LFFP as a priority for improvement	Provision of a '3G' surface	EEBC	Football Foundation	£75,000	High
Long Grove Park skatepark	No current issues	No action	-	-	-	-
Water's Edge Skatepark	Poor quality disabled access	Improve disabled access	EEBC	Developers	£5,000	Medium
Court Recreation Ground outdoor gym	No current issues	No action	-	-	-	-
Gibraltar Recreation Ground outdoor gym	Poor quality disabled access	Improve disabled access	EEBC	Developers	£5,000	Medium
Shadbolt Park outdoor gym	No current issues	No action	-	-	-	-
The Warren outdoor gym	Poor quality disabled and general access	Improve disabled and general access	EEBC	Developers	£8,000	Medium

## 15 EQUESTRIAN SPORTS

### *Key findings:*

- **Quantity:** There are two specialist equestrian facilities in Epsom and Ewell and 14 more within a 10-mile radius. There is evidence of unmet demand and extra capacity will be needed to meet additional demand to 2032.
- **Quality:** The quality of both of the facilities is good.
- **Accessibility:** All the borough is within 20 minutes driving time of a facility.
- **Availability:** The main availability issues are caused by the excess of demand over facilities supply.

### 15.1 Introduction

#### 15.1.1 The facilities considered

This section examines the provision of specialist facilities for participative equestrian sports in Epsom and Ewell. Because of the importance and status of the racecourse on Epsom Downs, a brief description of its provision and activities is also included

#### 15.1.2 Recreational riding in Epsom and Ewell

This section examines the provision of specialist facilities for equestrian sports in Epsom and Ewell. Specialist equestrian facilities are defined as permanent built provision for accommodating, training or competing horses. Based on their use, they may be known as a barn, stables, or riding hall and may include commercial operations described by terms such as a boarding stable, livery yard, or livery stable.

#### 15.1.3 Epsom Downs racecourse

Epsom and Ewell is famous as being the home of The Derby held every year in June on Epsom Downs and acknowledged as the greatest horse race in the calendar. The racecourse is owned by the Jockey Club and houses some of their administrative offices. The course is unique in having free spectator access to race meetings.

- Epsom racecourse provides a focus for horse racing in the borough. The course stages 11 racing days per year. The centrepiece is the Derby which attracts crowds of around 100,000 on Derby Day and 150,000 for the two-day meeting. Facilities at the course include an extensive set of catering and hospitality units and an hotel.
- Around the course there are eleven trainers' yards which have a total of some 160 racehorses in training. The horses make use of the purpose-built training facilities at the racecourse and also have priority access to the Downs between 5am and 12 noon each day. The yards are involved totally with the horse racing industry and whilst making a valuable contribution to the local economy, they do not provide facilities or riding opportunities for the local community.

- The Jockey Club runs an educational programme with local schools linked to the history curriculum. It also provides information on employment opportunities in the racing industry.
- The access to Epsom Downs by racehorses and recreational riders is overseen by the Epsom and Walton Downs Conservators. This body is made up of six councillors from EEBC and five from the racing industry including the general manager of Epsom racecourse. It is responsible for the maintenance and control of the Downs and the cost of this is split in the same proportion as the representation. The Conservators were set up in 1984 to give a voice to the users of the Downs.
- The conservators employ a team of five Downs Keepers who have responsibility for day to day management of the area. In addition to horse riding the Downs are popular with runners, dog walkers and cyclists.

## 15.2 Quantity

### 15.2.1 Provision in Epsom and Ewell

There are two purpose-built equestrian facilities in Epsom and Ewell:

<i>Centre</i>	<i>Address</i>	<i>Provision</i>
Epsom Riding for the Disabled	St. Ebbas Farm, Hook Lane KT19 8QW	Facilities comprise an outdoor ménage, stables, meeting room and ancillary rooms.
Epsom Polo Club Equus Equestrian Centre	Horton Country Park, Horton Lane, Epsom KT19 8PL	Facilities comprise an indoor school, stables, a polo field and ancillary rooms. It offers polo tuition, competitive polo, riding lessons and livery.

### 15.2.2 Provision in neighbouring area

The following facilities are within 10 miles of Epsom and are accessible to users from the borough:

<i>Centre</i>	<i>Postcode</i>	<i>Miles from Epsom</i>
Chessington Equestrian Centre	KT9 1NN	4
Old Barn Stables	KT9 1UF	5
Wildwoods Riding Centre	KT20 5BH	5
Diamond Centre for Disabled Riders	SM5 4DT	6
Shetland Pony Club	KT10 9HJ	6
Lower Farm Riding Stables	KT11 3PU	8
The Horse Rangers Association Ltd	KT8 9BW	9
Wyvenhoe Riding Centre	KT23 4HB	9
Barnfield Riding Stables	KT2 5LL	10
Deen City Farm	SW19 2RR	10
Horse Rangers Association (Hampton Court) Ltd.	TW12 2EJ	10
Park Lane Stables RDA	TW11 0HY	10
Royal Alexandra and Albert School	RH2 0TD	10
South Weylands Equestrian Centre	KT12 4LJ	10
Wimbledon Village Stables	SW19 5DX	10

### 15.3 Quality

The non-technical, visual inspections carried out for other types of provision are not appropriate for equestrian facilities due to the nature of the businesses and the wide variation in possible layouts, range of activities on offer and welfare requirements for the horses. However, the following assessment was made:

- Both operations are in good standing with their respective governing bodies.
- Both sites operate under licences granted by EEBC. Equus has been awarded 5 stars, the highest score possible under the Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018.
- Both have associated car parking, although access to the RDA is difficult and not well signed.

### 15.4 Accessibility

The ‘effective catchment’ for specialist equestrian facilities is 20 minutes driving time. The whole population is within 20-minutes’ drive of at least one facility.

### 15.5 Availability

The table below identifies the opening hours of the equestrian facilities:

<i>Facility</i>	<i>Opening hours</i>
Epsom Riding for the Disabled	Sun-Fri 9am - 5pm
Epsom Polo Club Equus Equestrian Centre	Sun-Sat 8am - 6pm

### 15.6 Key findings on supply

The key findings are as follows:

- There are two equestrian facilities in Epsom and Ewell and 14 more within a 10-mile radius.
- The quality of both facilities is good, although access to the RDA centre is difficult.
- All of the borough is within 20 minutes driving time of a facility.

### 15.7 Current demand for equestrian facilities

#### 15.7.1 Expressed demand

The most recent (2019) Sport England ‘Active Lives’ survey shows horse riding to be one of only three traditional sports to have increased the number of participants (the other two being netball and swimming), despite participation overall for sporting activities dropping in the same period.

The survey shows that 311,200 people ride fortnightly, up from 261,800 the previous year. This equates to approximately 0.7% of the population. The latest figures for less frequent participation are not available, but between November 2017 and 2018, 2.1% of the population rode at least once a year, up from 1.9% in the previous reporting period.

In Surrey, equestrian participation is above average. In 2017/18 (the last full results available), regular equestrian participation in England was 0.6%, whilst participation in Surrey was 0.9%. An estimated 8,400 people in Surrey rode at least fortnightly. The same is shown for annual participation, 2.1% of the national population participated in riding in the past year, compared with 2.5% of those living in Surrey (approximately 23,900 infrequent riders).

The British Equestrian Trade Association (BETA) survey (2019) identifies where riders live. It estimates 594,000 regular riders live in the South East and East Anglia. This is the largest single rider region, with almost 200,000 riders more than the next highest region.

There are 70 polo clubs in the UK with a total membership of 2,500.

### 15.7.2 Local demand

There are two riding clubs in Epsom and Ewell:

- ***Epsom Polo Club:*** The current position with the club is as follows:
  - The centre offers polo under the brand name Epsom Polo Club and more general riding lessons under the Equus brand. The centre has 70 horses and ponies stabled at the club site adjacent to Horton Country Park. It has occupied this site since 1989. Customers of the centre come from Epsom and the surrounding areas and include polo players and general riders.
  - The club has a particular strength in working with disadvantaged young people offering them an introduction into working with horses and other animals through work experience and employment training.
  - The facilities are operating at capacity, although the owners estimate that there is sufficient demand for an expansion of business by up to 50%. There is a particular demand for polo lessons for young people.
  - The major constraint to expansion is access to additional grazing land. It requires an additional acre of land for each horse. The club currently rents land from EEBC and is in discussion with the council to acquire additional space.
- ***Epsom Riding for the Disabled:*** The current position with the club is as follows:
  - The Association has been on the 15-acre St. Ebbas Farm site for some 50 years. It acquired the freehold from the NHS in 2005. It has 15 horses stabled on the site.
  - There is heavy demand for the centre's services with a waiting list of up to three-and-a-half years. This is mostly due to the limited availability of larger horses able to carry larger weights as children and youths grow to adulthood.
  - The main facility is an outdoor ménage which limits the activities available to some disabled people. To address this, the centre has recently obtained planning permission for construction of an indoor riding school. The estimated cost of this is £450,000 and so the association has a major fund-raising campaign underway.
  - Completion of the indoor school will meet all needs for additional facilities.

### 15.7.3 Displaced demand

Displaced demand relates to users of equestrian facilities from within the study area which takes place outside of the area. There are 14 equestrian in neighbouring areas, some of which attract users from Epsom and Ewell.

### 15.7.4 Unmet demand

Unmet demand involves two components:

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

Both local facilities operate a waiting list, indicating unmet demand in the borough.

## 15.8 Local sports participation priorities

There are no specific local sports participation priorities in Epsom and Ewell, other than a general policy commitment to promote health and well-being through increased levels of physical activity. Riding appeals to a full spectrum of age groups, including disabled people, so offers a number of positive opportunities to increase participation rates.

## 15.9 Sport-specific priorities

The British Equestrian Federation (BEF) is the governing body for the horse riding disciplines other than Polo. Its work follows its *'Strategic Plan 2013 - 17'* with a new plan due in 2020. Amongst the targets in the strategic plan are: -

- To increase the number of coaches by 15%.
- A 10% increase in the number of facilities accessible by people with disabilities.
- All members to subscribe to jointly developed BEF biosecurity code and equine sector codes of practice.

The BEF confirmed that:

- 'While we don't currently have a national facilities strategy, our sport is reliant upon a large and diverse network of micro, small and medium size businesses which by their nature would effectively self-select where they operate and the communities they serve'.
- 'We would welcome any opportunities to protect the existing equestrian facilities in the [Epsom and Ewell] area, drive more business through them, to grow and enhance the facilities that operate currently and enable more facilities and businesses to become established to service the need and turn the infrequent riders into regular participants, and attract more new or returning riders to our sport'.

The Hurlingham Polo Association is governing body for Polo. Its stated aims and objectives are:

- **Aim:** To promote safe, competitive polo at all levels within the HPA framework.
- **Objectives:**
  - To further the interests of polo generally, and to support by all possible means the common interests of Affiliated Clubs and Associations.
  - To make and alter the rules of polo or to represent the United Kingdom and Ireland and other countries whose associations or clubs are affiliated to the HPA in the event of international rules of polo being universally accepted.
  - To regulate and control all matters affecting the national conduct of the game in the United Kingdom and negotiate with other polo associations all matters affecting the international conduct of the game.

## **15.10 Future demand for equestrian facilities**

### **15.10.1 Population growth**

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### **15.10.2 Participation rates**

The most recent (2019) Sport England 'Active Lives' survey shows horse riding to be one of only three traditional sports to have increased the number of participants, despite participation overall for sporting activities dropping in the same period. The survey shows that 311,200 people ride fortnightly, up from 261,800 the previous year. This equates to approximately 0.7% of the population.

### **15.10.3 Future projections**

The main limitation on local participation growth in Epsom and Ewell is a shortage of facility supply, so assuming that additional specialist provision is made locally for riding, it would be reasonable to project an increase in demand equivalent to population growth by 2032. Two population projections have been assessed:

- The ONS 2014-based population projections of 96,000 people by 2032., which represents a 20.1% increase from the mid-2018 population estimate. This is likely to increase demand for equestrian facilities by a similar amount.
- The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate. This is likely to increase demand for equestrian facilities by a similar amount.

### **15.11 Key findings on demand**

The key findings are as follows:

- In line with national trends, expressed demand for equestrian facilities in Epsom and Ewell is increasing, but is constrained by a lack of specialist facilities supply at present.
- Both population projections for Epsom and Ewell by 2032 will increase demand for equestrian facilities capacity by a similar amount.

### **15.12 The balance between equestrian facilities supply and demand**

Four criteria have been assessed to evaluate the balance between equestrian facilities supply and demand in Epsom and Ewell:

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

### **15.13 Quantity**

#### **15.13.1 Current needs**

Current equestrian facilities in Epsom and Ewell are assessed to be operating at full capacity based upon the following evaluation:

- **Expressed demand:** Both local facilities have significant waiting lists.
- **Satisfied demand:** On the evidence of the waiting lists, there is evidence of significant unmet demand in the borough.
- **Changes in supply:** Epsom Riding for the Disabled has planning consent for an indoor riding facility and Epsom Polo Club is seeking additional grazing land to enable it to increase its horse numbers.

### 15.13.2 Future needs

There is insufficient capacity to accommodate all additional future demand, based upon the following evaluation:

- **Demand increases:** Population growth at the higher projected level of 20.1% and by 2032 will increase demand for equestrian facilities by a similar figure by the end of the period. Population growth at the lower projected level of 3.8% will do likewise by the end of the period.
- **Participation trends:** National participation trends are buoyant and it is likely that this trend will continue in the future.
- **Additional needs:** Based upon the above, there will need to be an increase in equestrian facilities capacity in Epsom and Ewell by 2032.

## 15.14 Quality

### 15.14.1 Current quality

Most aspects of the equestrian facilities in Epsom and Ewell are good quality, although general access at the Riding for the Disabled centre is problematic.

### 15.14.2 Future quality

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

## 15.15 Accessibility

### 15.15.1 Current accessibility

All of the population is within 20-minutes' drive of at least one equestrian facility.

### 15.15.2 Future accessibility

The current facilities are geographically well-located to serve boroughwide needs. There is also a good network of provision in surrounding areas.

## 15.16 Availability

### 15.16.1 Current availability

Both local facilities have fees that are set at reasonable rates, but the main availability issues are caused by the excess of demand over facilities supply.

### 15.16.2 Future availability

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

## 15.17 The options for securing additional equestrian facilities

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

### 15.17.1 Protect

Protecting the existing equestrian facilities through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### 15.17.2 Provide

There is demand for additional equestrian facilities capacity in Epsom and Ewell by 2032. This will be provided in large part by the proposed indoor facilities at the Riding for the Disabled centre and the provision of additional grazing land for Epsom Polo Club/the Equus Centre.

### 15.17.3 Enhance

Enhancing existing equestrian facilities through regular maintenance and improvements.

## 15.18 Action Plan

The table below sets out the action plan for equestrian facilities to guide the implementation of the Assessment.

<b>Issues</b>	<b>Action</b>	<b>Lead</b>	<b>Partners</b>	<b>Resources</b>	<b>Priority</b>
Protection of existing equestrian facilities.	Include a policy in the Local Plan to protect the existing equestrian facilities.	EEBC	-	-	High
Additional equestrian facilities capacity.	Support the provision of: <ul style="list-style-type: none"><li>• Indoor facilities at the Riding for the Disabled centre</li><li>• Additional grazing land for Epsom Polo Club/the Equus Centre</li></ul>	Riding for the Disabled Epsom Polo Club	-	To be confirmed	High
Maintenance of existing equestrian facilities.	Maintain existing equestrian	Facility providers	-	-	Medium

## 16 POLICIES AND RECOMMENDATIONS

### 16.1 Introduction

This section contains policies and recommendations for the protection, enhancement and provision of sports facilities in Epsom and Ewell borough.

### 16.2 Policy context

The recommendations made in the context of the National Planning Policy Framework (NPPF), which stipulates that existing sports facilities, should not be built upon unless:

- An assessment has taken place which has clearly shown the facility to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

### 16.3 Protect

#### 16.3.1 Recommendation 1: Safeguarding existing provision

The Epsom and Ewell Sports Facilities Assessment (SFA) comprises a robust and evidence-based assessment of current and future needs for sports facilities in the borough. The Assessment has identified a need for all current facilities to be retained, on the basis of the specific identified roles that each can play in delivering the needs of sport in the borough both now and in the future. It is therefore recommended that existing planning policies continue to support the retention of all sites, based upon the evidence in the SFA.

#### 16.3.2 Recommendation 2: Community access to education sports facilities

A significant proportion of some types of sports facility in Epsom and Ewell are located on school sites. None of these facilities are subject to formal Community Use Agreements and external use could, therefore in theory be withdrawn at any time. Some education sports facilities have no community use at all at present, which does not optimise the use of public resources. Furthermore, the management arrangements for many school sports facilities with external use are not conducive to maximising that use. It is therefore recommended that:

- Efforts are made to secure formal Community Use Agreements at existing education sports facilities.
- Community Use Agreements become a standard condition of planning consent at all new education sports facilities, along with a design and specification that is consistent with maximising school and community use.

- Community Use Agreements become a standard condition of receiving funding from developer contributions to improve or enhance the capacity of existing sports facilities on education sites, to meet the additional demand arising from housing developments.
- Support be offered to schools with their community use management arrangements.

## **16.4 Enhance**

### **16.4.1 Recommendation 3: Capacity improvements**

Some of the current and future demand for sports facilities in Epsom and Ewell can be accommodated through enhancements to existing facilities. Improvements to playing surfaces to increase carrying capacity, provision of floodlights for some outdoor facilities, extended and reconfigured changing facilities to cater for simultaneous adult/junior and male/female usage will all facilitate extra usage at existing sites. It is recommended that the site-specific action plan in the Epsom and Ewell SFA be used as the basis for prioritising facilities enhancements that will help to alleviate the current identified and future projected deficits.

### **16.4.2 Recommendation 4: Developer contributions (enhancements)**

Some of the additional demand arising from the proposed housing development and the related population growth in Epsom and Ewell, can be accommodated through enhancements to existing sports facilities. It is therefore recommended that:

- The action plan in the Epsom and Ewell SFA be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments.
- An appropriate level of financial contributions should then be sought under Section 106 or CIL arrangements, using Sport England's Sports Facility Calculator tool, to cover the capital and revenue implications of the enhancements.

## **16.5 Provide**

### **16.5.1 Recommendation 6: New sports facilities**

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

Whilst spare capacity in most types of sports facility can meet current and future needs to 2032, specific shortfalls identified in the Epsom and Ewell SFA by an evidence-based needs assessment based upon the above projections, that would best be met through new provision include:

<b>Facility type</b>	<b>Current surplus or deficit</b>	<b>Additional needs based on 2014-based projections</b>	<b>Additional needs based on 2018-based projections</b>
Sports halls	Small shortfall in current capacity	1.12 four-badminton court-sized sports halls with full community access	0.21 four-badminton court-sized sports halls with full community access
Swimming pools	Small shortfall in current capacity	166.2 sq.m of pool space, equivalent to 0.78 of a 25m x 6-lane pool with full community access	30.9 sq.m of pool space, equivalent to 0.15 of a 25m x 6-lane pool with full community access
Health and fitness	Spare capacity equivalent to 115 equipment stations	238 fitness stations	120 fitness stations met by current spare capacity
Squash courts	Limited spare capacity	2 courts	Additional needs met by current spare capacity
Indoor tennis courts	Limited spare capacity	Additional needs met by current spare capacity	Additional needs met by current spare capacity
Outdoor tennis courts	Limited spare capacity	Additional needs met by current spare capacity	Additional needs met by current spare capacity
Indoor bowls	Spare capacity	1.07 indoor rinks met by current spare capacity	0.2 indoor rinks met by current spare capacity
Outdoor bowls	Spare capacity	Additional needs met by current spare capacity	Additional needs met by current spare capacity
Indoor netball	Additional capacity needed	Extra sports hall space	Extra sports hall space
Outdoor netball	Additional capacity needed	Extra court space	Extra court space
Athletics tracks	<ul style="list-style-type: none"> <li>• Resurface track</li> <li>• Upgrade changing</li> <li>• Provide compliant throwing cage and steeplechase water jump</li> </ul>	No additional needs once existing improvements are made	No additional needs once existing improvements are made
Gymnastics facilities	Additional capacity needed	Extra sports hall space	Extra sports hall space
MUGAs, skateparks and outdoor gyms	Spare capacity	Additional needs met by current spare capacity	Additional needs met by current spare capacity
Equestrian facilities	<ul style="list-style-type: none"> <li>• Indoor facilities at the Riding for the Disabled centre</li> <li>• Additional grazing land for Epsom Polo Club/the Equus Centre</li> </ul>	No additional needs once existing improvements are made	No additional needs once existing improvements are made

It is recommended that Epsom and Ewell Borough Council should play an active role in encouraging the provision of these facilities, in conjunction with other local stakeholders.

### 16.5.2 Recommendation 7: Developer contributions (new provision)

Some of the additional demand arising from the proposed housing development in Epsom and Ewell, can be accommodated through the provision of new sports facilities. It is therefore recommended that:

- The action plan in the Epsom and Ewell SFA be used as the basis for determining new facility provision that demonstrably relates to the scale and location of specific developments.
- An appropriate level of financial contributions should then be sought under Section 106 or CIL arrangements, using Sport England's Sports Facility Calculator tool, to cover the capital and revenue implications of providing the facilities.

# 17 IMPLEMENTING AND REVIEWING THE ASSESSMENT

## 17.1 Introduction

This section identifies the applications of the Epsom and Ewell Sports Facilities Assessment (SFA) and the mechanisms for reviewing it to ensure that it remains robust and up-to-date.

## 17.2 Assessment implementation

The success of the SFA will be determined by how it is used. While the use of the SFA should be led by Epsom and Ewell Borough Council, its application and delivery will also be the responsibility of the other key local stakeholders including:

- **Epsom and Ewell Borough Council:** The Council provides the borough's main leisure centre at the Rainbow Leisure Centre in Epsom. The facilities are managed by Better, the Council's appointed leisure contractor.
- **Schools:** State and private secondary schools are major sports facilities providers in the borough, although not all provision is fully community accessible.
- **Sports clubs:** Voluntary sector sports clubs provide and run a range of mostly smaller facilities.
- **Commercial providers:** The commercial sector has a significant presence in Epsom and Ewell. Several of the major fitness companies including David Lloyd, Pure Gym and Sports Direct have venues in the borough. The prestigious Royal Automobile Club is based at Woodcote Park.

## 17.3 Assessment applications

The SFA has a number of applications:

### 17.3.1 Sports development planning

The SFA can be applied to help:

- Highlight, justify and make the case for sports development activities with particular sports, groups and clubs and in particular areas.
- Identify current and future trends and changes in the demand for individual sports and how they are played.
- Inform the work, strategies and plans of sporting organisations active in the area.
- Advocate the need to work with specific educational establishments to secure community use of their site(s).

- Develop and/or enhance school club links by making the best use of school sites where they have spare capacity and are well located to meet demand.

### 17.3.2 Planning policy

The SFA can be applied to help:

- Develop new, and review the effectiveness of existing, local planning policy (e.g. Local and Neighbourhood Plans) in line with the National Planning Policy Framework (NPPF).
- The implementation of local planning policy to meet the needs of the community in line with the NPPF.

### 17.3.3 Planning applications

The SFA can be applied to help:

- Inform the development of planning applications which affect existing and/or proposed new sports facilities provision.
- Inform pre-application discussions to ensure any subsequent planning applications maximise their benefit to sport and are developed in line with national and local planning policy.
- Sports clubs and other organisations provide the strategic need for development proposals thereby potentially adding support to their application(s) and saving them resources in developing such evidence.
- Epsom and Ewell Borough Council to assess planning applications affecting existing and/or proposed new playing sports facilities provision in line with national and local planning policy.
- Sport England and other parties respond to relevant planning application consultations.

The SFA can also be applied to help Epsom and Ewell Borough Council to meet other relevant requirements of the NPPF including:

- Taking account of and supporting local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- Delivering the social, recreational, cultural facilities and services the community needs.
- Planning positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the framework.
- Working with public health leads and health organisations to understand and take account of the health status and needs of the local population, including expected future changes, and any information about relevant barriers to improving health and well-being.

### 17.3.4 Community Infrastructure Levy (CIL)

The SFA can be applied to help:

- Advocate the need for sports facilities provision to be taken into account when the local authority is developing and/or reviewing an approach to the CIL (Charging Schedule and Infrastructure Delivery Plan) and the wider benefits of doing so (e.g. improving health and wellbeing).
- Provide prioritised infrastructure requirements for sports facilities provision including deliverable sport, area and site-specific projects with costings (where known).

### 17.3.5 Funding bids

The SFA can be applied to help:

- Provide the evidence base and strategic need to support funding bids by a range of parties to a variety of potential funding sources.
- Inform potential bidders of the likely strategic need for their project.

### 17.3.6 Facility and asset management

The SFA can be applied to help:

- Ensure a strategic approach is taken to the provision and management of sports facilities.
- Inform the current management, strategies and plans of sports facility providers e.g. local authorities (within the study area and neighbouring areas), leisure trusts and educational establishments.
- Share knowledge of how sites are managed and maintained, the lessons learnt and good practice.
- Highlight the potential of asset transfers and ensure any proposed are beneficial to all parties.
- Provide additional protection for particular sites over and above planning policy, for example through deeds of dedication.
- Resolve issues around security of tenure.

### 17.3.7 Public health

The SFA can be applied to help:

- Understand how the community currently participates in sport, the need for sports facilities and how this may evolve.

- Raise awareness of and tackle any barriers to people maintaining and increasing their participation.
- Highlight and address any inequalities of access to provision within the study area.
- Provide evidence to help support wider health and well-being initiatives.

### 17.3.8 Co-ordinating resources and investment

The SFA can be applied to help:

- Raise awareness of the current resources and investment (revenue and capital) going into the management, maintenance and improvement of sports facilities provision.
- Co-ordinate the current and any future resources and investment to ensure the maximum benefit to sport and that value for money is secured.
- Ensure the current and any future resources and investment are complimentary and do not result in their inefficient use.

### 17.3.9 Capital programmes

The SFA can be applied to help:

- Provide the evidence base to justify the protection and investment in sports facilities provision.
- Influence the development and implementation of relevant capital programmes (e.g. school refurbishment and new build programmes).

## 17.4 **Monitoring delivery**

A process should be put in place to ensure regular monitoring of how the recommendations and action plan are being delivered. This monitoring should be led by Epsom and Ewell Borough Council and supported by all members of, and reported back to, the steering group. Understanding and learning lessons from how the SFA has been applied should also form a key component of monitoring its delivery.

## 17.5 **Keeping the Assessment robust and up-to-date**

Along with ensuring that the SFA is used and applied, a process should be put in place to keep it robust and up to date. This will expand the life of the SFA providing people with the confidence to continue to both use it and attach significant value and weight to its key findings and issues, along with its recommendations and actions. Sport England advocates that the SFA should be reviewed on an annual basis from the date it is formally signed off by the steering group. This will help to maintain the momentum and commitment built up when developing the SFA. Taking into account the time to develop the SFA this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.

The annual review should highlight:

- How the delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others).
- How the SFA has been applied and the lessons learnt.
- Any changes to particularly important facilities and/or sites in the area (e.g. the most used or high-quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues.
- Any development of a specific sport or particular format of a sport.
- Any new or emerging issues and opportunities.

### **17.6 Assessment implementation**

To support the delivery of the actions in all the facility-specific chapters, Epsom and Ewell Borough Council in consultation with stakeholders should prepare a short-term action plan identifying priorities and actions for year one of the Assessment delivery. The action plans in the SFA provide a long list of prioritised actions, but many will not be applicable, appropriate or manageable to deliver initially.