

EXECUTIVE SUMMARY

This Supplementary Report has been developed to update the needs assessment undertaken in 2012, to inform and guide the facility mix for the new Hythe Leisure Centre.

The 2016 population of the District is 110,700, and will increase to 117,200 by 2031 (Source: KCC Housing Led Forecast (Oct 2015) Strategic Business Development & Intelligence, Kent County Council). The growth in population further supports the case for a new pool in Hythe, as increased population will result in increased demand for community facilities, swimming pools amongst them.

SUPPLY AND DEMAND ASSESSMENT

FACILITY TYPE	2016 FACILITY NEED	2031 FACILITY NEED	COMMENTARY	IMPACT FOR FACILITY MIX AT THE NEW HYTHE LEISURE CENTRE
SPORTS HALLS	Over supply of 7.83 badminton courts	Additional 1.74 badminton courts	Future demand for badminton courts can be met by existing supply	No need to include a 4 court sports hall in the new facility. Inclusion of a multipurpose hall space (equivalent to 2 badminton courts, but not sports hall height) would be beneficial to accommodate a range of sports and physical activity
SWIMMING POOLS	Under supply of water space of -334.54 sq m	67 sq m	Need to provide more water space by 2031; opportunity in new Hythe Leisure Centre to start addressing the identified under supply.	Developing a new 6 lane x 25m pool (300 sqm) plus a 4 lane x 17m learner pool (136 sqm) will result in more community accessible water space than currently provided in Hythe at 436 sqm, and would reduce the identified under-supply to 276.35 sqm.
HEALTH AND FITNESS	Under-supply of -166 pay and play fitness stations	Additional 25 pay and play fitness stations needed(total - 191)	Need to increase supply of pay and play fitness stations; opportunity in new Hythe Leisure Centre to start addressing the identified under supply.	Development of 100 station fitness suite will address some of identified under-supply, and contribute to the facility's overall sustainability.

The updated research in this report supports the recommended location of the new leisure centre. It also supports development of the proposed facility mix for the ARC as set out on p6 of this report. The studio included in the facility mix should be the equivalent of 2 court badminton court size, possibly capable of being sub-divisible; this will be a multi-purpose hall space, capable of accommodating a wide range of sport and physical activity e.g badminton, yoga, pilates, aerobics, spinning, stretch classes, circuit training, children's gymnastics, etc, etc.

NEW HYTHE LEISURE CENTRE - SUPPLEMENTARY REPORT

This report summarises the re-assessment of need for the new Hythe Leisure Centre, to inform and finalise the specification for the new facility. The report focusses on:

- **Current and Future population in the District**
- **Assessment of Need (updated for sports halls, pools and fitness suites)**
- **Provision of commentary on the Council’s proposed facility mix**

POPULATION UPDATE

Folkestone and Hythe together account for well over half of Shepway’s population, given that the majority of the Shepway population live in these two towns.

The 2016 population of the District is 110,700 (Source: KCC Housing Led Forecast (Oct 2015)). Strategic Business Development & Intelligence, Kent County Council. Using the same population data source, the District’s population will increase to 117,200 by 2031, which is the period covered by the Emerging Local Plan. From 2016 to 2031 there will therefore be a population increase of 6,500. The growth in population further supports the case for a new pool in Hythe, as increased population will result in increased demand for community facilities, swimming pools amongst them.

ASSESSMENT OF NEED

SPORTS HALLS

There are 11 sports halls in Shepway District, across 8 different sites.

Table 1: Sports Halls in Shepway

FACILITY NAME	SUPPLY OF TOTAL SPORTS HALL SPACE IN COURTS	DATE BUILT	REFURBISHED
BROCKHILL PARK PERFORMING ARTS COLLEGE	4	1987	2000
FOLKESTONE ACADEMY MAIN HALL 1 & MAIN HALL 2	4 + 4	2007 and 1955	
FOLKESTONE SPORTS CENTRE	8	1972	2012
HAWKINGE COMMUNITY CENTRE MAIN HALL & ACTIVITY HALL	3	2003	
PENT VALLEY LEISURE CENTRE	4	2005	
THE HARVEY GRAMMAR SCHOOL MAIN HALL & ACTIVITY HALL (1 COURT SIZE)	4	1996 and 1912	1999 (Activity Hall)
THE MARSH ACADEMY LEISURE CENTRE	2	2001	
THREE HILLS SPORTS CENTRE	6	2015	
TOTAL COURTS	40		

N.B All data in Table 1 is taken from the Sport England 2016 National Facility Planning Model (FPM) Run report, except that relating to Three Hills Sports Centre; this is a new facility and was not included in the Sport England modelling, but has been included in the updated supply and demand analysis. Where there is a strategic size sports hall ie 3 badminton courts +, Sport England also include in the FPM supply data any other

small halls on that site; this explains why the one court activity hall at Harvey Grammar School is included in the overall total supply of courts.

The majority of indoor sports facilities are provided on school sites across Shepway.

The 2016 Facility Planning Model report (Source: Sport England; Facility Planning Model (FPM) report calculated on a population of circa 210k) highlights the following:

- There are a total of 40 courts in the district, 31.49 of which are available for community use (based on opening hours etc)
- There is demand for 8,596 visits per week in the peak period (vpwpp)
- Shepway provides 3.64 sports halls per 10,000 population, which is a level lower than the national average
- Based on a population of 110,937 (2016) there is demand in the district for 6,478 vpwpp
- This equates to 29.66 courts
- There is therefore a slight over supply of courts against demand of 1.83
- Unmet demand equates to 2.99 courts; the areas of highest unmet demand are in Hythe, Folkestone and New Romney
- 89.9% of demand for sports halls is satisfied in the District
- 79.11% of all visits to sports halls in the district are by car
- 95.80% of all demand for sports halls is retained in the District
- Only 246 visits to sports halls per week, or 4.2% are exported from the District
- 651 visits per week to sports halls, equating to 10.10% of all demand in the District cannot be met in Shepway. The majority of this is because people (95.24 of the unmet demand) do not live within the catchment of an existing sports hall.
- 22.10% of the District's residents do not have access to a car; this is lower than the national but higher than the regional, average. This suggests that some users of sports halls will depend on public transport and/or walking to access facilities, alongside those travelling by car.

There are actually 11 sports halls in the District as the new Three Hills Sports Centre opened in 2015 (This facility is not included in the FPM run given it was not included on the Active Places website from which FPM data is drawn This is also why there is no used capacity figure for this facility). Three Hills Sports Centre provides a further 6 courts, which are available for pay and play community bookings, as well as clubs and events. This means the supply of sports hall provision increases above demand to 7.83 ie an over-supply nearly the equivalent of two 4 badminton court sports halls.

69.9% of all available court capacity (of the 10 sports halls identified in the FPM) is used in the District. The FPM has identified the following used capacity figures for the respective sites within Shepway:

- Brockhill Park Performing Arts College – 94%
- Folkestone Academy – 41%
- Folkestone Sports Centre – 76%
- Hawkinge Community Centre – 86%
- Pent Valley Leisure Centre - 50%
- The Harvey Grammar School – 50%
- The Marsh Academy Leisure Centre – 100%

The FPM highlights the fact that four of the sites are forecast as being very busy or even full as they are estimated at having used capacity figures of 100%, 94%, 86% and 76% respectively in the weekly peak periods. These sites are likely to have potentially limited opportunities for increased levels of community use.

The three other sites, have much lower levels of used capacity and there may well be opportunities to increase community access and usage of these sites.

The FPM suggests that circa 93% of the current used capacity is from users retained in the district – a total of 5,580 visits per week in the peak period.

SPORTS FACILITIES CALCULATOR (SFC) TOOLKIT

The SFC toolkit has been developed by Sport England to help local planning authorities quantify how much additional demand for the key community sports facilities (swimming pools, sports halls and synthetic turf pitches), is generated by populations of new growth, development and regeneration areas. The SFC is designed to be used to estimate the facility needs of discrete populations, created by a new community of a residential development.

It considers the demand for facilities and does not take into account any existing supply of facilities, so it cannot show us the supply/demand balance on its own. Nevertheless, it can be a useful tool, as it uses information on who uses facilities and applies this to the actual population profile of the local area. This ensures that the calculation is sensitive to the needs of the people who live there. The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits each week. For swimming pools, it uses square metres of water, lanes and 25m, four lanes pool units.

Based on a population increase of 6,500, there will be a need in the District for a further 1.74 badminton courts by 2031, to cater for the additional 380 vpwp as a result of population growth. Given there is currently an over-supply of 7.83 badminton courts, this future demand can be accommodated in existing facility provision. Although this future need reduces the over-supply to 6.09 badminton courts (7.83-1.74), the existing supply of badminton courts can accommodate future demand. Therefore, there is no need to develop additional community accessible sports halls in the District at this time.

SWIMMING POOLS

The audit of swimming pool provision Table 2 below demonstrates there are three main pools within Shepway District. There is a fourth pool at Sir John Moore Barracks, but this has been excluded from the audit as it is Ministry of Defence property with no community use. One of the pools is in Shepway District Council's ownership (Hythe Swimming Pool) the second, Folkestone Sports Centre is managed by a charitable organisation and the third, Bannantynes is in private ownership. Hythe Swimming Pool and Folkestone Sports Centre also have teaching pools.

Table 2: Swimming Pools in Shepway – Existing

	TYPE	AREA M ²	YEAR BUILT	YEAR REFURBISHED
BANNANTYNES HEALTH CLUB	Main Pool	160	2004	-
FOLKESTONE SPORTS CENTRE	Main Pool	313	1972	2007
FOLKESTONE SPORTS CENTRE	Learner Pool	94	1972	2007

HYTHE SWIMMING POOL	Main Pool	275	1974	1996
HYTHE SWIMMING POOL	Learner Pool	36	1974	1996

The 2016 Facility Planning Model report (Source: Sport England; Facility Planning Model (FPM) report calculated on a population of circa 210k) highlights the following:

- There are a total of 5 swimming pools in the district, on 3 separate sites.
- Existing swimming pools equate to 877 sqm of water space; this reduces to 809 sqm of water space when community accessibility is factored in.
- Based on a population of 110,937 (2016) there is demand in the district for 6,888 vpwpp, or 1,143.14 sqm of water space
- 7.91 sqm of water space per 1000 population is provided in Shepway; this is lower than the English and South East average, and all surrounding districts
- Shepway provides the equivalent of 7,011 visits per week in the peak period (vpwpp) in terms of water space.
- 1,328 vpwpp (19.30% of demand) are not currently met because the majority of these people live outside the catchment area of an existing pool (99.9%). Unmet demand equates to 220 sqm of water space.
- There is therefore an under-supply of water space of – 334.54 against demand for 1,143.14 sqm
- Only 8.70% of all demand for swimming is exported from the District, the equivalent of 485 visits per week
- 5,560 swimming vpwpp are met in the District, which equates to 80.7%; this is however lower than the national and regional averages, and the levels being satisfied in the three neighbouring authorities
- Of the demand satisfied, 80.27% of visits are made by car
- 5,075 of those demanded at peak periods are retained in the District, which equates to 91.30%
- 22.10% of the District's residents do not have access to a car this is lower than the national but higher than the regional, average. This suggests that some users of swimming pools will depend on public transport and/or walking to access facilities, alongside those travelling by car.

77.6% of all available swimming pool capacity is used in the District. The FPM has identified the following used capacity figures for the respective sites within Shepway:

- Bannatynes Health Club (Folkestone) – 56%
- Folkestone Sports Centre – 96%
- Hythe Swimming Pool – 61%

The FPM highlights the fact that one of the three sites is forecast as being very busy or even full as it is estimated at having used capacity figures of 96% in the weekly peak periods. This site is likely to have potentially limited opportunities for increased levels of community use.

The two other sites, have much lower levels of used capacity and there may well be opportunities to increase community access and usage of these sites.

The FPM suggests that circa 80.7% of the current used capacity is from users retained in the district – a total of 5,560 visits per week in the peak period.

It is clear that the current under-supply of swimming pools in the District, is likely to increase with the population growth predicted.

SPORTS FACILITIES CALCULATOR (SFC) TOOLKIT

Based on a population increase of 6,500, there will be a need in the District for a further 67 sqm of water space, equivalent to 1.26 lanes, or 0.32 of a 4 lane x 25m pool by 2031, to cater for the additional 404 vpwpp as a result of population growth. Given there is currently an under-supply of -334.35 sqm of water space, under-supply will increase to -401.35 sqm of water space.

The proposal to replace the existing Hythe Swimming Pool with a larger facility will see the existing sqm provided (311 sqm (main and learner pool) increase. A new 6 lane x 25m pool provides 300 sqm of water space. A new 4 lane x 20m learner pool would provide 160 sqm of water space. Together this would equate to 460 sqm, which is an increase of 149 sqm on existing provision, and reduces the identified under-supply of water space to 252.35 sqm.

However, the ASA now recommends a 4 lane x 17m learner pool, as opposed to 20m, equating to 136 sqm. This is significantly larger than the existing learner pool at Hythe Swimming Pool. Developing a new 6 lane x 25m pool (300 sqm) plus a 4 lane x 17m learner pool (136 sqm) would still result in more community accessible water space than currently provided in Hythe at 436 sqm, and would reduce the identified under-supply to 276.35 sqm.

HEALTH AND FITNESS

Based on Appendices 1 and 2 there is a current under-supply of – 166 pay and play fitness stations (Appendix 1, and by 2031, -191 pay and play fitness stations (Appendix 2). A significant amount of existing fitness provision is not community accessible and will require a membership prior to use.

There is clearly a need for additional fitness stations (pay and play) facilities in Hythe, given the population and participation demands. We would suggest that any new Hythe Swimming Pool should be looking to accommodate a significant level of this current under-supply eg 100 stations, given that a larger fitness suite will also make the new facility more financially viable, and sustainable in revenue terms.

COMMENTARY ON SDC'S PROPOSED FACILITY MIX FOR THE NEW HYTHE LEISURE CENTRE

SDC's proposed facility mix for the new Hythe Leisure Centre is:

- 1 x 25m x 6 lane competition equipped swim pool with spectator seating
- 100 station fitness gym overlooking pools with own changing facilities
- Café/Vending and seating area
- 1 x 4 lane x 20m teaching pool separated from sight and acoustically from the main pool, and visible from the café seating area.
- Studio space
- Staff changing facilities
- Swim village changing
- Sports fixtures/fittings/equipment throughout building
- Staff Management/admin suite

- Adequate storage for all activity areas
- First aid room

Based on the findings of the above updated assessment of need, this facility mix is supported. Given the difference between the ASA's recommended learner pool scale and that in the original 2012 report, SDC could decide to develop a 17m x 4 lane learner pool; this will still represent a significant increase in water space from the current learner pool, and therefore contribute to meeting the identified under-supply in water space in the District.

The 2012 report recommended 150 spectator seats for the main pool and 30 for the learner pool. Moveable floors were also recommended in 2012.

As facility designs and trends have changed since 2012, it would now be appropriate to consider a moveable floor in the learner pool, and an area where seats could be provided for parents watching their children learn to swim, as opposed to fixed spectator seating. For the main pool some fixed spectator seating should be provided eg 50-60 seats, but given this is not a county-level competition pool, the scale of galas held will require some fixed and some temporary seating. A space provided for temporary seating could be used for other income generating activities eg additional café seating, when not required for a swimming event.

The addition of a moveable floor in the learner pool would provide significantly increased flexibility to programme a range of water based classes, activities and lessons; a moveable floor enables water space to be programmed for different activities simultaneously because the depth of the water can be changed. So for example it is possible to provide for both school swimming lessons, and toddler learn to swim (shallow depth required), or women's aquaerobics (shallow depth required) and ladies' only swimming at the same time. Moveable floors can also facilitate improved access for those in wheelchairs or with a disability. Programming more than one activity at a time enables increased income generation. Importantly, if a moveable floor is in the learner pool, this means the main pool can be retained for lane/fitness swimming, use by clubs for training, and public swimming sessions, with the majority of classes held in the learner pool. This enables lane swimming to be available at all times, and increases the amount of public sessions in the main pool, because classes can be programmed in the smaller water space.

The operational impact of including a moveable floor is as follows:

- There is a need to allow time to move the floor into the required position; pool programming needs to be planned to utilise the floor in position to its maximum eg classes requiring a shallow depth back to back etc so that minimum time is spent in moving the floor during opening times
- There is a need for regular checks and maintenance, and of course the need to ensure safe use of the moveable floor; this can be accommodated into regular staff routines

External requirements for the facility are as follows:

- **Car parking. Capacity to be in accordance with location, good practice and current standards**
- **Coach parking and drop off zone, including provision for chemical delivery lorries**

The new Hythe Swimming Pool facility mix would benefit the local community if a multi-purpose hall space was included, approx. 2 court size (not necessarily of sports hall height). Whilst this would enable badminton to be played, equally a range of other activities could also take place in the space. This space could

also be used as two studio spaces, if a folding wall was provided in the middle of the multipurpose hall space.

There is a current over-supply of formal badminton courts of 7.83 (6.09 by 2031), so providing a further two court spaces would increase over supply to circa 9.83 badminton courts (8.09 by 2031).

The provision of informal, multi-purpose hall space fits with the new Sport England Strategy, which focusses on increasing participation and using a range of spaces for sport and physical activity, even if these spaces are not actual formal sports facilities. The two court equivalent multi-purpose hall could be used for a wide range of sport and physical activity e.g badminton, yoga, pilates, aerobics, spinning, stretch classes, circuit training, children's gymnastics, etc, etc.