

Examination of the Tunbridge Wells Borough Local Plan

Tunbridge Wells Borough Council Note Requested by the Inspector

**Local Plan Examination Note for
Inspector in response to Action Point 13
regarding Policy AL/RTW19 (Land at
Hawkenbury) and AL/RTW 22 (Land at
Bayham West)**

Document Reference: TWLP/092

Date: 21 September 2022



Contents

1.0	Introduction	3
2.0	Further detail of the proposed project	3
3.0	High Level Costings	5
4.0	Access and road widening	6
5.0	Parking Requirements.....	8
6.0	Interrelationship between site AL/RTW 19, AL/RTW 20, AL/RTW21 and AL/RTW 22...9	
7.0	Summary.....	9
8.0	Policy AL/RTW 22 - Land at Bayham Sports Field West.....	10
	Appendix 1: Hawkenbury Football Centre of Excellence – Business Case Report – March 2019 V7	13
	Appendix 2: Indicative timeline for delivery of Hawkenbury Sports Hub	64
	Appendix 3 – Indicative access plan including road widening.....	73
	Appendix 4 – Suggested amended policy wording	75
	Policy AL/RTW 19	75
	Appendix 5 – Suggested amended wording for Policy AL/RTW 22 – Land at Bayham Sports Field West.....	77

1.0 Introduction

- 1.1 During the Hearing Sessions on the Tunbridge Wells Borough Local Plan, the Inspector asked the Council to prepare a number of Notes on “Action Points”, essentially to clarify its position on certain matters that were discussed.
- 1.2 This Note relates to Action Point 13 relating to Policy AL/RTW 19: Land at Hawkenbury and AL/RTW 22: Land at Bayham West. It follows the hearing session for Matter 7, Issue 1 – Site Allocations – Royal Tunbridge Wells on Tuesday 21st June, at which the Inspector asked for the Council to provide some additional information in regard to allocation Policy AL/RTW 19 – Land at Hawkenbury, for a new ‘Sports Hub’. This followed on from the discussion at the Hearing session and related to a number of issues for which the Inspector requested further clarification including the following;
- a. Further detail of the proposed project – in relation to the high-level proposals for the site to include pitch configurations, parking, deliverability, financing, and how the facility can be operated.
 - b. High level costings of the project.
 - c. Transport and highways details – primarily in relation to the access arrangements and any required road widening to facilitate the scheme.
 - d. Parking – details of on-site and any off-site parking requirements
- 1.3 Each of these issues are set out in more detail below in the following sections.

2.0 Further detail of the proposed project

- 2.1 As referred to at the Hearing Sessions and as set out within the [Councils Hearing Statement – TWLP 037](#), the ‘Sports Hub’ approach is set out within the Local Plan and is a corporate aspiration set out within [Tunbridge Wells Borough Councils 5 Year Plan 2017-2022](#). The 5 Year Plan lists ‘*Eight Big Projects*’ and includes

reference to '*Creating new sports facilities across the borough - Residents value the provision of facilities and activities that promote health and wellbeing, and access to these activities adds to the quality of life experienced in the borough. There is a high take-up of sports club activities across the borough, and the local football and rugby clubs have both had considerable success in recent years. Options will be investigated to provide new sports facilities so that access is improved and increased, including the possibility of a new site that can act as a focus for a variety of sporting activities and as a catalyst for greater achievement*'.

- 2.2 Of most relevance to providing detailed background to the 'Sports Hub' project is a document entitled '*Hawkenbury Football Centre of Excellence – Business Case Report – March 2017 V7*' (Appended to this note as **Appendix 1**) which was produced by 'Strategic Leisure' on behalf of the Council. This document provides the evidence base that supports the approach, the context for the strategic business case, the identification of demand and the facility mix requirements (including illustrative layouts) as well as 'next steps'.
- 2.3 Additionally, the Council has set out at **Appendix 2** to this note, an indicative estimated timeline for the delivery of the project, taking into account key milestones including the planning approval process, acquisition of the land/possible Compulsory Purchase Order process and build out programme. This has been produced by Tunbridge Wells Borough Council, in order to demonstrate not only the deliverability and timeframes for the development of the sports hub, but how it will also tie in with the availability, deliverability and timeframes for the development of the other sites which feed into the 'Sports Strategy'. This primarily relates to the allocations AL/RTW 20 – Culverden Stadium, AL/RTW 21 – Land at Colebrook Sports Field and AL/RTW 22 – Land at Bayham West.
- 2.4 The above also ties in with the Councils most up to date [housing trajectory](#) and the availability of the above sites in terms of delivery of housing over the Local Plan period. It should be noted that the sites that will be released for housing development as part of the overall strategy approach are identified to be delivered in the latter part of the Plan period. This allows time for the new sporting facility to be constructed and completed before the existing sports sites are released for

redevelopment. This will allow for the criteria within the relevant policies referred to in paragraph 2.3 above to be met – primarily relating to the following;

- *‘Planning permission shall only be granted on this site subject to planning permission having been granted for a suitable alternative sporting facility at another site;’*
- *‘Implementation of planning permission granted for the development of this site shall occur only once the provision of the alternative sporting facility is operational, or will be operational in time for the start of the following football season’*

2.5 The above approach is considered appropriate for ensuring the delivery of the site and the overall sports strategy approach which is a key corporate priority for TWBC. The documents provided at **Appendix 1 and 2** of this note provide greater clarity and information on the project which is the basis for the site allocation AL/RTW 19 – Land to the North of Hawkenbury Recreation Ground.

3.0 High Level Costings

3.1 Information in relation to the costings of the project are included within the Business Case which has been produced to support the project. These can be found at **Appendix 1** to this note.

3.2 Section 5 of **Appendix 1** details the ‘Business Case’ for the ‘Sports Hub’ project, it considers the case for a 3G Stadium Pitch, the management options for this type of pitch, indicative capital costs, whole life cycle costs, and projected income from the various elements of the proposal.

3.3 In addition to the above, as set out within paragraph 237 of the [Councils Hearing Statement – TWLP 037](#) – it is confirmed that:

‘In terms of the financing of the development, it has been confirmed by the Council’s property team that as part of the ‘Sports Strategy ‘ approach – capital receipts from the redevelopment of 3 of the sports pitches – AL/RTW 20- Land at

Culverden Stadium, AL/RTW 21 – Land at Colebrook Sports Field and AL/RTW 22- Land at Bayham Sports Field West, would provide the finance to enable the Council to implement the new sports hub at Hawkenbury – AL/RTW 19. The Council’s Director of Finance and Development has confirmed that funding will be available to deliver this’.

- 3.4 Further to the above approach, along with Section 106 contributions as required through Policy STR/RTW 1 – The Strategy for Royal Tunbridge Wells, it is anticipated that all these elements described above will fund the delivery of the Hawkenbury Football Centre of Excellence project. However should there be any shortfall in funding, the Council’s Director of Finance and Development has confirmed that the Council would seek to bridge any gap to fund the project using monies from other sources such as council reserves and/or other direct financing available to it as a Local Government Organisation such as from the Public Works Loan Board.

4.0 Access and road widening

- 4.1 At the Hearing session, the Inspector asked questions relating to the access and suitability of High Woods Lane for providing adequate access into the site. A query was also raised in regard to the current permitted scheme and the highway considerations as part of that planning application process.
- 4.2 Following the hearing sessions, TWBC has continued to liaise directly with KCC Highways relating to the commitment to providing a safe and suitable access to ensure that the site is deliverable.
- 4.3 In reference to the current permitted scheme – as set out within the Councils hearing statement – the site already benefits from planning permission (21/00300/FULL), granted in April 2021, albeit a less intensive scheme for sports pitches without the stadia currently proposed within the allocation. As part of the planning application process, comments were made by KCC Highways as part of the planning application consultation in March 2021 in relation to the extent of any road widening required at High Woods Lane and the requirement for a safety audit

of the whole length of High Woods Lane. These were referred to at the hearing session. The Case Officer who dealt with the planning application has confirmed that these issues were both dealt with through the consideration of the planning application and are addressed within the [Officers report](#).

- 4.4 In terms of the development currently proposed through Policy AL/RTW 19 – TWBC and KCC Highways have had further discussions to consider the allocation in response to the Inspector’s comments, including what further detail would be required at the planning application stage. It is accepted by both parties that in order to provide a safe and suitable access into the site, some localised road widening along High Woods Lane would need to be achieved in order to accommodate traffic movements associated with the proposed use – particularly buses and coaches. This is considered to be achievable subject to detailed design considerations at the planning application stage.
- 4.5 Additionally, the Council have confirmed that the allotments which run parallel to High Woods Lane, are within the Council’s ownership (and leased to the Hawkenbury Allotment Holders Association). Therefore, some limited road widening/re-configuration along the road frontage as necessary, can be facilitated in order to provide the appropriate carriage width and re-provision of parking (again subject to detailed design considerations at the planning application stage).
- 4.6 It is considered appropriate to provide the Inspector with comfort at the Local Plan stage that the access and road widening is achievable to ensure the suitability and deliverability of the proposed development. Consequently, the Council has included at **Appendix 3**, an indicative plan which seeks to demonstrate that the access and road widening is achievable along High Woods Lane to the access point of the site. An indicative 6m carriageway width has been proposed. These plans also illustrate how the informal parking arrangements along High Woods Lane for the allotments can be reconfigured and appropriate passing points can be achieved where necessary, subject to detailed design considerations at the planning application stage, in particular taking into account the large oak tree to the southern side of High Woods Lane just beyond the access with Cleeve Avenue, which, although not the subject of a TPO, should be retained as part of any detailed scheme design.

- 4.7 Additionally, TWBC have discussed with KCC Highways the intensity of the use proposed and the impact on the access and the local highway network, if it was to accommodate a full 3,000 seat stadium. Both parties agree, that although this is the overall aspiration of the football club to move up the football league structure and with it comes changes to pitch requirements, this would be achieved incrementally. Therefore, appropriate triggers could be added to the policy wording to refer to this and there would be opportunity to provide appropriate conditions on any permitted schemes in collaboration with KCC.
- 4.8 KCC Highways have provided some additional suggested wording to the policy to strengthen it in respect of the above considerations – this can be found at **Appendix 4** of this note.
- 4.9 In addition to the above, KCC Highways have also requested that additional wording is added to the policy to refer to a ‘Traffic Management Plan’ to be produced as part of any proposed scheme coming forward.
- 4.10 It is considered and agreed by KCC Highways, that the policy wording as amended would provide the adequate framework for the consideration of future schemes ensuring their suitability and safety in highways terms.

5.0 Parking Requirements

- 5.1 In terms parking provision, **Appendix 1** provides further detail on this at paragraphs 4.76 – 4.82. Through discussions with KCC Highways, it is acknowledged that the details of the parking provision (both on-site and off-site) should be the subject of further discussions at the detailed planning application stage, to reflect the proposals under consideration at that time. **Appendix 1** shows how the site can accommodate the scale of parking envisaged through the proposals.
- 5.2 Additionally, criteria 4 of Policy AL/RTW 19 provides the requirement for overspill parking and KCC Highways have also provided suggested amended wording in this regard as set out at **Appendix 4**.

6.0 Interrelationship between site AL/RTW 19, AL/RTW 20, AL/RTW21 and AL/RTW 22

- 6.1 It was also discussed and agreed at the hearing session on the 21 June, that the supporting text to the allocations AL/RTW 19 – Land to the North of Hawkenbury Recreation Ground, AL/RTW 20 – Land at Culverden Stadium, Culverden Down, AL/RTW 21 – Land at Colebrook Sports Field, Liptraps Lane and AL/RTW 22 – Land at Bayham Sports Field West, could benefit from greater clarification on the ‘sports strategy’ approach and the relationship between the sites which contribute to the strategy. Subject to any further consideration, new supporting text that highlights the ‘sports strategy’ approach and the relationship between the sites, will be put forward as a main modification in due course.

7.0 Summary

- 7.1 To summarise, this note provides further background to the ‘Sports Hub’ proposal, which is a corporate priority of TWBC. It provides commentary on the key issues that the Inspector raised at the hearing session on the 19 June 2022. To conclude, it is considered that:
- a. The proposal is achievable in terms of the proposed uses for the site as demonstrated through the ‘Hawkenbury Football Centre of Excellence – Business Case Report 2019’, provided in **Appendix 1**.
 - b. The proposed scheme is confirmed to be deliverable and this is further evidenced in the above Business Case Report – **Appendix 1**, as well as within the timeline for delivery provided within **Appendix 2** and the further confirmation from the Council’s Director of Finance and Development.

- c. An indicative plan has been provided at **Appendix 3**, which provides further evidence that any necessary road widening can be achieved alongside re-provided parking arrangements for the allotments.
- d. The Highways Authority has made suggested amendments to the policy wording detailed at **Appendix 4** in respect of access, road widening and the requirement for a 'Traffic Management Plan' in order to achieve safe and suitable access to the site, which would be a requirement as part of any proposals coming forward for the site.
- e. A detailed strategy for the provision of parking is set out within the Business Case Report – **Appendix 1** and would be the subject of further discussions at the detailed planning application stage, depending on the scale of the proposal and the information provided for within the 'Traffic Management Plan' to be agreed at that stage with KCC Highways.

7.2 Subject to any further consideration, new supporting text that highlights the 'sports strategy' approach and the relationship between the sites, will be put forward as a main modification in due course.

8.0 Policy AL/RTW 22 - Land at Bayham Sports Field West

- 8.1 Additionally, at the session on the 21 June, the other 'Sports Strategy' sites were discussed. The Inspector raised a question in relation to the pedestrian access to this site and the possible need for a pedestrian crossing to access the footway proposed on the southern side of Bayham Road (opposite the proposed access to the site).
- 8.2 On discussing this again with KCC Highways, it can be confirmed that an uncontrolled dropped kerb crossing point would be required to facilitate a scheme of the size proposed. The requirement for this is proposed to be added to the policy criteria of Policy AL/RTW 22, as a modification as set out in **Appendix 5** of this Action Point Note.

Appendices

Appendix 1: Hawkenbury Football Centre of Excellence – Business Case Report – March 2019 V7

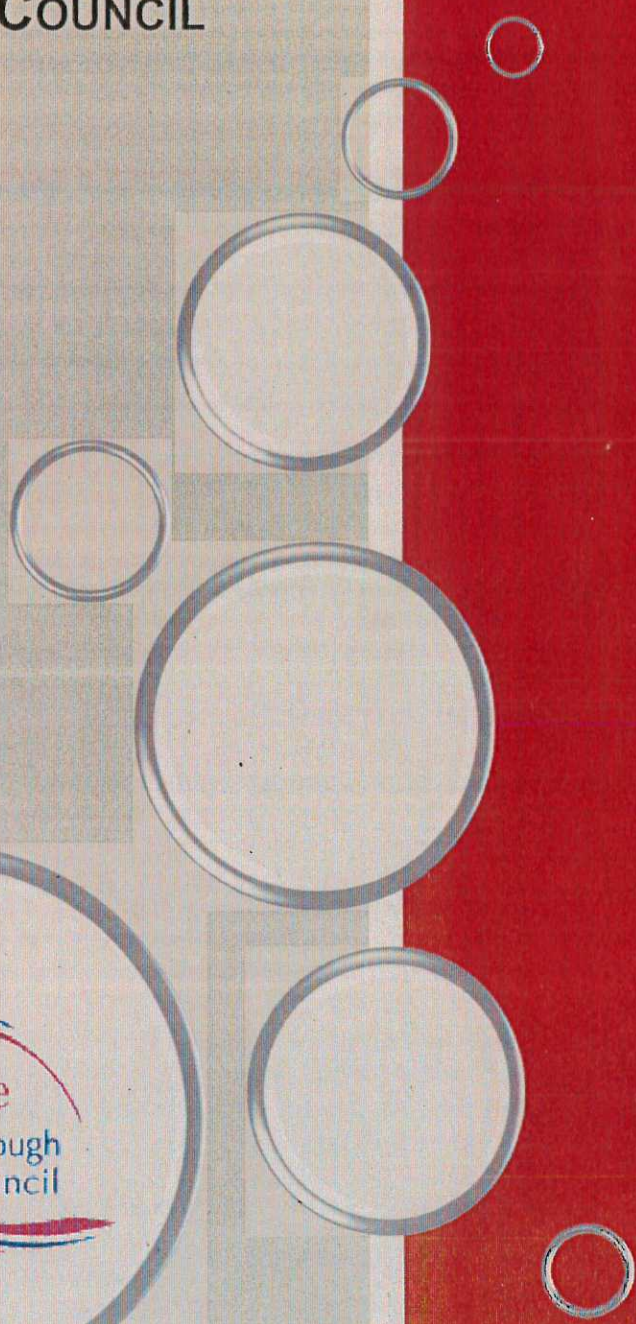
TUNBRIDGE WELLS BOROUGH COUNCIL

HAWKENBURY FOOTBALL CENTRE OF EXCELLENCE

BUSINESS CASE

REPORT

MARCH 2019 V7



CONTENTS

1. **EXECUTIVE SUMMARY**
2. **INTRODUCTION**
3. **THE CONTEXT FOR THE STRATEGIC BUSINESS CASE**
 - BACKGROUND
 - STRATEGY POLICY AND ALIGNMENT
 - NATIONAL PLANNING POLICY FRAMEWORK (NPPF) REVISED JULY 2018
 - SPORT ENGLAND (SE) – A SPORTING FUTURE FOR THE PLAYING FIELDS OF ENGLAND
 - FOOTBALL ASSOCIATION STRATEGIES
 - THE FA NATIONAL GAME STRATEGY FOR PARTICIPATION AND DEVELOPMENT 2015 -2019
 - THE NATIONAL FOOTBALL FACILITIES STRATEGY 2018 - 2028
 - THE FA NATIONAL GAME STRATEGY 2017 – 2021
 - LOCAL FOOTBALL FACILITY PLANS (LFFPs)
 - KENT REGIONAL CONTEXT
 - TUNBRIDGE WELLS BOROUGH COUNCIL CONTEXT
 - TUNBRIDGE WELLS PLAYING PITCH STRATEGY 2017 - 2020
 - TUNBRIDGE WELLS A SPORTS AND ACTIVE RECREATION STRATEGY 2016 - 2021
 - CONTEXT - SUMMARY
4. **IDENTIFICATION OF DEMAND AND THE FACILITY MIX REQUIREMENTS - HAWKENBURY FOOTBALL CENTRE OF EXCELLENCE.**
 - SITES CONSIDERED FOR DISPOSAL
 - REQUIRED PLAYING FIELD SPACE TO REPLACE DISPOSED SITES AND THE EXISTING HAWKENBURY RECREATION GROUND PLAYING FIELD
 - CONSULTATION KENT COUNTY FOOTBALL ASSOCIATION
 - CONSULTATION TUNBRIDGE WELLS FOOTBALL CLUB
 - 3G FOOTBALL TURF PROVISION
 - POPULATION WITHIN 10 MINUTE DRIVE TIME OF HAWKENBURY RECREATION GROUND
 - FA SMALL SIDED GAME RESEARCH 2018
 - SUMMARY OF FACILITIES REQUIRED
 - PARKING
 - CONCLUSION
5. **BUSINESS CASE**
 - 3G STADIUM PITCH
 - MANAGEMENT OPTIONS FOR 3G STADIA PITCH
 - INDICATIVE CAPITAL COSTS
 - WHOLE LIFE CYCLE COSTS
 - PROJECTED INCOME COMMUNITY 3G FTP, NATURAL GRASS PITCHES AND FITNESS FACILITY
 - INDICATIVE INCOME COMMUNITY NATURAL GRASS PITCHES
 - NON-MONETARY OBJECTIVES - EVALUATION
 - SENSITIVITY ANALYSIS
 - ASSESSMENT OF RISK
 - CONCLUSION
6. **OPERATIONAL MANAGEMENT OPTIONS**
 - DISCLAIMER

APPENDICES

1. A SPORTING FUTURE FOR THE PLAYING FIELDS OF ENGLAND – SPORT ENGLAND
2. TWBC ACQUISITION OF DESIGNATED LAND FOR RECREATION PURPOSES (V4 AUGUST 2017)
3. SPORT ENGLAND EQUIVALENT QUALITY ASSESSMENT OF NATURAL TURF PITCHES BRIEFING NOTE
4. FOOTBALL ASSOCIATION 2018 STEP 3 GROUND GRADING REQUIREMENTS
5. PROJECTED PROGRAMME OF USE INCOME AND EXPENDITURE FOR THE COMMUNITY 3G FTP
6. PROJECTED INCOME FROM GRASS PITCHES

1. EXECUTIVE SUMMARY

- 1.1 Tunbridge Wells Borough Council (TWBC) appointed Strategic Leisure Limited (SLL) in January 2019 to undertake a strategic business case to provide a framework for decisions to support actions to secure Hawkenbury Recreation Ground and adjoining land to be developed as a Sport Hub with an emphasis on a Football Centre of Excellence.
- 1.2 TWBC is currently undertaking its local plan master planning exercise and in support of this work has updated its Sports Strategy. This is supported by its Playing Pitch Strategy (PPS 2017 - 2020) audit, and an Open Spaces and Indoor Facilities review (2018). Further to this work TWBC is now looking to action the findings and to develop an implementation framework to bring projects to fruition.
- 1.3 This study comprises Hawkenbury Recreation Ground and the acquisition of adjoining land and the possible disposal / development of specific playing fields in TWBC Call for Sites.
- 1.4 The potential development sites are:
 - **Culverden Stadium Football Ground;**
 - **Bayham West Sports Pitch;**
 - **Cadogan Sports Ground; and**
 - **Colebrook Sports Pitches.**
- 1.5 A planning application (17/03232/FULL) has been approved by TWBC for the adjoining land for 'change of use of part of land to expand existing recreational facilities through provision of additional sports pitches, together with associated access, car parking provision, 'ball stop' fencing, changing room facilities and other works.' The land if needs be may have to be compulsory purchased by TWBC if negotiations are not successful.
- 1.6 The development of the Strategic business case for the Hawkenbury Sports Hub is underpinned by the context provided in the TWBC Acquisition of Designated Land for Recreation Purposes (V4 August 2017) document.
- 1.7 A number of sites across the borough were previously allocated within the 2006 Local Plan for the provision of sports pitches and other outdoor recreation facilities. This was in order to reduce any highlighted deficiencies in provision and make new provision in appropriate locations. The adopted Allocations Local Plan 2016 also maintains these allocations.
- 1.8 Through the subsequent collection of section 106 contributions against this policy and particularly recently, the Council has accumulated a level of funding that could initiate the acquisition of the allocated sites. It is therefore now in a position to move towards the implementation of the above priority.
- 1.9 The aim of the strategic business case is to allow TWBC to decide if it is desirable, viable and achievable, and therefore worthwhile investing in a sports hub at Hawkenbury with an emphasis on a Football Centre of Excellence.
- 1.10 The contribution of sport, physical activity and active recreation to a range of different policy areas is widely acknowledged and the wider value of participation in sport and physical activity is recognised across a range of policy areas, including health, crime, education, employment and regeneration.

- 1.11 By ensuring strategic alignment with these appropriate strategies will help to further engage partners and secure support for any development options and the sustainability of the overall leisure facility stock.
- 1.12 The development of Hawkenbury Recreation Ground as a centre of Football Excellence has the potential to support the wide range of health, sport and community development work that is currently being developed in Tunbridge Wells and can assist directly in bringing about a sustained increase in participation and improved health and wellbeing for the Boroughs local communities.
- 1.13 In addition the development of a sports hub as a centre of football excellence would meet one of TWBC 5 year plan commitments, which is creating new sports facilities across the borough.
- 1.14 The demand analysis has identified that a Hawkenbury Football Centre of Excellence would have a unique selling point for the small sided recreational game. The centre would provide the only day time access to a community 3G FTP across Tunbridge Wells and provide natural grass turf pitches in a park environment. These facilities if operated and managed correctly could be used to meet the needs of the small sided recreational game segments during the week day as well as weekends and evenings e.g. informal women's activities, lunch time and evening leagues, walking football, inclusive football, mental health and GP referral.
- 1.15 The proposed facility mix identified from the consultation and demand analysis proposes the following facility mix:
- **Stadia Pitch**
 - Stadia 3G FTP with floodlights appropriate ground facilities to meet Step 3 National Football Association Pyramid. An ideal clubhouse facility would be one similar to Chatham Town FC.
 - Appropriate team x 2 changing facilities, officials changing facilities x 2 (1 male and 1 female suitable for up to 3 officials in each sq. m per person) and medical facilities.
 - Clubhouse to provide bar and catering facilities to accommodate up to 150 guests (standing) and approximately 70 seated for events ranging from business meetings and presentations through to parties and wedding receptions.
 - Board Room/ meeting room/coach education room.
 - The above need to be available to the community but be positioned to be secured for club and spectator use on match days only. (Could consider a sunken stadia pitch as at Dartford Princes Park. The pitch is sunken below the surrounding ground level to reduce noise and light pollution).
 - **Community Facilities - New**
 - Reception and Fitness facility 50 stations linked to Stadia clubhouse that can be separated for community use only on match days.
 - Community 3G FTP pitch with floodlights.
 - Natural grass flexible space as a minimum 1 adult 11 v 11, 2 youth 11 v 11, 2 junior 9 v 9 and a mixture of 7 v 7 and 5 v 5 pitches. (need for 6 changing rooms and officials changing rooms).
 - Peak Time User Matrix – Saturday/Sunday Mornings team changing for youth 11 v 11 (4 changing rooms and 2 team officials changing), junior 9 v 9 (4 changing rooms and 2 officials

changing) toilets for 7 v 7 and 5 v 5. Community 3G FTP – 4 changing rooms and 2 officials changing.

- Total 12 community changing rooms and 6 officials changing rooms - need to consider women and girls use. The Football Foundation will not accept single changing rooms that are significantly larger than 16 sq. metres. Each changing room must have en-suite shower and lavatory provision. Two WCs and two washbasins should be provided. It is advisable not to include urinals, as the changing rooms can then be made available for male and female. Provide separate toilet facilities.

- **Community Facilities - Existing**

- Cricket square and outfield. The outfield can be over-marked to provide pitches outside the cricket season.
- Artificial grass hockey pitch with floodlights.
- 4 Tennis Courts/Netball Courts.
- Existing pavilion - Purpose built changing rooms, brick construction, completed in 2014.

- 1.16 The business case identifies that the stadia 3G football turf pitch (FTP) will be leased to Tunbridge Wells Football Club who would use the stadia as a direct replacement for the loss of the Culverden Stadium Ground. However, TWBC should consider that other football clubs may wish to be involved.
- 1.17 The indicative income and expenditure for the stadia pitch has been shown separately to the 3G Community FTP and natural grass pitches. This allows the indicative income to be used as a bench mark against any potential lessee. The business plan shows a surplus of £39,695.
- 1.18 The community 3G FTP and the other community facilities show a surplus from year 2.

SURPLUS/ DEFICIT	-£42,240	£13,418	£39,988	£51,771	£51,426
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- 1.19 To assist in offsetting the first year's deficit there would be savings of £19,672 from grounds maintenance costs at Bayham West, Colebrook and Cadogan. There is also no identified income attributed to the lease payments from the Stadia.
- 1.20 There will be a loss of income from the existing hockey AGP with football teams wishing to transfer to the 3G FTP. However, some of this loss could be mitigated through discussions with Tunbridge Wells Hockey Club, who currently use other AGP facilities other than Hawkenbury. This is to see if the club would wish more time on the Hawkenbury AGP.
- 1.21 The current income for the Hawkenbury AGP is £79,350. Unfortunately the split between football and hockey cannot currently be identified. Using the scenario of a 50/50 split would mean a transfer of £39,675 to the new 3G pitch. If this was to occur the loss of income for the hockey AGP would be recouped by the new community facilities surplus in year 3.
- 1.22 There will be planning issues with floodlights and noise regarding the 3G stadia and community 3G FTPs but with good design these can be mitigated.
- 1.23 The conclusion is that the report highlights that there is demand for a football centre of excellence at Hawkenbury. The provision of the facility mix identified within the report and in implementing a modest programme of use provides an indicative financial surplus by year 3.

1.24 On the above basis it is recommended that Hawkenbury Recreation Ground and the adjacent land befits a football centre of excellence.

1.25 The next steps to be considered are:

- **Set up Hawkenbury Football Centre of Excellence Partnership Steering Group.**
- **Suggested stakeholders – TWBC, Kent County Football Association, Football Foundation, Tunbridge Wells FC, Other football clubs as appropriate.**
- **Work with Sport England and Playing Pitch strategy Sports Governing Bodies to agree loss of playing pitch sites and agree re provision as part of the PPS refresh 2019.**
- **Ensure project is part of TWBC Local Football Facilities Plan Sept 2019.**
- **Identify how the Hawkenbury Football Centre of Excellence would be developed before the loss of the existing site at Culverden.**
- **Council to negotiate purchase or compulsory purchase of additional land**
- **Soft market test the management of the Hawkenbury Football Centre of Excellence with its proposed community use facility mix.**
- **Once on site carry out site, topographical and full grounds condition surveys and identification of future costs.**
- **Decide Governance Structures including Grounds Maintenance through the Partnership Steering Group.**
- **Discuss with Tunbridge Wells FC or any other potential leaseholder – business plan, governance structure and possible lease arrangements.**
- **Discuss and finalise usage arrangements of the Community 3G FTP through the Partnership Steering Group.**
- **Final Projected Income and Expenditure.**
- **Funding – consideration of the following:**
 - **Local Authority: Capital Investment, loan or housing development Section 106 funding CIL,**
 - **Discussions with Kent County FA and Football Foundation on availability of capital funding for the project,**
 - **Identification of funding to be provided with timelines to ensure new facilities are in place before development starts on future development sites.**

2. INTRODUCTION

- 2.1. Tunbridge Wells Borough Council (TWBC) appointed Strategic Leisure Limited (SLL) in January 2019 to undertake a strategic business case to provide a framework for decisions to support actions to secure Hawkenbury Recreation Ground and adjoining land to be developed as a Sport Hub with an emphasis on a Football Centre of Excellence.
- 2.2. Consideration of two additional business cases have not been considered. Firstly Pembury – TWBC planned to purchase additional land adjacent to Woodside Recreation Ground, Pembury (2.08Ha) and expand the playing pitch provision in Pembury. Although the land is allocated in the adopted Local Plan, Kent Highways and Highways England have objected on grounds of access to the site. There are currently 2 playing pitch sites in Pembury, Lower Green Recreation Ground and Woodside Recreation Ground. Pembury FC (2 teams) currently play at Woodside Recreation Ground and Pembury Athletic FC currently play mini soccer 5 v 5 through to under 14's at Lower Green Road and 15 – U18s at Woodside Recreation Ground. There is still a need to provide additional playing pitches for Pembury FC and this will be considered as part of the 2019 TWBC Playing Pitch Strategy refresh.
- 2.3. The second business case should have considered the purchase of land (2.9Ha) at Rusthall adjacent to Southwood Road Recreation Ground and Jockey Farm. This has currently been placed on hold to be considered at a later date. Kent County FA have been approached by Rusthall FC who have asked Kent County FA if they would consider working with the club to identify the best option site from 3 site options to provide a 3G FTP. The sites are Jockey Farm, Southwood Recreation Ground or the land adjacent to Southwood Recreation Ground and Jockey Farm.
- 2.4. TWBC is currently undertaking its local plan master planning exercise and in support of this work has updated its Sports Strategy. This is supported by its Playing Pitch Strategy (PPS 2017 - 2020) audit, and an Open Spaces and Indoor Facilities review (2018). Further to this work TWBC is now looking to action the findings and to develop an implementation framework to bring projects to fruition.
- 2.5. This study comprises Hawkenbury Recreation Ground and the acquisition of adjoining land Figure 1. below and the possible disposal / development of specific playing fields in TWBC Call for Sites.
- 2.6. The Call for sites – for disposal / development will impact on the football demand /supply that will be required as replacement playing fields at the proposed Football Centre of Excellence at Hawkenbury Recreation Ground. These sites are:
 - **Culverden Stadium Football Ground;**
 - **Bayham West Sports Pitch;**
 - **Cadogan Sports Ground; and**
 - **. Colebrook Sports Pitches (Partial).**

Figure 1: Hawkenbury Recreation Ground and adjoining land to be acquired (red line)



- 2.7. The 4 above sites must be protected as playing fields until replacement provision in line with Sport England's Playing Field Policy, 'A Sporting Future for the Playing Fields of England' Appendix 1 is agreed with Sport England and the relevant sport's National Governing Bodies.
- 2.8. The site of the adjoining land is adjacent to Royal Tunbridge Wells District Indoor Bowls Club Ltd, High Woods Lane, Royal Tunbridge Wells, Kent, TN2 4TU and is allocated for sports pitches in the Tunbridge Wells Adopted Site Allocation Plan 2016, in order to meet the need for additional pitches arising from previously identified housing growth and could also provide for the loss of playing field land identified above (Call for Sites – for disposal / development 6.52Ha).
- 2.9. A planning application (17/03232/FULL) has been approved by TWBC for the adjoining land for 'Change of use of part of land to expand existing recreational facilities through provision of additional sports pitches, together with associated access, car parking provision, 'ball stop' fencing, changing room facilities and other works.' The land if needs be may have to be compulsory purchased by TWBC if negotiations are not successful.
- 2.10. The compulsory purchase of this land would allow TWBC to provide replacement quality playing fields with ancillary facilities for the 4 sites in paragraph 1.4 above and within an overall context of a population which is projected to rise significantly - The Kent County Council Housing led forecasts October 2018 ONS project a population of 118,100 in 2017 rising to 141,200 in 2037. This is a rise in population of 23,100. There is also a desire on the part of the Council, and other stakeholders, to increase participation rates in team sport, including football.
- 2.11. Added to this is significant housing growth planned for the Borough and reduced Local Authority budgets. The Borough Council has reviewed recreational provision across the Borough, and part of this review is to provide improved facilities to create 'hubs', by expanding existing sports provisions in several locations. The proposals for the compulsory purchase order form part of this overall approach.
- 2.12. Development of the Strategic business case for the Hawkenbury Sports Hub is underpinned by the context provided in Appendix 2 the TWBC Acquisition of Designated Land for Recreation Purposes

(V4 August 2017) document.

2.13. TWBC Acquisition of Designated Land for Recreation Purposes states:

“The Borough Council recognises that sport and active recreation has the potential to improve the quality of life for residents and communities and deliver wider social, health, economic and environmental benefits.

The wider benefits of sport and active recreation include:

- **providing positive activities and opportunities for young people, promoting a sense of inclusion, self-esteem and achievement,**
- **safeguarding and improving health outcomes for those who regularly participate in healthy activities and lifestyles, reducing the burden on the NHS,**
- **delivering economic benefits and raising the profile of local communities by attracting visitors to high quality facilities and sporting events,**
- **developing a sense of community by pulling together local groups and organisations,**
- **providing opportunities for residents and communities to take ownership of and make best use of their parks and open spaces, contributing to overall well-being.**

The Borough Council is therefore committed to meeting the needs of its communities for sport and recreation. This position was further reflected as part of the council’s priorities for 2016/17, and for 2017/18 of its 5 year vision.”

2.14. A number of sites across the borough were previously allocated within the 2006 Local Plan for the provision of sports pitches and other outdoor recreation facilities. This was in order to reduce any highlighted deficiencies in provision and make new provision in appropriate locations. The adopted Allocations Local Plan 2016 also maintains these allocations.

2.15. Through the subsequent collection of section 106 contributions against this policy and particularly recently, the Council has accumulated a level of funding that could initiate the acquisition of the allocated sites. It is therefore now in a position to move towards the implementation of the above priority.

2.16. The aim of the strategic business case is to allow TWBC to decide if it is desirable, viable and achievable, and therefore worthwhile investing in a sports hub at Hawkenbury with an emphasis on a Football Centre of Excellence.

3. THE CONTEXT FOR THE STRATEGIC BUSINESS CASE

BACKGROUND

- 3.1 The Hawkenbury Recreation Ground currently comprises two football pitches, one adult 11 v 11 and one youth 11 v 11 (both of good quality) together with a cricket square (good quality), 4 tennis courts (2 hard surface and 2 grass), floodlit artificial grass pitch (AGP) full size, disused bowls green, a changing room building and parking area for 16 cars. A S.106 contribution has been secured to extend this car park to provide 30 additional spaces as part of the approval for the large residential development at 'Hawkenbury Farm'.
- 3.2 Residential properties at Cleeve Avenue and Sherborne Close, border the site of the adjoining land to Hawkenbury Recreation Ground that is to be acquired for playing pitches to the west. The Hawkenbury Recreational Ground lies directly south and an area of woodland abuts the site to the east. This woodland (High Woods) is identified as ancient woodland and is also subject to a local wildlife designation. The Indoor Bowls Centre lies directly north of the site. As a result of built form on one side of the site and woodland to the other, the overall impression is that the site is quite well contained.
- 3.3 The boundaries of the site are well defined by hedging, trees and woodland. The site slopes upwards from the north-western corner towards the centre of the site, and then forms a raised plateau in the south-eastern corner. The land currently rises about 10m from the north-west corner to the south-east boundary of the site.
- 3.4 The whole site lies outside the Limits to Built Development (LBD) as defined within the TWBC 2006 Local Plan, although the field subject to the application is allocated for use as sports pitches through SALP policy AL/RTW30. The whole site also lies within the GB and AONB. High Woods Lane is a designated Rural Lane.
- 3.5 High Woods Lane also serves an indoor bowls club facility and its ancillary parking area to the north of the site. There is an electric farm gate, pedestrian access and a short stretch of pavement adjacent to the entrance to the bowls club, beyond which High Woods Lane becomes a private road serving Mousden Farm and a few other scattered dwellings/farms.
- 3.6 The main planning issues raised will be dealt with at full planning application stage. These issues are:
 - **The masterplan does not show sufficient separation from the ditch for maintenance access. This would need to be addressed. - The ground conditions will need to be confirmed to ensure that infiltration can occur. This includes information in relation to infiltration rate as well as groundwater level. - Locations where infiltration can occur can operate by gravity alone from the playing fields.**
 - **It would seem that there is sufficient space within the site to accommodate appropriate attenuation/infiltration measures but this may be restricted by high groundwater. This may have consequences for the number or size of pitches which can be accommodated.**
 - **If there is flexibility in what is implemented then there may be sufficient adjustment made within the proposal to accommodate any further requirements in relation to drainage at a later date. At least four conditions would be required: standard drainage strategy, infiltration approval, maintenance, and review of landscape details and cross-sections with respect to the watercourse.**

- No details of floodlighting included in the application. The application indicates the pitches would be used during daylight hours only. Should this be changed it would need to be installed to minimise any intrusion to nearby residences.
- The application briefly discusses noise issues but largely dismisses this suggesting adequate controls can be achieved through facility management. It is the experience of the Environmental Protection Team that this type of facility has potential to cause significant disturbance to residents and that management measures alone are not effective. A noise impact assessment should be completed and if required a suitable mitigation scheme implemented.
- Need a detailed scheme of ecological mitigation and a management plan for the boundaries; - Need to consider drainage system and on-site attenuation, which can be addressed by condition. Playing pitch and hard surface run-off can to be catered for fairly easily with a comprehensive SUDS-led scheme, including swales and ditches, secured by pre-commencement condition; - Assume no lighting included with the scheme – control by condition; - The management plan for the hedgerow on the northern boundary can include managing its height to provide a natural ball-stop and further screening. - A buffer should be included along the northern hedgerow; - Seek additional planting and mitigation to support landscape and ecological objectives the hedgerow areas.
- Concern that any under-provision of parking for sports pitches could give rise to further parking issues in Hawkenbury.

STRATEGY POLICY AND ALIGNMENT

- 3.7 There are a number of key national and local strategies and policies which inform and influence the development of the Hawkenbury Sports Hub. These national policies inform the approach to current and future provision of sports facilities, linked to health improvement, increased participation, and the appropriate levels of provision of facilities to meet local needs. From a planning perspective, the national agenda makes the link between national planning policy, a local plan and population growth at local level, along with the need to plan for increased demands for infrastructure and provision.
- 3.8 The documents are:
- **Start and Stay Active (2011)** – A report on physical activity for health from the four home countries Chief Medical Officers.
 - **Everybody Active, Everyday (2014)** – An evidence based approach to physical activity by Public Health England.
 - **Sporting Future - A New Strategy for Sport** – Department for Culture, Media and Sport (December 2015).
 - **Sport England Strategy (2016)** - 'Towards an Active Nation'.
 - The above documents are all publicly available.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) REVISED JULY 2018

- 3.9 The National Planning Policy Framework 2018 (NPPF) has a key focus in achieving sustainable development. The NPPF states that the overarching social objective of the planning system is:

“to support strong, vibrant and healthy communities.....by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural wellbeing.”

- 3.10 Paragraphs 96 and 97 of the NPPF outline the planning policies for the provision and protection of sport and recreation facilities:

Figure 2: NPPF Outline paragraphs 96 and 97

Paragraph 96 - “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.”

Paragraph 97: “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- **an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or**
- **the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or**
- **the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”**

SPORT ENGLAND (SE) – A SPORTING FUTURE FOR THE PLAYING FIELDS OF ENGLAND

- 3.11 The Sport England (SE) policy to protect playing fields as set out in A Sporting Future for the Playing Fields of England is consistent with Government policy. It is used to determine SE's position on planning applications affecting playing fields including those where SE are a statutory consultee.
- 3.12 Essentially, SE will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or part of a playing field(s) unless one of five exceptions (E1 - E5) applies.

3.13 One of these exceptions, E4, states that:

“The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.”

3.14 An essential part of assessing replacement playing field proposals against the NPPF and Exception E4 criteria is demonstrating equivalent (or better) quality. SE will not accept inferior quality replacement playing fields as they are unlikely to be able to meet the current or future needs of the existing playing field users.

3.15 Appendix 3 Sport England Equivalent Quality Assessment of Natural Turf Pitches Briefing Note provides the scope and work that needs to be undertaken by a suitable qualified professional.

FOOTBALL ASSOCIATION STRATEGIES

THE FA NATIONAL GAME STRATEGY FOR PARTICIPATION AND DEVELOPMENT 2015 -2019

3.16 The Football Association (FA) adopted a four-year strategy for 'the national game' in 2015. The strategy sets out four key areas for investment of £260 million by 2019 into sustaining participation and the development of grassroots community football over this period. The four areas where the strategy is designed to impact are:

- 1. Boosting Participation:** Building on the increases in boys' and girls' participation and growth in disability football from 2011-2015, while delivering more varied formats of the game to address the drop in traditional 11 v 11 weekend football among adult males.
- 2. Developing better players:** £4 million per year – including an annual £2 million investment from the Government – invested in grassroots coaching. A network of County Coaches – tasked with improving and supporting coaching across grassroots football with club mentoring programmes, extension of coach bursaries to get more women and people from diverse backgrounds into the profession, and a drive to get more top-level grassroots coaches into the game.
- 3. Better training and facilities:** The FA committed £48 million – directly through its funding of the Football Foundation as well as investment in 100 new turf pitches and improvements to a further 2,000 as part of The FA's Pitch Improvement Plan (PIP). PIP provides support services to grassroots clubs, club volunteers and groundsmen including on-site evaluations with practical advice and recommendations. It also includes measures to help develop the skills and knowledge of the volunteers and groundsmen including seminars and workshops. In addition to the commitment to improve grass pitches, The FA has also pledged to spend £36m on facility improvements and new developments directly through the Premier League and FA Facilities Fund managed by the Football Foundation. Further funds have also been dedicated to building 25 new football hubs across key cities.
- 4. Football workforce:** Making football more representative of the communities it serves through inclusion initiatives. Also, rolling out technology to run the game more efficiently and create direct lines of communication with players across all grassroots leagues making football truly integrated.

THE NATIONAL FOOTBALL FACILITIES STRATEGY 2018 - 2028

3.17 The FA, in partnership with the Football Foundation, Sport England and the government subsequently developed a ten-year investment plan in facilities for grass roots football. The facilities strategy aims to ensure that by 2028:

- **Every FA-affiliated club has access to a 3G artificial football turf pitch (FTP) for training and potentially matches. Currently 33 of the 50 county football associations do not have their own 3G FTP pitch.**
- **Accelerated improvements are made to the key grass pitch sites across England to reduce fixture cancellations. The FA states that approximately 1 in 6 grass roots matches are called off nationally due to poor pitch quality.**

THE FA NATIONAL GAME STRATEGY 2017 – 2021

3.18 The FA recently reviewed and updated its National Game Strategy (NGS) for the period 2017 to 2021. In terms of participation there will be a focus of strengthening the player pathway for males, females, futsal and disability. With regard to facilities, the focus to 2021 will be on continuing to build capacity through developing sustainable football facilities. This will be achieved through a programme of standardised and scaled pitch development.

LOCAL FOOTBALL FACILITY PLANS (LFFPs)

3.19 In England, around 1.8m people participate weekly in some form of football ranging from the traditional 11 v 11 game through to informal small-sided and recreational football. In addition to the players, there are an estimated 1.5m volunteers who are also involved – as parents, coaches, referees, ground-staff and administrators. As a 'National Game' football has always played an important role in the community – not only offering opportunities to get involved in sport and physical activity but also as an important means of delivering a wide range of positive social outcomes in areas of health, education, community development and safety. The scale, reach and relevance of the game has never been greater. Despite this, there are some difficult challenges being faced within many communities as local government subsidies are gradually reduced and changing lifestyles have meant that players, as customers, want a more varied football offer.

3.20 Local Football Facility Plans are being developed by the FA for every Local Authority in England. Kent Local Authority LFFPs are due to be developed from September 2019.

3.21 The LFFPs will provide a 10 year strategy to change the landscape of football facilities in England. They will inform and direct 1 billion pounds of investment. LFFPs concentrate on 4 main investment strands:

- **1000 new 3G FTPs;**
- **1000 changing/pavilions;**
- **20000 improved grass pitches; and**
- **Better small sided facilities**

KENT REGIONAL CONTEXT

3.22 The Strategy Framework for Sport in Kent: Kent has developed a strategic framework for sport and physical activity following the London 2012 Olympic and Paralympic Games. It includes sport strategies, local authority strategies, and health strategies and has been developed to provide a direction of travel for all organisations and partners involved in physical activity and sport. It is hoped that the framework will act as a guide to each organisation who will be able to identify their own individual priorities.

3.23 Key themes and priorities include:

- **Increasing participation in sport and physical activity.**
- **Supporting the voluntary sector and volunteering.**
- **Using sport and physical activity to contribute to other social agendas.**
- **Attracting funding and development.**
- **Improving facilities for sport and physical activity.**
- **Improving information, partnership working and co-ordination.**
- **Ensuring sport and physical activity is recognised and supported by local policy and decision makers.**
- **Planning and research for sport and physical activity.**
- **Attracting major events to the County.**

TUNBRIDGE WELLS BOROUGH COUNCIL CONTEXT

3.24 The Borough Council recognises that sport and active recreation has the potential to improve the quality of life for residents and communities and deliver wider social, health, economic and environmental benefits.

3.25 The wider benefits of sport and active recreation include:

- **Providing positive activities and opportunities for young people, promoting a sense of inclusion, self-esteem and achievement,**
- **Safeguarding and improving health outcomes for those who regularly participate in healthy activities and lifestyles, reducing the burden on the NHS,**
- **Delivering economic benefits and raising the profile of local communities by attracting visitors to high quality facilities and sporting events,**
- **Developing a sense of community by pulling together local groups and organisations,**
- **Providing opportunities for residents and communities to take ownership of and make best use of their parks and open spaces, contributing to overall well-being.**

3.26 The Borough Council is therefore committed to meeting the needs of its communities for sport and recreation. This position was further reflected as part of the council's priorities for 2016/17, and for 2017/18 of its 5 year vision:

3.27 TWBC 5 year Plan 2017 – 2022 has the following vision:

"To encourage investment and sustainable growth and enhance quality of life for all. Focusing on activities that support prosperity, wellness and inclusivity, the borough will be a more attractive place to live, work and visit.

3.28 TWBC has set out a number of commitments, which are part of the 5 year plan. One of these commitments is:

"Creating new sports facilities across the borough Residents value the provision of facilities and activities that promote health and wellbeing, and access to these activities adds to the quality of life experienced in the borough. There is a high take-up of sports club activities across the borough, and the local football and rugby clubs have both had considerable success in recent years. Options will be investigated to provide new sports facilities so that access is improved and increased, including the possibility of a new site that can act as a focus for a variety of sporting activities and as a catalyst for greater achievement."

TUNBRIDGE WELLS PLAYING PITCH STRATEGY 2017 - 2020

3.29 The Tunbridge Wells Playing Pitch Strategy specifically mentioned Hawkenbury as a site for improved sporting facilities. The Playing Pitch Strategy is currently being updated to reflect the 2018/19 playing season for football, cricket, hockey and rugby.

TUNBRIDGE WELLS A SPORTS AND ACTIVE RECREATION STRATEGY 2016 - 2021

3.30 The Council's aim in delivering this strategy is:

'To enhance the quality of life for our residents and enable our communities to be active, healthy and confident through increased participation in sports and active recreation.'

"By 2021, we will have more residents in Tunbridge Wells enjoying the benefits associated with active and healthy lifestyles. We will see more people engaging in at least basic levels of sport and physical activity, encouraging less active residents to view higher levels of physical activity as desirable and achievable."

3.31 We expect the borough to be a place where residents and communities have access to high quality sports and recreation facilities, have more opportunities to participate in sports and active recreation, and enjoy better health as a result.

3.32 Over the period of this strategy Tunbridge Wells Borough Council aim to:

- Enhance the sports and leisure offer for our residents and visitors
- Increase levels of customer satisfaction with our sports and leisure facilities

- **Raise the aspirations of residents to participate in sport and active recreation**
- **Develop the capacity of our community sports clubs by promoting learning, coaching and volunteering opportunities**
- **Work with national and local health partners to deliver programmes to reduce inactivity**
- **Support local businesses to promote active and healthy workplaces.**

3.33 Within this strategy, is the action to 'acquire where possible, land currently allocated in the local development plan for sports pitches and outdoor recreation to enable provision of facilities in line with future needs – for example, at Hawkenbury, Rusthall and Pembury'

CONTEXT - SUMMARY

- 3.34 The contribution of sport, physical activity and active recreation to a range of different policy areas is widely acknowledged and the wider value of participation in sport and physical activity is recognised across a range of policy areas, including health, crime, education, employment and regeneration. By ensuring strategic alignment with these appropriate strategies will help to further engage partners and secure support for any development options and the sustainability of the overall leisure facility stock.
- 3.35 The development of Hawkenbury Recreation Ground as a centre of Football Excellence has the potential to support the wide range of health, sport and community development work that is currently being developed in Tunbridge Wells and can assist directly in bringing about a sustained increase in participation and improved health and wellbeing for the Boroughs local communities.
- 3.36 In addition the development of a sports hub as a centre of football excellence would meet one of the Council's 5 year plan commitments, which is creating new sports facilities across the borough.
- 3.37 The development at Hawkenbury as a Football Centre of Excellence can also be aligned to the FA's National Games Strategy 2018 – 2021, where the focus to 2021 will be on continuing to build capacity through developing sustainable football facilities. This will be achieved through a programme of standardised and scaled pitch development with a mixture of 3G FTP and natural grass pitch developments.
- 3.38 The FA carried out research in 2018 to gather information on the Small Sided Recreational Game and identifies how change in lifestyle has impacted on formal use and provides insight into the barriers for informal participation and how participants can be encouraged to use football facilities on an informal basis. Hawkenbury Football Centre of Excellence would help to meet the needs of the small sided recreational game.

4. IDENTIFICATION OF DEMAND AND THE FACILITY MIX REQUIREMENTS - HAWKENBURY FOOTBALL CENTRE OF EXCELLENCE.

SITES CONSIDERED FOR DISPOSAL

- 4.1 There are playing pitch sites that have been submitted for new housing development. These sites currently have some playing pitch participation. The sale of these sites will provide funding for the Council to reinvest into new playing pitch sites. The new replacement sites will provide improved quality pitches and ancillary facilities for pitch sports across Tunbridge Wells. The plan is to re-provide for teams playing on the proposed disposal sites to new community sports hub sites. A scorecard has been developed to deal with the loss of sites and the provision of new sites.
- 4.2 Sport England is a statutory consultee on the development of playing fields with an obligation to protect playing fields. Whether or not a site is considered a playing field is determined by the following factors:
- Pitches are included in the Tunbridge Wells Playing Pitch Strategy.
 - Any other playing pitch sites that have been marked as outdoor sports for more than five years (lapsed or disused).
 - TWBC is required to work within the parameters of the wider planning legislative requirements on playing field sites not utilised in over 5 years (which may not necessarily be included in the Playing Pitch Strategy).
- 4.3 A number of sites across the borough were previously allocated within the 2006 Local Plan for the provision of sports pitches and other outdoor recreation facilities. This was in order to reduce any highlighted deficiencies in provision and make new provision in appropriate locations. The adopted Allocations Local Plan 2016 also maintains these allocations.
- 4.4 The Tunbridge Wells Sites Allocation Policy Local Plan Adopted July 2016 provides the following policies, which identify sites that will be allocated for recreational use:

Policy AL/RTW30 Land is allocated for sports pitches and other outdoor recreation facilities at the following locations, as defined on the Royal Tunbridge Wells & Southborough Proposals Map:

- Land adjacent to Hawkenbury Recreation Ground, Royal Tunbridge Wells
- Land adjacent to Rusthall Recreation Ground, Royal Tunbridge Wells

Policy AL/VRA3 the following sites, as shown on the Villages & Rural Areas (Pembury) Proposals Map, are allocated for development as sports pitches and other outdoor recreation:

- Land to the south of Sandhurst Avenue, Pembury
- Land to the east of Woodside Road, Pembury

4.5 TWBC carried out a Sports Review of Facilities 2016. The review considered sites that would be suitable for a replacement stadium development and community sports hub developments. The sites included:

- Culverden
- Cadogan
- St Johns
- Colebrook
- Southborough
- 'KIMS' site
- Pembury Woodside
- Notcutts Garden Centre Tonbridge/Pembury Road
- Pembury Road North
- Pembury Road South
- Hilbert
- Hawkenbury Recreation Ground and adjoining allocated land
- Nevill
- Bayham 5 North
- Bayham South
- St Marks
- Ramslye Farm
- Rusthall

4.6 A short list of sites that would be suitable for a stadia pitch and a sports hub. The short listed sites included:

- Hawkenbury Recreation Ground and adjoining allocated land
- Pembury Road North
- Ramslye Farm

4.7 Other sites were considered for their development potential. These sites are:

- Culverden Stadium Football ground
- Cadogan Sports Ground
- Bayham West Sports Pitch
- Colebrook Sports Pitches– Partial

4.8 The Nevill was considered as a potential site for an additional hockey AGP.

4.9 The three sites considered suitable for a stadia pitch and sports hub were assessed:

- Ramslye Farm - has direct access to the A26 and would require full parking provision. The site would require co-operation with the adjacent council. Timescale would also be an issue, as the site is not allocated. There would be a low impact on adjacent developments.
- Pembury North – Land already allocated. Need to maintain strong landscape buffer to Pembury Road. Possible veteran tree issue. Topography may be too challenging (Survey required to confirm)
- Hawkenbury Recreation Ground and adjacent land – Land already allocated. Would provide a sports hub for football, cricket and hockey.

- 4.10 The decision of Management Board and Cabinet Thursday 22nd October 2015 was to acquire extension land at Hawkenbury using developer contributions in line with the Local Plan allocation.
- 4.11 The Council has worked with local stakeholders to identify suitable land, and demonstrate how and at what cost these sites can be realised as pitches through this business case for Hawkenbury.
- 4.12 TWBC will carry out a business case for Rusthall and planning policy are looking to incorporate the Pembury deficit into future sports allocations in order to mitigate the potential loss of playing pitch provision and to provide for new playing pitch provision.
- 4.13 In replacement of playing fields, the Council will explore a mixture of grass and alternative outdoor sports surfaces (e.g. 3G FTPs), and any replacement will be aligned to Sport England and NGB standards and the demand/needs identified in the Playing Pitch Strategy.
- 4.14 In identifying new playing pitch field provision the key criteria to increase local sport and physical activity levels against priority sports are:
- i) The development and improvement of junior and adult community sport and club infrastructure (creation of key community hub sites).**
 - ii) Ensuring pitch and ancillary facilities are brought in line with the latest Sport England/ NGB guidance and specifications.**
- 4.15 The proposed sites for disposal are shown in table 4.1 below:

Table 4.1: Score card Disposal of existing playing field sites.

HOUSING SITE	PLAYING FIELD AREA CALCULATED FOR DISPOSAL MARCH 2019 (HA)
Culverden	1.65
Cadogan	1.65
Bayham West	1.77
Colebrook	1.45
TOTAL	6.52

- 4.16 Sites where playing fields will be re-provided are shown in table 4.2 below:

Table 4.2: Score card Proposed Re-provision Sites

RE-PROVISION SITE	AREA CALCULATED FOR RE-PROVISION MARCH 2019 (HA)
Land adjacent to Hawkenbury Recreation Ground	7.07
Land at Rusthall	2.9
Additional Land near Pembury	Not known
TOTAL RE-PROVISION OF PLAYING FIELD HA	9.97 + ADDITIONAL LAND AT OR NEAR PEMBURY

- 4.17 The tables above illustrate that if all the re-provision sites were redeveloped there would be a surplus as a result of proposed disposals within the scorecards of 3.45Ha plus any additional land identified for Pembury. The surplus will help to meet the need for youth 11v11 and 9v9 pitches required for the future.

4.18 The sites that are being considered for disposal or just open space are:

- **Culverden Stadium – Home to Tunbridge Wells FC who play in the Southern Counties East Premier League 2017/18 Season. The club currently lease the stadium from Tunbridge Wells Borough Council with a 30-year lease from 1995 to 2025. There is 1 stadia pitch of good quality.**
- **Colebrook Recreation Ground (Part) – The ground has 1 adult pitch (poor quality) and space for a mini-soccer 7 v 7 pitch (poor quality). The Recreation Ground is built on the site of a waste tip and there is subsidence to the pitches. The site is used as a back-up site for cancelled football pitches due to bad weather. The bottom field is undulating but sometimes used for mini soccer training. The site has a history of anti-social behaviour. Clubs have stated they do not wish to use the ground. The use of this space would revert to recreation ground and open space with some housing development.**
- **Cadogan Playing Fields – Located adjacent to Tunbridge Wells Masonic Centre. The ground has 2 adult pitches (1 standard quality and 1 poor quality). The site has a high degree of anti-social behaviour and vandalism. The 2 adult football pitches are used for Kent League games and these pitches are close to residential housing and there are a large number of complaints regarding foul language when the pitches are used at the weekend.**
- **Bayham West provides 1 adult 11 v 11 pitch (poor quality).**

4.19 Capital receipts as well as development contributions from the above sites i.e. Section 106 and or CIL, must be considered as funding towards compulsory purchase of the land if required or purchase of the land and contributions to the overall capital cost for new build and refurbishment of existing facilities. Including a new pavilion at Bayham and upgrading the quality of the existing pitches at Hilbert and Hawkenbury.

REQUIRED PLAYING FIELD SPACE TO REPLACE DISPOSED SITES AND THE EXISTING HAWKENBURY RECREATION GROUND PLAYING FIELD

4.20 Table 4.3 below has looked at information from the Kent County Football Association 2018/19 season data for clubs and teams. The data identifies the number of football match equivalent sessions used at Culverden, Cadogan, Colebrook, Bayham West and Hawkenbury Recreation Ground.

Table 4.3: 2018/19 Season Football Match Equivalent Session Requirements

SITE	ADULT PITCHES	MIDWEEK MATCH EQUIVALENT SESSIONS (MES)	SAT PM MATCH EQUIVALENT SESSIONS (MES)	SUN AM MATCH EQUIVALENT SESSIONS (MES)
CULVERDEN	1 adult	0.5 MES Tunbridge Wells FC Firsts 0.5 MES Tunbridge Wells U18s	0.5 MES Tunbridge Wells FC Firsts 0.5 MES Tunbridge wells U21	0.5 (MES) Tunbridge Wells U18s
TOTAL		1 MES	1 MES	0.5 MES
CADOGAN	2 adult	0 MES	0 MES	0 MES
COLEBROOK	1 adult 1 7 v 7	0 MES	0 MES	0 MES
BAYHAM WEST	1 adult	0 MES	0 MES	0.5 (MES) Cassidy's/ FC Hayward (folded)