



## Appendix C

# NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

## INDOOR BUILT FACILITIES (SPORTS AND COMMUNITIES) STRATEGY & ACTION PLAN

DECEMBER 2025

QUALITY, INTEGRITY, PROFESSIONALISM

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## PART 1: INTRODUCTION

This strategy and action plan (2025-2042) has been prepared following a commission from North West Leicestershire District Council (NWLDC). It has been developed working closely with the Council and partners including its leisure operator, Everyone Active. It builds upon the findings and initial conclusions identified in the linked needs assessment<sup>1</sup>. Both documents were prepared by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP).

The needs assessment and the strategy were both prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities Guidance - for Indoor Sports Facilities) and in consultation with NWLDC, Sport England, national governing bodies of sport (NGBs), local sports clubs and key stakeholders. Sport England's ANOG guidance for indoor facilities follows a four-stage approach:

- ◀ Stage A: Prepare and tailor the approach.
- ◀ Stage B: Gather information on supply and demand.
- ◀ Stage C: Assessment – bringing the information together.
- ◀ Application: Application of an assessment.

NWLDC is one of seven local authorities in the County of Leicestershire (not including Rutland). Its main settlements are the Coalville Urban Area (the district's principal town), Ashby-de-la-Zouch and Castle Donington (key service centres) and Ibstock, Kegworth, and Measham (local service centres).

It is an attractive place to live, with low concentrations of both socio economic and health deprivation and a high proportion of physically active residents compared to regional and national averages. There are, however, small pockets of deprivation located east of Coalville and to the west of Ashby.

East Midlands Airport which is located in NWL services both commercial flights and freight. A substantial number of companies, including for example, DHL are based there. It is, thus, a key local employer.

The council is currently preparing a new Local Plan, to cover the 2024-2042 period. This will update existing policies and address changes in national planning policy and local circumstances. The preparation and review of all policies must be underpinned by relevant and up-to-date evidence. This document, in terms of indoor leisure provision, forms part of the council's Local Plan evidence base.

Together, this strategy/action plan and the aforementioned needs assessment report provide key evidence related to protecting, sustaining and improving NWL's stock of indoor sports facilities over the period to 2042 to meet the needs of a growing population and adapt to the ageing local demographic profile.

Built upon a comprehensive, up-to-date evidence base, it sets out a strategic, action plan-based approach to the enhancement of existing, and creation, of potential new sporting provision. This will ensure that residents can be physically active, healthier and, where appropriate, achieve their physical, sporting, health, and wellbeing ambitions in the local community.

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<sup>1</sup> North West Leicestershire Indoor & Built Facilities (Sports & Communities) Needs Assessment Report (August 2025)

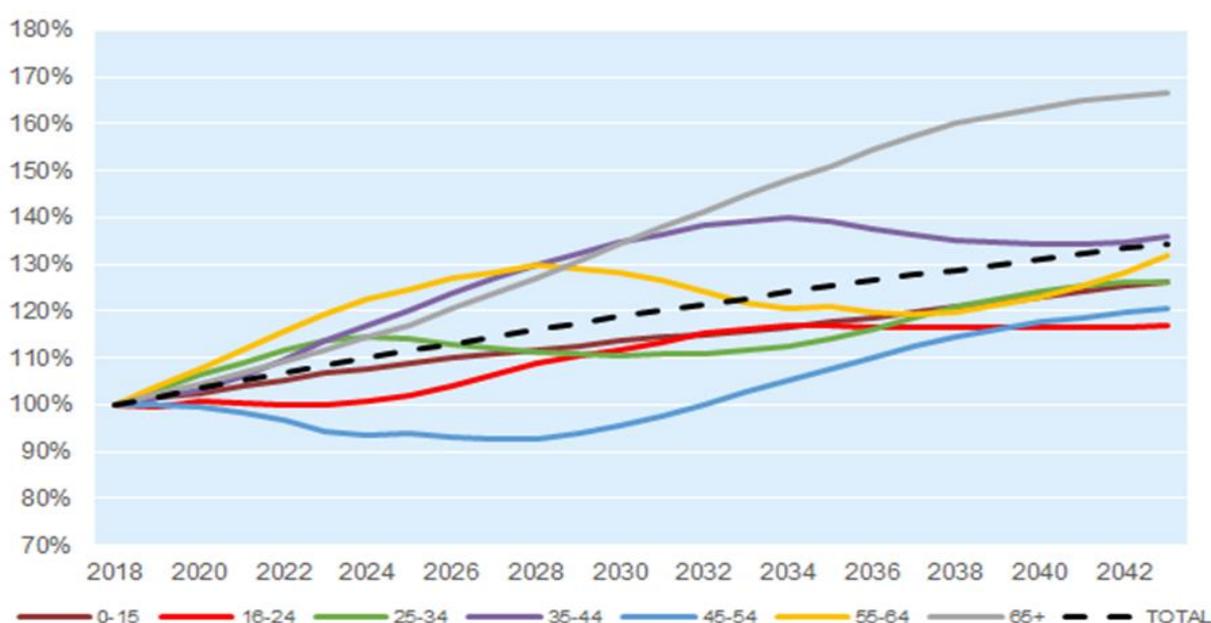
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## PART 2: LOCAL AREA CONTEXT

The population of NWL is 110,316 (54,178 males and 56,138 females)<sup>2</sup>. Population projections<sup>3</sup> indicate that there will have been a rise of 33.3% (+34,028) in the district's population over the period from 2018-2042. Over this extended timeframe it is predicted that:

- ◀ The number of 0–15-year-olds will have risen by +2,680 (+14.3%) by 2031.
- ◀ The number of 16–24-year-olds will have risen by +13.3% by 2031 (+1,258) and see a further increase of +3.3% (+316) in the second period.
- ◀ The increase in the numbers of persons aged 65+ will continue throughout rising by of +65.7% (+13,547) over the full period between 2018-2042.

North West Leicestershire - projected population change. Source ONS 2018



The median figure for full-time earnings (2024) in NWL is £39,770 (10.6% higher than the East Midlands Region and 4.6% above the Great Britain average)<sup>4</sup>. 1,390 people in NWL claimed out of work benefits in December 2024. This is an increase of 3.3% compared to December 2023 (1,345).

As noted above, relative to other parts of the country NWL has low levels of deprivation; just under 7% of its population lives in areas covered by the country's three most deprived cohorts, while 34.2% live in the three least deprived groupings<sup>5</sup>. In respect of health, just 15.4% of the population resides in areas covered by the three most deprived cohorts while 34.2% live in the three least deprived groupings.

Life expectancy for males and females in NWL is higher than the national figure; the male rate is 79.7 and the female equivalent; 83.5<sup>6</sup>.

<sup>2</sup> Data source: 2023 Mid-Year Estimate (MYE), ONS.

<sup>3</sup> Data source: 2018-based population projections, ONS

<sup>4</sup> Data source: Nomis 2024

<sup>5</sup> Data source: 2019 indices of deprivation, MHCLG

<sup>6</sup> Office of National Statistics: Life expectancy at birth by local areas in the United Kingdom, 2020.

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Adult obesity and/or overweight levels in NWL are above national and regional rates. Child rates are below both the national and regional rates<sup>7 8</sup>.

One quarter (24.1%) of adults in NWL take part in fitness activities, on average, at least twice a month<sup>9</sup>. The next most popular activity is cycling at 16.4%.

The housing requirement will be met through a combination of meeting existing housing commitments (sites under construction or sites with planning permission) and new Local Plan allocations. The number of new dwellings expected to be built from 1 April 2024 (a combination of commitments and allocations) is set out below:

◀ Coalville Urban Area	5,486
◀ Isley Woodhouse New Settlement	4,250 planned in total (1,950 by 2042).
◀ Ashby de la Zouch	1,922
◀ Castle Donington/Kegworth	1,299

Two known strategic sports facilities are planned as part of two key growth areas.

Based upon information provided during consultation, due to planned local housing growth, Castle Donington College capacity is predicted to rise by (potentially) c.1,500 from a current base of 750 students. There will, thus, be a requirement to expand its facilities. This expansion is scheduled to include a new PE and fitness department which, based on current plans, will be serviced by a DFE (Department of Education) modelled scale 3-court sports hall. This is pending Leicestershire County Council approval and subject to funding and space being available and allocated on site for such a development. A master planning exercise has been undertaken by Castle Donington College.

An outline planning application has been submitted south of East Midlands Airport for the new Isley Woodhouse settlement of up to 4,250 new homes. In addition to the new homes, the application also includes provision of a large local community centre, a new secondary school and two new primary schools. No further detail about the scale or format of the new secondary school is as yet in the public domain, however, the DfE modelled secondary school requirement is for a three-court sports hall which should also be available for the community to use.

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<sup>7</sup> National Child Measurement Program

<sup>8</sup> National Obesity Observatory

<sup>9</sup> Data source: Active Lives Survey: November 2023/24

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## PART 3: AUDIT FINDINGS

### General findings

Headline audit findings confirm overall that NWL's core-built leisure facilities (sports halls, swimming pools and health and fitness suites) are well located to meet the current demand generated by the local population.

NWLDC's flagship leisure centre, Whitwick and Coalville Leisure Centre (opened 2022), replaced the former Hermitage Leisure Centre. It is the council's main leisure venue featuring a large (8-court) sports hall, an 8-lane x 25m competition swimming pool along with a substantive fitness offer (110 stations) and three squash courts. Ashby Leisure Centre is the other council owned public leisure centre. These two are supported by five educational sites, three of which offer both sports hall and pool provision.

The south of the authority (which includes the areas of Coalville, Ashby and Ibstock) is well served in terms of swimming pools and sports halls although KKP's consultation indicates that there is some unmet sports hall demand in Ashby. Conversely, provision in the north, serving Castle Donington and Kegworth settlements is limited.

Sport England's Facilities Planning Model (FPM) identifies that based on **current overall demand** there is surplus of water space and sports halls (of 7.1 badminton courts) in the district. However, its calculation with regard to future sports hall requirements (which relates to both anticipated general population plus housing-based growth (to 2042) is that the additional demand for sports hall space created by this growth will equate to c.17 badminton courts across the district.

Subtracting the current surplus from the anticipated future shortfall confirms the need for 10 additional badminton courts by 2042. Neither the FPM nor KKP's analysis indicates a requirement for additional pool or health and fitness provision now or in the future (to 2042).

### Sports halls

#### Provision

Eight sports halls in the district have three or more courts. Those at Ashby and Whitwick and Coalville leisure centres (both of which offer pay and play access) are managed by Everyone Active on behalf of the Council. The six other sports halls; at Ashby School, Ibstock Leisure Complex, Ivanhoe School, Castle Rock High School (which has two 4-court halls) and the Newbridge School are dual use venues. All are available for community use however, none has a formal agreement in place.

Four of the eight require investment to improve quality. Ashby Leisure Centre, Ashby School and Sixth Form, Ibstock Leisure Complex and one of Castle Rock High School's two 4-court sports halls are all rated as below average quality. Upgrading generally incorporates improvements to sports hall floor surfaces and line markings, lighting and/or their general décor.

In terms of location, there is a good accessibility; 42.8% of residents live within a one-mile walk of a 3+ court sports hall and 100% live within 20 minutes' drive time of one which meets the minimum size threshold.

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While walk time accessibility is relatively low, high levels of car ownership and strong drivetime catchment figures suggest that provision is sufficient in the south of the authority

The key challenge is faced by people living in the north, on the outskirts of the drive time catchment. For some of these residents it may, at present, be more convenient to access facilities in neighbouring authorities than it is to drive south within NWL.

The two public leisure sites offer weekday daytime access; this is of increasing importance given the rising number of older people in the area, the number of shift workers and the increase in home working.

As noted above, Sport England's FPM calculates that, across the district, there will be future demand for an additional 17 courts. Subtracting the current surplus (7.1 courts) from this leaves a future shortfall of 10 badminton courts.

## **Demand**

A range of sports; netball, basketball, volleyball, pickleball, badminton and archery is played in the Authority's sports halls. Demand is high. KKP consultation indicates that all but two are operating above the comfortably full threshold (80% of their available capacity) particularly at the times of year when demand tends to be greatest.

Because of its 8-court hall (and good condition), Whitwick and Coalville Leisure Centre is a key strategic facility for the NWL Netball League along with Hermitage Volleyball Club.

## **Opportunities**

There is an opportunity for NWLDC and partners to take advantage of the imminent/planned development of school-based sports hall facilities in the north of the authority to address both the overall future NWL sports hall shortfall (10 courts) and the specific issue appertaining to provision in this part of the district.

The scale of overall planned housing growth in the north (more than 5,000 new dwellings) albeit that only two thirds of this number is scheduled to be in place by 2042 will create a substantially greater level of local demand. This sits alongside the current unmet demand in this area of the authority. Consultation undertaken to inform the needs assessment and this strategy indicates that some of the demand generated in the north of the district is presently serviced at sports halls located in the south.

The proposed expansion of Castle Donington College is scheduled to include provision of a 3-court sports hall. An extension of this sports hall based upon supplementary investment by Castle Donington Parish Council and partners is further validated by the level of local demand in Castle Donington/Kegworth. (see Appendix 3).

In addition, development of a new secondary school, also including provision of a 3-court sports hall is part of the infrastructure which will accompany the Isley Woodhouse residential development. This too could, for example via the effective use of developer contributions, be extended to be a 4-court facility.

While provision of 3-court halls at these two school sites would, technically service some of this demand, their proposed scale would largely negate their use for two of the sports for which local demand is greatest - netball and basketball.

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Investing in extending both of the proposed sports halls to 4-courts, ensuring that they fully, meet standard Sport England specifications and accompanying such investment with binding 51-week access-based community use agreements (CUAs) would address most of the district's future sports hall shortfall. It would also deliver more for the sporting and local community, be more commercially feasible and be a better proposition for both schools' curricular and extra-curricular PE and sports offers.

By providing additional capacity to match NWL's future requirements, it should also reduce the extent to which clubs and individual users need to travel from the north of the district to occupy slots at both Coalville and Ashby leisure centres - with the concomitant beneficial impact on NWL's carbon footprint.

Committing to do this alongside initiating an immediate process to extend community use hours at some of the existing secondary school-based sports hall facilities – in particular those serving the Ashby catchment, should get the authority close to addressing the overall projected future sports hall provision deficit and tackle some of its more pressing needs.

## **Swimming pools**

### **Provision**

There are seven main swimming pools (20m+ in length x 4 lanes or larger) in NWL. Two are located in public leisure centres, three at educational sites and the other two at commercial fitness gyms.

Whitwick and Coalville Leisure Centre is the district's flagship site. It has an 8-lane 25m pool plus a teaching/learner pool. It supports a range of users, including Coalville Swimming Club, a well-attended learn to swim programme, lane and recreational swimming.

Pool quality in the district is generally good, all sites are rated either good or above average in quality. The key public sector leisure centre pools at Whitwick and Coalville Leisure Centre and Ashby Leisure Centre are rated good and above average, respectively.

Three sites are available to the community on a casual usage (pay and play) access basis. These are the two public leisure centres (Ashby and Whitwick and Coalville), plus Ibstock Leisure Complex (at Ibstock Community College). The other two school swimming pools (at Ashby High School and Castle Rock School) are available on the basis of block bookings serving either private swimming bookings or swimming clubs.

In terms of accessibility, just over 40% of the population lives within a one-mile walk of a main swimming pool in NWL. The whole population lives within 20-minutes' drive of a main swimming pool. Pay and play access is available within a one mile walk for approximately 30% of district residents.

### **Demand**

In terms of water space requirements, the Sport England FPM indicates a current surplus of 542m<sup>2</sup> (equivalent to c.13 lanes of a 20m pool). Sport England's Sports Facilities Calculator (SFC) suggests that population growth across the whole district will create demand for an additional 6.81 lanes while additional demand based on housing growth will add up to 6.31 lanes.

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The highest local level of unmet demand is in Castle Donington (72m<sup>2</sup>). This does not justify new provision – even when factoring in planned housing growth in the north (including Isley Woodhouse). As a consequence, residents in this part of the district will continue to need to travel either to the facilities in the south of NWL or into neighbouring authorities to access a pay and play swimming facility.

Based upon this future demand (for an additional 13 lanes) can be catered for by current provision presuming that supply remains constant and that the district's schools-based pools which offer community use continue to do so.

## **Opportunity**

Management at Ashby Leisure Centre is seeking funding to install a retractable roof over the lido, which would enable year-round use. (It is currently available seasonally, typically from May through to September).

## **Health and fitness**

NWL currently has 21 health and fitness gyms of 20+ stations in size. Of these, eighteen are available for community use. All are rated either good or above average. The key facilities at Whitwick and Coalville and Ashby leisure centres are both rated good quality.

Based on UK market penetration rates, there is a current (by c.460) and future (by c.30) modelled positive supply demand balance of facilities in the area up to 2042.

Just over half (55.9%) of NWL residents live within one mile of a health and fitness suite while the whole population lives within a 20-minute drive of a community accessible facility. Walking accessibility in the district is low although this is to a degree counterbalanced by high car ownership levels.

Of the four pay and play fitness facilities in the authority, none is in the north. However, at the point in time when the needs assessment was undertaken plans to develop a new fitness facility at Castle Donington College were under way. This will improve the geographic spread of pay and play fitness venues in NWL.

## **Gymnastics**

The one dedicated gymnastics facility in the district is Coalville Gymnastics Club. It is located to the west of the town, in a converted industrial unit. Four gymnastics facilities are located within 30 minutes' drive of NWL - to the north and east of the Authority. Coalville Gymnastics Club has a reported waiting list for a range of its classes - from recreational to advanced.

## **Squash**

The five squash courts in the area are located at the public leisure centres, Whitwick and Coalville has three and Ashby Leisure Centre two. Courts at both sites are rated either good or above average. They offer recreational and competitive opportunity and are utilised by Hermitage and Ashby Squash Club.

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All NWL residents live within a 20-minute drive of a squash facility in the district. A further seven courts (on three sites) can be accessed within 20-minutes' drive time in neighbouring authorities.

## **Indoor tennis**

Although there is no indoor tennis provision in the Authority, there are 28 courts (across six sites) at venues in neighbouring authorities within a 30-minute drive of the NWLDC boundary. None of these is available on a pay and play basis.

The LTA identifies NWL as a priority authority for investment in an indoor facility, however, no site has been identified. Ashby Castle Lawn Tennis Club along with Ashby Sport have expressed a desire to see an indoor tennis facility in the town.

The LTA identifies a need for seven (indoor/outdoor) padel courts. This should be considered as part of any planned indoor tennis centre development.

## **Indoor bowls**

There is no indoor bowls facility in the authority but there are seven within a 30-minute drive of the district (one of which; Enderby Leisure and Golf Centre, is pay and play). They are well distributed around the outer edge of the authority boundary.

Consultation with the English Indoor Bowls Association indicates that there is no requirement for additional purpose-built indoor bowls facilities in the district now or in the near future. Although the number of older people is increasing, demand is not expected to rise to a level that would merit new provision.

## **Community buildings**

There are 55 community buildings available to hire across the district. These are evenly spread serving both urban and rural communities. The majority of settlements have access to at least one facility - only three (Worthington, Albert Village, and Ellistown) do not.

They are usually multi-functional, providing places for meetings, weddings, socialising and for physical activity, sport and recreational clubs and activities. Generally, they support activities which require smaller premises, such as martial arts, fitness classes, yoga, etc.

Community consultation indicates that several current facilities are rated as poor. These include buildings in Coleorton and Osgathorpe.

Ashby Town Council highlight a lack of a sufficiently large community facility with adequate parking/layout which can support the town as the population increases in line with the Local Plan. It is currently in the process of developing a business plan and feasibility study to demonstrate the need for such a facility.

As would be expected, larger settlements tend to have more facilities. Coalville has eight, Ashby has 12 and Castle Donington has three available to hire. There is an expectation that Isley Woodhouse will be provided with some form of community facility, based upon the level at which it will feature in NWLDC's settlement hierarchy.

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## PART 4: VISION AND STRATEGIC RECOMMENDATIONS

### Vision:

By 2042, NWL will via innovative, sustainable and collaborative development provide inclusive, high-quality, energy-efficient indoor sports facilities that meet the needs of its growing and ageing population, promote active lifestyles and support community wellbeing.

### Overarching strategic recommendations

#### Address built facility shortfalls

Based on the 2042 end date of the Local Plan period, NWLDC will have neither a current nor a future shortfall of swimming pool or health and fitness provision. Planned housing and population growth will, however, create a sport hall capacity shortfall which equates to 10 badminton courts.

NWLDC and partners have the option to both address this overall sports hall capacity shortfall and the specific shortage of provision in the north of the district.

Based upon DfE guidance related to pupil numbers and school curriculum need, Castle Donington College will require a 3-court sport hall. This development is directly linked to the expansion of the school to increase its capacity. (This follows the very recent investment in a new dining area, new classrooms, a full-sized 3G floodlit pitch and a fitness gym).

Based on the Castle Donington and Kegworth FPM calculation and factoring in the demand from local sports clubs (needs assessment report) it is considered to be desirable and feasible that this development (tied to a binding 51-week community use agreement - CUA) be upgraded to be a 4-court sports hall.

This will, for example, enable it to establish and accommodate local netball and basketball club training and matchplay, support the College's educational output and increase sustainability as a result of the trading advantages of a 4-court hall relative to its 3-court counterpart.

It is anticipated that funding for the 3-court hall will come from developer contributions and that Castle Donington Parish Council will provide some funding to support the capital cost of the additional (fourth) court using developer receipts from local housing growth.

The second growth area in the north of NWL is the new Isley Woodhouse settlement. This incorporates plans to create a new secondary school including a community sports hub.

This is, first and foremost, required to service the new school's requirements. However, the modelled requirement based on the full housing allocation in this area and encompassing the need generated by both Local Plan period-based housing growth and the number to be developed after 2042 confirms the community need for this 3-court hall.

In a similar vein to the proposed Castle Donington development and based upon local consultation undertaken to inform the needs assessment, upgrading the proposed 3-court hall to four is considered to deliver a solution which offers best value for money and better accommodates key sports in the area, including badminton, netball, basketball and volleyball.

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Upgrading to a 4-court hall would also further alleviate the district's future shortfall and enable the school to make the facility available to a more varied and comprehensive range of local community groups, support the establishment and growth of local sports clubs, and ensure greater operational and financial sustainability.

It is anticipated that developer contributions will fund the 3-court hall and recommended that NWLDC and partners seek the additional funding required to add the extra court.

This option is further validated by the fact that there is currently no sports hall provision in the area, despite identified demand.

Increasing sports hall capacity in the north of the district should relieve pressure on (and thus increase capacity at) facilities in the south and reduce net travel times. Consultation suggests that clubs such as Derby Trailblazers Basketball Club which moved out of Castle Donington College because of its under-sized (1-court) hall would be likely to return to the district to use an appropriately specified 4-court facility.

Appendix 1 is a planning gain toolkit for NWLDC to use when developing sports facilities. Appendix 2 provides indicative costs for the indoor and built sports facilities proposed.

### ***Other facilities***

Based upon the needs assessment, consultation and the ambitions of certain NGBs and Town Councils, there is a case to be made for a new dedicated gymnastics hub, an indoor tennis centre and additional community facilities.

- ◀ The need for additional gymnastics provision is primarily predicated on the fact that the main club in the district has a sizable waiting list.
- ◀ Proposals for indoor tennis are based upon the LTA ambition to develop an indoor tennis facility in NWLDC as part of its national strategy.
- ◀ The need for additional community provision in Isley Woodhouse is predicated upon settlement hierarchy assumptions set out in the needs assessment.
- ◀ Ashby Town Council highlights a need for a large, dedicated community facility in Ashby.

Applying the England Squash blanket ratio, the needs assessment also notes a calculated current shortfall of c. six squash courts which will rise to eight by 2042. The England Squash model simply maps out population-based assumptions and does not take account of consultation-assessed demand. Discussion with Everyone Active indicates that, in respect of the district's public play and play squash courts there is spare capacity at both sites. The key driver for squash is, thus, generating demand at a level that makes full use of the available courts.

The table overleaf sets out the facilities required by 2042, the anticipated cost and the justification. The Planning Gain Contribution Toolkit (Appendix 1) can be used to calculate contributions from individual sites.

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Table 4.3: Facility type and calculated current and future shortfall

Facility type	Facility option	Justification	Location	Indicative overall cost	Cost: NWLDC & partners
Sports hall	1x 4 court	Population/housing growth/local demand	Castle Donington	£3,005,000	@ 25-30% £750-900k
	1x 4 court	Population/housing growth/local demand	Isley Woodhouse	£3,005,000	@ 25-30% £750-900k
Swimming pool	Not required				
Fitness	Not required				
Indoor tennis	Minimum 4 courts	NGB aspiration	Area wide- no location identified	£4,090,000	Not known
Gymnastics	1 x additional provision	NGB/club aspiration	No location identified	Purchase/lease	Not calculatable
Indoor bowls	Not required				
Squash	Not required				
Community buildings	1 facility	Settlement plan threshold	Isley Woodhouse	*	Not calculatable
	1 facility	Consultation/Town Council need <sup>10</sup>	Ashby	*	Not calculatable

\*dependent upon size and scale- see SE Design Guidance (see hyperlink- Appendix 2)

\*\*cost guidance unknown

## Increase indoor sports capacity in Ashby

Although Sport England FPM modelling states that there is a *current* sports hall capacity surplus in the district, consultation with several clubs indicates that, in Ashby, demand outweighs supply. The sports halls in this locality are reportedly at capacity during key demand times and this is restricting participation in and the growth of sports like netball and, in particular, basketball.

There is an immediate opportunity to increase capacity by extending peak time opening hours. At present, the sports hall at Ivanhoe School is only open until 20.30 on weekday evenings. Extending this to 22.00 (even just from, Monday-Thursday) would, for example, enable Aztecs Basketball Club to play matches at the site rather than being restricted to only doing so at Ashby School.

In the longer term, Ashby Sports Forum is keen to develop new indoor sports hall provision.

However, the district's future shortfall will largely be tackled if the proposed developments set out in this strategy - at Castle Donington College and the new secondary school at Isley Woodhouse - progress.

However, to reflect local ambition in Ashby it is worth noting that, should LTA interest in developing an indoor tennis facility in NWL be realised, consideration could be given to

<sup>10</sup> Ashby Town Council is currently undertaking a business plan to determine demand and requirements for a dedicated community facility.

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assessing the feasibility (and desirability from a NWLDC and the LTA's perspective) of attaching an additional sports hall to this.

Although the FPM deems swimming to be adequately catered for in NWL, given that EA is exploring the possibility of installing a retractable roof for the lido at Ashby Leisure Centre – and making swimming available all year-round it may be of value to commission a feasibility study to assess the potential for this and its likely impact on other district venues.

## **Invest in facilities to ensure they contribute to the Council's net zero target.**

NWLDC is committed to be a net zero carbon (NCZ) council by 2030 and a NZC district by 2050. To ensure that this target is reached, existing council facilities should be assessed and upgraded for energy efficiency and decarbonisation where possible. This includes retro fitting existing buildings and ensuring all new facilities have modern, sustainable technologies and materials to reduce their environmental impact and operating costs.

These upgrades will not only support broader climate goals but also make facilities more economically viable in the long term.

There is a concurrent desire to ensure that all sites are as accessible as possible through active travel. To achieve this, adequate provision should be considered, including improved cycle parking and walking routes.

## **Ensure facility attractiveness and accessibility of education facilities is maintained**

The position with regard to the supply of sports halls and swimming pools in NWL depends upon all schools-based venues continuing to be available, on weekday evenings and at weekends, for community use. This is particularly pertinent in Ashby, where demand for sports hall capacity is high.

There are no formal CUAs in place, despite all NWL secondary schools allowing community access to their facilities. It is important that they are drawn up to clarify, confirm and safeguard these largely positive existing arrangements to help guarantee long-term access.

(Any change which reduces the current level of access would adversely affect the supply demand balance for both pools and halls).

Four sport halls in NWL are rated as being of below average quality. Investment in them is required. In respect of the school sites, there is a need to work with partners to unearth funding options to improve quality. Developer contributions from housing growth in Ashby could (within the parameters of S.106 arrangements) be secured to invest in improving the sports hall floor at Ashby Leisure Centre. Ideally, this would be upgraded to be a sprung wood floor to safeguard existing clients and encourage new users, such as dance and cheerleading groups.

## **Increasing gymnastics capacity**

Coalville Gymnastics Club reports having unmet demand, has a waiting list and would benefit from additional capacity (possibly an additional facility) within the district either to service satellite area demand or increase capacity in Coalville itself.

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There is an opportunity to work with the club and British Gymnastics to identify options to raise capacity via increasing the number of satellite sessions and exploring the feasibility of adding to the dedicated gymnastics provision - subject to club appetite.

### **Ensure that indoor and built facilities are protected and enhanced through the NWLDC Local Plan and planning system.**

Future sport and physical activity facility needs in NWL should to be met via protecting and sustaining existing provision and delivering investment in strategically located new provision.

Existing and projected levels of demand for swimming pools and sports halls means that all existing facilities should be protected from inappropriate development/disposal via the planning system.

Looking forward, NWLDC should ensure that it has policies in place to determine the level of developer contributions linked to the improvement of existing, or addition of new built sports hall facilities.

### **Continue to ensure that opportunities to access leisure provision are maximised for more vulnerable residents, including those with long term health conditions, people with disabilities, older people and those who are financially/digitally disadvantaged.**

In respect of its corporate commitment to improving the wellbeing of its residents, NWLDC should support further expansion of the health referral programmes at Ashby and Whitwick and Coalville leisure centres. This should include providing the necessary support to facilitate networking with public and primary health contacts.

NWLDC should work with Everyone Active to review and ensure that the pricing, concessionary discounting, and the means of access to memberships and activities at the two leisure centres are accessible to older residents, those living in the rural areas of the authority and those classed as being financially and digitally disadvantaged.

### **BDC owned sports facility access**

15% of children aged under 16 in the district live in defined low-income households. One third of the Authority's year 6 pupils are classified as overweight or obese. Corporately, in the NWL Community Health and Wellbeing Plan 2023-2026 the council commits *to ensure equal access to services and reduce health inequalities and respond to health priorities at a local level, allowing for targeted interventions and community-specific actions.*

NWL has, what is relative to the systems in place in many local authorities a clear and well-presented process for enabling discounted access (at a level of 25%) to key resident groups including those on means-tested benefits, disabled users (and carers), pensioners, students and GP referrals and residents caring for foster children. While, as noted, this is both a positive and well-presented offer, there is a need to fully evaluate take up and consider:

- ◀ How effectively messages about this are getting through to the residents for which this is intended and the level of take-up.
- ◀ Whether levels of membership/activity price discounting fully reflect the capacity of people living in poverty (and facing other personal and financial barriers) in NWL to pay or further consideration is needed.

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- ◀ Establishment of MECC (making every contact count) mechanisms whereby trusted partners (such as housing associations, health professional and others) can be enabled to directly refer residents in poverty or with particular needs to gain access to this.

## **Assess the feasibility of developing new and improving existing community facilities**

Based upon the needs assessment settlement analysis and also identified above, there is a need for a new community facility in Isley Woodhouse. NWLDC should work with key community partners to identify existing/future community demand at a more granular level to determine the appropriate size and functions of a potential facility. Ashby Town Council is also undertaking a feasibility study and business case to justify a new large facility in Ashby.

In addition, several village halls/community centres facilities are currently of poor quality. NWLC should work with the respective partners (parish councils) to identify and secure funding to enable improvements. Options could include Section 106 from nearby developments or other sources.

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## PART 5: INDOOR AND BUILT FACILITIES STRATEGY ACTION PLAN

The action plan contains three sections:

1. Overarching recommendations.
2. Site specific recommendations.
3. Sport and community facility specific recommendations.

In respect of timescales, short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years. Action plan priorities are categorised either as protect, enhance or provide in line with Sport England objectives. The Sport England definitions for these 'headings' are as follows:

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

NB: Responsibility for actions set out in the plan are not solely the responsibility of NWLDC and are assigned across a number of agencies including NWLDC, Leicestershire County Council, schools, the Active Partnership for Leicestershire (Active Together), NGBs and sports clubs. This reflects the fact that, while the strategy was commissioned by the local authority, a partnership approach will be required to deliver its recommendations.

# NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

## INDOOR BUILT FACILITIES (SPORTS AND COMMUNITIES) – STRATEGY & ACTION PLAN

**Table 5.1: Overarching objectives**

Strategic objective	Recommended actions	Timescale	Responsibility
Local Plan	Ensure that the Local Plan contains suitably worded policies to protect existing provision in line with NPPF (paragraph 104).	Short	NWLDC
Address future sports hall shortfalls	Ensure that appropriate (4-court) sports hall facilities are provided at the Isley Woodhouse new settlement and Castle Donington: <ul style="list-style-type: none"> <li>– Assess the feasibility of partnering with Castle Donington Parish Council to increase size of the planned sports hall at Castle Donington College from 3 to 4 courts. Evaluate the extent to which the funds required to achieve this can be secured from the Parish Council or alternative sources.</li> <li>– Assess whether developer contributions can be secured to extend the proposed 3-court sports hall to 4-courts and the extent to which other funds may be required to enable this.</li> </ul>	Short/medium	NWLDC/ LCC/ CDPC
Indoor tennis centre	Work with the LTA commission a feasibility study to assess the viability of an indoor tennis centre in the district.	Medium	NWLDC/ LCC/ CDPC
Community centre – Isley Woodhouse	Evaluate the settlement calculation, assess likely demand levels, and consider whether and how a community facility could be provided to serve the new Isley Woodhouse development. To include (e.g.) evaluating appropriate locations (including the new school) and assessing the extent to which S106 funding can be ringfenced for this.	Long	NWLDC/new school/ community partners
Community centre – Ashby	Support any funding opportunities following Ashby Town Council's completion of a viable business plan and feasibility study for a new large community facility.	Long	Ashby TC/NWLDC
Increase sports facility capacity in Ashby	Assess the feasibility of extending weekday evening sports hall opening hours at Ivanhoe School. In tandem with the proposed indoor tennis facility feasibility, consider whether it could be adapted/extended to accommodate sports such as netball and archery. Investigate the feasibility of installing a retractable roof on the current lido to extend usage to year-round. This includes business modelling, feasibility, planning and the sourcing funding.	Short-medium Medium  Medium	NWLDC / School NWLDC / Ashby Sports / LTA / MATI NWLDC/EA
Invest in facilities to ensure they contribute to the Council's net zero target.	Ensure that existing (and/or new) sports facilities are made as energy efficient as possible. This should involve: <ul style="list-style-type: none"> <li>– Continuing to improve the performance of NWLDC sports facilities to achieve Net Zero Carbon (NZC) emissions.</li> <li>– Ensure that all newly constructed council-controlled/influenced buildings, extensions and refurbishments are designed to achieve NZC emissions by 2050 (in line with the NWLDC pledge).</li> <li>– Move away from oil/natural gas and install energy saving measures (i.e., solar panels, air-source heat pumps).</li> <li>– Deliver 'invest to save' energy efficiency projects to reduce overall emissions/reduce running costs.</li> <li>– Maximise onsite renewable energy generation.</li> <li>– Modernise the swimming pool plant room at Ashby Leisure Centre.</li> <li>– Install electric vehicle charging points at public leisure sites.</li> <li>– Support schools, in particular the three with swimming pools to reduce emissions.</li> </ul>	Ongoing          Ongoing	NWLDC / EA          NWLDC/ academy trusts  NWLDC/LCC/academy trusts

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Strategic objective	Recommended actions	Timescale	Responsibility
Ensure school sports hall/pool facility attractiveness and accessibility is maintained	Support schools to ensure they all remain open for community use and, if appropriate, make use of external support, such as Swim England's Business Engagement Team, to provide them with options to maximise external revenue from swimming pools.	Ongoing	NWLDC/academy trusts/Swim England
	(Sensitively given the present positive position with schools) draw up and secure binding CUAs to ensure long term access.	Short	NWLDC / Active Together / academy trusts / Sport England etc.
	Work with Ashby School, Castle Rock High School, Ibstock Leisure Complex - with partners - to explore funding options to deliver the required sports hall facility improvements.	Short-medium	
Improve concessionary priced, pay and play and digital access to leisure provision for more vulnerable residents.	Explore the option to expand the scale and remit of the health referral programme at Whitwick and Coalville and Ashby leisure centres, including providing the necessary support to facilitate networking with public and primary health contacts.	Short/medium	NWLDC/ EA
	Ensure that the concessionary membership and pay and play pricing alongside the means of access to memberships and activities are fully accessible to older residents, those living in the rural areas of the authority and people classed as financially disadvantaged.	Short	NWLDC/EA
Regular engagement with parish and town councils regarding community provision.	Maintain regular dialogue with parish and town councils to ensure that local community facilities are of a high quality and support the needs of the local community.	On-going	NWLDC/parish and town councils.
Monitor and review	Keep this strategy relevant and up to date by completing a light touch annual review. Deliver a complete review within 5 years of adoption.	Long	NWLDC

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**Table 5.2: Site specific actions**

Facility	Management	Overview	Action	Lead agency	Timescale
Ashby Leisure Centre and Lido	Everyone Active	A key strategic public leisure site. It has a 6-lane swimming pool (plus learner teaching pool), 4-court sports hall, two squash courts and a 75-station fitness gym. It also has an outdoor lido which is operational over the summer months. All facilities are rated above average quality apart from the sports hall which is below average. The sports hall operates at 70% capacity (has limited availability) catering for sports including pickleball, gymnastics, archery and badminton. It is one of the two halls in the authority available during the daytime.	Invest in upgrading the sports hall to a sprung wood surface.	NWLDC / EA	Short / medium
			Explore the feasibility of installing a retractable roof for the lido.	NWLDC / EA	Short / medium
			Ensure that it offers suitable programme variety (evening and daytime) and that all activities are priced accordingly.	NWLDC / EA	Ongoing
Ashby School	Life Multi Academy Trust	A sports hall rated below quality along plus a swimming pool (20m x 4-lanes) rated above average. The sports hall floor is dated and will require replacing in the short term. Both the swimming pool and sports hall are available for community use and are well used. The sports hall is operating at 80% used capacity and accommodates netball and basketball (including Aztecs Basketball Club) while the swimming pool accommodates several private swim schools.	Invest in improving the quality of sports hall décor and floor (upgrade to a sprung floor) to ensure it operates safely and is attractive to modern users. This will better meet current users needs and allow more activities at the site, including dance/cheerleading, for example. Ensure both hall and pool facilities remain community accessible particularly given the level of demand in Ashby	NWLDC / Life Multi Academy Trust	Short / medium & ongoing
Whitwick and Coalville Leisure Centre	Everyone Active	The facility which opened in 2022 has an 8-lane 25m swimming pool (plus learner pool), 8-court sports hall, 110- station fitness gym, three fitness studios, a small climbing area and three squash courts. All elements are rated good quality. It supports a range of clubs and users, including Coalville Swimming Club and the NWL Netball League. The learn to swim programme is approaching capacity.	Maintain the facility to its current standard to ensure that it continues to provide high quality facilities to the Authority's residents.	NWLDC / EA	Ongoing
			Ensure that it offers suitable programme variety (evening and daytime) and that all activities are priced accordingly.	NWLDC / EA	Ongoing
Castle Rock High School	The Lionheart Educational Trust	It has two 4-court sports halls (one above average, the other below average) plus a 4-lane x 25m pool rated above average quality. It is a well-used and is in high demand. Both the pool and the above average quality sports hall are operating at capacity; only limited time slots are available at the below average rated hall. Significant investment in the school building is planned. At present this is not scheduled to include its sports facilities.	Secure additional investment to modernise, paint and improve the quality of the below average sports hall.	The Lionheart Educational Trust	Short / medium

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Facility	Management	Overview	Action	Lead agency	Timescale
Ibstock Leisure Complex	Life Multi Academy Trust	<p>This community facility has an above average quality rated 4-lane 25m swimming pool and a below average rated 5-court sports hall. The sports hall floor needs to be replaced in the short term</p> <p>The pool is available during the day and evenings/weekends, whereas the sports hall is only available on weekday evenings and at weekends due to school usage.</p> <p>The pool offers a learn to swim programme, pay and play access and club swimming. The sports hall is used by the local cricket, football and badminton club and operates near to capacity.</p>	Invest in replacing the sports hall floor and improve the décor. Consideration should be given to upgrading to a sprung wood floor. This will better meet current users needs and encourage other activities at the site.	NWLDC / Life Multi Academy Trust	Short / medium
Ivanhoe School	Life Multi Academy Trust	Located in the centre of Ashby, the school has recently (2024) invested in a new (good quality) netball/basketball specification 4-court sports hall. It is operating at 90% capacity but opening hours are restricted, which limits community use opportunity.	<p>Maintain the facility at its current standard to ensure that it continues to support the Authority's residents.</p> <p>Work to extend sports hall community hours and explore the possibility to supporting this via a keyholder arrangement.</p>	Ivanhoe School/ NWLDC / Active Together	Short
The Newbridge School	New Bridge Multi Academy Trust	School site with an above average rated 4-court sports hall. It has limited availability to take on increased usage. It caters for pickleball, badminton, indoor football, basketball and indoor futsal.	Maintain facility to its current standard to ensure that it continues to meet demand from district residents.	New Bridge MAT / NWLDC	Long
Coalville Gymnastics	Coalville Gymnastics	<p>A standalone gymnastics facility includes a full-sized competition floor. It also has numerous sets of bars, beams, vault, tumble track and a sunken trampoline.</p> <p>There is a waiting list for the majority of its programme.</p>	Work with British Gymnastics and the club to explore options to increase capacity. This could take the form of additional provision in Coalville or satellite provision across the district. (Other, smaller clubs may also be interested in this).	Coalville Gymnastics Club / British Gymnastics / NWLDC	Short

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**Table 5.3: Sport specific overview and recommendations**

Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
<b>Swimming</b>	<p>There are 12 swimming pools at 10 sites. The three key sites are at Ashby and Coalville leisure centres and Ibstock Leisure Complex. Other (school/commercial) pools have a limited offer. The main challenges are:</p> <p><b>Geographic imbalance</b> –publicly accessible pay and play pools are in the south of the district (Ashby, Coalville &amp; Ibstock). Residents in the north must travel to the south/neighbouring authorities to access provision (within 20 minutes’ drive time).</p> <p><b>Capacity and utilisation</b> – public leisure centre pools are ‘uncomfortably full’ at peak times. School pools provide additional capacity but are mainly block booked for clubs/swim lessons.</p> <p><b>Accessibility and inclusion</b> – 28% of residents (but none from its most deprived communities) live within one mile walk of a pay and play accessible pool. Digital/financial exclusion may also be limiting participation for certain groups.</p>	<p><b>Maintain and upgrade existing pools</b> – prioritise long-term maintenance/ refurbishment at all key sites especially Ashby Leisure Centre &amp; Lido and Ibstock Leisure Complex. Explore the feasibility of converting Ashby Lido into a year-round facility to relieve pressure on other swimming pools.</p> <p><b>Expand access and community use:</b> keep all school pools open/accessible for club activity/swimming lessons.</p> <p><b>Monitor/plan growth:</b> review supply/demand data.</p> <p><b>Promote inclusion:</b> develop pricing/payment options to protect digitally/financially vulnerable groups. Incentivise swimming during off-peak times, especially for older adults. Support clubs/operators to expand swimming lesson capacity and effectively promote learn to swim options to, in particular young people - from underrepresented groups.</p> <p><b>Partnerships and programming:</b> maintain a balance of club/school use, swimming lesson and casual swimming.</p>	NWLDC, EA, academy trusts, Swim England.	Ongoing	Protect Enhance Provide
Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
<b>Squash</b>	<p>There are five good/above average glass-back squash courts in NWL at Whitwick &amp; Coalville and Ashby leisure centres. All are available on via pay-and-play and membership offering daytime evening access. Both leisure centres report good participation levels.</p> <p><b>Main challenges:</b> Existing courts are well maintained, but ongoing investment is needed to keep standards high. There is a need to increase participation.</p>	<p>Continue regular maintenance and investment to ensure courts remain attractive and in good condition.</p> <p>Engage with local clubs to gauge current/future need especially as the population grows.</p> <p>Promote squash opportunity/informal leagues to grow use.</p> <p>Consider benchmark shortfall in future facility planning, if club demand increases or waiting lists develop.</p> <p>Retain pay-and-play access to support casual/new players.</p>	NWLDC; EA., England Squash, squash clubs	Short	Protect Enhance Provide

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
<b>Sports hall sports</b>	<p>There are eight 4-court+ sized sports halls in NWL. There will be a requirement for c.10 additional badminton courts to accommodate Local Plan specified population growth. Key sports halls sports are:</p> <p><b>Basketball</b> - played primarily at Ashby, Ivanhoe and Castle Rock schools and Whitwick &amp; Coalville Leisure Centre. There are three clubs in the area, Derby Trailblazers, Ashby Aztecs and Burleigh.</p> <p><b>Badminton</b>- established in NWL but has facility access, cost, and quality challenges plus a need to recruit younger players. Three of four clubs affiliate to Badminton England. They report regular league participation, steady membership and wish to develop junior sections.</p> <p><b>Netball</b> - very popular with several active large clubs. Whitwick and Coalville LC accommodates the 36 team NWL Indoor Netball League but it cannot expand further due to lack of court time. Other key venues are Ashby Leisure Centre and Castle Rock School. Several clubs also source time at venues outside NWL</p> <p><b>Indoor cricket</b> - three sports halls currently cater for local clubs.</p> <p><b>Main challenges:</b></p> <p><b>Facility access/suitability</b> – clubs report sports halls to be at/near capacity. Rising costs can also deter participation. Ivanhoe School's hall is well-designed for basketball but has limited evening availability and higher hire costs. Ashby School's hall is dated and lacks adequate storage. Hall floors at Ibstock and Ashby leisure centres need refurbishment.</p> <p><b>Geographic gaps</b> – insufficient sports halls in the north of NWL.</p> <p><b>Growth and participation</b> – Clubs' expansion (especially for junior and women's sections) is limited by facility availability and cost.</p>	<p><b>Improve the existing stock of sports halls:</b> Prioritise refurbishment of below-average sports halls, focusing on modernising floors, décor (e.g., wall painting) and ancillary facilities (e.g., storage). This will safeguard current users and encourage other activities at the respective sites.</p> <p><b>Expand capacity and community use:</b> Encourage schools to increase community hours during evenings and weekends. This includes:</p> <ul style="list-style-type: none"> <li>-Extending weekday evening opening hours at Ivanhoe School.</li> <li>-Look at ways to expand options for NWL Netball League.</li> <li>-Secure and monitor CUAs to ensure consistent access.</li> </ul> <p><b>Support club/league development:</b> to identify and address barriers to growth, including facility access, cost and scheduling.</p> <p>Facilitate partnerships between clubs, schools and NWLDC to share resources and coordinate programming.</p> <p>Work with operators to ensure that hire costs remain affordable and cost effective.</p> <p>Ensure sites support indoor cricket with regular maintenance of nets and enabling club access to halls during the winter period.</p> <p><b>Plan for future growth:</b> adopt a partnership approach to deliver provision in the north, seeking all opportunities to ensure that the (4-court) sports halls developed meet the needs of (e.g.) netball, basketball and indoor cricket.</p>	<p>Respective academy trusts/NWLDC,</p> <p>Respective academy trusts/NWLDC</p> <p>Respective NGBs</p> <p>NWLDC/LCC/ Housing developers/CD C/CDPC</p>	<p>Short/medium</p> <p>Short</p> <p>Ongoing</p> <p>Medium/long</p>	<p>Provide/Enhance</p> <p>Provide/Enhance</p> <p>Provide/Enhance</p> <p>Provide</p>
<b>Gymnastics</b>	<p>Coalville Gymnastics Club has a dedicated facility. It reports high demand with a reported waiting list.</p> <p><b>Capacity constraints</b> – Coalville Gymnastics Club, is operating at capacity with insufficient provision to meet demand.</p> <p><b>Facility suitability</b> –There is a need to expand the club's workforce and recruit new volunteers to support growth.</p>	<p><b>Develop new facilities:</b> Work with the club and key partners to explore options for an additional dedicated facility in the district.</p> <p>In addition, seek funding for new / expanded provision.</p> <p><b>Workforce development:</b> support volunteer recruitment to ensure ratios are met should gymnastics expand.</p>	<p>NWLDC British Gymnastics; clubs, schools.</p>	<p>Short/medium</p>	<p>Enhance Provide</p>

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
<b>Indoor tennis</b>	<p>There are no indoor courts in NWL. None of the 28 in neighbouring authorities (within 30 minutes drivetime) offer pay and play or casual use options.</p> <p>The LTA identifies NWL as a priority authority for an indoor facility.</p> <p>There are no padel courts but there is calculated demand for seven.</p> <p>Ashby Sport and Ashby Tennis Club are both keen to see indoor tennis provision developed in the town.</p> <p>Bluestone Fitness is exploring the installation of two outdoor padel courts (pending receipt of planning permission).</p> <p><b>Main challenges:</b></p> <p>Residents must travel outside the district for indoor tennis, and there is no pay-and-play option within a 30-minute drive.</p> <p>LTA analysis and local clubs indicate clear demand for indoor tennis and padel courts.</p> <p>Population and housing growth is likely to create increased demand for indoor tennis and padel</p>	<p>With the LTA, identify a site and develop an indoor tennis centre in the district.</p> <p>A location accessible to the majority of NWLDC's population would be the optimum. Ashby Sport is keen to explore options in Ashby.</p> <p>Support planning and funding for padel courts, responding to LTA demand analysis and local interest.</p> <p>Collaborate with local clubs, the LTA, and facility operators to secure investment and ensure that any indoor facilities developed meet community needs.</p> <p>Consider other sports for which facilities could be incorporated in/attached to a new indoor tennis venue.</p> <p>If/when a facility is developed, prioritise pay-and-play access to encourage wider participation and reduce barriers for new players.</p>	LTA / NWLDC /	Medium	Provide

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## INDOOR BUILT FACILITIES (SPORTS AND COMMUNITIES) – STRATEGY & ACTION PLAN

**Table 5.4: Site specific community facilities**

Community area	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Isley Woodhouse	Based on the settlement criteria identified in the needs assessment, it is recommended that Isley Woodhouse has a minimum of one community facility. This is in addition to the proposed new sports hall.	Work with developers to ringfence funding for a community facility, utilising Sport England Design Guidance Note <sup>11</sup> . Management of a new facility will need to be sought. Consider whether linking it to the secondary school sports facilities would be a viable option.	NWLDC/respective new parish council?	Medium	Provide
Ashby	Ashby Town Council highlight a lack of a sufficiently large community facility with adequate parking/layout which can support the town as the population increases in line with the Local Plan..	Support any funding opportunities where possible following Ashby Town Councils development of a viable business plan and feasibility study for a large community facility.	Ashby TC/NWLDC	Long	Provide
Worthington, Albert Village, and Ellistown.	As part of the settlement analysis, the three parish councils currently do not have a community facility.	Work with the respective parish councils to determine if there is sufficient demand for a facility within these parishes through feasibility studies. .	Worthington, Albert Village, and Ellistown parish councils/NWLDC	Medium	Provide
Coleorton	As identified through the parish/town council survey, a few sites require investment to bring these up to a required standard. The survey highlighted that Beaumont Social Centre in Coleorton requires investment.	Work with Coleorton Parish Council to seek funding to support the upgrade of specific facilities. Funding could come from developer contributions, where applicable.	Coleorton parish council/NWLDC	Ongoing	Enhance
Osgathorpe	In addition, Harley Hall in Osgathorpe requires investments to make it DDA compliant.	Work with Osgathorpe Parish Council to seek funding to support the upgrade of specific facilities. Funding could come from developer contributions, where applicable.	Osgathorpe Parish Council/NWLDC	Ongoing	Enhance

<sup>11</sup><https://rbwm.moderngov.co.uk/documents/s68220/Appendix%20-%20Village%20and%20Community%20Hall%20-%20Design%20Guidance%20Note%20Sport%20England.pdf>

# NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL INDOOR BUILT FACILITIES (SPORTS AND COMMUNITIES) – STRATEGY & ACTION PLAN

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## PART 6: MONITORING AND REVIEW

This Strategy identifies and recommends the investment and actions required to deliver and maintain high-quality built facilities infrastructure for the NWL administrative area for the period up until 2042.

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

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

It will be important for NWLDC and its partners to develop a 3–5-year action plan based around the strategy and for this to be annually monitored and reviewed. This should not only evaluate progress made against the objectives set out in the action plan but should identify actual/potential changes in supply and demand in the district. This is on the basis that the strategy is as much about how facilities are used as it is about ensuring that local infrastructure is of a good quality.

The annual review process should include:

- ◀ Annual review of progress in respect of actions taken with regard to action plan recommendations made; taking account of any changes required to the priority of each action (e.g. the priority of some may increase/reduce following implementation of others).
- ◀ Lessons learnt throughout the period.
- ◀ New facilities coming on stream (or being made newly available to the community) which will need to be taken into account.
- ◀ Any specific changes in the accessibility of, or usage levels at, key sites (e.g., sport specific specialisms of sites, changes in availability, etc.).
- ◀ Any specific changes in demand at/for particular facilities and/or clubs in the area (e.g., reduction or increase in club numbers, new housing growth).
- ◀ New formats of traditional sports that may need to be considered (such as padel).
- ◀ Any other new or emerging issues and opportunities.

Annual review outcomes should be to develop an updated short/medium-term action plan for indoor and built sports facilities across the Authority.

# NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL INDOOR BUILT FACILITIES (SPORTS AND COMMUNITIES) – STRATEGY & ACTION PLAN

## APPENDIX 1: PLANNING GAIN CONTRIBUTION TOOLKIT

### Introduction

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

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

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

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

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

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

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

- ◀ North West Leicestershire Indoor Built Facilities Strategy - Needs Assessment Report
- ◀ North West Leicestershire Indoor Built Facilities Strategy – Strategy Report

### Process

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

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The North West Leicestershire Strategy provides an estimate of future demand for key indoor sports facilities based on population forecasts as a result of key housing growth areas. This key demand is translated into units of badminton courts, swimming pool lanes and indoor bowls rinks.

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

*Number of dwellings x household occupancy rate<sup>12</sup> = associated population*

This is the population that is applied within the Sports Facilities Calculator (SFC) to determine the additional provision that is required to meet the additional demand. The SFC is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. The model has no spatial qualities or dimension and can only be used to estimate the facility needs for whole area populations. The model makes no reference to:

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

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

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

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

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

Step 2	Determine the other indoor sports and community facilities required as a result of the development	Navigation
	Use the Indoor Built Facilities Strategy to identify level of need that may be generated from new development(s) for indoor sporting provision not included within the SFC.	Indoor and built facilities strategy

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

The Assessment Report (in specific sections) identifies need for other provision. This results from consultation with specific clubs and organisations, sports facility managers and NGBs. It

<sup>12</sup> National occupancy rate of 2.3 persons per household is used

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also takes account of the size, scale, and quality of existing provision. Facilities identified within the Assessment Report are determined by the scope of the study which the Council commissions. This will also be informed by how busy existing facilities are. As an example, if an existing leisure centre (adjacent to the new housing development) is fully programmed with high demand for space, it is unrealistic to expect this facility to accommodate the demand generated from the new development. Therefore, additional provision will be required.

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

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

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

Therefore, further investigation should be undertaken to identify if there is an opportunity to ensure that community use of school sports facilities can be guaranteed, thus minimising potential duplication.

In this instance the ‘contribution’ associated with the increased demand for sports facilities could be used to enhance the school provision to ensure it was appropriate for community use (e.g., extend fitness facilities, community access arrangements, etc.).

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

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

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

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

Detailed analysis of facilities within the vicinity of the new development should be undertaken to assess the suitability of these facilities to accommodate the increased demand generated from the development.

As an example, the following information should be pulled together in order to determine if this is an appropriate solution to accommodate the increased demand:

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

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

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

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

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

Development of community hubs is a key focus for many organisations as benefits derived from facility co-location are often greater than those derived from stand-alone facilities. There is a need for developers and stakeholders to consider how different facilities may 'fit' together. This could, for example, include the following which may be required as part of a development:

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

The master plan for new developments need to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community. There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

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

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

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

This in turn requires the Council and developer to consider the wider housing growth within the area which may also include that within a neighbouring authority. Where the combined increased demand generates the requirement for a strategic facility this should be pooled via developer contributions to a strategic development. However, it should be noted that the contribution may go towards a facility which is outside of the local authority boundary but reflects how people will live their lives within that specific development.

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

[Active Places Power](#)  
[Sport England Design and cost guidance](#)

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## Checklist summary

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

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## APPENDIX 2: INDICATIVE COSTINGS

### Indicative costs

The indicative costs of implementing key elements of the Action Plan are detailed below. (Further detail available on the Sport England website [Sport England facility cost guidance](#)) The costs outlined below are for the development of community sports facilities. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead of Sport England. The latest facility costs should be used at the time of calculating contribution.

### Facility capital costs

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

Facility type/details	Area (m <sup>2</sup> )	Capital cost (£)
<b>Affordable sports halls</b>		
1 Court (18m x 10m)	382	905,000
2 Court (18m x 17m)	515	1,030,000
4 Court (34.5m x 20m)	1,532	3,005,000
5 Court (40.6m x 21.35m)	1,722	3,260,000
6 Court (34.5m x 27m)	1,773	3,300,000
8 Court (40m x 34.5m)	2,240	4,125,000
10 Court (40.6m x 42.7m)	2,725	4,960,000
12 Court (60m x 34.5m)	3,064	5,465,000
<b>Affordable community swimming pools</b>		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,685,000
25m Pool 5 Lane (25m x 10.5m)	1,344	5,670,000
25m Pool 6 Lane (25m x 12.5m)	1,543	6,155,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	7,335,000
25m Pool 8 Lane (25m x 17m)	1,878	7,420,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	8,515,000
<b>Affordable sports centres with community 25m pool</b>		
4-lane pool, 4-court hall, 50-station gym, studio	2,879	10,060,000
6-lane pool, 4-court hall, 100-station gym, 2 studios	3,553	11,805,000
6-lane pool, learner pool, 4-court hall, 100-station gym, 2 studios	3,906	13,000,000
8 lane pool, learner pool, 5-court hall, 100-station gym, 2 studios	4,509	14,400,000
<b>Indoor bowls centre</b>		
6 Rink (excludes Club/Function Room)	1,914	2,730,000
8 Rink (includes Club/Function Room)	2,500	3,570,000
<b>Indoor tennis centre</b>		
3 court	2,138	3,085,000
Extra court	-	1,005,000

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NB – The costs for:

- ◀ Affordable sports halls.
- ◀ Affordable community swimming pools.
- ◀ Affordable sports centres with community 25m pool options.
- ◀ Affordable sports centres with 50m pool options.

Align with the costs included within Sport England publications of the same name updated to 3Q2025. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

- ◀ External works (car parks, roads, paths, services connections etc) are included at an average cost of 12% in addition to the costs of the works.
- ◀ 12 months maintenance/grow in costs for grass pitches.
- ◀ Allowance for fees inclusive of PM, SI, planning, and associated fees.

The costs exclude the following:

- ◀ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ◀ Natural turf pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- ◀ Inflation beyond 3Q2023.
- ◀ VAT.
- ◀ Land acquisition costs.
- ◀ Regional cost variations in materials and labour.

## Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime. They include costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

The importance of regular maintenance should not be underestimated nor should the expense associated with maintaining a facility throughout its life.

The table below provides typical annual allowances expressed as a percentage of the overall estimated total project cost per annum based on a 25-year cost model.

Facility type/details	Sinking fund (%)	Maintenance (%)
<b>Multi – use sports hall</b>		
Good quality sports hall – irrespective of size	0.7	0.5
<b>Affordable community swimming pools</b>		
Good quality community swimming pool, irrespective of size	0.4	1.1

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## Sinking Fund

Major replacement costs. Typical items for consideration include:

- ◀ Scheduled replacement of major systems and components, i.e. upgrades/replacement of mechanical and electrical equipment (HVAC, tanks, filtration/chlorination/dosing plant, CCTV and the like). Re-configuration of wet areas, replacement of sports flooring, reception refurbishment.
- ◀ Scheduled refurbishment and adaptations, including replacement of sports specific equipment/netting. Re-sealing / re-lining of sports flooring, replacing carpets and signage, replacement of external seating and fittings.
- ◀ Cyclical redecoration.

## Maintenance

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

Day to day repairs include:

### External walls

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

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

### Other items

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

### Fittings and fixtures

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

### Internal finishes

Repairs to internal floor, wall and ceiling finishes.

### Plumbing and internal drainage

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

### Heating and ventilation

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

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## Power and lighting

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

## Other M&E services

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

## External Works

General grounds maintenance, repairs to car parks and external paving.

## Exclusions:

Operation, occupancy, end of life costs, fees, and VAT are excluded from the allowances. The definition of these are provided below:

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

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

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

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## APPENDIX 3: SFC TABLES: SPORTS HALL NEED BASED ON HOUSING GROWTH

This illustrates the additional future sports hall space required based on housing growth in these localities. It does not cover the overall future district requirement – simply that specific to these areas.

Recommendations made in the strategy relate to the opportunity that NWLDC and partners has to ‘piggy-back on school developments to both address future provision shortfalls and ensure that they are met in the form of 4-court sports halls which will be cater both for the needs of those schools and the NWL community.

Castle Donington and Kegworth housing impact – sports halls (SFC)

Castle Donington and Kegworth housing growth	Additional sports hall space required	Estimated cost (£)*
1,728	1.08 courts	£1,408,916

\*based on 3Q2024 build costs

Isley Woodhouse housing impact – sports halls (SFC)

Isley Woodhouse housing growth	Additional sports hall space required	Estimated cost (£)*
4,250	2.67 courts	£1,978,664

\*based on 3Q2024 build costs