

**STRATEGIC FUTURE NEEDS REPORT**

**SWALE BOROUGH COUNCIL**

**FEBRUARY 2019**

QUALITY, INTEGRITY, PROFESSIONALISM

**Knight, Kavanagh & Page Ltd**  
Company No: 9145032 (England)

MANAGEMENT CONSULTANTS

Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF  
T: 0161 764 7040 E: [mail@kcp.co.uk](mailto:mail@kcp.co.uk) [www.kcp.co.uk](http://www.kcp.co.uk)



Quality assurance	Name	Date
Report origination	Chris MacFarlane	December 2018
Comments	SBC	January 2019
Revised version	KKP	February 2019

## **CONTENTS**

INTRODUCTION.....	1
HOUSING FIGURES.....	1
POPULATION FIGURES .....	2
OPEN SPACES.....	3
BUILT LEISURE FACILITIES.....	4

# OPEN SPACE AND BUILT FACILITIES STRATEGIC NEEDS REPORT

---

## INTRODUCTION

This is the Strategic Needs Report prepared by Knight Kavanagh & Page (KKP) for Swale Borough Council (SBC). It is intended to act as an initial high-level document to the future open space and built leisure facility requirements as a result of likely new housing figures.

The Open Spaces and Play Strategy 2018-2022 (and the supporting technical assessment) was approved by the Council in May 2018. However, the documents do not reference the probable new housing targets.

Consequently, this document looks to provide the Council with an initial indication to the possible future requirements for open space and built leisure facilities as a result.. It should be recognised that the housing figures, as quoted at the time of writing, are subject to change over time.

## HOUSING FIGURES

The Council adopted their Local Plan in 2017. A need to undertake a review of the Local Plan, with a targeted adoption date of April 2022, was cited by the Planning Inspector. In addition, the Government changes to the Standard Method for Assessing Local Housing Need will likely lead to the Borough's annual housing target increasing. . Currently a target of 776 dwellings per annum is stipulated. This will likely increase to an annual target of 1,086 dwellings per annum from 2022 to the end of the Local Plan review period to 2037/38.

For the purposes of this report it is necessary to conjecture how future development may be distributed across the Borough. This is difficult given the stage reached by the Local Plan review at the time of writing. However, as a working hypothesis for the purposes of this report, a development scenario is tested that assumes that the majority of growth will continue to be based at and around Sittingbourne, as is the case in the adopted Local Plan, but that a combination of challenging future housing targets and poorer market conditions and transport conditions on the Isle of Sheppey is likely to lead to greater shares being experienced by both Sittingbourne and Faversham. A 60/30/10 split toward Sittingbourne/Faversham/the Isle of Sheppey is therefore assumed for the study scenario. If necessary, this will be revisited as the Local Plan progresses further.

The emerging annual housing targets and the above development scenario are used to inform the possible future requirements for open spaces and built leisure facilities across Swale.

The target of 776 dwellings per annum is used for calculations up to 2021/22 (referred to as Stage 1). The target of 1,086 dwellings per annum is used for calculations from 2022 up to 2037/38 (referred to as Stage 2).

# OPEN SPACE AND BUILT FACILITIES STRATEGIC NEEDS REPORT

---

## POPULATION FIGURES

To determine future requirements for open spaces and built leisure facilities, the annual dwelling target needs to be converted to an equivalent population. The dwelling target (based on the Government's standard methodology) is used as no up to date population projections exist. Subsequently, the study only looks at the dwelling increase in population rather than the changes in the population as a whole.

In order to calculate a population for use within the scenario, the national occupancy rate of 2.4 people per dwelling<sup>1</sup> is used to convert the dwelling target.

Consequently, the anticipated population figures per year based on the annual housing targets for each stage are:

*Table 1: Dwelling and population per year by stage*

Stage	Dwellings per annum	Population per annum
Stage 1	776	1,862
Stage 2	1,086	2,606

These represent the annual increase in dwellings and the subsequent annual population increase (arising from development and not the change in the wider population).

Stage 1 of the scenario is to calculate future requirements for a three-year period up to (and including) 2021/22.

Stage 2 calculates future requirements over a 16-year period up to (and including) 2037/38.

*Table 2: Total dwelling and population increase by stage*

Stage	Dwellings	Population
Stage 1	2,328	5,587
Stage 2	17,376	41,702

It is these dwelling and population figures which are used in the following requirement calculations.

---

<sup>1</sup> ONS Bulletin - Families and Households: 2017

<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/bulletins/familiesandhouseholds/2017>

# OPEN SPACE AND BUILT FACILITIES STRATEGIC NEEDS REPORT

## OPEN SPACES

The supporting technical assessment for the Councils Open Spaces and Play Strategy 2018-2022 set out current standards of provision for different types of open space. These are presented on a hectare per 1,000 population basis (Table 3).

Table 3: Current standards of open space

Hectares per 1,000 population				
Parks	Natural	Amenity	Allotments	Play
1.36	4.20	0.49	0.18	0.06

### Open spaces requirements

The standards presented above are used to calculate the open space requirements as a result of the future housing targets per annum. This is set out for each type of open space.

Table 4: Open space requirement per year by stage

Stage	Per annum		Hectares required				
			Parks (1.36)	Natural (4.20)	Amenity (0.49)	Allotments (0.18)	Play (0.06)
	Dwellings	Population					
Stage 1	776	1,862	2.53	7.82	0.91	0.34	0.11
Stage 2	1,086	2,606	3.54	10.95	1.28	0.47	0.16

The annual requirements are then used to calculate the full open space requirement for each stage (i.e. Stage 1 up to 2021/22 and Stage 2 up to 2037/38).

Table 5: Total open space requirement by stage up to 2037/38

Stage	Per annum		Hectares required				
			Parks (1.36)	Natural (4.20)	Amenity (0.49)	Allotments (0.18)	Play (0.06)
	Dwellings	Population					
Stage 1	2,328	5,587	7.60	23.47	2.74	1.01	0.34
Stage 2	17,376	41,702	56.72	175.15	20.43	7.51	2.50
<b>Total</b>	<b>19,704</b>	<b>47,290</b>	<b>64.31</b>	<b>198.62</b>	<b>23.17</b>	<b>8.51</b>	<b>2.84</b>

Taking the potential development scenario outlined on page one (paragraph 5), the following proportions of open space provision are estimated for each settlement up to 2037/38.

Table 6: Future open space requirement by settlement

Settlement	Open space requirement (hectares)				
	Parks	Natural	Amenity	Allotments	Play
Sittingbourne (60%)	38.59	119.17	13.90	5.11	1.70
Faversham (30%)	19.29	59.58	6.95	2.55	0.85
Isle of Sheppey (10%)	6.43	19.86	2.32	0.85	0.28

# OPEN SPACE AND BUILT FACILITIES STRATEGIC NEEDS REPORT

## BUILT LEISURE FACILITIES

Future requirements for built leisure facilities are calculated via utilising the Sport Facility Calculator (SFC) provided by Sport England<sup>2</sup>.

The SFC is a recognised planning tool helping to estimate the amount of demand for key community sports facilities that is created by a given population. Leisure facilities covered by the SFC and used to inform future requirements are swimming pools, sports halls and indoor bowling centres.

It is important to recognise the SFC only looks at demand for facilities and does not take into account any existing supply or capacity. For these reasons the demand figures should not simply be compared with facilities within the same area. It should however give an initial indication to the potential demand resulting from new populations.

### Built leisure facilities requirement

The requirements for built leisure facilities are presented for each stage by facility type.

The built leisure facilities requirements for stage 1 are set out in Table 7.

Table 7: Stage 1 facility requirements (up to 2021/22)

Sports hall		Swimming pool		Indoor bowls	
-	-	Square meters	59.12	-	-
Courts	1.57	Lanes	1.11	Rinks	0.41
Halls	0.39	Pools	0.28	Centres	0.07
Vpwpp	343	Vpwpp	356	Vpwpp	64
Cost	£1,078,957	Cost	£1,166,884	Cost	£171,997

The built leisure facilities requirements for stage 2 are set out in Table 8.

Table 8: Stage 2 facility requirements (2022 to 2037/38)

Sports hall		Swimming pool		Indoor bowls	
-	-	Square meters	441.26	-	-
Courts	11.73	Lanes	8.31	Rinks	3.09
Halls	2.93	Pools	2.08	Centres	0.51
Vpwpp	2,561	Vpwpp	2,658	Vpwpp	481
Cost	£8,053,461	Cost	£8,709,754	Cost	£1,283,805

<sup>2</sup> **Population:** Projection for 2018, based on 2011 Census data and modified by 2014-based Subnational Population Projections for Local Authorities. Adapted from data from the Office for National Statistics licensed under the Open Government Licence v.3.0. London boroughs modified by GLA 2016 -based Demographic Projections - ward projections, SHLAA-based, © Greater London Authority, 2017.

## OPEN SPACE AND BUILT FACILITIES STRATEGIC NEEDS REPORT

---

The total requirements up to 2037/38 (combining both sets of figures) are set out in Table 9.

*Table 9: Total built leisure facilities requirement up to 2037/38*

Sports hall		Swimming pool		Indoor bowls	
-	-	<i>Square meters</i>	500.39	-	-
<i>Courts</i>	13.30	<i>Lanes</i>	9.42	<i>Rinks</i>	3.50
<i>Halls</i>	3.32	<i>Pools</i>	2.35	<i>Centres</i>	0.58
<i>Vpwpp</i>	2,904	<i>Vpwpp</i>	3,014	<i>Vpwpp</i>	546
<i>Cost</i>	£9,132,611	<i>Cost</i>	£9,876,847	<i>Cost</i>	£1,455,833

The figures suggest on initial review an equivalent requirement to three sports halls (of four badminton court size), nine-lanes of equivalent swimming space and 3.5 rinks equivalent to indoor bowls.

It is important to recognise that this is only an initial set of requirement figures. The actual format of how provision could be provided is subject to the existing leisure stock, demand and spare capacity. For instance, improvements/enhancements to existing facilities could be a more effective method of accommodating the demand requirements as a result of new populations from the housing figures.