

BLABY DISTRICT COUNCIL

BUILT FACILITIES STRATEGY HOUSING ADDENDUM REPORT

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QUALITY, INTEGRITY, PROFESSIONALISM

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INTRODUCTION

This addendum report has been produced by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP) for Blaby District Council (BDC) as a supplement to the following original reports:

- ◀ Blaby Built Sports Facilities Needs Assessment – April 2024.
- ◀ Blaby Built Sports Facilities Strategy & Action Plan - April 2024.

The built sports facilities audit which informed the needs assessment and strategy was conducted between October-November 2023. The purpose of this report is to reflect the impact of Local Plan projected growth on the Built Sports Facilities Strategy and Action Plan.

For clarity, this addendum does not update, re-audit or re-run the underlying analysis that was included in the needs assessment or the strategy & action plan, and the original conclusions and recommendations remain unchanged. It simply applies Local Plan projected housing growth figures to the existing outputs to illustrate the potential implications of growth on facility demand.

This report determines what impact the new housing figures and subsequent housing developments will have on demand in Blaby, applies them to the Built Facilities Strategy findings and identifies the impact this has on the need for local improvements to increase capacity or make new provision if required.

It should help to refine the proposed approach to securing indoor sports facilities through new housing development and help form the basis for negotiation with developers for contributions to the provision of appropriate facilities and their long-term maintenance.

Sport England - sports facility calculator (SFC)

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 facility needs for whole area populations.

It draws upon information that Sport England has gathered on who uses facilities and applies this to the population profile of the local area. This ensures that these 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 quantity of facilities needed to cater for these visits. For swimming pools, the units of provision used are 25m lane equivalents and for sports halls it is the number of badminton courts.

The SFC has been applied to Blaby's housing growth analysis to provide an estimation at a site-specific level of the additional sports facility need/requirements (swimming pools & sports halls) that achievement of the Local Plan housing target and delivery of the new housing sites proposed in it will create.

NB, when arriving at investment decisions, the SFC should not be used solely to determine the need for sports facilities from a single development. Calculations set out in Appendix 1 should only be used in tandem with the Built Facilities Strategy's overarching recommendations and combined with the application of the Planning Gain Contributions Toolkit (see Appendix 2) when arriving at investment decisions. (SFC indicative costs are based on Q3 2025 build costs).

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BLABY HOUSING GROWTH SCENARIOS

Using the SFC, it is possible to estimate, for the total Local Plan target and specific housing land allocations, the likely quantity of sports facilities required to meet additional demand generated by new housing sites, and the cost of these additional facilities.

Please note, the housing developments at *Land West of Stoney Stanton* (5,000 dwellings), *Whetstone Pastures* (4,500 dwellings), *Land at Desford Road/ Beggar's Lane* (825 dwellings) and *Land south of Whetstone* (700 dwellings) have been given specific attention below due to the significant number of dwellings they will provide across the district.

To confirm, the total number of dwellings at the above sites have been ran for this assessment, it should be noted that not all of the dwelling numbers for Stoney Stanton and Whetstone Pastures developments will be delivered during the Local Plan Period for these sites.

For reference, the indicative figures assume that population growth will average 2.4 people per dwelling. This is based on the current average dwelling occupancy rate in the district.

Experience shows that only housing sites with 600 dwellings or more are likely to generate demand for new provision to be created. For large scale developments, it is considered likely that demand will be generated for sports halls and swimming pools.

Any obligations sought should be based on a tailored approach to each development, using the robust evidence base provided as part of the Built Sports Facilities Needs Assessment to clearly justify the needs arising and how they are to be met. The calculations should only be used alongside overarching strategy recommendations and combined with the application of the Planning Gain Contributions Toolkit (see Appendix 2) when arriving at investment decisions.

The scenarios can be updated as required to reflect changes in population projections, changes in the housing requirement and change in the average household size. NB individual site calculations are also provided in Appendix 1.

Impact of Local Plan housing target across the period 2025-2042 (11,124 dwellings)

The planned housing target is for 11,124 dwellings over the Local Plan period (2025-2042). This equates to a population growth of 26,698 people.

Table 1.1: Overall requirement¹: Sport England Sports Facility Calculator results

Total planned housing target	Population growth	Total SFC requirement		Cost
11,124	26,698	Sports hall	6.54 badminton courts	£5,013,072
		Swimming pools	5.5 swimming pool lanes	£6,441,794

In terms of overall requirements for sports halls, as set out in Table 1.1, the SFC suggests a requirement of **6.54** badminton courts to service/support the total planned housing growth target over the Local Plan period (2025-2042).

In terms of swimming pool provision, SFC analysis suggests a requirement for **5.5** lanes of swimming provision based on the level of demand that will be generated.

¹ Using a 4-court sports hall, 25m x 4 lane swimming pool as a minimum

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Impact of annual planned housing growth (658 dwellings per annum)

The planned annual housing target across the Local Plan period (2025-2042) is 658 dwellings. This equates to a yearly population growth of 1,580 people.

Table 1.2: Overall district requirement²: Sport England SFC results

Total planned housing target	Population growth	Total SFC requirement		Cost
658	1,580	Sports halls	0.39 badminton courts	£296,676
		Swimming pools	0.33 swimming lanes	£381,228

As set out in Table 1.2, in terms of the need for sports halls, the SFC suggests an annual requirement of 0.39 badminton courts to support the total planned housing growth target per annum between 2025-2042.

In terms of swimming pool provision, SFC analysis suggests an annual requirement for 0.33 lanes based on the level of demand generated.

Land West of Stoney Stanton (5,000 dwellings)

Land West of Stoney Stanton is the largest single allocation within Blaby and is set to deliver 5,000 dwellings. For the following calculations, set out in Table 1.3 below a total associated population increase of 12,000 people has been assumed for this development.

Table 1.3: Sport England Sports Facility Calculator results – 12,000 population increase

Total housing growth	Population growth	Total SFC requirement		Cost
5,000	12,000	Sports halls	2.94 badminton courts	£2,253,235
		Swimming pools	2.47 swimming lanes	£2,895,405

As set out in Table 1.3, the requirement for sports halls for the Land West of Stoney Stanton development equates to 2.94 badminton courts. This requirement may not fully necessitate creation of a new sports hall, but developer contributions should be used to extend, improve the quality of and increased the capacity of existing facilities – enabling additional use and increased participation.

Swimming pool requirements linked to the Land West of Stoney Stanton development equate to 2.47 swimming lanes. This may not require creation of new swimming pool provision, but developer contributions could instead be used to improve the quality of existing facilities to increase capacity and levels of use.

Off-site requirement

SFC requirements for the development could be partially met through off site contributions, improving sites within the locality of the development to increase the quality and user experience. There may be an option to deliver some off-site contributions at an early stage prior to some of the major infrastructure developments (e.g. schools, sports facilities) being delivered. This may also help to demonstrate localised benefit at an early stage of the development.

² Using a 4-court sports hall, 25m x 4 lane swimming pool as a minimum

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Potential sites to consider include:

- ◀ Huncote Leisure Centre (c.3 miles from the Stoney Stanton development). Sports hall needs assessment findings highlighted that the roof requires repair. Therefore, quality should be improved to help bring it back into use or help justify an extension in community use hours.
- ◀ Enderby Leisure & Golf Centre (c.6.6 miles from the development) is the oldest public pool in the district and is now operating way beyond its anticipated life expectancy (critical life point is 38 years). It is important that BDC has a medium-long term plan to replace it. (Needs assessment findings at this venue reported that the sports hall was to be re-purposed to accommodate soft play facility and party rooms).

Whetstone Pastures (4,500 dwellings)

Whetstone Pastures development is set to deliver 4,500 dwellings across the Local Plan period. For the following calculations, set out in Table 1.4 below a total associated population increase of 10,800 people has been assumed for this development.

Table 1.4: Sport England Sports Facility Calculator results –10,800 population increase

Total housing growth	Population growth	Total SFC requirement		Cost
4,500	10,800	Sports halls	2.65 badminton courts	£3,851,996
		Swimming pools	2.23 swimming lanes	£4,224,697

As set out in Table 1.4 above, the SFC requirement for sports halls for the Whetstone Pastures development equates to 2.65 badminton courts. This may not require creation of a new sports hall to support the above requirement. Developer contributions could instead be used to extend and/or improve quality or extension of existing facilities to enable increased capacity and use to be accommodated.

The swimming pool requirements in the Whetstone Pastures development equates to 2.23 swimming lanes. This may not justify creation of new swimming pool provision to support the above requirement. Developer contributions should instead be used to extend and/or improve the quality of existing facilities to enable increased capacity and use to be accommodated.

Off-site requirement

SFC requirements for the development could be partially met through off site contributions, improving sites within the locality of the development to increase the quality and user experience. There may be an option to deliver some off-site contributions at an early stage prior to some of the major infrastructure developments (e.g. schools, sports facilities) being delivered. This could also help demonstrate localised benefit at an early stage of the development. Potential sites to consider include:

- ◀ Countesthorpe Community College (c.1.4 miles from the development). Sports hall needs assessment findings highlighted that the sports hall at the school is in below average condition. It was last invested in – in 2022 and further investigation may be necessary to evaluate the key issues affecting this facility.
- ◀ Enderby Leisure & Golf Centre (c.4.2 miles from the development) is the oldest public pool in the district and is now operating way beyond its anticipated life expectancy (critical life point is 38 years). It is important that BDC has a medium-long term plan to

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replace it. (Needs assessment findings at this venue reported that the sports hall was being re-purposed to accommodate soft play facility and party rooms.

Land at Desford Road/ Beggar’s Lane (825 dwellings)

The Land at Desford Road/Beggar’s Lane development is set to deliver 825 dwellings. For the following calculations, set out in Table 1.5 below a total associated population increase of 1,980 people has been assumed for this development.

Table 1.5: Sport England Sports Facility Calculator results – 1,980 population increase

Total housing growth	Population growth	Total SFC requirement		Cost
825	1,980	Sports halls	0.49 badminton courts	£371,784
		Swimming pools	0.41 swimming lanes	£477,742

As set out in the table above, the SFC requirement for sports halls for this development equates to an area less than one badminton court in size (0.49 badminton courts). This would not justify creation of new sports hall provision in its own right. Developer contributions should instead be directed off-site.

Swimming pool requirements equate to an area less than half of one lane of a swimming pool (0.41 lanes). This would not justify creation of new swimming provision in its own right. Developer contributions should instead be directed off-site.

Off-site contributions

SFC requirements for the development could be partially met through off site contributions, improving sites within the locality of the development to increase the quality and user experience. There may be an option to deliver some off-site contributions at an early stage prior to some of the major infrastructure developments (e.g. schools, sports facilities) being delivered. This may also help to demonstrate localised benefit at an early stage of the development. Potential sites to consider include:

- ◀ The Winstanley School (c.4.8 miles from the development). Needs assessment findings highlighted that its sports hall floor is ageing and requires investment to improve the quality. It was also reported that the windows leak.
- ◀ Brockington College (c.2.3 miles from the development). Needs assessment findings highlighted that the College has aspirations to replace the floor of its sports hall.
- ◀ Huncote Leisure Centre (c.2.8 miles from the development). Needs assessment findings highlighted that the sports hall roof requires repair.

Land South of Whetstone (700 dwellings)

Land South of Whetstone development is set to deliver 700 dwellings across the Local Plan period. For the following calculations, set out in Table 1.6 below a total associated population increase of 1,680 people has been used for this development.

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Table 1.6: Sport England Sports Facility Calculator results – 1,680 population increase

Total housing growth	Population growth	Total SFC requirement		Cost
700	1,680	Sports halls Swimming pools	0.41 badminton courts 0.35 swimming Lanes	£315,453 £405,357

As set out in the table above, the SFC requirement for sports halls for this development equates to an area less than half of one badminton court in size (0.41 badminton courts). This would not justify creation of new sports hall provision in its own right. Developer contributions should instead be directed off-site.

Swimming pool requirements equate to an area less than half of one lane of a swimming pool (0.35 lanes). This would not justify creation of new swimming provision in its own right. Developer contributions should instead be directed off-site.

Off-site contributions

SFC requirements for the development could also partially be met through off site contributions, improving sites within the locality of the development to increase the quality and user experience. There may be an option to deliver some off-site contributions at an early stage of the development prior to some of the major infrastructure developments (e.g. schools, sports facilities) being delivered. This may also help to demonstrate localised benefit at an early stage of the development. Potential sites to consider include:

- ✦ Countesthorpe Community College (c.1.4 miles from the development). Sports hall needs assessment findings highlighted that the sports hall at the school is in below average condition. It was last invested in – in 2022 and further investigation may be necessary to evaluate the key issues affecting this facility.
- ✦ Enderby Leisure & Golf Centre (c.4.2 miles from the development) is the oldest public pool in the district and is now operating way beyond its anticipated life expectancy (critical life point is 38 years). It is important that BDC has a medium-long term plan to replace it. (Needs assessment findings at this venue reported that the sports hall was being re-purposed to accommodate soft play facility and party rooms.

Conclusion

The overall housing target for the district across the Local Plan period, as identified in the first scenario on Page 4 and in Table 1.1, identifies a requirement of 6.54 badminton courts and 5.5 swimming lanes between 2025 and 2042.

None of the large-scale individual development sites identified by the council indicate that on site provision is required for indoor and built facilities. In these cases, off site contributions would be better focused on improving existing sites to increase capacity to an appropriate level. In addition, none of the secondary schools in Blaby have formal community use agreements (CUA's) in place and it is important that they are drawn up to clarify, confirm and safeguard these largely positive existing arrangements to help guarantee long-term access.

To address the requirement for sports halls and swimming pools as detailed above (across the Local Plan Period and the development sites), a potential option could be a new leisure centre in the district. The facility mix for this could include a 4 or 6-lane swimming pool, 4-court (Sport England specification) sports hall plus health & fitness provision. Further investigation should be undertaken to evaluate the justification for a new facility and evaluate

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the extent to which drawing in developer contributions from the various housing sites across the authority might enable accumulation of sufficient capital to make this feasible.

In addition, none of the secondary schools in Blaby have formal CUA's in place. Should developer contribution-based investment be secured to invest in their scale, quality or accessibility, it will be important that such investment is accompanied by binding CUAs to clarify, confirm and safeguard all year-round community access.

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APPENDIX 1: SPORTS FACILITY CALCULATOR INDIVIDUAL SITE ALLOCATIONS

Using the SFC, it is possible to estimate for each individual development site, the likely quantity of indoor sport provision (sports halls and swimming pools) to meet additional demand generated by new housing allocations and the cost of the additional facilities. This is set out in Table 1.7 overleaf.

For reference, indicative figures assume that population growth will average 2.4 people per dwelling, which is based on the current average occupancy rate in the district.

The exact nature and location of provision associated with these developments should be fully determined via the local planning process and in partnership with each specific NGB. It may, for example, include off-site contributions in the form of improving or upgrading sports halls and swimming pools where appropriate.

Experience shows that housing sites with c.800 dwellings or more are likely to justify on-site sports provision rather than generating demand in their own rights. Sites with fewer than 800 dwellings are less likely to justify on-site provision in their own right, so the needs they generate often need to be met off-site.

The council could consider using CIL (if adopted) to obtain contributions to priority sites, or pooling S106 contributions from major housing schemes to invest in priority sites.

It is important that the council secures appropriate contributions from new developments to provide for the sporting needs arising from the residents of that development.

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Table 1.7: Indoor sports facilities requirements for individual development sites (sports halls and swimming pools)

Site Ref.	Settlement	Location/ site name	Number of dwellings	Facility type	Requirement	Cost ³
BLA030	Blaby	Land off Lutterworth Road	53	Sports halls Swimming pools	0.41 badminton courts 0.03 swimming lanes	£23,847 £30,643
BLA033	Blaby	Land at Keepers Farm	350	Sports halls Swimming pools	0.21 badminton courts 0.17 swimming lanes	£157,726 £202,678
BLA038/ EBLA003	Blaby	Land east of Lutterworth Road. New Site	375	Sports halls Swimming pools	0.22 badminton courts 0.19 swimming lanes	£168,993 £217,155
COS009	Cosby	Land west of Broughton Road	180	Sports halls Swimming pools	0.11 badminton courts 0.09 swimming lanes	£81,116 £104,235
COU042	Countesthorpe	Land east of Willoughby Road (large site)	185	Sports halls Swimming pools	0.11 badminton courts 0.09 swimming lanes	£83,370 £107,130
COU46	Countesthorpe	Peatling Road Sites	275	Sports halls Swimming pools	0.16 badminton courts 0.14 swimming lanes	£123,928 £159,247
COU047	Countesthorpe	Land off Gillam Butts	105	Sports halls Swimming pools	0.06 badminton courts 0.05 swimming lanes	£47,318 £60,804
ELM011	Elmsthorpe	Church Farm Station Road	10	Sports halls Swimming pools	0.01 badminton courts 0.00 swimming lanes	£4,506 £5,791
GLE030	Glenfield	Land rear of County Hall	170	Sports halls Swimming pools	0.1 badminton courts 0.08 swimming lanes	£76,610 £98,444
HUN013	Huncote	Land south of Narborough Road	154	Sports halls Swimming pools	0.09 badminton courts 0.08 swimming lanes	£69,475 £89,275
HUN019	Huncote	Springfield Farm, Forest Road	191	Sports halls Swimming pools	0.11 badminton courts 0.09 swimming lanes	£85,998 £110,508
KIL002	Kilby	Steeple Chase Farm, Main Street	25	Sports halls Swimming pools	0.01 badminton courts 0.01 swimming lanes	£11,266 £14,477
KMU025	Kirby Muxloe	Land north of Hinckley Road (Hastings Fields Phase 2)	650	Sports halls Swimming pools	0.38 badminton courts 0.32 swimming lanes	£292,921 £376,403
LFE019	Leicester Forest East	Land at Kingstand Farm	145	Sports halls Swimming pools	0.09 badminton courts 0.07 swimming lanes	£65,344 £83,967
LFE020	Leicester Forest East	Land at Kingstand Golf Course	250	Sports halls Swimming pools	0.15 badminton courts 0.12 swimming lanes	£112,662 £144,770
LIT022	Littlethorpe	Land south of Warwick Road and east of Cosby Road	150	Sports halls Swimming pools	0.09 badminton courts 0.07 swimming lanes	£67,597 £86,862
NAR016/END028	Narborough	Land south of Carlton Park, Hayes Meadow	560	Sports halls Swimming pools	0.33 badminton courts 0.28 swimming lanes	£252,362 £324,285
LUB002	Lubbesthorpe	Land at Desford Road / Beggar's Lane	825	Sports halls Swimming pools	0.49 badminton courts 0.41 swimming Lanes	£371,784 £477,742
SAP019/SAP025/SAP035	Sapcote	Land south of Hinckley Road	176	Sports halls Swimming pools	0.1 badminton courts 0.09 swimming lanes	£79,239 £101,822
SHA008	Sharnford	Land west of Coventry Road	19	Sports halls Swimming pools	0.01 badminton courts 0.01 swimming lanes	£8,637 £11,099
STO009	Stoney Stanton	Land west of Huncote Road	37	Sports halls Swimming pools	0.02 badminton courts 0.02 swimming lanes	£16,711 £21,474
STO026	Stoney Stanton	Land West of Stoney Stanton	5000	Sports halls Swimming pools	2.94 badminton courts 2.47 swimming lanes	£2,253,235 £2,895,405

³ Costs derived from Sport England cost guidance based on Q3 2025 Build costs – see appendix 3.

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Site Ref.	Settlement	Location/ site name	Number of dwellings	Facility type	Requirement	Cost ³
THU004	Thurlaston	Nursery, Hill View Nurseries	15	Sports halls Swimming pools	0.01 badminton courts 0.01 swimming lanes	£6,670 £8,686
THU005	Thurlaston	Land east of Croft Road	30	Sports halls Swimming pools	0.02 badminton courts 0.01 swimming lanes	£13,519 £17,372
WHE 027	Whetstone	Whetstone Pastures	4500	Sports halls Swimming pools	2.65 badminton courts 2.23 swimming lanes	£3,851,996 £4,224,697
WHE026	Whetstone	Land South of Abbott Way	56	Sports halls Swimming pools	0.03 badminton courts 0.03 swimming lanes	£25,161 £32,332
WHE031	Whetstone	Land south of Whetstone	700	Sports halls Swimming pools	0.41 badminton courts 0.35 swimming Lanes	£315,453 £405,357
-	-	Total allocations	15,186	Sports halls Swimming pools	8.93 badminton courts 7.51 swimming lanes	£6,843,450 £8,793,828
-	-	Windfall allowance	480	Sports halls Swimming pools	0.28 badminton courts 0.24 swimming lanes	£216,311 £277,959
-	-	Overall total	15,666	Sports halls Swimming pools	9.21 badminton courts 7.75 swimming lanes	£7,059,761 £9,071,787

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APPENDIX 2: DEVELOPER CONTRIBUTIONS 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 Blaby Built Facilities Strategy. 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 for use by stakeholders directly involved in negotiating developer contributions and/or local authority case officers or housing developers/planning consultants acting on their behalf.

The following processes should be followed 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. Section 106 agreements will be the principal route for securing developer contributions, particularly for larger developments where site-specific impacts require tailored mitigation.

Where a development is considered too small to provide a contribution, consideration should be given to where several 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 is applied when calculating the requirements. This is 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.

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.</p> <p>https://www.activeplacespower.com/</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>

The Blaby District Council Built Facilities 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, and swimming pool lanes.

The exact number of units is identified from specific housing developments, so the council needs to apply the household occupancy rate to this to determine the total population.

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Number of dwellings x household occupancy rate⁴ = associated population

This is the population that is applied within the Sports Facilities Calculator (SFC) to determine the additional provision 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. This should also extend to community centre facilities within the area.	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 Built Facilities Strategy should be used to determine need for additional facilities within any specific area in Blaby. This should take into account the requirement for other dedicated sports facilities if the strategy identifies this.

The needs assessment (in specific sections) identifies need for other provision. This is the result of consultation with specific clubs and organisations, sports facility managers and NGBs. It also takes account of the size, scale, and quality of existing provision. Facilities identified in the needs assessment are determined by the scope of the study commissioned by BDC. 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.

⁴ National occupancy rate of 2.4 persons per household is used

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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 a requirement for a new stand-alone wet and dry leisure centre. It is, thus, important to identify where other provision may be required because of the development to determine whether 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 3-court sports hall and playing field space to deliver its national curriculum requirements for PE.

Therefore, further investigation should be undertaken to identify whether 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/>

Step 4	Consider whether existing facilities within proximity could be enhanced or extended to accommodate increased demand.	Navigation
	<p>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.</p>	<p>Facility mapping within the needs assessment</p>

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

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As an example, the following information should be pulled together to determine whether 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.

Step 5	Consider the design principles for new provision	Navigation
	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.	Sport England design and cost guidance

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 account of 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:

- ◀ 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 to maximise the benefit for the local community.

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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 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 contribute 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.

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](#)

Checklist summary

Prompt	Evidence	Navigation
Step 1: Determine the indoor sports facility requirement resulting from the development	-	Active Places Power
Step 2: Determine the other indoor sports and community facilities are required because of the development	-	Leisure Strategy
Step 3: Demonstrate an understanding of what else the development generates demand for	-	Consultation with other council services, partners, and developers)
Step 4: Consider if there are existing facilities within proximity that could be enhanced or extended to accommodate increased demand.	-	Facility mapping within the Sports Facilities Assessment Report

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Prompt	Evidence	Navigation
Step 5: <i>Consider the design principles for new provision</i>	-	Consultation Sport England Design and cost guidance
Step 6: <i>Strategic pooling of financial contributions to deliver new provision</i>	-	Active Places Power Sport England Design and cost guidance

APPENDIX 3: MAPPING

Figure 1.1: Housing growth sites

Added at a later date once information has been received

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APPENDIX 4: INDICATIVE COSTINGS

Indicative costs

The indicative costs of implementing key action plan elements are detailed below. (Further detail on Sport England's website [Sport England facility cost guidance](#)) Costs outlined below are for development of community sports facilities (Q4 2025). 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 - Sport England.

Facility capital costs

These are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, taking account of varying conditions, inflation and regional adjustments. Costs are updated regularly in conjunction with information provided by the BCIS 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 ²)	Capital cost (£)
Affordable sports halls		
1 Court (18m x 10m)	382	915,000
2 Court (18m x 17m)	515	1,040,000
4 Court (34.5m x 20m)	1,532	3,035,000
5 Court (40.6m x 21.35m)	1,722	3,290,000
6 Court (34.5m x 27m)	1,773	3,330,000
8 Court (40m x 34.5m)	2,240	4,165,000
10 Court (40.6m x 42.7m)	2,725	5,010,000
12 Court (60m x 34.5m)	3,064	5,520,000
Leisure Local		
15 x 8m pool, multi-purpose studio hall, 20-station health & fitness gym and reception hub	1,070	5,890,000
20 x 8m pool, multi-purpose studio hall, 20-station health & fitness gym and reception hub	1,170	6,200,000
Community Leisure Hubs		
4-lane 25 m pool, 17 x 18 m multi-purpose studio hall, 50-station health and fitness gym plus group cycling studio	2,215	12,800,000
6-lane 25 m pool, 13 x 10 m teaching pool, 20 x 34.5m multi-purpose studio hall, 90-station health, two studios plus group cycling studio	4,700	23,700,000
8-lane 25 m pool plus 17 x 10m teaching pool, 27 x 34.5m multi-purpose studio hall, 120-station health and fitness gym, two studios plus group cycling studio	5,410	26,100,000
Indoor bowls centre		
6 Rink (excludes Club/Function Room)	1,914	2,760,000
8 Rink (includes Club/Function Room)	2,500	3,605,000
Indoor tennis centre		
3 court	2,138	3,115,000
Extra court	-	1,015,000

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NB – The costs for:

- ◀ Affordable sports halls.
- ◀ Leisure local.
- ◀ Community leisure hubs.
- ◀ Indoor bowls centre.
- ◀ Indoor tennis centre.

The costs for Affordable Sports Halls align with the costs included in the Sport England publication of the same name updated to 4Q2025.

The costs for Leisure Local and Community Leisure Hubs align with the costs included in the Sport England publications of the same names at 4Q2025.

The reader is referred to these documents for further information on sizes and general arrangement layouts. Align with the costs included within Sport England publications of the same name updated to 4Q2025. 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 4Q2025.
- ◀ 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 (%)
Multi – use sports hall		
Good quality sports hall – irrespective of size	0.7	0.5
Affordable community swimming pools		
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 definitions 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.