

SECTION 11 – Indoor Tennis Courts

11.1 Tennis Court Provision

Tennis is primarily played on outdoor porous macadam courts. Purpose built indoor courts allow for all year round coaching and playing.

Nationally, 487,500 adults (age 16 and over) have participated in tennis at least once a week, which represents no significant change since 2005/6, although there has been a slight increase in female participation. 657,000 adults are members of a club where they participate in tennis. Tennis is the one sport that 4.6% of all adults who would like to do more sport and active recreation said they would like to participate in, or participate in more often. ¹

11.2 Identifying Local Needs and Opportunities

Consultation associated with this strategy, identified the need for more public tennis courts, with Milborne Port mentioned as in specific need, and the need for an indoor tennis centre. The Parish Council survey identified tennis courts as one of the top two perceived areas of deficiency.

There are 15 clubs in South Somerset. In 2007, the South Somerset Tennis Development Group was set up with representatives from 9 of the clubs attending the biannual meetings. The group provides an opportunity for tennis clubs to address their needs and acts as a forum for sharing good practice and ideas. Across the district, clubs generally have strong membership, especially junior membership, although there is capacity at some clubs. There are good links with local schools and a good competitive structure between clubs.

The main issue currently facing tennis clubs is the lack of an all year round training programme due to the unavailability of indoor tennis courts. Their preference is for indoor provision to be based in Yeovil, but not alongside the development of any new outdoor courts as these would be best located at existing clubs.

The National Governing Body has also identified the need for development of indoor/covered courts; more floodlit courts and social club facilities at dual use sites used by tennis clubs. A network of MUGAs linked to tennis clubs to provide an outreach programme was also identified.

11.3 Audit of Local Provision

There are no dedicated indoor tennis courts in South Somerset, the nearest are at Blackbrook Pavilion, Taunton. There are also indoor courts at Millfield School, Street - although these have limited use by local clubs, there is no daytime or casual use as they are based at a private school. Consultation identified that although 4 court badminton court sports halls are able to accommodate a single indoor tennis court, they are rarely used for this purpose.

11.4 Setting Provision Standards

In determining standards of provision, PPG 17 states that local standards of sports facility provision should include:

- a) A **quantitative** component (how much new provision may be needed). This is generally expressed in terms of the number of people served by each facility type (e.g. one sports hall per 30,000 people).
- b) A **qualitative** component (against which to measure the need for enhancement of existing facilities). The development of objective, measurable quality standards is important in determining where improvements are most needed.

¹ Sport England Active People Survey, 2007/8

Appendix 4

- c) An **accessibility** component (principally concerned with distance thresholds to a facility). For local authorities serving both urban and rural areas, both urban and rural distance thresholds may be used.

11.4.1 - Setting a Quantity Standard

To set a quantity standard of square metres of indoor tennis court space per 1,000 population, the authority has assessed three different methodologies using a population of 159,003 (ONS, 2008), unless otherwise stated. It also assumes a minimum size of an air supported indoor structure of $37.7 \times 20.97 = 790.6$ sq m:

1. Comparing the quantity of outdoor tennis court provision in the District with the current population.
2. Comparing the quantity of provision in the District with the population within their effective catchments (not used).
3. Comparing the current level of provision of indoor tennis courts with Sport England Active Places data and National Standards.

Table 1 shows the results emerging from each methodology for indoor tennis courts.

Table 1: Quantity Standard Comparisons for Indoor Tennis Courts

Methodology	Size (sq m)	Equivalent Standards	
		Courts/Sq m per 1,000	Sq m per person
1 Current Supply to Current Population	0 courts	0	0
2 Current Supply to their Catchment Population	Not applicable		
3 Active Power data – England and South West		0.03 courts 23.72 sq m	

Active Power data shows a ratio of 0.03 indoor tennis courts per 1,000 for both England and the South West. The current supply in South Somerset (0 courts) is therefore well below both these ratios. The consultation for this strategy and the Yeovil Sports Zone also identified the demand for indoor tennis facilities.

Based on the outcomes of this analysis, it is recommended that a quantity standard equivalent to the South West ratio of 0.03 indoor tennis courts per 1,000 be adopted.

Proposed quantity standard:	0.03 indoor tennis courts per 1,000 population 23.72 sq m of indoor tennis court space per 1,000 population
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11.4.2 - Setting a Quality Standard

The Council is proposing to adopt the following quality standard for all its sports facilities.

The quality standard should reflect the views and aspirations of the local community and improvements to the quality of some of the existing facilities were highlighted in the consultation for this report.

Appendix 4

Proposed quality standard:	<p>Sports facilities (and ancillary facilities and equipment) should be in at least 'good' condition.</p> <p>Good condition is defined as:</p> <ul style="list-style-type: none"> • Well decorated and maintained, with no signs of neglect. • Well equipped as appropriate. • Effective storage space. • Meeting health and safety standards. • Welcoming reception area. • Reasonable number of changing accommodation for available facilities, as appropriate. • Well lit for sport and recreation activities, as appropriate. • Segregated changing and shower areas, as appropriate. • Segregated lockable changing areas as appropriate.
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11.4.3 Setting a Catchment and Accessibility Standard

Catchment areas provide a means of identifying the extent to which there is adequate geographical coverage of the District. Because propensity to travel varies between individuals, recreation planners normally apply the concept of 'effective catchment' defined as the travel time / distance 75%-80% of facility users are prepared to travel. Mode of transport is also important although given the preponderance of car based travel, catchments are most frequently defined in terms of car drive times.

The Sport and Recreation Community Needs Survey yielded valuable information on the typical travel distances travelled to use indoor sport and recreation facilities. **Table 2** shows that only 2.3% of respondents were prepared to travel more than 10 miles to indoor recreation facilities.

Table 2: Resident Access Findings

How close to home do you think recreation facilities should be provided?	Indoor Facilities % response
Less than 1 mile	11.5
1 - 5 miles	40.6
5 - 10 miles	14.2
More than 10 miles	2.3

For indoor tennis courts, it is proposed that all residents should have access to these facilities within a 30 minute drive time.

Proposed catchment and accessibility standard:	<p>All South Somerset residents should have access to an indoor tennis court within a 30 minute drive time</p> <p>Indoor tennis courts should have good access, DDA compliance and 'adequate daytime community use'²</p>
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² Adequate year round, day time community use is defined as "some availability for non-programmed use between 9am and 5pm, plus dedicated parking for daytime users"

Appendix 4

10.4.3 Setting a Minimum Acceptable Size Standard

Minimum acceptable size:	
Indoor court (air supported structure)	37.7 m length 20.97 m width

11.5 Applying Provision Standards

This section applies the proposed standards of facility provision to the South Somerset district, to identify deficiencies.

11.5.1 Types of deficiency

Deficiencies in facility provision can be defined in a number of different ways:

- **Spatial deficiencies:** These can occur even if quantitative and qualitative standards are both met, but the geographical distribution of facilities is not equitable.
- **Quantitative deficiencies:** These occur where there is an absolute shortfall in the number of facilities to serve the identified catchment population.
- **Qualitative deficiencies:** These can occur whether or not there are sufficient facilities in numerical terms to serve an identified catchment population, if the quality of provision is sub-standard, with a consequential loss of usage capacity of a facility.
- **Accessibility deficiencies:** These may be related to the physical distance between the population and a facility, but more frequently to other barriers to access including:
 - Physical impediments (particularly for people with disabilities).
 - Financial barriers (where user charges are prohibitive for some people).
 - Psychological barriers

Analysis of needs assessment and audit information identifies the following significant shortfalls in relation to components of the proposed local minimum standards.

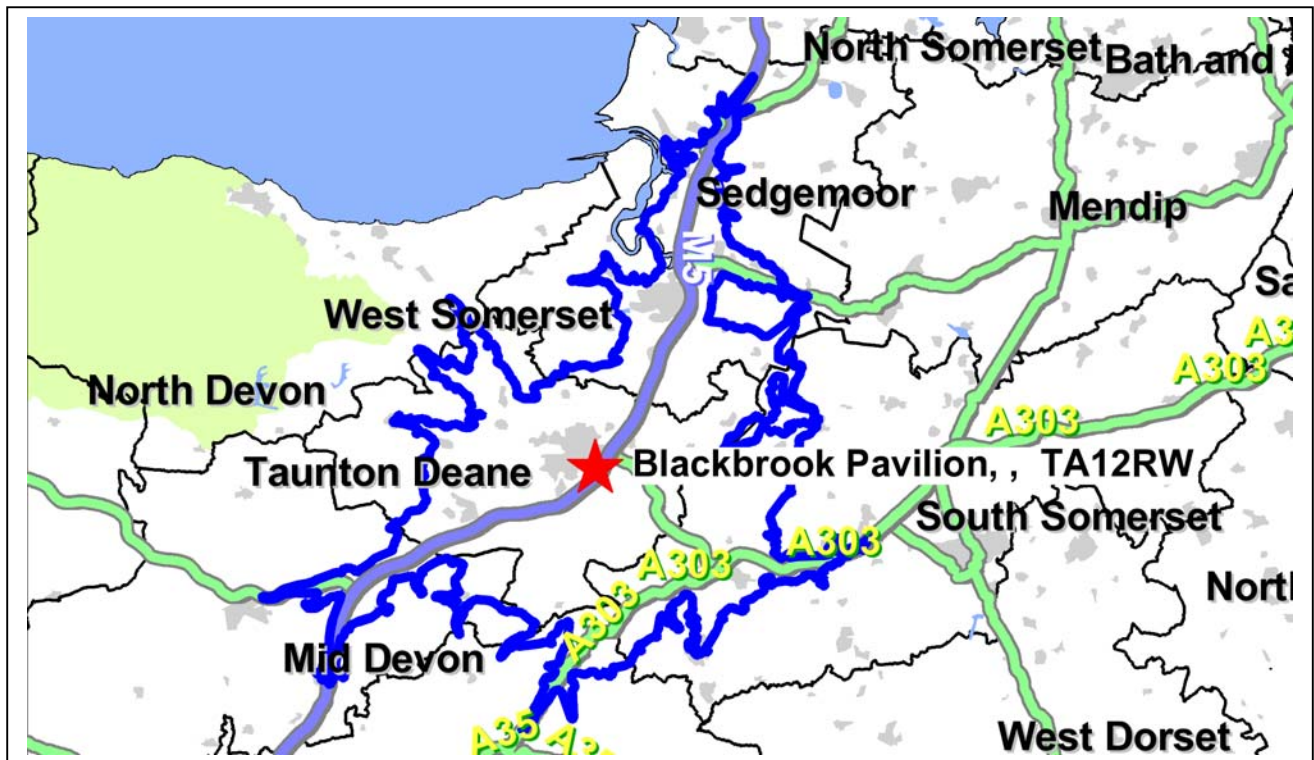
11.5.2 Applying the Catchment Standard

The adequacy of the spatial distribution of facilities can be ascertained by mapping indoor tennis courts and their effective catchment areas.

Map 1 identifies the location and 30 minute drive time catchment of the current indoor tennis courts, based in Taunton, which supply some residents of South Somerset.

Appendix 4

Map 1: IndoorTennis Courts with 30 Minute Drive Time Catchments



From this mapping analysis, it becomes evident that nearly all residents in the district live beyond the 30 minute travel time of the indoor tennis courts in Taunton.

The number of residents impacted by these spatial deficiencies in 2008 equates to **133,090**, and increases to **154,352** by 2028.

11.5.3 Applying the Quantity Standard

The adequacy of the quantity of provision of tennis courts in South Somerset can be calculated by comparing the number of facilities in the District with its overall population.

The analysis of the quantity of indoor tennis court provision is set out over the following pages.

District Level

The ONS data reveals that the population for South Somerset in 2008 is **159,003**, and it is estimated using projections that the population in this area will change by **3.6%** over the next five years, **3.8%** over the next ten years, **4%** over the next fifteen years, and **3.7%** over the next twenty years. This is detailed in **Table 3**:

Table 3: Population Projections

2008	159,003
2013	164,916
2018	171,201
2023	177,988
2028	184,584

Applying the proposed quantity standard of 23.72 sq m per 1,000 population to the current and future increases in population, **Table 4** indicates that the total amount of indoor tennis courts supply that would be

Appendix 4

required to meet the increased demand for tennis equates to **3,771 sq m** in 2008, growing to **4,378 sq m** in 2028.

Table 4: Current and Future Indoor Tennis Courts Demand

	Standard m ²
Court area required to meet potential demand/m ² , in 2008 :	3,771
The corresponding demand in 2013 will be :	3,911
The corresponding demand in 2018 will be :	4,061
The corresponding demand in 2023 will be :	4,222
The corresponding demand in 2028 will be :	4,378

Table 5 indicates that, as there is currently no indoor tennis provision in the district, there is therefore a current shortfall equivalent to **3,771 sq m**, or **4.77 indoor courts**, and this deficiency will grow to **4,378 sq m** or **5.54 indoor courts** by 2028.

Table 5: Indoor Tennis Courts Capacity/Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
2008 :	0	(3,771)	(4.77)
2013 :	0	(3,911)	(4.95)
2018 :	0	(4,061)	(5.14)
2023 :	0	(4,222)	(5.34)
2028 :	0	(4,378)	(5.54)

11.5.3 Applying the Quality Standard

As there are no indoor tennis courts in South Somerset, this section does not apply.

11.5.4 Applying the Accessibility Standard

As there are no indoor tennis courts in South Somerset, this section does not apply.

11.6 Summary of Deficiencies

Table 6 below summarises the deficiencies that have been identified through the application of the proposed standards.

Table 6: Identified South Somerset Indoor Tennis Court Deficiencies

Deficiency	Issue No.	Description
Catchment	1	<ul style="list-style-type: none"> Almost the entire population of South Somerset are living beyond the 30 minute travel time catchment of the nearest indoor tennis courts in Taunton. In 2028, this equates to 154,352 people.

Appendix 4

Quantitative	2	<ul style="list-style-type: none"> District: There is a shortfall equivalent to 3,771m² of indoor tennis court provision, or 4.77 indoor courts in 2008 and this shortfall will increase to 4,378 m², or 5.54 indoor courts by 2028.
Qualitative	3	<ul style="list-style-type: none"> Not applicable.
Accessibility	4	<ul style="list-style-type: none"> Not applicable.
Minimum Size	5	<ul style="list-style-type: none"> Not applicable.

11.7 Strategic Policy Options

This section examines the strategic policy options available to address the indoor tennis court deficiencies summarized in **Table 6**, and sets out the proposed strategic policy.

Table 7: Strategic Policy Options

Issue No.	Options	Proposed Strategic Policy	
		Strategy No.	
1	<p>District wide Spatial Deficiency of 154,352 and shortfall of 4,378 m², or 5.54 indoor courts by 2028.</p> <p>The only feasible and viable location to accommodate the development of new indoor tennis courts is in Area South.</p>	ITC1	<p>Develop a new 4 court indoor tennis facility centrally in Area South.</p> <p>Rationale: central district location.</p>

11.8 Strategic Prioritisation

Table 8 summarises the planned timeframes for the identified action plan.

Table 8: Indoor Tennis Court Action Plan Timetable

Action No.	Strategic Policy	Action	2028 (Shortfall) m ²	Timescale
1	ITC 1	Develop a new 4 court indoor tennis facility centrally in Area South.	(4,378)	2015

Appendix 4

11.9 Section 106 Contributions

The justification for requiring obligations in respect of Recreational Facilities is set out in Circular 05/2005, PPG17 and Policies ST10 of the Adopted Local Plan.

As the need for indoor tennis infrastructure stems from the combined impact of a number of developments, the Council will pool resources in order to allow the infrastructure to be secured and delivered in a fair and equitable way. The 'relevant period' applying to indoor tennis court contributions is prescribed as 10 years from the date of the obligation is triggered through the section 106 agreement. The progress of infrastructure will be monitored through the Council's Infrastructure Delivery Plan.

In order to determine the balance of contributions to come from development, and ensure that contributions are not used to resolve existing deficiencies in the indoor tennis court network, the Council will only seek 14% of the cost of delivering the indoor tennis court infrastructure to developers. The Council will resource the remaining 86% through its own and other financial resources. This balance has been reasonably based upon the analysis of existing 2008 shortfall and the projected increase in the shortfall that shall be created by development through to 2028, as detailed in Table 9.

Table 9: District Indoor Tennis Court Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts	% Balance of Shortfall
2008 :	0	(3,771)	(4.77)	86%
2013 :	0	(3,911)	(4.95)	14%
2018 :	0	(4,061)	(5.14)	
2023 :	0	(4,222)	(5.34)	
2028 :	0	(4,378)	(5.54)	

To accord with Circular 05/2005 paragraph B22, spare capacity in existing infrastructure provision shall not be credited to earlier developers.

To enable contributions to be sought fairly and reasonably related in scale and kind to proposed developments, from the point of adoption of the Council will apply a standard charge to each development to reflect the actual impacts of the development.

As the Assessment has identified the need to provide a new district wide indoor tennis facility and increase capacity across the whole of the district, contributions towards this provision will therefore be sought from all developments across South Somerset according to the proposed standards.

Table 10 sets out the methodology used to determine the standard charge for indoor tennis courts based upon costs at present day levels.

Table 10: Indoor Tennis Courts Standard Charge Calculation Methodology

1	Total Cost of Indoor Tennis Centre:	Cost
	4 Court Indoor Tennis Hall (2208 m2)	£3,942,569
	Dry Changing Village (160 m2)	£337,668
	Multi-Purpose Room (156 m2)	£304,103
	Viewing Gallery, Ancillary Spaces and Plant (600 m2)	£1,170,591
	Internals sub-Total:	£5,754,931
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£863,240
	Building Sub-Total:	£6,618,171

Appendix 4

Land acquisition costs (6500 sq m)	£800,893
Site Abnormal Works (10%)	£661,817
Professional Fees (8%)	£529,454
Project Development Costs (2%)	£132,363
VAT Threshold Provision (2%)	£132,363
Building Total Including Fee Provisions:	£8,875,062
Contingency (10%)	£887,506
Total Indoor Tennis Centre Cost:	£9,762,568

Notes:

1. Costs based on figures provided by EC Harris November 2008. Single stage design and build procurement.
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	Cost per sq m of indoor tennis centre:	
	Total hall capacity (4 Courts)	2208
	Cost per sq m of indoor tennis centre	£4,421.45
3	Cost Per Person:	
	Sq m indoor tennis court demand per 1000 population (Based on proposed Quantity Standard)	23.72
	Square meter of indoor tennis court required per person	0.02372
	Cost per person	£104.88

Costs have continued to increase steadily in recent years due to a combination of building workload, shortages of labour and increased input costs. However, at the time of preparing this assessment, the global economic downturn makes predicting land values and levels of construction cost more difficult. EC Harris economic survey data suggests a fall in construction prices following the 'credit crunch' of 2% for the period to 1st Quarter 2013. This is compared with the 'pre credit crunch' data which suggested a 12.8% increase in tender prices over the same period.

To address this volatility, the Council will update costs annually to enable new standard charges to be published at the beginning of each financial year, commencing from April 2010.

Through doing this the Council aims to provide developers with greater certainty and increase the speed of Section 106 negotiations.