



Sevenoaks Town Sports Strategy Review & Recommendations 2023-2024

Adopted by Sevenoaks
Town Council's
Planning &
Environment
Committee
7th April 2025

Sevenoaks Town Council
Council Offices
Bradbourne Vale Road
Sevenoaks TN13 3QG

Tel: 01732 459953

Email: council@sevenoakstown.gov.uk

Website: www.sevenoakstown.gov.uk



**Sevenoaks
TOWN council**

Contents

- 1 Background**
- 2 Sports Strategy Review Working Group**
- 3 Feedback from Sevenoaks Town Sports Clubs & Organisations**
- 4 School Provision**
- 5 Sevenoaks District Council Sports Provision Review**
- 6 2023 – 2024 2024 Sevenoaks Town Sports Strategy Review & Recommendations**
- 7 Precis of 2024 Sevenoaks Town Sports Strategy Review Recommendations**



1- Background

The Sevenoaks Town Neighbourhood Plan (STNP) which was successful at public referendum in 2023 will require a lot of work in implementing its policies and aims. It also needs the supporting statements reviewed as they were created at the beginning of the process, although as the Planning Inspector stated the fundamental principles have not changed.

The Sports Strategy is one of the supporting statements requiring review, originally created in consultation with 40 sports organisations. Local sports clubs and organisations were invited in July 2023 to be involved in the review process.

The original final Sevenoaks Town Sports Strategy document was published in 2015 and can be viewed as an appendix to the Sevenoaks Town Neighbourhood Plan (STNP) – see Appendix D on page 185 of the STNP via the following link: [4166_20230302-sevenoaks-neighbourhood-plan-march-2023-compressed.pdf \(wordpress.com\)](https://www.sevenoakstown.gov.uk/wp-content/uploads/2023/03/4166_20230302-sevenoaks-neighbourhood-plan-march-2023-compressed.pdf)

The Sevenoaks Town Council Sports Strategy resulted in over £1.2m being invested into sports provision within Sevenoaks town. In addition, the new Bat & Ball Centre was built to enable floor-based sports e.g., Martial Arts, Zumba, and outdoor tennis, netball and 5-a-side-football.

Sevenoaks Town Council receives its income via the domestic council tax payer. For capital projects such as improved sports provision it would need to seek external funding or use Community Infrastructure Levy income.

The Sevenoaks Town Sports Strategy identifies sports needs for the town. A longer term project is required for identifying potential funding and land to meet the needs. This information is to enable all stakeholders to work together towards this aim and potentially use the information to share resources.

Important Note: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools)-meaning that they must be installed at full-size and as set by the relevant governing body. This is to prevent facilities being installed at 3/4 size as a cost and space saving exercise, which disqualifies them from being used by sports groups for official practice or games. Community access agreements should also be sought and obtained as part of the planning process.

Sports Strategy – time for a review

In 2013 Sevenoaks Town Council commenced consultation with 40 organisations involved in sports within the town with the aim of producing a Sports Strategy. The final document was published in 2015 and can be viewed as an appendix to the Sevenoaks Town Neighbourhood Development Plan (STNP) – Scan the QR code and see Appendix D on page 185.



The Sevenoaks Sports Strategy resulted in over £1.2m being invested into sports provision within Sevenoaks town on the following projects:

Greatness Recreation Ground: 3G Pitch, new public toilet, outdoor gym facility, planning progression for new pavilion project. **Vine:** disabled ramp for pavilion, resurfacing cricket outfield, refurbishing exterior of Vine pavilion. **Knole Paddock:** improvements to drainage of pitches, decking to SRFC clubhouse, new floodlights for rugby training, planning fees for 3G pitch (unsuccessful), new overflow car park. **Hollybush Recreation Ground:** improved 3G hockey pitch. **Free sports:** outdoor gyms, outdoor table tennis, play equipment, skateboard park. Investment into gymnastic facilities. Policies included in the STNP for future school sports provision to meet governing bodies standards and cycling strategy. And £150k reserved for indoor cricket facilities.

Also £3m on **Bat & Ball Centre:** MUGA for tennis, netball, 5 a side. Floor based sports including martial arts, zumba, and dance etc.

Having accomplished so much of the first Sevenoaks Town Council's Sports Strategy, it is time to look to the future.

We are looking for representatives of local sports organisations who are willing to invest time in helping us to prepare the second local Sports Strategy.

If you are interested, please contact Georgie Elliston at planning@sevenoakstown.gov.uk by the end of July 2023. The intention is for the first meeting to take place in September 2023.

2- Sevenoaks Town Sport strategy Working Group

Sevenoaks Town Council invited local sports clubs and organisations to participate in the review of the Sevenoaks Town Sports Strategy. The Working Group was well supported with attendance from the following:

Everyone Active	Sevenoaks Padel
FORM Personal Training	Sevenoaks Rugby Football Club
Hollybush Residents Association	Sevenoaks Suns Basketball
Knole Park Golf Club	Sevenoaks Tennis Club
Samsara Bike & Skateboarding	Sevenoaks Town Council
Trevor Saving, Member of the Public	Sevenoaks Town Football Club
Sevenoaks Bowling Club	Sevenoaks Vine Cricket Club
Sevenoaks District Council Sports Council	Tarmac Ltd
Sevenoaks Hockey Club	West Kent Sport & Wellbeing
Sevenoaks Indoor Bowls Club	Publication

Meeting of the Sevenoaks Town Sports Strategy Working Group took place on the following dates:

- 4th October 2023
- 21st March 2024
- 29th May 2024
- 7th August 2024
- 30th September 2024
- 4th December 2024

2- Sevenoaks Town Sport strategy Working Group

**Terms of Reference for Sevenoaks Town Sports Strategy (STSS) Working Group
– Adopted on 4th October 2023 and Approved at Full Council on 13th May 2024**

Aim: To create a second Sevenoaks Town Sports Strategy and to establish sporting needs within Sevenoaks Town for the next 10 years in line with Objective 14 of the STNP (to deliver enhanced recreational and sports facilities for the town) and Policies S1 & S2.

1. Naming and Role

- 1.2** Topics for consideration by the Working Group may be added, provided that they are within the scope of the Sports Strategy process and do not conflict or duplicate the work being carried out by another Sevenoaks Town Council (STC) Committee or Working Group.
- 1.3** Any proposed modification to the list of topics to be considered by the Working Group must be approved by the STC Community & Wellbeing Committee before they may take effect.

2. Membership

- 2.1** Excluding elected Councillors, members of the STSS shall be limited to representatives of Sports organisations within Sevenoaks Town.
- 2.2** Members of the STSS shall be, as far as possible, representative of the demographics within Sevenoaks Town.
- 2.3** The formal list of members of the STSS and all related General Data Protection Regulation (GDPR) matters will be maintained and controlled by the Community & Wellbeing Committee.
- 2.4** Meetings of the STSS will be open to all members of the public who wish to attend.
- 2.5** Members of the public in attendance at a STSS meeting shall be free to contribute to the discussions taking place however will not hold voting rights.
- 2.6** Members of the STSS must disclose any personal or financial interests which may conflict or coincide with the topics being considered by the Sub Committee.

2- Sevenoaks Town Sport strategy Working Group

Terms of Reference for Sevenoaks Town Sports Strategy (STSS) Working Group – Adopted on 4th October 2023 and Approved at Full Council on 13th May 2024

3. Governance and Decision Making

- 3.1** The STSS will be presided over by a Chair or Vice Chair who must be an elected member of Sevenoaks Town Council.
- 3.2** If the Chair is not able to be present, meetings shall be chaired by the Vice Chair. If neither are present, members shall elect a Chair for the meeting from those present.
- 3.3** Decisions will be made by the consensus of formal members present at the STSS meeting. When a vote is tied the Chair will have the casting vote.
- 3.4** Recommendations made by the STSS will be considered as purely advisory and hold no weight unless explicitly ratified by Sevenoaks Town Council's Community & Wellbeing Committee.

4. Meetings

- 4.1** It is for the individual STSS to determine frequency of meetings; however, the frequency should be adequate to allow the STSS to meet deadlines set by the Community & Wellbeing Committee.
- 4.2** It is recommended that as soon as possible a schedule of STSS meeting dates is agreed and circulated to members.
- 4.3** Sevenoaks Town Council must be notified at least 5 working days in advance of any proposed meetings to allow them to be publicised adequately.

5. Record Keeping

- 5.1** Sevenoaks Town Council will endeavour to have an Officer present at meetings of STSS who will be responsible for the production of the minutes.
- 5.2** Minutes of meetings will be publically available and will be publicised on Sevenoaks Town Council's website.
- 5.3** Agendas for the STSS will be circulated via email to all who have expressed an interest in the second Sevenoaks Town Sports Strategy process. Paper copies will be made available at the meeting.

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
1	Hollybush RA	Public Open Space retained for the future for general family activities Free access to sports facilities			Hollybush Recreation Ground is owned and managed by SDC. (As of April 2025)	
2	Sevenoaks Indoor Bowls	More Bowls Disability Equipment Kitchen Equipment Infrastructure to building needs addressing – heating, carpeting, ceiling, roofing Solar roof panels		TBC TBC TBC £81,600 £138,743	It is noted that the building is owned by SDC who have a programme to make its assets carbon neutral. (As of April 2025) STC in process of reviewing following requests: · To note the £75,000 bid submitted to SDC by Sevenoaks Indoor Bowls Club, which was announced on the 25th of November as having been successful.	A CIL funding bid towards the solar pannels has been granted by SDC to the cost of £75,000 with a further £25,000 from STC CIL. Additional funding includes £20,000 from the West Kent Rural Grant scheme and contributions from Tarmac, Sport England, and fundraiser events.

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
2 Cont	Sevenoaks Indoor Bowls	Suspended Ceiling Rink Carpeting		£70 - £80,000 £55 - £65,000	<ul style="list-style-type: none"> To note that STC Finance and Delivery Committee approved the Club's CIL request for £25,000 on the 14th October 2024 ,Subject to all other funding for the project being in place. To consider a letter in support of the application to SDC. 	
3	Sevenoaks Dance, Fitness & Yoga	Studio full time enabling permanent fixed equipment				
4	Sevenoaks Outdoor Lawn Bowling	Expanding changing rooms Irrigation Tank Electric Fence to address fox problem		£5,000 £1,000		Funding Application submitted. Continuing with Open Days to increase membership.

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
5	Sevenoaks Vine Cricket Club	Facilities to move to 5 Saturday men's sides Women's cricket expanding Grass nets at Otford			Sevenoaks Vine Cricket Club have a long lease on the Vine and manage the cricket pitches. STC working with club to apply for planning permission to install secondary access to pavilion.	Approach to be made to SDC to release £150k s.106 funds for Indoor Cricket to be used for Outdoor Cricket facilities. SDC stated funds given to Kent Cricket Welfare Trust
6	Taiji & Qigong	N/A			STC would be pleased to support the promotion of the sport within the town.	
7	Sevenoaks Rugby Club	Insufficient playing pitches for membership and teams Affordable rent of additional pitches.			The Raleys Field / Knole Paddock is currently at full capacity. STC pitches are at a fair rent – it is difficult to obtain additional pitches at similar or lower cost.	SRFC creating a Foundation similar to other clubs to enable equal access for participation in the sports. This led to discussion about creation of a 'Sevenoaks Sports Foundation' AGM to be held 30.5.2024

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
7 Cont	Sevenoaks Rugby Club	<p>Playability of pitches from significant use.</p> <p>1 x 3G Pitch at Knole Paddock – free access and SRFC management.</p> <p>Need to expand women’s and girls’ rugby.</p>		£500,000	<p>Due to full capacity the pitches are often ‘over played’ resulting in poor quality. The problem with finding alternative or additional pitches has resulted in STC having to delay improvement works.</p> <p>STC invested considerable resources into trying to obtain planning permission for a 3G rugby pitch which was not successful.</p> <p>If STC paid for a 3G pitch using public funds it would not hand over to a third party to use free of charge. It would be renting out to recoup public funds.</p> <p>This would of course be supported dependent on being able to address practicalities.</p>	<p>One pitch to be restored during 2024 – alternative training provision obtained at local school.</p> <p>STC requested SRFC partner for application to RFU for pitch improvement funding.</p>

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
7 Cont	Sevenoaks Rugby Club	<p>Ability to have portable floodlights to move around site.</p> <p>*Women’s and girls’ changing and shower facilities.</p> <p>*Disabled changing facilities.</p> <p>*Specific disabled bathrooms.</p> <p>*Gender neutral toilet.</p> <p>*Extend kitchen space and the space behind the bar to deliver an improved Clubhouse experience.</p> <p>Temporary mini stand and dug out areas for coaches.</p> <p>Fixings for advertising banners.</p> <p>Electronic scoreboard</p> <p>Additional storage for junior rugby playing kits.</p>			<p>Health and Safety, insurance, and impact on nearby residents need to be considered.</p> <p>It is hoped that the club will be able to remodel its current building to accommodate some of these requirements. Or is an alternative required?</p> <p>This would be subject to planning and considering the impact to other users of the site and public open space.</p> <p>This is subject to planning and considering the impact to other users of the site and public open space.</p> <p>This is subject to planning and considering the impact to other users of the site and public open space.</p> <p>Could this be affixed to the current clubhouse?</p> <p>Not sure what this requires?</p>	

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
7 Cont	Sevenoaks Rugby Club	<p>Central pavilion (STC) benefit from upgrade.</p> <p>Reconfigure car park with diagonal parking bays</p> <p>Storied car park</p>			<p>STC pavilion refurbish subject to funds available.</p> <p>Substantial work is required to car park to address tree roots. Diagonal bays could be considered as a future option.</p> <p>Subject to planning permission and considerable requirement of funds.</p>	
8	Sevenoaks Lawn Tennis Club	<p>Two additional courts</p> <p>Padel courts</p>			<p>Is there space within current leased area for 2 more courts? Or is another site needed?</p> <p>Obtain pre planning advice in relation to providing on adjacent Raleys Field.</p>	<p>Placement Options of the Padel courts have been forwarded to Sport England for pre-planning advice, to support and be followed by similar request to SDC in the New Year 2025.</p>

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
8 Cont	Sevenoaks Lawn Tennis Club	<p>Increased social and viewing space</p> <p>More private changing space – cubicles within the changing rooms</p> <p>Ramp from car park to enable access to clubhouse</p> <p>Improved changing space for juniors.</p>			All other needs supported subject to planning permission and funding.	
9	Hollybush Tennis Centre	<p>Increased space for café</p> <p>Increased space for changing facilities</p>			<p>The building is owned by SDC. (As of April 2025)</p> <p>Supported subject to owner, SDC permission, Planning and funding.</p>	<p>Pickle Ball launched.</p> <p>Planning application submitted for Padel Courts granted by SDC on the 30th September 2024 subject to conditions- including submission and approval of further details (see 10). Note that SDC’s outdoor sports facilities action plan recommends that SDC support Hollybush Tennis Club with provision of these.</p>

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
10	Sevenoaks Padel	<p>4 – 8 Padel Courts (with disabled access)</p> <p>Indoor facilities within Sevenoaks District</p> <p>Small changing rooms (most players change at home)</p>			<p>See 8 above</p> <p>It is understood that this is progressing at Polhill.</p> <p>A planning application has been granted by at Hollybush Tennis Centre, for 2 existing outdoor tennis courts to be converted into 3 outdoor padel tennis courts. This includes new posts, glass walls, mesh fencing and floodlights. Applicant is Mr J Heuerman from The Tennis Academy.</p>	<p>Planning application has been granted with conditions required being the submission and approval by SDC of noise, lighting and community access agreements.</p> <p>Noted that noise and time of play needs to be considered for nearby residents. Lighting has been restricted outside 7 am and 10 pm.</p> <p>It was noted that this was one of several sports suitable for the 65+ residents who were 25% of local population.</p>
11	Sevenoaks Town Rugby Club	See 7				

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
12	Sevenoaks Suns Basketball Club	<p>More courts availability for more sessions.</p> <p>Facilities equipped with more baskets.</p> <p>Baskets with adjustable heights.</p> <p>Purpose built community basketball (and multi-sport) facility and outdoor courts and changing rooms.</p> <p>Disability provision</p>			<p>To date STC has not been able to assist the club with providing a potential site for its ambitious plans.</p> <p>NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.</p> <p>It is understood that plans are currently being worked up with Knole Academy for this.</p> <p>There was an agreement with Sencio to provide these.</p> <p>See above</p>	<p>Actively fundraising for increased number of school coaches and towards new facility.</p> <p>The new facilities were intended to provide 3 – 4 Basketball Courts, Netball, Pickle and Badminton facilities.</p> <p>Hoping to increase provision for girls.</p> <p>Aiming for new facilities – Outdoors 2025 and Indoor 2026.</p>

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
13	Sevenoaks Town Football Club	New clubhouse – improved changing facilities, gym, café with shared community use.		£2,500,000	<p>STC & STFC submitted a CIL bid and with STC match funding were successful with just over £800,000 obtained.</p> <p>Additional external funding needs to be sought.</p> <p>Planning permission obtained. Due to seek tenders May 2024.</p> <p>STFC have long term leases at Greatness Recreation Ground and manage the provision of the football pitches.</p>	<p>Tender process slightly delayed to begin in June 2024.</p> <p>Further fundraising will be needed.</p>
14	Samsara Bike Club	<p>More range of sizes of pads and softer skateboard bushes for younger children.</p> <p>Pump track or off road bike trails. Further development to Greatness Skatepark.</p> <p>WC</p> <p>Training volunteer support.</p> <p>Adapted bikes for disabled users</p>			Potential for this provision within new Tarmac site.	

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
15	We Make Footballers Sevenoaks	Larger capacity for sports players.				
16	MX Fencing	Sports halls Greater audience capacity Fencing kits for beginners Fencing salle			NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.	
17	Invicta Karate Academy	Dedicated Karate Dojo Hall and room complex with changing rooms.				

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
18	Sevenoaks Town Golf Club	<p>Trial club sets and equipment for potential new members.</p> <p>Extension to bar, kitchen and changing room/showers .</p> <p>Access ramp to main building and disabled toilet.</p>				
19	Hildenborough Junior Badminton Club	<p>More facilities to facilitate new influx of members- additional sports hall will be necessary.</p>			<p>NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.</p>	
20	Sevenoaks Hockey Club	<p>2 pitches with floodlights, possibility of sharing.</p> <p>Replace existing seating.</p> <p>A club house facility/ changing rooms.</p>			<p>NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.</p>	

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
21	Tarmac / Greatness Quarry Development	<p>Noted that the outline planning application provided the following:</p> <ul style="list-style-type: none"> Land for Primary School Local Centre / Lakeside Water Facility Watersports facilities. Oast House – community building Barn – provision for Scouts Secondary school- financial contribution Medical Facilities – financial contribution <p>It was noted that there was not land available for flat sports pitches.</p>			<p>It was hoped that the proposed primary school would include some sports hall provision.</p> <p>Outdoor water sports facilities will be provided for the first time within Sevenoaks town – e.g. sailing, canoeing</p> <p>STC are preparing a Feasibility Study for the Oast House community use.</p> <p>It is hoped that the Scouts will also enable other uses of the building.</p> <p>When the full project is progressed STC will receive a substantial CIL contribution – details and plans for this to be confirmed at a later date</p>	

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
22	Sevenoaks Town Sports Foundation	Discussion at the Sports Strategy Meeting held on 29.5.2024 took place about the creation of a Sevenoaks Town Sports Foundation. Tarmac expressed an interest in this.				Further discussion to be held.
23	Athletic Facilities	It was noted that SDC were creating athletic facilities including running track between Trinity School and Seal.				

3- Feedback from Sevenoaks Town Sports Clubs & Organisations

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
24	Bradbourne Group Riding for the Disabled	<p>Enhanced carriage tyres for comfort and ease of use on the surfaces. Ensuring the fields are not bought up for housing.</p> <p>Replacement car park surface without potholes for ease of disability access while being strong enough for the heavy tractor to remove the muck heap and bring hay and stray to site.</p>			<p>Hourses field successfully registered by STC as an Asset of Community Value 10th October 2024. This means that, should the land be put up for sale, this will be delayed by 6 weeks to allow community groups to consider whether they submit an intent to bid. If this is received, sale on the open market is delayed by a further 6 months to allow the group to produce a business plan and raise funds. This does not obligate the owner to sell to the group or accept their offer, nor does it obligate the group from purchasing it or protect it from being developed by the current owner (SDC, as of April 2025).</p>	
25	Representative for Hockey, Lacrosse, Swimming, Badminton (Respondent did not include club/organization name in survey)	Floodlit hockey pitches, all weather running track for athletics.				

4- School Provisions

Ref	Schools In Sevenoaks	Sports facilities available for hire to non-schools (information gathered from school websites)
1	Sevenoaks School	<ul style="list-style-type: none"> ·25m six-lane swimming pool, · fitness suite and weights room, · studio, ·three glass-backed squash courts, ·three indoor tennis courts, ·an eight-court sports hall, ·rock and rope climbing area, ·physiotherapy room ·servery/meeting room, ·athletics track, · tennis courts, ·floodlit hard courts · Astro & grass pitches with pavilions Cricket nets
2	Walthamstow Hall Senior	Note the Website does not mention hiring of Facilities for external use.
3	Walthamstow Hall Junior	Note the Website does not mention hiring of Facilities for external use.

4- School Provisions

Ref	Schools In Sevenoaks	Sports facilities available for hire to non-schools (information gathered from school websites)
4	Knole Academy	<ul style="list-style-type: none"> ·Sports Hall- Cricket (4 Nets), indoor Hockey, Basketball (full Sized court), Badminton (4 Courts). ·Rock Climbing wall- (those using need experience check/Qualifications or can provide instructor. ·Fitness Suite- Weekdays during school term: 4pm-10pm Saturday during school term: 8am-4pm Sunday during school term: 9am-5pm Weekdays during school holidays: 8am-10pm Saturdays during school holidays: 8am-4pm Sundays during school holidays: 9am-5pm. ·Dance hall- (spinning, Circuits, Zumba, Pilates) ·3G Sports pitch <p><i>It should also be noted they are part of a Sports partnership with primary schools in the area (St. Thomas's, St. Johns, Lady Boswells, Sevenoaks Primary).</i></p>
5	Wilderness School (see Trinity & Weald Schools)	<p><i>(Permanently closed)</i></p>
6	West Heath School	<ul style="list-style-type: none"> ·Sports Hall- Available for Children's Birthday party's & local Clubs. ·Tennis Courts Swimming pool- Available for weekend hire.

4- School Provisions

Ref	Schools In Sevenoaks	Sports facilities available for hire to non-schools (information gathered from school websites)
7	New Beacon (primary)	<ul style="list-style-type: none"> ·Astro pitch can be divided into two smaller pitches, ·Swimming pool ·Sports Hall Studio
8	Granville (primary)	Swimming pool- only for current students
9	Sevenoaks Primary	None, useful to note they partner with other schools.
10	St. Johns (primary)	None, useful to note they partner with other schools.
11	St. Thomas (primary)	None, useful to note they partner with other schools.
12	Lady Boswell (primary)	None, useful to note they partner with other schools.



5- Sevenoaks District Council Sports Provision Review

The Sevenoaks District Sports Strategy work is split into two Strategies. They are the Playing Pitch and Outdoor Sports Strategy, which covers outdoor facilities, and the Sports Facility Strategy which covers indoor facilities. Each Strategy is formed of two documents, a Needs Assessment Report, and a Strategy Report.

The Needs Assessment Reports are an audit and analysis of existing provision, including supply (quantitative and qualitative), demand and future demand.

The Strategy Reports use this analysis to make strategic and site-specific recommendations. For the Sports Facility Strategy, this is broken down by facility type.

For the Playing Pitch and Outdoor Sports Strategy, this is broken down by sport and analysis area.

They center around three key aims:

1. Protect- to protect the existing supply of facilities where they are needed to meet current and future needs.
2. To enhance facilities and ancillary facilities through improving quality and management of sites (making better use of existing provisions).
3. To provide new facilities where there is a current or future need to do so.

The Sevenoaks District Council full report can be accessed via these links:

Playing Pitch and Outdoor Sports

Strategy:

Strategy Report: https://www.sevenoaks.gov.uk/downloads/file/4163/playing_pitch_and_outdoor_sports_strategy_2024_-_strategy_report

Needs Assessment Report: https://www.sevenoaks.gov.uk/downloads/file/4164/playing_pitch_and_outdoor_sports_strategy_2024_-_needs_assessment_report

Sports facility Strategy:

Strategy Report: https://www.sevenoaks.gov.uk/downloads/file/4161/sports_facility_strategy_2024_-_strategy_report1

Needs Assessment Report: https://www.sevenoaks.gov.uk/downloads/file/4162/sports_facility_strategy_2024_-_needs_assessment_report

Plan 2040:

Plan 2040-

https://www.sevenoaks.gov.uk/info/20069131/plan_2040/691/plan_2040_%E2%80%93_evidence_base_documents

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
A1	Greatness Recreation Ground	Football	New Sports Pavilion including café and toilets.	Sevenoaks Town Football Club / Sevenoaks Town Council have obtained planning permission and moving forward to obtain football foundation funding.		<p>Planning Permission obtained.</p> <p>CIL Funding obtained STC Committed funding</p> <p>Football Foundation grant application to be submitted January 2025.</p> <p>Hope to commence project 2025.</p>	<p>£1,800,000</p> <p>£787,500</p> <p>£87,500</p>
A2	Greatness Recreation Ground	Football	Current pavilion repurposed as community facility – installation of public toilet.	<p>Awaiting completion of new pavilion.</p> <p>New public toilet built.</p>	£25,000	<p>New community uses of the current pavilion will commence once the timetable for the new pavilion is agreed.</p> <p>completed</p>	TBC
A3	Greatness Recreation Ground	Free sport	Outdoor Gym Facility - Free Sports	Installation completed	£15,000	Requires renovating and potentially relocating and new surface – await results of public survey	£30,000

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
A4	Greatness Recreation Ground	Football	3G Pitch Enabling football to be played all year round	Installation completed	£500,000		
A5	Greatness Recreation Ground	Free exercise	Improvements to Environ	Consultation to take place as part of new sports pavilion project.		Public consultation to take place including relocating of play area and outdoor gym equipment and increasing car park size.	
B1	Vine Pavilion	Cricket	Refurbish Vine Pavilion to enable disabled access. Refurb of external of Vine Pavilion	Access ramp installed.	£35,000 £70,000	Consider opportunity for second access to building, subject to planning.	TBC
B2	Vine	Cricket	Make building more energy efficient				

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
B3	Vine	Cricket free exercise	Upgrade public toilets. Used by runners, cyclists, cricket players, walkers. cycle Friendly recognised cafe. Green Flag Award	completed	£20,000	Completed	
B4	Vine	Cricket	Outdoor cricket nets to be removed and make good.	Completed		Facilities to move 5 x Saturday men's sides Women's cricket expanding Grass nets at Otford The Cricket Club have approached SDC for funds from the s.106 funding (see R)	£20,000
B5	Vine	Cricket	Outdoor storage required for cricket equipment.	Cricket club continue to use STC's Tea Hut. STC regularly maintain.		ongoing	
B6	Vine	Cricket	Cricket outfield, post covid.	Complete restoration of cricket outfield, post covid. STC contributed £16,000	£25,000	completed	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
C1	Knole Paddock	Rugby Football Cricket	Improve drainage to sports pitches.	Works undertaken in 2015 and 2022. Pitch 1 completed. 2 x £35,000	£70,000	<p>Completed, ongoing maintenance works required.</p> <p>Additional rugby pitches needed to accommodate need and avoid 'over playing' of pitches at Knole Paddock.</p> <p>3G Rugby Pitch meeting sports governance criteria needed.</p> <p>NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.</p> <p>SRFC clubhouse requires modernising to enable diverse access to the sport.</p>	
C1 (a)	Knole Paddock Pavilion	Rugby Football Cricket	Make buildings more energy efficient.			<p>Solar panels and retention batteries to be considered.</p> <p>Requires some refurbishment</p>	TBC

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
C2	Knole Paddock	Rugby	Installation of 3G pitch	STC invested resources into planning applications to appeal stage – however planning permission not granted. New floodlighting	£17,000 £18,500	NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements. New floodlighting installed. Applying for RFU funding for ongoing improvement to pitches. Requires SRFC support.	
C3	Knole Paddock	Rugby Football	Installation of MUGA	Due to planning issues installed at Bat & Ball Centre		Installed at Bat & Ball Centre.	
C4	Knole Paddock	Rugby	Improved SRFC facilities for spectators.	Completed decking area and moving of main pitch	£20,000		

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
C5	Knole Paddock	Cricket	Retention of Cricket Pitch	Retained although reduced to accommodate Rugby. Planning Permission obtained for practice nets.			
C6	Knole Paddock	Football	Retention of Football Pitch	Retained – programme of improvement to commence 2023.	TBC		
C7	Knole Paddock	Tennis (Padel Tennis)	Enable long term sustainability of Lawn Tennis Club	STC lease land to club.		STC seeking pre planning advice on ability to install padel courts. Ramp from car park to enable access to clubhouse Improvement to changing facilities.	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
C8	Knole Paddock	Gymnastics	Raleys Gym to be closed and area redeveloped. Investment into Sencio gym facilities.	Completed			
C9	Knole Paddock	Rugby Football Cricket	Remove some strain on parking issues – grass crete for 46 spaces as overflow car park.	Planning permission obtained and project completed.	£15,000		
C10	Raleys Car Park	Rugby Football Cricket Tennis Free exercise	Need to refurbish and address tree roots.			Refurbishment of car park to be undertaken when funds available.	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
D1	Hollybush Recreation Ground	Indoor Bowls	<p>Indoor Bowls Club – consideration adaption to enable shared use with other sports provision = shared costs.</p> <p>More bowls</p> <p>Disability equipment</p> <p>Kitchen equipment</p> <p>Infrastructure to building needs addressing , heating, carpeting, ceiling and roofing.</p> <p>Solar roof panels</p> <p>Suspended ceiling</p> <p>Rink carpeting</p>	Owned by SDC	<p>TBC</p> <p>TBC</p> <p>TBC</p> <p>£81,600</p> <p>£138,743</p> <p>£70 - £80,000</p> <p>£55 - £60,000</p>	<p>Sevenoaks Bowls Club have a 25 year full repairing lease on the property. The landlord is SDC. (As of April 2025)</p> <p>Grant Funding has been obtained to install including £25,000 from STC with a further £75,000 from SDC and additional funding from other organisations.</p>	£138,743
D2	Hollybush Recreation Ground	Tennis & Padel Tennis	Additional tennis facilities	Provided via SDC (as of April 2025) & private organisation		Planning permission approved for 3 x Padel courts	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
D3	Hollybush Recreation Ground	Hockey Tennis	Improved 3G facility	Completed with STC financial contribution	£50,000	<p>Sevenoaks Hockey Club currently have 1 x 3G pitch at Hollybush Recreation Ground.</p> <p>The development of Hockey 2 x 3G pitches and clubhouse is supported, however there is insufficient space to deliver additional pitches at this location. Current land resolution not available.</p> <p>NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.</p>	
D4	Hollybush Recreation Ground	Partnership provision with adjacent schools.	Schools now have a coordinated sports programme involving local sports clubs.			No further recommendation	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
D5	Hollybush Recreation Ground		Footbridge across Seal Hollow Road for link to Knole Paddock and improved pedestrian access.			No further recommendations.	
D6	Hollybush Recreation Ground		Expansion and improvement of lodge with public toilets, children nursery and community facilities.	Recommended to SDC for preparation of strategic plan for open space.		No further recommendations.	
D7	Hollybush Recreation Ground	Free exercise	Hollybush Park	Recommended to SDC for preparation of strategic plan for open space		No further recommendations.	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
D8	Hollybush Recreation Ground	Cricket	Consider provision of cricket at Hollybush Park	Considered and not progressed – objections from local residents.		No further recommendations.	
D9	Hollybush Recreation Ground	Free exercise	Open space for running, children play, dog walking etc to remain.			No further recommendations.	
E1	Community Centre (Now Bat & Ball Centre)	<ul style="list-style-type: none"> ·Gymnastics ·Martial arts ·Dancing ·Exercise classes ·Zumba 	Convert to two storeys to enable.	<p>Planning permission not agreed for two storeys.</p> <p>Sports accommodated except indoor basketball and cross fit.</p>	£3,000,000	Completed, well used. No further recommendations.	
E2	Community Centre MUGA (Now Bat & Ball Centre)	<ul style="list-style-type: none"> ·Tennis ·Netball ·Football Basketball 	Retain outdoor multi sports facility	New facility with floodlights installed – free to use.	£100,000	Completed, well used. No further recommendations.	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
<u>F-Schools</u>							
F1	Former Wilderness School Site		Two new schools with sports provision	Provided by KCC (As of April 2025)		Completed, well used Any new sports facilities provided should meet sport's governing body criteria and to enable community use.	
F2	Former Wilderness School Site		Two new multi-use games area	Provided by KCC (As of April 2025)			
F3	Former Wilderness School Site		Upgraded Sencio facilities	Provided by KCC (As of April 2025)			

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
F4	Traditional school sports lessons		Encourage schools to pay and use current sports organisations in partnership with sports lessons.	Schools now have a coordinated sports programme involving local sports clubs.		Now in regular practice. No further recommendation.	
F5	School Sites		Work in partnership with schools to provide sports provision to meet Sports governing bodies standards.	STNP – school sports facilities to meet governing body requirement to enable community use.		This is still an ongoing problem restricting community use. School sports facilities to meet governing body requirement and to enable community use.	
G1	Sencio Leisure Centre	Swimming Gymnastics Basketball Fitness classes	Support the long-term sustainability of the facility.	2023 new management to be put in place		SDC reviewing options to develop site and facility.	

6- 2023/ 2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
G2	Sencio Leisure Centre	Basketball	Disability basketball – improve facilities	Completed with adjustable hoops.		SDC reviewing options to develop site and facility. (As of April 2025)	
G3	Sencio Leisure Centre	Gymnastics	Incorporate gymnastics from Raleys	Completed – STC donated funds	£95,000	STC funding provided No further recommendations	
<u>H- Informal Free Access Sports</u>							
H1	Hillingdon Rise	Table Tennis	Install table tennis tables outside to enable free access	Outdoor Table Tennis installed at Hillingdon Rise As part of refurbishment of play area.	£5,000		
H2	Seal	Running Tracks				SDC were creating athletic facilities including running track between Trinity School and Seal.	
H3		Jogging / Running					

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
H4		Cycling	Work with the adopted Cycling Strategy Cycle Pump Track			May be possible to include in Tarmac site.	
H5	Greatness	Skateboard			£65,000	Fully refurbished 2023 Skateboard lessons and events being provided	
H6		Walking				The Neighbourhood Plan and two Masterplans currently in production focus on improved facilities for walking.	
H7	Bat & Ball Centre Stag Sencio	Dance		It is noted that Sevenoaks Dance, Fitness & Yoga have an ambition to have a studio full time with permanent equipment.		The new Bat & Ball Centre accommodates a variety of dance classes and the weekly Tea Dance for senior citizens.	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
H8	Greatness Vine Julians Meadow Buckhurst Lane Hillingdon Rise Pontoise Kippington Meadow Mount Close	Play Equipment	STC owns and maintains various play area sites providing natural exercise		£40,000 £25,000 £25,000	Refurbished 2023 ·Hillingdon Rise ·Julians Meadow ·Pontoise	
H9	Greatness Julian Meadow	Outdoor Gym Equipment		Additional outdoor gym installed at Julians Meadow in addition to Greatness Rec Provision.	£15,000	Julian's Meadow completed, well used. Requires renovating and potentially relocating and new surface – await results of public survey (see A3)	
J	Spectators		Good facilities needed.	Improved facilities at SRFC pavilion. Accessible ramp at Vine Pavilion.		Completed No further recommendation. Pursue additional access ramp at the Vine Pavilion, dependent on Conservation Officer approval.	

6- 2023/ 2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
K	Partnerships with Neighbouring and or other authorities		Exchange information work together and avoid duplication.	Ongoing		Ongoing	
L	New Sports Sites		New sports sites within Sevenoaks town are extremely limited due to land availability.	Blue Skies thinking – purchase and repurpose land?		Continue to consider opportunities should they arise. NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.	
M	New Sports Sites		Land adjacent to Greatness Recreation Ground available following completion of Tarmac operation.	Formal land sports not suitable due to topography. Water sports possible in restored lake. Allocation within STNP.		Water sports to be developed at Tarmac site	

6- 2023/ 2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
N	Access for disabled and vulnerable people		All facilities to be reviewed to address.	Included within new projects. Adaptions made to current provision.		Ongoing	
O	Buildings – improve Carbon use and sustainability					Consider subject to planning and funding installation of solar panels and retention batteries. Bowls Club Knole Pavilion	
P	Golf		To support Golf Clubs encouraging young members for sustainability	Ongoing		Ongoing	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
Q	Indoor Cricket		SDC requested s.106 funding for future indoor cricket provision.	STC provided to SDC	£150,000	Funds not spent on Indoor Cricket. Funds to be returned to STC for sports provision.	
R	Basketball		Outdoor Basketball free Indoor Basketball Courts with spectator area. Disability provision	1 hoop installed at Bat & Ball Centre		The development of outdoors and indoor facilities for Basketball is supported. NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.	
S	Netball		Outdoor netball courts with floodlights and facilities.	1 court at Bat & Ball Centre		NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
T	Outdoor Archery		Seeking appropriate land availability			NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.	
U	Badminton					More facilities (sports hall) needed to facilitate influx of new members. NOTE: All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools), and should also be developed with community access agreements.	
V	Outdoor Lawn Bowling			Expanding changing rooms Irrigation Tank Electric Fence to address fox problem	£5,000 £1,000	Funding obtained for irrigation tank	

6- 2023/2024 Sevenoaks Town Sports Strategy Review & Recommendations

Ref	Location	Sport	Project	2023 Update	£	2023-2024 Review & Recommendation	£
W	Fencing					Fencing kits for beginners Fencing Salle Sports hall and audience facilities	
X	Martial Arts					Dedicated Martial Arts facility recommended.	
Y	Sports Foundation					Consider creation of Sevenoaks Town Sports Foundation.	



7- Precis of 2024 Sevenoaks Town Sports Strategy Review Recommendations

The Sevenoaks Town Sports Strategy identifies sports needs for the town. A longer-term project is required for identifying potential funding and land to meet the needs. This information is to enable all stakeholders to work together towards this aim and potentially use the information to share resources. All new sports facilities are required under STNP Policy S1 to adhere to the sports' governing body guidance (including schools) – meaning that they must be installed at full-size and as set by the relevant governing body. This is to prevent facilities being installed at ¾ size as a cost and space-saving exercise, which disqualifies them from being used by sports groups for official practice or games.

Community access agreements should also be sought and obtained as part of the planning process.

Ref	Sport	Project	£-If known
A1	Football	Provision of new pavilion at Greatness Recreation Ground	£1,800,000
A2		Refurbishment of current pavilion at Greatness Recreation Ground	Tbc
A3	Gym	Refurbish outdoor gym equipment at Greatness Recreation Ground	£30,000
A5	Play equipment	Subject to public survey consider relocating play area and surfacing	£200,000
B1	Cricket	Provision of second entrance to Vine Pavilion	Tbc
B4	Cricket	Outdoor cricket nets at Otford	£20,000

7- Precis of 2024 Sevenoaks Town Sports Strategy Review Recommendations

Ref	Sport	Project	£-If known
C1	Rugby	Work with SRFC to obtain funding for improved maintenance to pitches 3G Rugby pitch in Sevenoaks needed.	£0 £500,000
C7	Padel Courts	Feasibility for Padel Courts at Knole Paddock	Tbc
C10	Rugby Football Cricket Tennis Free exercise	Refurbish Raleys car park and address tree roots	£250,000 est.
D1	Indoor Bowls	Support Bowls Club with provision of solar panels and retaining batteries	£139,000
D2	Padel Courts	Support development of Padel Courts at Hollybush Recreation Ground	
D3	Hockey	Support provision of Hockey 2 x 3G pitches and clubhouse	
F4	Schools sports	Continue to encourage schools to use local sports clubs for sports provision	

7- Precis of 2024 Sevenoaks Town Sports Strategy Review Recommendations

Ref	Sport	Project	£-If known
F5	School sport provision	Sports Facilities to meet governing body requirements to enable community use	
H4	Cycling	Encourage inclusion of Cycle Pump Track on Tarmac site	
H8	Play Equipment	STC to continue to invest in its Play Area Policy as funds become available	
O	Sustainable Buildings	Subject to funding and practicalities support improvements to buildings to reduce carbon footprint and make more sustainable.	
R	Basketball	Support the provision of indoor and outdoor basketball facilities including provision for spectators.	
T	Archery	Support provision for outdoor archery	
U	Badminton	Support provision for additional badminton facilities	

7- Precis of 2024 Sevenoaks Town Sports Strategy Review Recommendations

Ref	Sport	Project	£-If known
W	Fencing	Support provision for additional fencing facilities	
X	Martial Arts	Support the provision of a dedicated martial arts facility	
Y	Sevenoaks Town Sports Foundation	Consider creation of Sevenoaks Town Sports Foundation.	
Z	Informal Free Sports Access	To encourage provision for access to free sports e.g. outdoor gyms, outdoor table tennis, running tracks , jogging, cycling, skateboard park, walking, dance & play equipment	



**Sevenoaks Town Council
Council Offices
Bradbourne Vale Road
Sevenoaks TN13 3QG**

Tel: 01732 459953

Email: council@sevenoakstown.gov.uk

Visit: www.sevenoakstown.gov.uk



**Sevenoaks
TOWN council**