

**Minutes of the Sevenoaks Town Sports Strategy Working Group meeting held at the Sevenoaks Town Council Chambers on 29<sup>th</sup> May 2024, 6:00pm.**

**In attendance:**

Sevenoaks Town Council	<b>Cllr Dr Peter Dixon (Vice Chair)</b>
Sevenoaks Town Council	<b>Cllr Dr Marilyn Canet</b>
Sevenoaks Town Council	<b>Cllr Tony Clayton</b>
Sevenoaks Town Council	<b>Cllr Victoria Granville</b>
Sevenoaks Town Council	<b>Cllr Catherine Daniell</b>
Sevenoaks Town Council	<b>Nicholas Cave – Open Spaces Manager</b>
Sevenoaks Town Council	<b>Linda Larter MBE – Town Clerk</b>
Sevenoaks Town Council	<b>Georgie Elliston – Planning Committee Clerk</b>
Hollybush Residents Association	<b>Elizabeth Purves</b>
Sevenoaks Town Football Club	<b>Paul Lansdale</b>
Meeting Place, representing Tarmac Ltd	<b>Joseph Baum</b>
Sevenoaks Vine Cricket Club	<b>Hugo Tudor</b>
Sevenoaks Suns Basketball	<b>Phil Webb</b>
Sevenoaks Rugby	<b>Stephen Fitzmaurice</b>
Knole Squash, Sevenoaks Padel	<b>Michael Wright</b>
Sevenoaks Indoor Bowls Club	<b>John Roberts</b>
Sevenoaks Indoor Bowls Club	<b>Christine Freshwater</b>
Sevenoaks Bowling Club	<b>Ray Russell</b>
Sevenoaks Bowling Club	<b>Audrey Franks</b>

**Prior to the commencement of the meeting and in the absence of the Chair, Cllr Dr Peter Dixon as Vice Chair of the STSS Working Group was nominated to Chair the meeting.**

1. **Apologies for absence**  
Cllr Gareth Willis (Sevenoaks Town Council, Chair of STSS Group)
2. **Requests for Dispensations**  
None.
3. **Declarations of Interest**  
None.
4. **Minutes of the Sevenoaks Town Sports Strategy Working Group held on 21<sup>st</sup> March 2024**  
The Minutes of the previous STSS Working Group meeting held on 21<sup>st</sup> March 2024 were received and agreed.
5. **Sevenoaks Town Sports Strategy - Results**  
The Group received and discussed the results of the Sports Facility Survey, and the following verbal updates were provided, which are included in the attached document.
6. **Schools and Sports Facilities to hire**
  - a) The Group received and discussed review of sports facilities offered by schools for external hire and use by the general public.
  - b) Members noted that, although Walthamstow Hall’s website does not mention facility hire, they were aware of it sharing its indoor hall and swimming pool with outside bodies.

Cllr Dr Canet agreed to follow up with the school to check whether the Senior and Junior School offer facility sharing.

c) It was also noted that a running track and athletics field between the Trinity School site and Seal Drive is proposed to be developed by the school with help from SDC.

d) Updated document attached.

**Other points of note**

☑ Noted that STC hoped to have a draft Sports Strategy completed by the end of 2024, for local sports providers and groups to review and comment on. This would build upon the first Sports Strategy and serve as an update.

☑ Attendees agreed that the content of the second Sports Strategy could be a useful reference when SDC further their plans for a new Leisure Centre, as it can show what local groups and sports providers want, and the level of desire for specific provision.

☑ It was noted that SDC had not provided an update on their own Sports Strategies recently, nor had they contacted all attendees as part of their audit – namely the Sevenoaks Suns and Sevenoaks Bowling Club. It was noted that SDC intended to survey “Winter Sports” initially and “Summer Sports” at a later date. It was **agreed** that STC contact SDC for an update, as well as to notify them that these groups have not been contacted yet and to ask for confirmation that they will be. STC to supply contact information if needed.

☑ Question as to what opportunity there is for sports provision at the Sevenoaks Quarry site was received prior to the meeting and read aloud by the Chair. This also included questions to grant support, which Joseph Baum confirmed Tarmac via Derbyshire Land Trust has a fund for. Joseph encouraged the member of the public to get in contact with him with email address available from the Planning Committee Clerk [0700007](mailto:0700007)

[0700007](#)

☑ **Dates of future meetings**

It was noted that the next meeting would take place at the Council Chambers on Wednesday 7<sup>th</sup> August 2024 at 6:00pm, and that full schedule of dates approved by Council would be shared after the meeting. These are as follows:

Wednesday 8 <sup>th</sup> August 2024 6pm	Monday 30 <sup>th</sup> September 2024 6pm	Wednesday 4 <sup>th</sup> December 2024 6pm	Wednesday 12 <sup>th</sup> February 2025 6pm	Wednesday 16 <sup>th</sup> April 2025 6pm
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9. **Press Release**

It was agreed that a Press Release be issued on the collaborative efforts of the STSS members in creating a second Sevenoaks Town Sports Strategy.

**Meeting concluded at 7:12pm.**

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.	
2	Sevenoaks Indoor Bowls	More Bowls  Disability Equipment  Kitchen Equipment  Infrastructure to building needs addressing – heating, carpeting, ceiling, roofing  Solar roof panels  Suspended Ceiling  Rink Carpeting		Tbc  Tbc  tbc  £81,600  £138,743  £70 - £80,000  £55 - £65,000	It is noted that the building is owned by SDC who have a programme to make its assets carbon neutral.	A draft CIL funding bid had been submitted to SDC for solar roof panels.
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.

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.	Approach to be made to SDC to release £150k s.106 funds for Indoor Cricket to be used for Outdoor Cricket facilities.
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.  Playability of pitches from significant use.			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.  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.  STC invested considerable resources into trying to obtain planning permission for a 3G rugby pitch which was not successful.	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  One pitch to be restored during 2024 – alternative training provision obtained at local school.

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		<p>1 x 3G Pitch at Knole Paddock – free access and SRFC management.</p> <p>Need to expand women’s and girls’ rugby.</p> <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>£500,000</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>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</p>	

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		<p>Fixings for advertising banners.</p> <p>Electronic scoreboard</p> <p>Additional storage for junior rugby playing kits.</p> <p>Central pavilion (STC) benefit from upgrade.</p> <p>Reconfigure car park with diagonal parking bays</p> <p>Storied car park</p>			<p>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> <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>	

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
8	Sevenoaks Lawn Tennis Club	<p>Two additional courts</p> <p>Padel courts</p> <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>			<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>All other needs supported subject to planning permission and funding.</p>	
9	Hollybush Tennis Centre	<p>Increased space for café</p> <p>Increased space for changing facilities</p>			<p>The building is owned by SDC.</p> <p>Supported subject to owner, SDC permission, Planning and funding.</p>	<p>Pickle Ball launched.</p> <p>Planning application submitted for Padel Courts.</p>
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 submitted by at Hollybush Tennis Centre, for 2 existing outdoor tennis courts to be converted into 3</p>	<p>Planning application being progressed.</p> <p>Noted that noise and time of play needs to be considered for nearby residents.</p>

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
					<p>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>STC will comment on this via Planning &amp; Environment Committee on 20<sup>th</sup> May 2024 and it is due to be decided by SDC on 3<sup>rd</sup> July 2024.</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				
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>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 Badmington facilities.</p> <p>Hoping to increase provision for girls.</p> <p>Aiming for new facilities – Outdoors 2025 and Indoor 2026.</p>



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 &amp; 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>	Tender process slightly delayed to begin in June 2024. Further fundraising will be needed.
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.	
15	We Make Footballers Sevenoaks	Larger capacity for sports players.				
16	MX Fencing	<p>Sports halls</p> <p>Greater audience capacity</p>				

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		Fencing kits for beginners  Fencing salle				
17	Invicta Karate Academy	Dedicated Karate Dojo Hall and room complex with changing rooms.				
18	Sevenoaks Town Golf Club	Trial club sets and equipment for potential new members.  Extension to bar, kitchen and changing room/showers .  Access ramp to main building and disabled toilet.				
19	Hildenborough Junior Badminton Club	More facilities to facilitate new influx of members- additional sports hall will be necessary.				
20	Sevenoaks Hockey Club	2 pitches with floodlights, possibility of sharing. Replace existing seating. A club house facility/ changing rooms.				
21	Tarmac / Greatness Quarry Development	Noted that the outline planning application provided the following:  Land for Primary School  Local Centre / Lakeside Water Facility Watersports facilities.			It was hoped that the proposed primary school would include some sports hall provision.  Outdoor water sports facilities will be provided for the first time within Sevenoaks town – e.g. sailing, canoeing	

Ref	Sports Organisation	Identified Need	Priority	Approximate £	STC Initial Comments	Initial Actions
		<p>Oast House – community building</p> <p>Barn – provision for Scouts</p> <p>Secondary school- financial contribution</p> <p>Medical Facilities – financial contribution</p> <p>It was noted that there was not land available for flat sports pitches.</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>	
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.				

**Sevenoaks Town Council Sports Strategy - Schools and sports facilities to hire (2)**

Schools in Sevenoaks	Ref Number	Sports facilities available for hire to non-schools (information gathered from school websites)
Sevenoaks School	K1*	<ul style="list-style-type: none"> <li>• 25m six-lane swimming pool,</li> <li>• fitness suite and weights room,</li> <li>• studio,</li> <li>• three glass-backed squash courts,</li> <li>• three indoor tennis courts,</li> <li>• an eight-court sports hall,</li> <li>• rock and rope climbing area,</li> <li>• physiotherapy room</li> <li>• servery/meeting room,</li> <li>• athletics track,</li> <li>• tennis courts,</li> <li>• floodlit hard courts</li> <li>• Astro &amp; grass pitches with pavilions</li> <li>• Cricket nets</li> </ul>
Walthamstow Hall Senior	K2	Note the Website does not mention hiring of Facilities for external use.
Walthamstow Hall Junior	K8	Note the Website does not mention hiring of Facilities for external use.
Knole Academy	K3	<ul style="list-style-type: none"> <li>• Sports Hall- Cricket (4 Nets), indoor Hockey, Basketball (full Sized court), Badminton (4 Courts).</li> <li>• Rock Climbing wall- (those using need experience check/Qualifications or can provide instructor.</li> <li>• 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.</li> <li>• Dance hall- (spinning, Circuits, Zumba, Pilates)</li> <li>• 3G Sports pitch</li> </ul> <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>

**Sevenoaks Town Council Sports Strategy - Schools and sports facilities to hire (2)**

Wilderness School (see Trinity & Weald Schools)	K4	<i>(Permanently closed)</i>
West Heath School	K5	<ul style="list-style-type: none"> <li>• Sports Hall- Available for Children's Birthday party's &amp; local Clubs.</li> <li>• Tennis Courts</li> <li>• Swimming pool- Available for weekend hire.</li> </ul>
New Beacon (primary)	K6	<ul style="list-style-type: none"> <li>• Astro pitch can be divided into two smaller pitches,</li> <li>• Swimming pool</li> <li>• Sports Hall</li> <li>• Studio</li> </ul>
Graville (primary)	K7	<ul style="list-style-type: none"> <li>• Swimming pool- only for current students</li> </ul>
Sevenoaks Primary	K9	None
St. Johns (primary)	K10	None
St. Thomas (primary)	K11	None, useful to note they partner with other schools.
Lady Boswell (primary)	K12	None

\*K11 has been assigned to Sevenoaks School as in the Considerations page of the Neighbourhood Plan they are the only school not mentioned by name.

Schools in Sevenoaks not included in the original document under section K:

<b>Schools in Sevenoaks</b>	<b>Ref Number</b>	<b>Sports facilities available for hire to non-schools</b> (information gathered from school websites)
Weald of Kent Grammar school (Sevenoaks site)		<ul style="list-style-type: none"> <li>• All Weather Pitch- 2G Pitch, 11-a-side football, 9-a-side football, 7-a-side football,</li> <li>• Dance Studio</li> <li>• MUGA- Netball Courts, Tennis Courts</li> <li>• Sports Hall- Badminton courts, Gymnastic equipment, Basketball court.</li> </ul>
Trinity school		<ul style="list-style-type: none"> <li>• Sports Hall- 5-a-side football, Basketball hoops, Gymnastics equipment, Hockey pitches, Badminton, Handball, Netball, Cricket nets, Trampolines</li> <li>• MUGA- Used currently for Netball hires (up to 3 Courts),</li> <li>• Field- Rugby goals, no external lighting at the field site.</li> </ul>
Tunbridge Wells Boys Grammer		<ul style="list-style-type: none"> <li>• 3G pitch- Football (Can accommodate up a 11-a-side</li> </ul>

**Sevenoaks Town Council Sports Strategy - Schools and sports facilities to hire (2)**

		<p>matches), Rugby, Hockey, fitness classes,</p> <ul style="list-style-type: none"> <li>• MUGA- Tennis nets, Badminton, Basketball,</li> <li>• Main Hall/Theatre- Dance/ Performing Arts.</li> </ul>
Solefield (primary)		<p>Noted that on the website they mention sharing school facilities with other schools and the wider community but could find not further information.</p>