



**West Berkshire Council Playing Pitch Strategy
Strategy Document**

Version 2.1

November 2019

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SHAPING THE FUTURE OF SPORT



4global Consulting Terms of Reference

Estimates and forecasts contained within this report are based on the data obtained at that time and the accuracy of resultant findings and recommendations is dependent on the quality of that data.

The author(s) will not be held liable for any data and information provided by third party organisations as part of the Playing Pitch Strategy (PPS) delivery process. While the data and recommendations have been conscientiously reviewed through the PPS governance process followed throughout project delivery, it has not been possible for the author to independently review every element of data provided by third parties.

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Section 1: Introduction and strategic context



1 Introduction and scope

1.1 Project scope and objectives

- 1.1.1 West Berkshire District Council (hereafter referred to as the Council, or WBDC) has commissioned 4global Consulting to prepare a Playing Pitch Strategy, to provide the Council with a clear evidence base and set of recommendations for future outdoor sports facility development across the study area.
- 1.1.2 A PPS is a strategic assessment that provides an up to date analysis of supply and demand for playing pitches (grass and artificial) in a local authority area. The strategy and the evidence base upon which it is based is delivered using national guidance and facility insight from specific Governing Bodies of Sport.
- 1.1.3 The assessment will focus on facilities used by the following sports as they were identified as the key sports which use facilities within West Berkshire.
1. Football
 2. Rugby Union
 3. Cricket
 4. Hockey
- 1.1.4 Within these sports, the PPS will seek as far as is practicable to include consideration of all forms of play to:
5. Ensure that service delivery is focused to meet the current and future needs of residents of, and visitors to, the area, and takes account of potential future growth in the area.
 6. Provide a framework for the delivery of targeted services that contribute directly to the development of sustainable, cohesive communities, improved health and well-being and increased opportunities for participation in both sport and informal recreation.
 7. Ensure the appropriate provision of accessible, high quality green space, sports and recreational facilities.
- 1.1.5 The PPS provides a holistic analysis of outdoor sports facilities across the study area, leading to a comprehensive set of recommendations for the future development of facilities, in line with the needs of local residents and sports clubs
- 1.1.6 The consultant team has worked with the Council to provide a strategy that is fit-for-purpose and addresses the specific issues and risks for the area. It is key that this Playing Pitch Strategy reflects the local context and enables the Council to maximise the amount of high-quality sporting provision for its residents, while understanding the need to meet planning and housing requirements. The Strategy will therefore aim to deliver against the following drivers:
8. Contribution to the WBDC planning process through identifying deficiencies and needs within the study area
 9. Inform and investment priorities and decisions which in turn can also help inform developer contribution decisions
 10. Align with sport and physical activity programmes that are currently being delivered across the region
 11. Recognition of the importance of outdoor physical activity and sport and the clear demonstration of how these should be prioritised within any development or regeneration

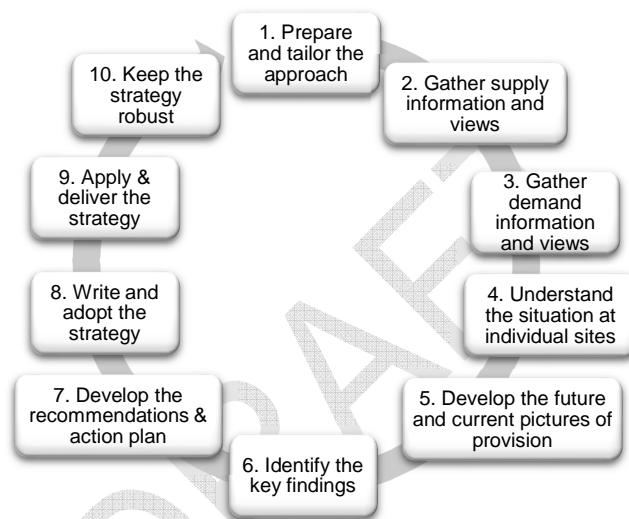
project;

12. Provision of an evidenced based approach and the management of a clear sign-off and governance structure for key stakeholders; and
13. Evidence to support a wider review into sport and physical activity provision, including housing and population growth projected in neighbouring local authorities.

1.2 Methodology

- 1.2.1 The assessment methodology utilised for the PPS follows the published guidance from Sport England. The guidance used is the 2013 version, Playing Pitch Strategy Guidance – An Approach to Developing and Delivering a Playing Pitch Strategy¹. Figure 1 summarises the approach proposed in this guidance and is broken down into 10 steps.

Figure 1.1: Developing and Delivering a Playing Pitch Strategy – The 10 Step Approach (Sport England, 2013)

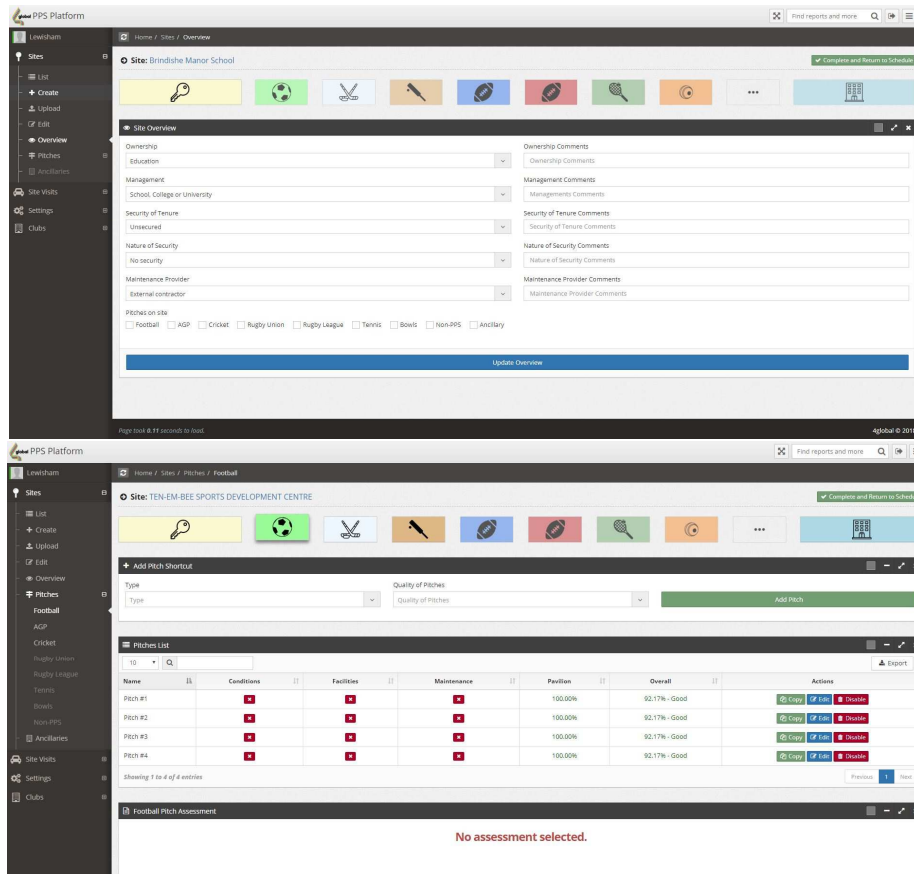


- 1.2.2 The findings in this report are based on data collected from several credible sources, including but not limited to;

14. Local authority and public policy strategic documentation;
15. Sport England tools, including the Facility Planning Model (FPM), Active Places Power, the Active People Survey, Market Segmentation and the Sports Facility CaWBDCulator;
16. Stakeholder consultation, including WBDC Officers, Sport England, Relevant National Governing Bodies of Sport, key user clubs; and
17. Site visits, undertaken at all sites across the Study Area.

- 1.2.3 To facilitate information gathering and help ensure PPS reports are based on a robust evidence base, 4global has developed an online data entry and assessment platform (see example below), which contains all site and club information. This will enable the Council to keep supply and demand information and the strategy up to date through to the end of the strategy and beyond.

Figure 1.2 - gglobal's Online Playing Pitch Platform



1.2.4 A Project Steering Group comprising representation from the Council, Sport England and National Governing Bodies of Sport (NGBs) has guided the study from its commencement. At critical milestones, the Steering Group members have reviewed and verified the data and information collected to allow the work to proceed efficiently through each stage.

1.3 The structure of the Strategy Document

1.3.1 The structure of the strategy document is as follows;

- 18. Section 1 – Introduction and Scope
- 19. Section 2 – Key Supply and Demand Findings
- 20. Section 3 – Scenario Testing and Options Appraisal
- 21. Section 4 – Recommendation and Action Plan
- 22. Section 5 - Delivering the PPS

1.3.2 In addition to the Strategy, a detailed needs assessment has also been produced, which provides a full evidence base for the analysis and a clear methodology for the project. The needs assessment contains a detailed strategic review of relevant local regional and national policy.

1.4 Strategic context

- 1.4.1 This section summarises the most important policies and context that impact upon the strategy and its interpretation. It also gives an overview of the demographics of the study area, which provides contextual background to sport participation and the need for provision now and in the future.
- 1.4.2 Sport specific strategies and policy documents published by NGBs are included within each sport's section to provide more relevant context to each sport.

1.5 National Planning Policy

National Planning Policy Framework (NPPF)

- 1.5.1 The National Planning Policy Framework (NPPF) sets out the requirement of local authorities to establish and provide adequate and proper leisure facilities to meet local needs. Paragraphs 96 and 97 outline the planning policies for the provision and protection of sport and recreation facilities:

“Access to a network of high-quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate”.

- 1.5.2 Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - 23. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - 24. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - 25. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Protection, Enhancement and Provision of facilities

- 1.5.3 The key drivers for the production of the strategy as advocated by Sport England are to protect, enhance and provide sports facilities, as follows²:
 - 26. **Protect** sports from loss as a result of re-development
 - 27. **Enhance** existing facilities through improving their quality, accessibility and management
 - 28. **Provide** new facilities that are fit for purpose to meet demands for participation now and in the future.

1.6 Local Context- West Berkshire

- 1.6.1 West Berkshire makes up over half of the geographical area of the county of Berkshire - covering an area of 272sq². It lies on the western fringe of the South East region, centrally located, at a

² Further information is provided via Sport England's Planning Aims and Objectives guidance: <https://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/>

crossroads where the South East meets the South West and where the south coast comes up to meet the southern Midlands. The expected midyear population for 2014 was 155,732.

- 1.6.2 The largest urban area in the district is Newbury and Thatcham (incl. Greenham and Speen), where around 66,000 (42%) of West Berkshire residents live. 25,941 or 17% of residents live in the suburban areas to the west of Reading District (Birch copse, Calcot, Purley and Westwood). Other significant Wards in the district are Bucklebury with just under 6,900 residents, Hungerford with just over 5,700 residents and Burghfield with just over 5,900 residents.
- 1.6.3 The average age of people in West Berkshire in 2014 was 40.4 years: slightly higher than the South East at 40.3 years of age and England at 39.6 years of age.
- 1.6.4 The district lies at the convergence of two key road arteries in the south – the M4 and the A34. Both provide direct road links in all directions, with all the key urban centers in southern England (London, Reading, Southampton, Portsmouth, Bristol, Oxford, and Swindon).
- 1.6.5 The district has good rail links, with London less than an hour by train and further connections, via Reading, to all the mainline routes throughout the country. The area also has very good links to international transport hubs: Heathrow and Southampton airport are 40 miles away, as are the ferry terminals in Southampton and Portsmouth, providing links with the continent.
- 1.6.6 Nearly three quarters of West Berkshire is classified as part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB), a landscape of the highest national importance. Within the AONB the diversity and mix of landscapes ranges from the high large scale rolling chalk down land with its intensive arable farming, to small hamlets clustered along fast chalk streams, and floodplain with lush wetland vegetation associated with the River Kennet.
- 1.6.7 Nature Conservation: West Berkshire has 51 Sites of Special Scientific Interest (SSSI), which are of national importance for the species of animal or plant life that they support or for their geology. In addition, there are three Special Areas of Conservation (SAC) which are of international importance and cover six of the district's SSSIs.
- 1.6.8 West Berkshire also has seven Local Geological Sites and around 500 Local Wildlife Sites which are of county importance but are essential to conserving biodiversity in the district. The Local Wildlife Sites amount to some 11% of the district or over 7,600 hectares, many of which are ancient semi-natural woodland.
- 1.6.9 West Berkshire has the 21st largest economy in England, characterized by low unemployment, above average wages, and abundance of jobs in technology and financial sectors. The presence of Vodafone has created a cluster of around 80 mobile phone related businesses in Newbury, while the Lambourn area is the second most important center for the racehorse industry in Great Britain. West Berkshire is also home to Atomic Weapons Establishments, in Aldermaston and Burghfield.
- 1.6.10 The current West Berkshire local plan covers up to 2026 with a period of review up to 2036. This review will look at future levels of needs of new homes, employment and other land used associated with infrastructure.
- 1.6.11 There are three main core elements that make up the local plan, these include:
 29. Strategy Development Plan Document (2006 – 2016)
 30. Housing Site Allocations Development Plan
 31. West Berkshire District Local Plan

1.7 Population and Demographic Analysis

- 1.7.1 The current and future population profile within West Berkshire and the locations of population growth are important to understand in planning for the future provision of sport and physical activity.

Population Projections

- 1.7.2 Table 2.1 below provides a summary of the key population and demographic trends for West Berkshire. The BPO is based upon the 2016-based ONS projection used by the Council.

Table 2.1: Population and demographics analysis for West Berkshire.

Sub Area	2018 (ONS)			2036 (ONS)		
	M	F	Total	M	F	Total
East Rural	8,237	8,036	16,273	8,709	8,440	17,149
East	24,646	25,059	49,706	26,057	26,318	52,376
West Rural	9,247	9,535	18,782	9,777	10,013	19,791
Thatcham and Newbury	37,207	37,839	75,046	39,337	39,740	79,078
Total	79,340	80,470	159,810	83,882	84,514	168,396

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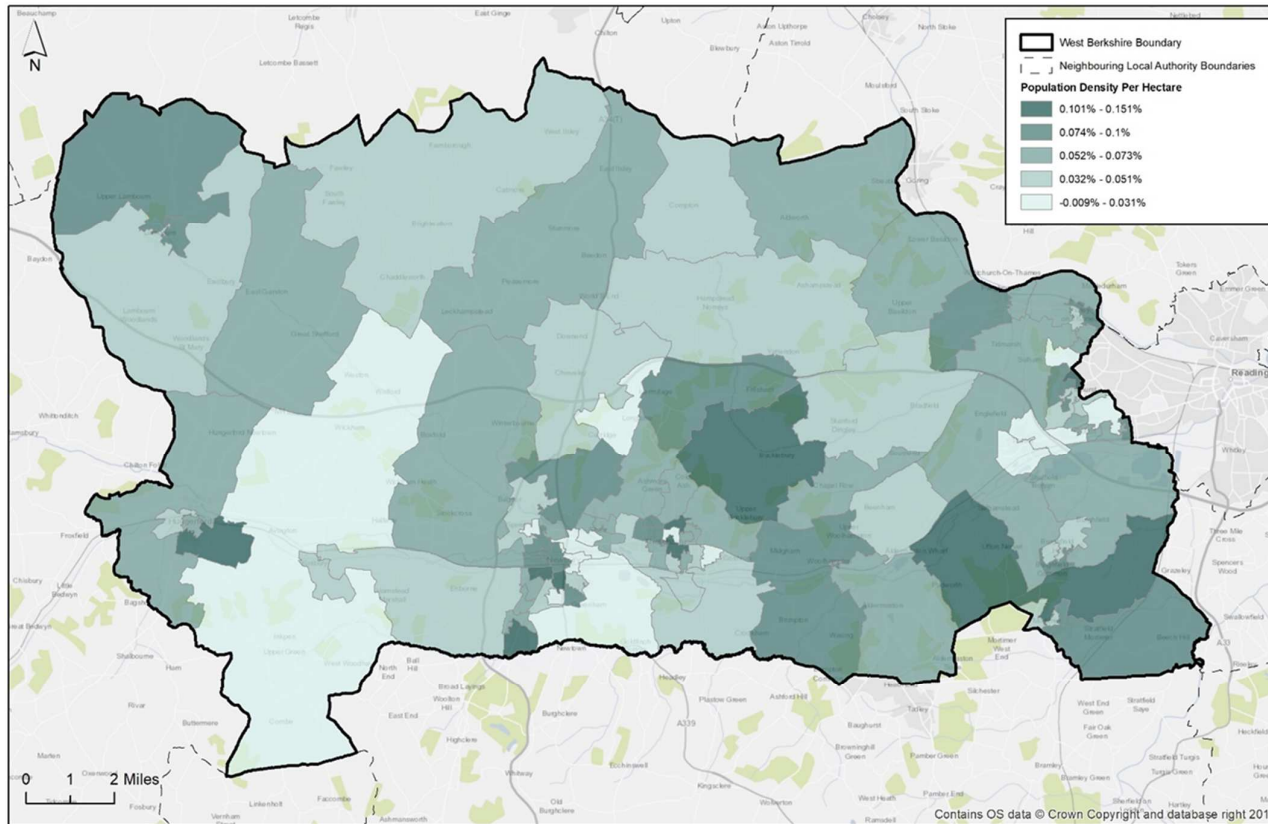
1.7.3 To provide greater detail on the specific trends and local population characteristics, table 2.2 provides an overall summary of the West Berkshire's demographic profile.

Table 2.2: Summary of West Berkshire's demographic profile – population, deprivation, health and sporting assets

Analysis area	Commentary
Locality Description	West Berkshire makes up over the half geographic area of the county of Berkshire. The district lies at the convergence of two key road arteries in the south (M4 and the A34). The district also has good rail links to London and the south. West Berkshire has the 21 st largest economy in England.
Population Profile	The current population is stated as 159,810 in 2018 with this expected to grow to 168,396 in 2036. The overall trend in population is indicating an aging population with the 60+ age bracket showing the largest increase with the 20-59 band decreasing by 0.8% over the lifespan of the strategy.
Market Segmentation	The highest market segmentation group is stated to be Prestige Positions at 16.9% with country living close behind at 15.9%. Both of these segments indicate a high standard of living with car ownership and home owning.
Spatial Distribution of Population	Overall there is a concentration of population located near and inside the larger towns within the District such as Newbury and Thatcham. This is to be expected due to the economic factors from within these areas. There are also higher concentrations as you go further east towards Reading and Wokingham.
Deprivation	Only one LSOA being within the top 20% of most deprived lower super output areas in the country. This is incredibly good and shows a degree of affluence for the District. Most areas of Newbury and further east towards Reading are the LSOAs with the least deprivation possibly due to the economic opportunities within these areas.
Health and Inactivity	There are large portions of the District which have a risk of being inactive due to the population in the area and also their accessibility to local sporting provision and facilities. In order for a healthier population these areas of inactivity should be address such as to the west and north west of the District (rural areas)
Overall Implications for Future Sports Facility Provision	With the continued growth in population along with the housing developing being built in the surrounding areas it is important to have a viable and feasible sports facility provision strategy.

1.7.4 Map 1 below illustrates the population change throughout the study area over the life span of the strategy. As shown below there is concentrated growth around the central and eastern parts of the District located in Newbury/Thatcham and towards Wokingham.

Map 1: Population Change in West Berkshire (2018 - 2036)

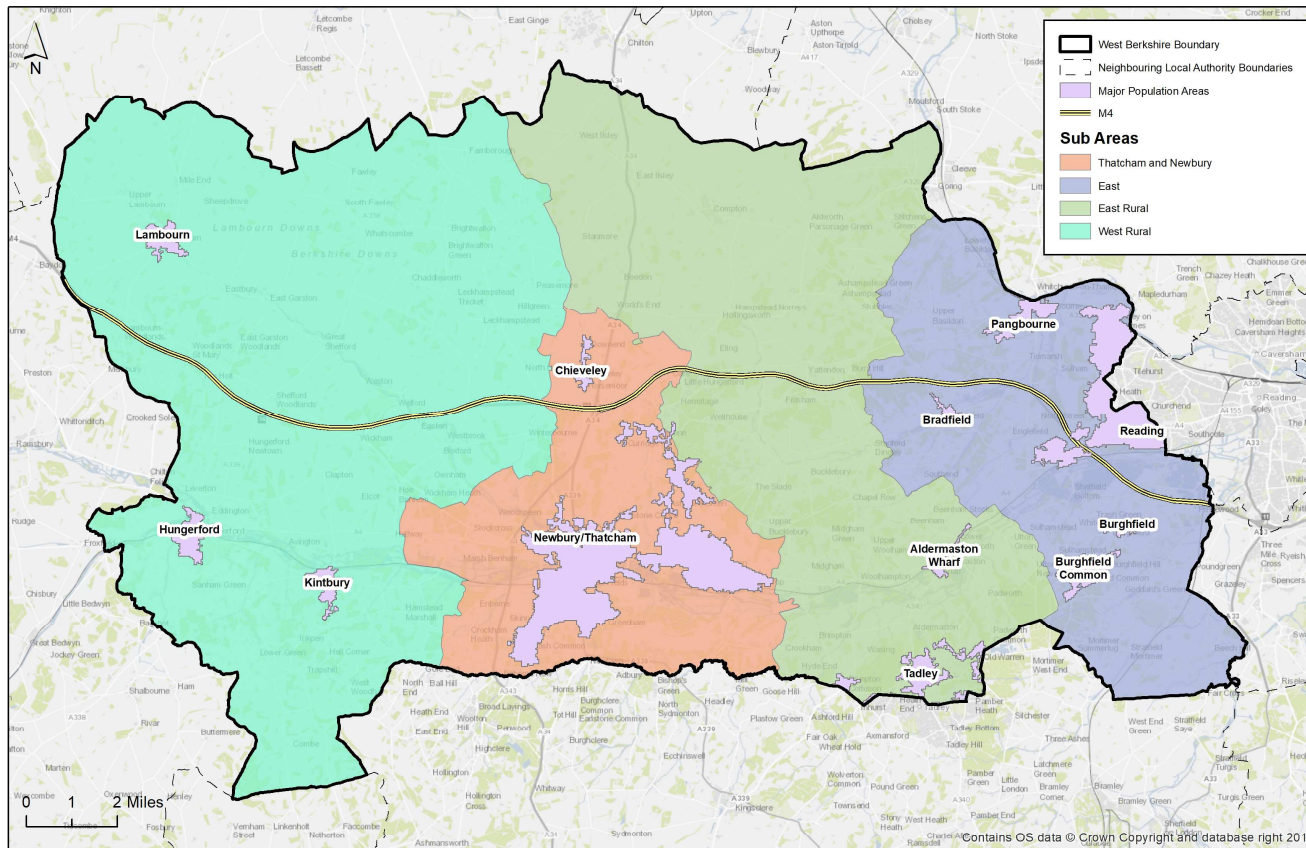


Percentage Change in Population (2018 – 2036) by Lower Super Output Area in West Berkshire



1.7.5 Map 2 illustrates the major population towns within West Berkshire as well as sub areas.

Map 2: Population hubs and sub areas within West Berkshire.



Population Areas and Sub Areas within West Berkshire



1.8 Physical Activity and Participation

The Value of Participation

- 1.8.1 The value of participation in sport and physical activity is significant, and its contribution to individual and community quality of life should not be under-estimated. This is true for both younger and older people; participation in sport and physical activity delivers:
- 32. Opportunities for physical activity, and therefore more 'active living'
 - 33. Health benefits - cardio-vascular, stronger bones, increased mobility
 - 34. Health improvement
 - 35. Mental health benefits
 - 36. Social benefits – socialization, communication, interaction, regular contact, stimulation
- 1.8.2 In addition, participation in sport and physical activity can facilitate the learning of new skills, development of individual and team ability/performance, and provide a 'disciplined' environment in which participants can 'grow' and develop.
- 1.8.3 The benefits of regular and active participation in sport and physical activity will be important to promote in relation to future sport, leisure and physical activity in West Berkshire. There is an existing audience in the District, which already recognise the advantages of participation, and a latent community who are ready to take part. The sport, physical activity and leisure offer in the District can support the delivery of the desired outcomes across a number of District Strategic priorities and objectives.

1.9 Participation Trends and Rates

Current Participation Rates across West Berkshire

- 1.9.1 In terms of the Public Health England definition for physical activity (150 minutes or equivalent of at least moderate intensity activity per week) 14.8% of adults are doing enough physical activity to benefit their health (i.e. exercising three or more times per week), which is above the national average of 17.5%.
- 1.9.2 The Sport England Active Lives survey shows that participation levels are consistently higher than the regional and national levels. As the Active Lives survey is a new way of measuring physical activity (following the replacement of Active People in 2015), there are only two datasets available for analysis. While this makes trend analysis difficult, Table 2.3 below shows that West Berkshire is slightly higher the regional and national figures for physical activity. For inactivity West Berkshire is both lower than the national average and the South East average of 24.4%.

Table 2.3: Sport England Lives – proportion of 'Active' people (150+ minutes a week).

Rate	West Berkshire	South East	England
% Active	61.6 %	59.0%	57.0 %
% Inactive	24.4 %	25.4 %	28.7 %

2 Key supply and demand findings

- 2.1.1 This section summarises the key findings identified within the need’s assessment, which should be used as the evidence base for this strategy. A comprehensive supply and demand analysis have been undertaken for all sports across the study area, with the project steering group engaged at all stages of the process.
- 2.1.2 The following section provides a summary of the key findings for each of the sports analysed within the main report. The format of these tables follows the five key questions that are asked as part of the PPS Guidance Document for Stages A – C of the process.

2.2 Football key findings

Table 3.1 – Key PPS findings for football in West Berkshire

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	<p>The quality of football provision across the area is standard and appears to have stayed at a consistent level over the past years, with 69% of the 183 pitches assessed scoring in the Standard quality rating or above.</p> <p>There are 84 football sites in West Berkshire, of which 30% (26) are owned by WBDC. The highest proportion of management type is educational establishments – 42% of all football sites.</p> <p>The level of demand has also stayed relatively consistent, with a current total of 322 teams, the majority of which are within the Junior and Mini Soccer age groups.</p> <p>Both the supply and demand for football facilities is dominated by the East and Newbury and Thatcham sub-areas, which are home to the majority of the large clubs, as well as a number of the strategic football sites.</p>
Is there enough accessible and secured community use provision to meet current demand	<p>The current supply and demand analysis for secured and accessible pitch provision shows there is a large deficit across West Berkshire, this is due to the very low level of football provision across the area that is secured for long term community use (only 24%). This deficit is particularly clear within the East and Newbury and Thatcham sub areas and happens for all pitch typologies in both current and future scenarios.</p> <p>There is a significant deficit of 3G Artificial Grass Pitch (AGP) provision in the area, with only one full sized 3G pitch available to the community (at Park House School) and a requirement to increase provision. There is a deficit of 7 full sized 3G AGP’s currently, based on FA calculations of 38 teams per 3G AGP.</p>
Is the provision that is accessible of sufficient quality and appropriately maintained?	<p>The majority of pitches (69%) are rated as standard quality or higher and receive adequate maintenance to retain pitch quality. A total of 28 pitches in West Berkshire are rated good quality. However, there are 57 pitches in the study area that are rated as poor quality – The majority of these pitches are located within the East (23) and Newbury and Thatcham (20) sub areas. There are ten sites operating over-capacity and improvement to the quality and maintenance of these pitches is required.</p>
What are the main characteristics of the future supply and demand for provision	<p>Team Generation Rates (TGR) calculations show that due to a projected decrease in population within the relevant age groups for football, there is expected to be a potential loss of 14 teams during the life of the strategy – all of these in the Youth Football and Mini Soccer age groups and in the East and Newbury and Thatcham Sub Areas.</p>

Key Question	Analysis
	However, during the consultation process with local clubs, latent demand for a total of 45 teams was identified across West Berkshire.
Is there enough accessible and secured community use provision to meet future demand	<p>The future supply and demand analysis for secured and accessible pitch provision shows there is a significant deficit for all pitch typologies across West Berkshire.</p> <p>Spatially, the sub-area with the highest future projected deficit of supply is the East sub-area, which is largely caused by the lack of secured provision (both in this sub area and across West Berkshire in general) and the high level of demand generated from some of the larger clubs in the study area. There is also a large deficit of Mini 5v5 provision, with no secured provision at all across all four sub areas.</p>

2.3 Cricket key findings

2.3.1 This section summarises the findings from the cricket analysis, which will form the basis of the recommendation and action plan section for West Berkshire.

Table 3.2 – Key PPS findings for cricket in West Berkshire

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	<p>There are 39 cricket sites in West Berkshire - 36 sites are available to the community and 20 have secured community access. Ownership of cricket sites is split across the study area, with the majority being Local Authority/Parish Council owned (10), followed by Private (9) and Education (8) owned sites.</p> <p>The majority of pitches (31) in West Berkshire were deemed Standard or higher as part of the site assessments. There are seven pitches of good quality – these are the ones at Elstree School, Bradfield Playing Field, Thatcham Town Cricket Club and Falkland Cricket Club. However, there is a high proportion of pitches (24 in total) that were deemed Poor, with the majority of these located in the East sub area, and the lowest scoring pitch in West Berkshire being the one at Yattendon & Frilsham Cricket Club.</p> <p>The clubs with the largest number of cricket teams in West Berkshire are Thatcham Town CC (21 teams), Falkland CC (12 teams), Purley on Thames CC (10 teams) and West Ilsley CC (10 teams). There is a total of 96 teams and 14 clubs identified as playing in West Berkshire.</p>
Is there enough accessible and secured community use provision to meet current demand	<p>There are a total of 10 sites (25% of the total) within West Berkshire with unsecure community use. However, no formal cricket demand was recorded as part of this study at the majority of these sites, in addition to the majority of cricket sites in West Berkshire being under capacity. This demonstrates that there is sufficient, accessible and secured, community use of existing provision to meet current demand within the area.</p> <p>It should be noted that, although the analysis shows an overall surplus of secured capacity across West Berkshire, the East sub area shows a deficit for secured pitches in both current and future scenarios. In the West Rural sub area, there is no secured artificial wicket provision.</p>
Is the provision that is accessible of sufficient quality and appropriately maintained?	<p>Overall, the provision is of adequate quality, with 56% of the sites across West Berkshire scoring a quality rating of Standard or Good.</p> <p>Facilities in the Newbury & Thatcham sub-area scored particularly highly. In contrast, the East sub-area accounts for the largest amount of Poor pitches in West Berkshire.</p> <p>Maintenance is largely undertaken by individual clubs, either through the use of a paid groundsman or through club volunteers. There are also a number of sites that are owned and managed by the local authority or parish council, which typically scored lower in the site assessment.</p> <p>Clubs have identified a need to improve practice net facilities and ancillary provision</p>

Key Question	Analysis
What are the main characteristics of the future supply and demand for provision	<p>With the projected decrease in population across the area in the relevant cricket age groups, there is a slight decrease in cricket demand expected in West Berkshire by 2036, with the TGR calculations projecting a potential loss of two adult teams in the East and Newbury and Thatcham sub areas.</p> <p>The future supply of community-accessible cricket facilities is relatively secure and future scenarios undertaken as part of the study have shown that there is enough capacity to accommodate future demand in West Berkshire. However, the very low level of secured provision in the East sub area is likely to worsen the current deficit in secured provision within the sub area by 2036. It is recommended for the Council to work with sites and clubs in this sub area, and across West Berkshire, to establish long-term community use agreements and secure future provision.</p>

2.4 Rugby key findings

2.4.1 This section summarises the findings from the rugby analysis, which will form the basis of the recommendation and action plan section for West Berkshire.

Table 3.3 – Key PPS findings for rugby in West Berkshire

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	<p>There are 17 sites in West Berkshire comprising rugby pitches, 12 of these are located at educational establishments and 10 out of the 17 are available for community use.</p> <p>The quality of provision across West Berkshire for rugby is adequate, with the majority of playing pitches rated Standard and with natural adequate drainage. There are 10 poor pitches across West Berkshire, all located at education sites that are not currently used by community rugby clubs.</p> <p>The demand for rugby is relatively strong, with five clubs of varying sizes playing in the area. Newbury RFC is the largest club in the area (with 26 teams in total), followed by Tadley RFC (18 teams) and Hungerford RFC (15 teams).</p>
Is there enough accessible and secured community use provision to meet current demand	<p>There is a significant deficit for secured and accessible rugby provision across West Berkshire, with current and future analysis showing an undersupply of available and secured grass pitches. This is due mainly to the high level of unsecured provision at educational establishments. It should also be noted that the key rugby club sites are also operating significantly over capacity, given that all of club demand is currently on these sites and generally rugby clubs prefer to focus meeting their needs on club sites even if capacity is available on school sites to avoid fragmentation.</p>
Is the provision that is accessible of sufficient quality and appropriately maintained?	<p>The maintenance regime for non-education sites across West Berkshire is adequate, however it does not currently ensure that pitches are fit for purpose and able to withstand the high levels of demand for rugby. Additional pitches and facilities are required at existing club sites, as well as increased and improved maintenance and drainage in order to increase carrying capacity across West Berkshire. New potential 3G AGP (WR22) pitches should also be addressed to ease the amount of demand on certain grass pitches and also enhance the training provision in the study area, especially with the increase in the female game.</p>
What are the main characteristics of the future supply and demand for provision	<p>TGR calculations show a potential loss of two Mini/Midi teams by a projected decrease in population in these age groups. However, major clubs revealed during consultation that they are expecting further growth in coming years.</p>
Is there enough accessible and secured community	<p>Based on club consultations, the future demand for rugby is projected to increase across the area, with the deficit for secured rugby provision likely to increase further over the lifetime of the strategy. Further capacity is required to</p>

Key Question	Analysis
use provision to meet future demand	meet the current and future needs of local residents. Additional grass pitches, as well as additional floodlit training facilities are required to meet current and future club needs. Especially at major club sites such as Henwick Worth Sports Ground which have a large amount of supply on site.

2.5 Hockey key findings

2.5.1 This section summarises the findings from the hockey analysis, which will form the basis of the recommendation and action plan section for West Berkshire.

Table 3.4 – Key PPS findings for hockey in West Berkshire

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	<p>The quality of hockey provision across West Berkshire is adequate, with all pitches in the area identified as Standard or higher on assessment.</p> <p>The main hockey facility in the area, however, scored in the lower end of the Standard category during the assessment and support is required for the resurfacing/replacement of the current AGP. This is the Henwick Worthy Sports Ground site, which is home to Newbury & Thatcham Hockey Club and their 23 teams.</p> <p>The facility at Trinity Academy is also utilized by Newbury & Thatcham HC for junior hockey events and tournaments and Scarlett Runners – the other hockey club that operates within West Berkshire – only play friendly fixtures from the Bradfield College facility.</p>
Is there enough accessible and secured community use provision to meet current demand	There is only one site for hockey provision in West Berkshire that is secured for community use, but currently has no formal demand (John O’Gaunt School) This is due to the majority of AGPs in the area being located at educational establishments that do not have long-term community use agreements in place. The Henwick Worthy Sports Ground site was also identified as unsecured provision during site assessment, and it is recommended for WBDC to work with the Hockey Club on site to agree on a formal long-term usage agreement.
Is the provision that is accessible of sufficient quality and appropriately maintained?	<p>The quality of hockey facilities that are available to the community across the area is adequate.</p> <p>The AGPs at Bradfield College are relatively new and of very high quality, whilst the pitches at Henwick Worthy Sports Ground and John O’Gaunt school were identified as Standard, showing signs of aging and suffering from damage to the surface.</p>
What are the main characteristics of the future supply and demand for provision	<p>Future demand for hockey in West Berkshire is not expected to change significantly during the life of the strategy, with TGR calculations showing the potential creation of 1 additional adult team due to a slight increase in population within this age group. In consultation with Newbury & Thatcham HC, the club also stated that they are expecting to convert latent demand of 2 senior teams and 1 junior team into affiliated demand within the next three years.</p> <p>The supply of hockey provision in West Berkshire is also expected to change, with Henwick Worthy Sports Ground and John O’Gaunt School expressing during consultation their intentions to develop additional AGPs at their sites,</p>
Is there enough accessible and secured community use provision to meet future demand	<p>The analysis shows that the projected increase in demand can be satisfied by the existing available provision in the area if additional demand is brought about at Henwick Worthy or another relevant site to cope with the latent demand.</p> <p>However, the development of an additional AGP at Henwick Worthy Sports Ground would be beneficial as it would allow Newbury & Thatcham HC to</p>

Key Question	Analysis
	continue growing whilst providing an accessible and sustainable model for hockey, with the club playing all of its current and future hockey at one single site and also allow Berkshire County Hockey Association to play matches when available.

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Section 3: Scenario testing and options appraisal



3 Scenario testing and options appraisal

- 3.1.1 The supply and demand analysis undertaken in each of the previous sections provides a clear view of the capacity for sports facilities across West Berkshire, based on the existing supply of facilities and the demand for these facilities from residents, both now and in the future.
- 3.1.2 This data provides an accurate evidence base, on which future planning and investment decisions can be made, using the guidelines outlines in the 'Delivering the Strategy' chapter of the strategy.
- 3.1.3 To complement the analysis that has been undertaken in each of the sport-specific sections, this chapter contains detailed further analysis on a small number of key scenarios, which have been identified by the project steering group throughout the development of the PPS.
- 3.1.4 For each of the scenarios identified below, a short summary is provided to explain why the scenario needs to be tested. Following this, a needs assessment for each of the relevant facility types is undertaken and explained.

3.2 Scenario 1: Removing school sites with secured community use availability

- 3.2.1 A common theme throughout the country is that of clubs using school sites for their match day or training provision. This is a regular occurrence throughout the age groups from mini to adult leagues.
- 3.2.2 Traditionally schools and football clubs have historic links in the local area, but this is becoming less apparat due to the change in school systems and also the growth of clubs in terms of team numbers and various ages groups.
- 3.2.3 It is important to consider the playing pitch provision when considering the removal of education sites as typically they do not have a long-term community use agreement or secured tenure. The main sport this will be a focus for is football, as currently there is no formal match day demand for rugby union within West Berkshire.
- 3.2.4 As identified through stakeholder consultation, ensuring all available sites also have security of tenure for future football provision is vital for the sustainability and growth of football within the study area and in regard to supply and demand in West Berkshire.
- 3.2.5 As highlighted in table 3.1 below, this scenario significantly changes the supply and demand picture for grass provision, with a deficit of -27.5 match equivalents by removing educational sites from the available provision, there is a further deficit when looking at secured provision of -107.5 match equivalents when removing all educational facilities. This deficit is further compounded when looking at future population rates and taking into account latent demand. There is deficit across all age groups throughout the District.
- 3.2.6 This shows the importance that educational facilities have on the overall football demand in the District and the importance of constructing community links and agreements between schools and football clubs.

Balance per Pitch Type	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Total
Scenario 1 - Sites with community use availability with no educational sites						
Total supply	47	18	21	17	8	111
Total demand	40	28.5	27	26.5	16.5	138.5
Balance	7	-10.5	-6	-9.5	-8.5	-27.5
Scenario 2 - Sites that are secured for community use with no educational sites (2018)						
Total supply	17	7	2	5	0	31
Total demand	40	28.5	27	26.5	16.5	138.5
Balance	-23	-21.5	-25	-21.5	-16.5	-107.5
Scenario 3 - Future Analysis for all sites available to the community with no educational sites (2033)						
Total supply	47	18	21	17	8	111
Additional Demand from TGR	0	0.5	-3.5	-2.5	-2	-7.5
Additional demand from latent demand	6.5	6	6	2	2	21.5
Total demand (TGR and Latent demand)	46.5	35	29.5	26	16.5	152.5
Balance	0.5	-17	-8.5	-9	-8.5	-41.5
Scenario 5 - Future analysis for all secured sites with no educational sites (2033)						
Total supply	17	7	2	5	0	31
Additional Demand from TGR	0	0.5	-3.5	-2.5	-2	-7.5
Additional demand from latent demand	6.5	6	6	2	2	21.5
Total demand (TGR and Latent demand)	46.5	35	29.5	26	16.5	152.5
Balance	-29.5	-28	-27.5	-21	-16.5	-121.5

Figure 3.1: Football provision with no educational sites available within West Berkshire

3.3 Scenario 2: Reconfiguring Adult football provision to Youth 11v11 and Youth 9v9

3.3.1 Due to the growth in youth 11v11 in the future supply analysis and the current lack of appropriate provision, the recommendation section of this strategy identifies a need to re-configure pitches to meet this demand.

- 3.3.2 This scenario assumes that the security of tenure remains consistent with that over the needs assessment and considers educational sites being available.
- 3.3.3 To address the deficit of youth 11v11 provision and youth 9v9, it is assumed that 19 of 59 of the adult pitches are re-marked as youth 11v11 and 9v9 provision, leaving 40 adult pitches. This results in a reduction in the deficit of youth 11v11 provision however it does not have any impact on the total deficit as no new pitches will be created.
- 3.3.4 Even with this reconfiguration of pitches there is still a deficit when conducting future analysis due to latent demand and future TGR rates within the study area.

Balance per Pitch Type	Adult	Yth 11v11	Yth 9v9	Mini 7v7	Mini 5v5	Total
Current Supply and Demand of available sites with educational sites (2018)						
Total supply (no. of pitches)	59	22	17	34	28	160
Total demand	40	28.5	27	26.5	16.5	138.5
Balance (total)	19	-6.5	-10	7.5	11.5	21.5
Scenario 1: Future Analysis of all available sites to the community with pitch reconfiguration (2036)						
Total supply (no.of pitches)	40	31	27	34	28	160
Change in number of pitches	-19	9	10	no change	no change	N/A
Current demand	40	28.5	27	26.5	16.5	138.5
Additional demand from TGR	0	0.5	-3.5	-2.5	-2	-7.5
Latent demand	6.5	6	6	2	2	21.5
Total demand	46.5	35	29.5	26	16.5	152.5
Balance	-6.5	-4	-2.5	8	11.5	7.5

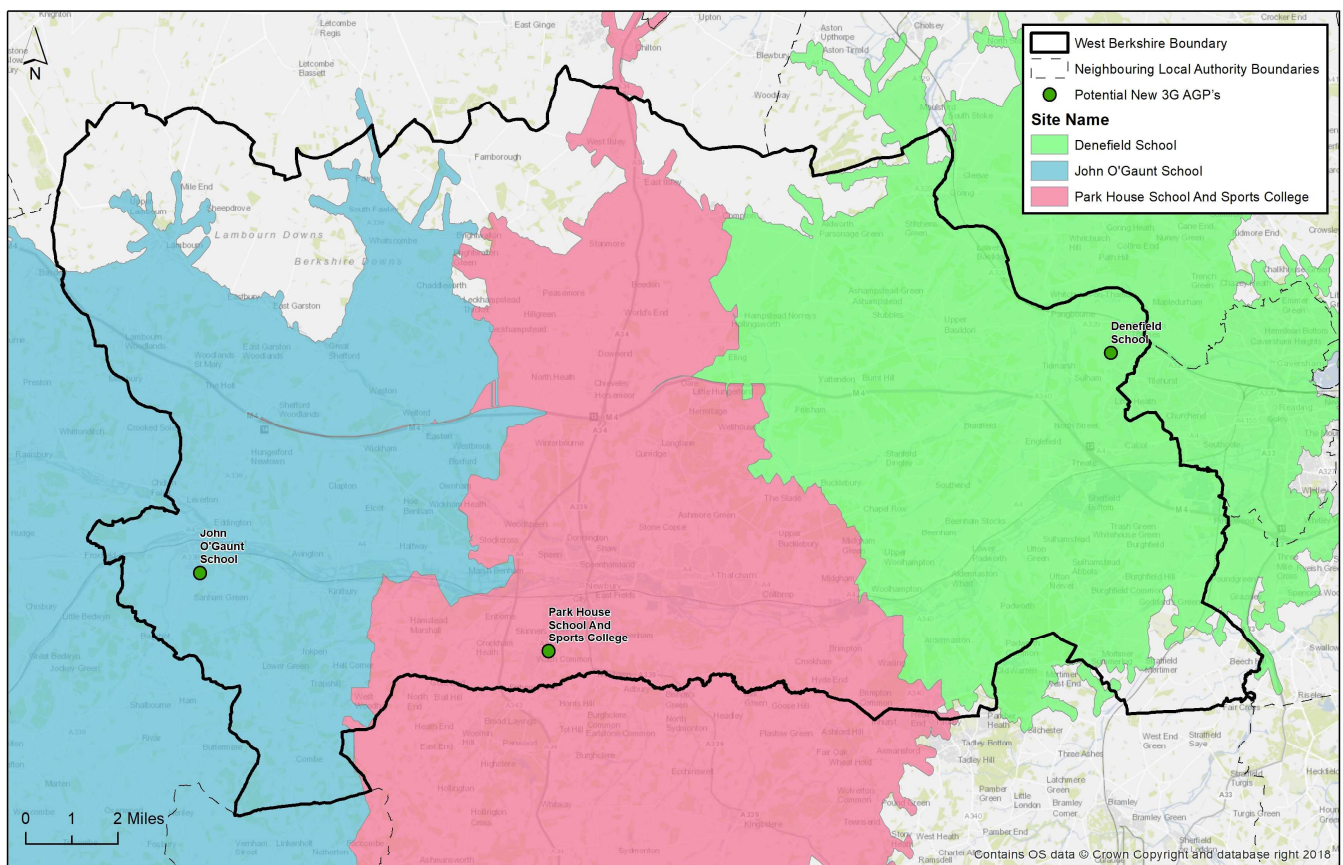
3.4 Scenario 3: Potential 3G AGP provision

- 3.4.1 As identified in the previous consultations and stakeholder and the needs assessment document, there is a current deficit of 3G AGP's within the study area with community use availability, which is reducing the ability of residents to utilise high-quality artificial grass facilities, which has been proved to be a popular and sustainable pitch type across the rest of the UK.

- 3.4.2 The study area currently has one full sized 3G AGP located at Park House School. The facility is also not listed on the FA 3G Register, and therefore not eligible for any match play. This pitch is available for community use and used heavily through periods of peak demand (weekday evenings and weekends). The facility is also floodlit and therefore can be used by the community at peak times throughout the winter. However, it has been identified as having a poor surface quality which should be improved in order to meet current and future demand.
- 3.4.3 As part of the PPS assessment and consultation process, a number of sites have been identified as potential locations for 3G AGP investment. This scenario tests the potential impact of two of these sites and evaluates the potential success of investment programmes with community links to local clubs.
- 3.4.4 When selecting the sites that are appropriate for 3G AGP development, sites should have the following characteristics;
- 37. Be available for significant use by local community clubs
 - 38. Have good access and ancillary facilities to service the pitch(es)
 - 39. Be financially sustainable
 - 40. Be able to be maximised for training and match play provision during peak time
 - 41. Be well positioned to deliver wider football development programmes, including coach education and a recreational football offer, using spare off-peak capacity to deliver this
 - 42. Be able to explore shared projects with the Rugby Football Union (RFU), Rugby Football League (RFL) and school sites where infrastructure and vision align.
- 3.4.5 The two sites that have been chosen (on a without prejudice basis) for this analysis are identified below, along with the justification for selection. It is important to note that these two sites must have a community use agreement with local clubs in order to sustain their viability and usefulness to the local community. These sites were selected over other site due to their location within the district in relation to population centers and club locations.
43. **Denefield School:** The site currently is used by local football teams such as Westwood Wanderers so there is a community use link with the school at present. The school is in support of building a new 3G AGP pitch on site which they would agree to providing long term community use agreements with to local clubs. This will allow the eastern portion of the study area to be served by a 3G AGP.
44. **John O’Gaunt School:** This site is located in the western portion of the study area so will serve a different cross section of the community. There are two options of this site of resurfacing the current poor sand based AGP to 3G or constructing a new 3G AGP on site. The current pitch is heavily used by local football clubs. Little housing or development in the immediate area would allow for easier planning permission. This site could also be a potential WR22 compliant surface for training depending on funding requirements and allocations due to Hungerford RFC being located close by.

- 3.4.6 Map 3.1 below shows a potential catchment map, should 3G facilities be installed at Denefield School and John O'Gaunt School with the existing 3G AGP being shown also at Park House School.
- 3.4.7 These specific locations have potential risk associated with them in terms of planning issues and public consultation, however they provide the greatest potential opportunity to improve the overall provision within West Berkshire and provide secure local links to clubs.

Map 3.1: 3G AGP catchment analysis for scenario 3



Potential New Full Size 3G AGPs within West Berkshire including the current supply



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Section 4: Strategic recommendations and action plan



4 Strategic recommendations and action plan

- 4.1.1 To facilitate the development of sport and physical activity across West Berkshire, it is advised that the Steering Group, set up as part of the Playing Pitch Strategy project, continues to work together to deliver the recommendations defined as part of this strategy.
- 4.1.2 This section of the report provides a set of strategic recommendations, to guide future governance and investment into pitch sport provision across the study area.

4.2 Strategic recommendations

- 4.2.1 This section brings together the complete evidence base and analysis that has been developed as part of the PPS and provides a clear strategy for the future delivery of sports provision in West Berkshire.
- 4.2.2 At a strategic level, the following key recommendations have been identified for each of the sport typologies, as well as for general sports provision.

General recommendations

- 45. **Recommendation 1:** Work with well-run sports clubs to utilise the existing volunteer network across West Berkshire and providing more autonomy for clubs, allowing those organisations that have adequate governance and financial stability to develop facilities and participation.
- 46. **Recommendation 2:** Address the issue of poor ancillary and changing pavilion quality, as identified through the site assessments, through the refurbishment and replacement of existing ancillary facilities, prioritising those on multi-pitch sites that are currently well used. Utilise the action plan to identify specific sites for development.
- 47. **Recommendation 3:** Enhance the drainage and maintenance of pitches that are currently operating over-capacity, to increase the pitch capacity to accommodate demand of current user clubs, especially on council or town/parish council-maintained pitches. Utilise the action plan to identify specific sites for development.
- 48. **Recommendation 4:** Work with clubs based at council owned sites, to establish long-term security use agreements, ensuring that clubs and participants have security of tenure and are able to grow and develop through grant funding wider investment with incorporating multi sports at sites where applicable.
- 49. **Recommendation 5:** Develop links between NGB's and clubs to provide training and maintenance support for pitch improvements.
- 50. **Recommendation 6:** Work with educational establishments that provide playing pitches for use by community teams, through artificial provision, to secure formal

community use of pitches and ancillary facilities through a Community Use Agreement. Where these community use agreements currently exist, work with education establishments and users to ensure that requirements for community use are being enforced.

51. **Recommendation 7:** Work with local town/parish councils and NGB's to subsidise where appropriate pitch training courses for local members as well as encouraging cost share programs with maintenance equipment.

Football

52. **Recommendation 8:** Ensure sites that have current community use available also have security of tenure to protect the future provision of football, supporting clubs based on council sites to apply for grants and investments from various governing bodies and schemes. Encourage the site owners to apply for funding schemes to improve facilities.
53. **Recommendation 9:** A number of sites are close to a poor-quality rating throughout the District so better maintenance regimes will be required to increase the overall carrying capacity of sites.
54. **Recommendation 10:** Reconfigure Adult pitches to Youth 11v11 and 9v9 in the sub areas that are currently showing a future secured deficit of youth pitches in conjunction with parish/town councils where needs have been identified.
55. **Recommendation 11:** Increase the number of community available and secured 3G AGP's within the District (full size). There is currently a large shortfall of accessible sites.
56. **Recommendation 12:** Reconfigure a portion adult pitches to mini pitches in all sub areas in order to reduce the future deficit.

Cricket

57. **Recommendation 13:** There are only 7 good rated pitches within the study area. Further investment and improved maintenance programmes are needed, especially on council and parish/town owned pitches, to improve this quality rating of both the pitches and outfield.
58. **Recommendation 14:** Increase future secured tenured in sub areas which indicate a current and future deficit (East) and also secure artificial wicket provision in the West Rural sub area.
59. **Recommendation 15:** Improvement of external practice net facilities as well as

ancillary provisions on local authority sites.

60. **Recommendation 16:** Work with local/parish and town council to encourage better pitch maintenance programs as well as working with club members to partake in designated maintenance courses.

Rugby

61. **Recommendation 17:** Secure long-term community use agreements between schools and clubs in order to maximise capacity and allow further training provision.
62. **Recommendation 18:** Secure long-term security agreements between council site (Henwick Worthy) and clubs in order for clubs to then apply for grants and funding from external partners.
63. **Recommendation 19:** Increase the pitch maintenance and investment at large club sites as a number of these are currently at capacity and the carrying capacity of pitches need to be increased.
64. **Recommendation 20:** New potential 3G AGP (WR22) pitches should also be addressed to ease the amount of demand on certain grass pitches and also enhance the training provision in the study area, especially with the increase in the female game (Planning permissions was agreed upon for Newbury RFC in 2009).
65. **Recommendation 21:** Further flood lit provision should be provided for educational and council sites in order to increase training capacity subject to planning.

Hockey

66. **Recommendation 22:** Establish long term community use agreements with educational facilities to provide school and club links throughout the study area.
67. **Recommendation 23:** Newbury and Thatcham HC to work with the local council to provide a long-term agreement for the use of Henwick Worthy Sports Ground or similar site.
68. **Recommendation 24:** Development of one sand based AGP to order to sustain the current and future demand of hockey provision within the study area with a long-term use agreement.

4.3 Action plan

- 4.3.1 Through a detailed supply and demand analysis of the sports included in the scope of the strategy, as well as stakeholder consultations across the study area, an action plan has been created, which will guide the steering group in their delivery of sports provision and facility

decisions over the next 15 years. The action plan is broken down by site with clear owners, timescales and expected resources. This is shown Table 4.1 through 4.4.

- 4.3.2 The table identifies potential sources of external funding. It should be noted that funding for the actions below could come from one, or a combination, of funding sources shown below. This is not an exhaustive list and could be extended to other sources, depending on availability.

- 69. CIL monies
- 70. Section 106 funding
- 71. Community Grant Schemes

- 4.3.3 The Action Plan does not identify all those clubs that may be partners or provide resources in relation to its delivery. It is assumed that where clubs have a long-standing interest in a specific site that they will be a partner in delivering the actions and contribute financially or in-kind where appropriate.

- 4.3.4 The Action Plan does not identify West Berkshire District Council as a key resource either in terms of officer time or finance, except for those sites owned and/or managed by the Council. However, the Council has an interest in all those projects delivered within the local authority area and may contribute towards them either financially or in-kind, as appropriate and subject to available resources. It should be noted that not all sites have actions allocated to them, as it is unrealistic to expect funding partners to contribute to improvements at all facilities across a local authority.

Action plan terminology

- 72. Issue/ opportunity: The issue or opportunity that can be addressed.
- 73. Key Actions: Numbering indicates order of preference.
- 74. Partners: Top listed partner is identified as lead partner.
- 75. Resources: Key resource implications (time and money).
- 76. Timescale: Short: 0–2 yrs. Medium: 2-5 yrs. Long 5-10 yrs.
- 77. Priority: Low, Medium and High, depending on overall impact for sports participation
- 78. Acronyms: WBDC (West Berkshire Council), FA (Football Association), FF (Football Foundation), ECB (England & Wales Cricket Board), EH (England Hockey), RFU (Rugby Football Union).

- 4.3.5 All costs are estimated, based on global desktop research, the most up to date Sport England Facility Cost Guidance (available at the time of the development of the PPS) and consultation with industry experts. These are not based on firm pricing or quotes from reputable contractors, unless stated otherwise.

- 4.3.6 All maintenance costs represent the full cost for maintaining the pitches. They do not, therefore, reflect any maintenance that is currently being undertaken at the site and the cost incurred for these services. In reality, the cost for additional maintenance would be reflected by an increase of the current maintenance cost, rather than the full price stated as part of this action plan.

- 4.3.7 There is not unlimited funding to invest in sports facilities, for any of the identified partners. As a result, actions have been prioritised on sites that are currently either not fit-for-purpose,

showing a deficit of provision, or those that represent a viable investment opportunity that will significantly increase the quality, quantity or accessibility of sports provision in West Berkshire.

- 4.3.8 To provide the Council and Steering Group with a clear identification of 'strategic' investment priorities across the study area, high profile strategic investment projects have been identified overleaf in bold. These projects are likely to be limited in number due to their size but will deliver a significant level of benefit for grass-roots sport and physical activity. These projects are likely to cost approximately £250,000 or more and will include a number of different stakeholders and funding partners.

4.4 Priority List and Sport Specific Site Action Plan

- 4.4.1 The initial action plan addresses the top 10 priorities (Table 4.1) and sites within West Berkshire that are a high priority across all sports. Sport specific action plans then follow for other sites per sport (Table 4.2 to 4.4). Please note, to avoid duplication the top 10 site priorities are not replicated in the sport specific action plan section.
- 4.4.2 It is important for West Berkshire, Sports England and each NGB to have a specific list of sites that are a priority within the study area due a combination of various factors. These sites have been highlighted and agreed upon by the steering group to focus developer contributions on as they serve the need of the community and population. These sites have been ranked on a 1-10 scale where development should be focused on.
- 4.4.3 This high priority list will allow the local authority to focus their development funds in specific sites without wasting resources on further information gathering into sites. These development funds can include developer contributions, SIL or Section 106 funding and focused upon these sites. These sites have been selected due to the needs of the local population and communities through detailed analysis performed in previous needs assessments and in communication with the steering group.
- 4.4.4 When the local authority has plans to develop sites and invest money this list should be used as the main reference point.
- 4.4.5 Once the high priority list has been attained with investments then the sport specific lists should be used as a reference point for future investment as these are also ranked.

Table 4.1: Top 10 Priority list within West Berkshire

Priority Number	Site	Sub Area	Current Users of the Site:	Issue / opportunity	Key Action(s)	Resources/ Estimated Cost	Benefit to Local Area	Sports Associated
1	Faraday Road Stadium	Newbury and Thatcham	Newbury FC and AFC Newbury boys & girls	Future development being planned on site due to growth of the area, which if successful, would result in the loss of one adult pitch of good quality in the Step 5 FA grading scheme.	See note below for details ³	Cost dependant on scopes of work and complexity	Maintains adult provision within the area to the same	Football

³ NOTE:

'In line with the findings of the Playing Pitch Strategy (PPS), which has identified that there is an over provision of adult sized football pitches (total supply of sites with community use availability not including educational sites is 47 pitches with total demand at 40, although it is noted that the total deficit is 27.5) the Council believes that both Sport England's planning policy exceptions E1 and E4 apply to varying degrees.

On reviewing the key elements of Sport England's planning policy the Council believes that exception E1 which considers the excess of playing field provision in the catchment applies in part and that it has a suitable proposal to move forward in relation to local football.

The information being relied upon in this instance, noting the assessment criteria of policy exception E1, has been collated in the last 2 years and has followed the methodology set out by Sport England. This position has also been carefully considered in relation to the strategic direction of the Council's operations and meets publicly stated aims to enhance leisure facilities over the course of the next 4 years (published and approved Council Strategy). The Council is committed to finding additional capacity across its estate for new pitches in the Newbury and Thatcham catchment.

The proposal includes:

1. Relocation of the single adult sized grass pitch at Faraday Road, together with changing accommodation and the other necessary league requirements to create a step 6 facility on a site which will be no more than 20 minutes' drive time away, and upgrade the current grass pitch to a 3G pitch with the ability to develop it to a step 5 facility. This site will be available before any construction work starts at Faraday road.
2. Bringing back into community use a former grass pitch within the Newbury catchment area for general football provision.

This proposed site will be in full Council ownership and can be seen as a reliable option for sustainable development and realistic delivery based on the characteristics identified in the strategy i.e.

- Be available for significant use by local community clubs – yes wholly Council owned.
- Have good access and ancillary facilities to service the pitch – Newbury or Thatcham catchment location, with parking, and near to other

leisure facilities.

- Be financially sustainable – yes wholly Council owned, adjacent to other sports clubs and leisure facilities.
- Be able to be maximised for training and match play provision during peak times – yes, scheduling in control of the Council.
- Be well positioned to deliver wider football development programmes, including coach education and a recreational football offer, using spare off-peak capacity to deliver this - yes, scheduling in control of the Council.
- Be able to explore shared projects – neighbouring clubs and other associated sports clubs who operate in or around the Newbury and Thatcham catchment will be approached.

This approach also helps to address the PPS's acknowledged significant deficit in 3G pitches available to the community.

The Council also believes that Sport England Policy Exception E4 applies in part, namely;

'The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development'.

As required by this exemption, the Council can demonstrate the following to Sport England for consideration:

3. A new grass pitch will be added to the Council's estate by reconfiguring existing land;
4. The proposed replacement improves a single grass playing pitch to a 3G pitch;
5. The site will have the ability to host competitive play and training to at least the same level as required now i.e. Step 6 with the potential to move to Step 5;
6. The site will be in the Newbury or Thatcham catchment, no more than 20 minutes' drive time away from Faraday road;
7. It will be a Council owned site, and as such it can be maintained to the same level as was previously achieved;
8. As a Council site, a tenant club will be given the opportunity to possess an agreement for the use of the Ground that is acceptable to The Football Association following consultation with the relevant Competition.
9. As a Council site, within the Newbury or Thatcham catchment, it will be close to existing Council facilities and suitable for existing and potential users; and
10. Whilst the replacement provision is not available prior to the commencement of the development, the Council have undertaken to ensure that continuity of the existing users is protected and the provision of temporary facilities at Henwick playing fields has been assured until

Priority Number	Site	Sub Area	Current Users of the Site:	Issue / opportunity	Key Action(s)	Resources/ Estimated Cost	Benefit to Local Area	Sports Associated
						of site identified	standard for the local clubs which use the facility.	
2	Henwick Worthy Sports Ground	Newbury and Thatcham	Thatcham Town Harriers FC, Cold Ash FC, West Berkshire Warriors FC, Greenham Park FC, Thatcham and Newbury Town Ladies FC, Newbury and Thatcham HC, Thatcham RFC, Thatcham Town CC	Unsecured tenure on site with the hockey club and also the site is currently at capacity with continued growth from rugby and hockey to occur. No training hours available on the current AGP on site. As well as the Hockey AGP coming to the end of the lifespan. Rugby club on site currently have 20 years left on the lease. Cricket is also played on site and is it capacity.	A Masterplan would be required for the site due to the complex nature of the interacting sports which use the facility. This should incorporate a long-term community use tenure agreement and not be at the detriment of any one sport. NGB's should work in conjunction to future proof the use of site.	Cost dependant on scopes of work and complexity of the masterplan and agreements	This will secure and future proof the site over the lifespan of the strategy.	Football , Rugby Union and Hockey
3	John O'Gaunt School	West Rural	Various local football teams who use the site as their main training hub due to flood lit AGP, main clubs that use the site for training is Hungerford Town Juniors.	The surface of the AGP is coming to the end of the lifespan and is of poor quality with surface damage currently no formal demand on site due to the quality of the surface.	Resurfacing of AGP to 3G to allow greater football training demand which will address the lack of 3G AGP provision within the study area. This site could be potential for WR22 compliant depending on funding requirements and	Resurfacing of the AGP facility: £380K	Allow for a 3G AGP pitch to be located in the western portion of the study are for local	Football and Rugby

the proposed site is ready. This site has been evaluated for booking availability and all evidence suggests it is within acceptable capacity limits. Careful monitoring of this has been put in place to ensure positive relationships between users.

The Council believe that this proposal, in relation to the replacement of the Faraday road pitch and additional grass pitch in Newbury catchment and the existing Henwick transition arrangements, ensures we are meeting the requirements of national and local planning policy frameworks and Sport England policies.

For clarification, the Council has sought to make interim arrangements for the Faraday Road site by applying for planning permission to alter the layout of the pitch to enable community use until such time as a wider development in the surrounding area is resolved. Planning permission 19/00814/FUL is not being sought as a project to replace the 1 full size grass pitch in relation to the Council's obligations under the legislative and policy frameworks mentioned above, it is a community project and has its own funding arrangements.

Priority Number	Site	Sub Area	Current Users of the Site:	Issue / opportunity	Key Action(s)	Resources/ Estimated Cost	Benefit to Local Area	Sports Associated
					allocations due to proximity of local rugby clubs.		teams and school use with a long-term community use agreement potentially for both football and rugby	
4	Parkhouse School and Sports College	Newbury and Thatcham	Local football clubs use the site as their main training base as well as heavy school use. New England, Frilsham & Yattendon FC.	Current only community accessible 3G AGP in the study is nearing the end of its lifespan and it is at capacity	Support the school in the planning process of resurfacing the current AGP surface to upgrade it to the FA pitch register standards for competitive football. Could potentially be WR22 compliant rugby pitch with resurfacing dependant on allocations and funding requirements.	Costs dependant on scope of works.	Increased training provision for football and potentially rugby for numerous clubs within the area and school use	Football
5	Bradfield College Sports Complex & Tennis Club	East	School use and Scarlett Runners HC who play league adult fixtures on Sunday's	No community use and secured tenure agreement between the school and hockey clubs even though there is spare capacity on site due to the quality and provision of Sand based AGP's.	Secure long-term use agreements with local Hockey clubs, especially Newbury & Thatcham HC to allow the club to continue to grow.	Negligible depending on time to draft up community use agreements	Create a base for local hockey clubs with school links over the lifespan of the strategy and allow for further growth.	Hockey

Priority Number	Site	Sub Area	Current Users of the Site:	Issue / opportunity	Key Action(s)	Resources/ Estimated Cost	Benefit to Local Area	Sports Associated
6	Denefield School	East	No current formal community use on site	Academy school with aspirations for their own full size AGP for use by the school and also the community. Lack of AGP provision in the current area.	Formulate a new long term community use agreement and support the school in the construction of a new 3G AGP for use by local football clubs.	Costs dependant on scope of work	Increase AGP provision within the area for local clubs.	Football
7	The Triangle Field	West Rural	Local football clubs and Hungerford RFC (main user)	20 years left on lease with community use for rugby club and unsecured for local football club. The rugby pitches are over capacity due to match and training demand with poor drainage and maintenance.	Work with the town council, local authority and RFU to supply further floodlights to ease training provisions on site which will increase the carrying capacity on site. Also perform more rigorous maintenance procedures to improve pitch quality.	Negligible depending on work performed.	Increase the carrying capacity on site and further training provision with the club currently over capacity.	Rugby
8	Brimpton Recreation Ground – Take off and replace	Newbury and Thatcham	Brimpton Rangers and Parklife Rovers	Lack of available youth and mini pitches on site as the result of the local clubs increasing in numbers. No long-term community use agreement which restricts funding and grant applications	Construct a long-term community agreement to allow security of tenure to further grant applications by the clubs. Reconfigure one adult pitch to youth 11v11 to reduce deficit in this sub area for this age group	Negligible– Council maintain ace team to change pitch type and procurement of goals posts and council time to construct security of tenure agreement.	Increases the capacity for youth football within the area and allows the clubs to have secured tenure for future growth and grants for improvement to ancillary facilities.	Football

Priority Number	Site	Sub Area	Current Users of the Site:	Issue / opportunity	Key Action(s)	Resources/ Estimated Cost	Benefit to Local Area	Sports Associated
9	Englefield Road Recreation Ground	East	Theale and Tilehurst CC and local schools	Both the ancillary provision and ground quality score are listed as poor which results in a poor carrying capacity. This particular sub area also suffers from a deficit of provision due to poor pitches	Support the club in its ambition to match fund ancillary renovations and increased pitch maintenance. Secured community use is already part of the site. Encourage members to take part in potential course maintenance programs by working with parish/town councils as well as significant investment into the ancillary facilities.	Costs dependant on scope of works.	Increases capacity of cricket provision within the sub area and allows greater local school use.	Cricket
10	Goosecroft Recreation Ground	East	Purley on Thames CC and local school use	Poor cricket pitch assessment which results in a lower carrying capacity and an overall deficit in the sub area.	Support the club in a greater maintenance regime and grant funding on equipment by working with parish/town councils with maintenance programs and cost share equipment sheds.	Cost dependant on scope of works	Increases the carrying capacity of the site and reduces overall deficit of cricket within the study area. Also allows local school use of the site	Cricket

Table 4.2: West Berkshire's PPS Action Plan (2018-2036) : Football

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
Little Heath School Playing Fields	East	Enhancement	Site is currently at over capacity with the quality of the pitches so better pitch maintenance is needed as well as community agreement with Barton Rovers to build an ancillary facility.	Create a club agreement with Barton Rovers to develop a football community hub and ancillary facility as	WBDC, FF, FF and School	Costs dependant on scope of work	Short	High

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
				well as better pitch maintenance				
Gladstone Memorial Recreation Ground	West rural	Enhancement	No community use agreements with local clubs which restricts funding applications for improvement of ancillary facilities, currently used by Kintbury Rangers FC	Formulate a new community use agreement over the lifespan of the PPS strategy	WBDC and Gladstone Memorial Trust	Negligible- Time of officer to draft agreement	Short	High
Denefield School (Trust)	East	Enhancement and Provision	No formal community use agreement between the clubs and school as well as no access to changing rooms provision. Managed by an Academy trust.	Construct a formal community use agreement with Westwood Wanderers and the school and feasibility work into construction of a 3G AGP to serve local clubs.	WBDC, FA and FF and Academy Trust	To be defined by further feasibility work and scope of project	Short	High
Bucklebury Village Recreation Ground	East Rural	Enhancement	No long-term security use agreement between the local authority and the clubs which use the site (Bucklebury Wolves and Cougars FC and managed by Bucklebury Parish Council)	Construct a formal community use agreement over the lifespan of the strategy	WBDC and Local football clubs	Negligible – Local authority officer time	Short	High
Brookfields Specialist Senior School	East	Enhancement	Poor quality surface of pitch and no long-term security use agreement between the school and Barton Rovers FC.	Construct a formal community use agreement with local football clubs and improve pitch maintenance	Brookfields School and Football Clubs	N/A	Short	Medium
Aldermaston Recreational Society	East Rural	Enhancement	Lack of suitable areas for fans and floodlit availability within the ground for training demand.	Support the club in the planning process of a new 50-seater stand and also the construction of new floodlights to help with training demand	WBDC	Negligible - Time from local authority officer during planning process	Medium	Medium

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
Bucknell's Meadow	East	Provision	Currently no formal community use on site due to football club folding 3 years ago with poor pitch quality and poor ancillary facilities.	Re designation of site due to no formal use for a number of years to open space or alternative sports or physical activity. This will free up more resources to be focused on other sites.	WBDC	Negligible – Planning officer time	Medium	Medium
Cold Ash Recreation Ground	Newbury and Thatcham	Enhancement	Anti social behaviour on site with no formal community use agreements with the clubs as well as drainage problems. Currently used by Cold Ash Boys & Girls FC and Cougars FC.	Secure a community use agreement over the lifespan of the strategy as well as installation of dog bins and additional signage. Support the clubs in further pitch maintenance to increase carrying capacity. Work with club and FA to improve pitches on site	Parish council and FF	Costs dependant on the scope of works for installation of dog bins and signs etc. Local officer time to construct community use agreement.	Medium	Medium
Englefield Road Recreation Ground	East	Enhancement	Lack of pitch space on site and poor ancillary facilities (site belongs to Parish Council)	Reconfigure pitches of site to use all available space and create a new adult pitch to ease demand.	Parish Council and FA	Costs dependant on new pitch markings and goal posts	Medium	Medium
Down lands School /Compton Rec Ground	East	Provision	No current users on site due to lack of provision and AGP agreements.	Interest has been expressed in a new AGP in conjunction with the school. This must have a community use	WBDC/FA/FF	Costs dependant on scope of work	Medium	Low
Pangbourne College	East	Provision	Lack of community available AGP's within the study area and current AGP on site is ending its lifespan.	Support the school in the construction of a new 3G AGP and resurfacing of current AGP if they allow a community use	WBDC	Planning officer time	Long	Medium

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
				agreement with local clubs				
Parkhouse School and Sports College	Newbury and Thatcham	Provision	Current only community accessible 3G AGP in the study is nearing the end of its lifespan and it is at capacity	Support the school in the planning process of resurfacing the current AGP surface to upgrade it to the FA pitch register standards for competitive football	WBDC	Planning officer time	Long	Medium
Calcot Recreation Ground	East	Enhancement	No formal community use agreement or security of tenure with the parish council or football club which use the site as well as poor pitch quality as well as anti-social behaviour.	Construct a new community use agreement and improve security on site to decrease anti-social behaviour. Once tenure secured pitch improvements for the site should be investigated.	WBDC and FF	Costs depending on scope of works (CCTV camera installation or gates etc)	Long	Low

Table 4.3: West Berkshire's PPS Action Plan (2018-2036): Rugby Union

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
Newbury Rugby Football Club	Newbury and Thatcham	Enhancement and Provision	Current site is at over capacity across all age groups due to school use also at the site. Over capacity is affecting the quality of pitches.	Relocation and reconfiguration of pitches and also support the club in a land swap with a local developer to further increase provision. Investment should also focus on open grass	WBDC and RFU	Costs dependant on scope of works in relation to conversion of grass land to playing pitches.	Medium	High

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
				space to convert to mini pitches to ease demand.		Planning officer time to support land development scheme.		
Tadley Rugby Club	East Rural	Enhancement and provision	Current site is over capacity for match day and training demand due to growth of the club. The current lifespan of the ancillary facility is ending its lifespan paired with the current growth of the club.	Support the club in the planning process for a addition to the clubhouse and ancillary facilities as well as new floodlights to ease training demand. Also invest in car park improvements.	WBDC and RFU	Support from planning officers at the local authority and costs dependant on scope of floodlight and ancillary options	Long	High
Aldermaston Recreational Society	East Rural	Enhancement	Drainage issues and lack of floodlit provision for training demand (Add notes to the lease with the MoD site)	Support the club in new construction of floodlights to improve training demand	WBDC	Negligible – Planning officer time	Medium	Medium
Park House School and Sports College	Newbury and Thatcham	Enhancement	Poor quality surface of current 3G AGP which has community use.	Support the school in a construction of a new 3G WR22 AGP which allows community use for local clubs based upon developer contributions.	WBDC and RFU	Costs dependant on scope of works	Long	Low
St Bartholomew's School Enborne Road Pitches	Newbury and Thatcham	Enhancement	Training from local clubs are located at the school's pitches which are showing a poor-quality rating due to current use and maintenance procedures.	Further investment in pitch maintenance on the pitches that are used by local clubs as well as staff increases to upkeep with regular work	WBDC and RFU	Cost dependant on scope of works	Long	Low

Table 4.4: West Berkshire's PPS Action Plan (2018-2036): Cricket

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
Jacks Booth Ground	East	Enhancement and Provision	The current site is over capacity with a poor-quality pitch which currently hosts 9 teams and the ancillary facility is ending its lifespan due to being over 25 years old and cannot cope with the current demand.	Support the club in pitch improvements and also to establish use age at Englefield Cricket Club due to the site only having team currently using the site, but this site also has to be improved. Also support the club in funding and planning permissions for any ancillary additions.	WBDC and ECB	Little cost in the combined usage of Englefield Cricket club Costs dependent on the amount of work performed to upgrade the poor-quality pitch	Medium	High
Northcroft Recreation Ground	Newbury and Thatcham	Provision	Current home to Newbury CC, poor ancillary facilities and evidence of anti-social behaviour on the site	Support the club in the planning process and applications for a new ancillary facility having already pledged £150,000 from various grants and trusts.	WBDC	Negligible – Help with planning proves	Medium	High
Englefield Cricket Club	East	Enhancement	Grass wickets were identified as poor resulting in no carrying capacity at the site	Increased and improve pitch maintenance in order to increase carrying capacity and reduce grass wicket deficit of the east sub area	EBC and ECB	Cost dependent on scope of work	Medium	Medium
Goosecroft Recreation Ground	East	Provision	Poor quality pitch resulting in a low carrying capacity on site which is currently home to Purley on Thames CC	Improve pitch maintenance and pitch regime in order to improve carrying capacity and reduce pitch deficit within the sub area Work with Parish council for pitch improvements as they manage the site.	WBDC and ECB	Cost dependant on scope of work	Medium	Medium

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
Hampstead Norreys Village Hall	East Rural	Enhancement	Poor quality pitch resulting in a low carrying capacity on site which is currently home to Hampstead Norey's CC. Managed and owned by local parish council.	Improve pitch maintenance and pitch regime in order to improve carrying capacity and reduce pitch deficit within the sub area. Work with parish council to improve pitch maintenance programs and education courses.	WBDC and ECB	Cost dependant on scope of work	Medium	Medium
West Isley Cricket Club	East Rural	Enhancement	The site is currently at over capacity for grass provision due to the poor-quality pitch on site, there is also insufficient practice nets on site for the demand	Support the club in improvements for maintenance and also the renovation of practice nets	WBDC and ECB	Costs depending on scope of work	Medium	Medium
Yattendon & Frilsham Cricket Club	East Rural	Enhancement	Concern form the club that the site will be converted to agricultural land due to lack of community use agreement along with a poor-quality pitch with no carrying capacity	Support the club in terms of agreeing a suitable long erm community use agreement on the current site between club and landowners	WBDC and current landowners	Negligible – Time from officer to work on lease	Medium	Medium
Aldworth Recreation Ground	East Rural	Enhancement	Poor quality score of grass pitches which results in a 0 carrying capacity which results in no formal community use presently on site.	Support the site to improve the pitch maintenance and establish funding for improved quality score	ECB	Cost dependant on scale of work	Medium	Low

Table 4.5: West Berkshire's PPS Action Plan (2018-2036): Hockey

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
Pangbourne College	East	Enhancement	Sand based AGP is coming to the end of the lifespan and needs resurfacing in order to cope with school demand.	Support the school in the planning process of the resurfacing of the AGP but allow a community use agreement to be incorporated for external use.	WBDC and EH	Negligible – Planning officer time	Medium	Medium
St Bartholomew's School	Newbury and Thatcham	Enhancement	No community use at the site currently due to previous issues with vandalism and damages.	Agree with the school a community use agreement based upon damages and outlines responsibilities of clubs who use the site to create a community link	EH	N/A	Medium	Medium
Trinity Academy Campus	Newbury and Thatcham	Enhancement	Lack of floodlit provision to cope with the demands of junior hockey provision which is in conjunction with the school and Newbury and Thatcham HC.	Support the school in improvements of floodlights in order to increase training demand and create a formal long-term community use agreement	Education and Clubs	Costs dependant on scope of work	Medium	Medium

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Section 5: Delivering the Playing Pitch Strategy



5 Delivering the Playing Pitch Strategy

- 5.1.1 To facilitate the development of sport and physical activity across West Berkshire, it is advised that the Steering Group, set up as part of the Playing Pitch Strategy project, continues to work together to deliver the recommendations defined as part of this strategy.
- 5.1.2 The success of a PPS will be determined by how it is used. It is recommended that the delivery of the strategy is led by the Council, with close support by the steering group that has been developed as part of this project. Further guidance is provided in Sport England’s PPS Guidance in the form of the Stage E commentary and associated checklist. Further detail on how a PPS can be used is included in Technical Appendix G – Applying the Playing Pitch Strategy.

5.2 Keeping the PPS relevant and up-to-date

- 5.2.1 To ensure that the Playing Pitch Strategy stays relevant and continues to support stakeholders in the delivery of sport and physical activity facility investment and development, an annual review should be undertaken. This review, which if undertaken regularly will have a reduced scope than the full PPS, will allow the steering group to review progress against the PPS recommendations and action plan. The review will also identify any emerging issues and apply any lessons learnt through recent development or investment projects.
- 5.2.2 Through the development of the PPS, data has been stored and analysed on the 4 global Playing Pitch Strategy Platform, which has up to date supply and demand data for pitch sports across the District. This data is available to West Berkshire and it is recommended that this is used as the starting point for future strategy refresh projects.

Figure 5.1: West Berkshire District Council Playing Pitch Platform

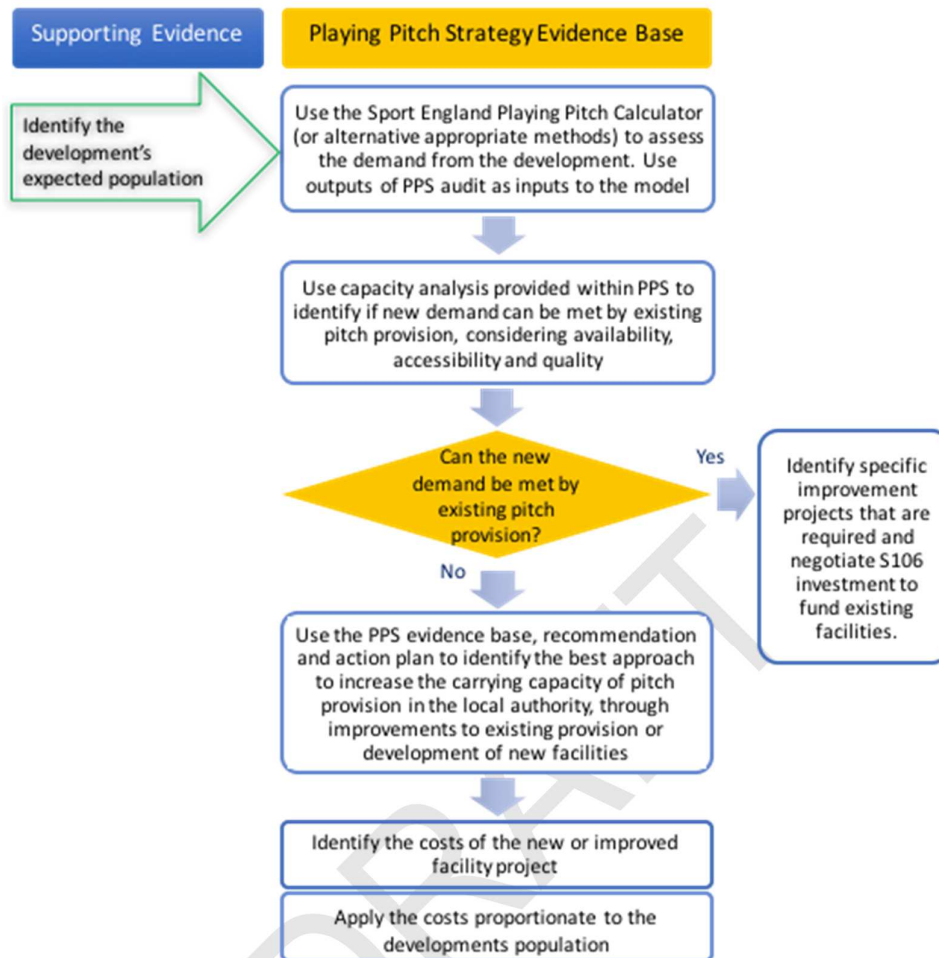
Site Name	Site Address	Site Assessor Name	Scheduled At	Completed At	Responded	Confirmed	Time to visit	Actions
BELLINGHAM LEISURE & LIFESTYLE CENTRE	Talbot Place, London, SE3 0TZ	Brooke Butler	2018-01-29 09:40:00	2018-11-20	Yes	Yes	Time passed	View
DOWNHAM HEALTH & LEISURE CENTRE	Glenbow Road, Bromley, BR1 4BL	Sam James	2018-01-29 12:20:00	2018-11-20	Yes	Yes	Time passed	View
ST DUNSTONS COLLEGE SPORTS CENTRE	Canadian Avenue, London, SE8 4SW	Brooke Butler	2018-06-19 11:20:00	2018-11-08	Yes	Yes	Time passed	View
THE HEALTHY LIFESTYLE CENTRE (ABBOTSHALL ROAD)	Whitefoot Lane, Bromley, BR1 3SQ	Brooke Butler	2018-06-18 10:30:00	2018-09-25	Yes	Yes	Time passed	View
TEN-EM-BEE SPORTS DEVELOPMENT CENTRE	Kingsley Bridge Road, London, SE26 5HQ	Sam James	2018-01-29 12:00:00	2018-09-25	Yes	Yes	Time passed	View
DEPTFORD GREEN SCHOOL	Evelyn Street, London, SE8 3SR	Sam James	2018-01-25 10:30:00	2018-09-19	Yes	Yes	Time passed	View
THE BRIDGE LEISURE CENTRE	Abbotshall Road, London, SE8 1SQ	Sam James	2018-01-26 11:20:00	2018-07-24	Yes	Yes	Time passed	View
CATFORD WANDERERS SPORTS CLUB	Amblecote Road, London, SE12 9TN	Sam James	2018-01-26 13:00:00	2018-07-24	Yes	Yes	Time passed	View
Perrymount Primary School	BR1 5LL	Brooke Butler	2018-01-26 09:00:00	2018-07-12	Yes	Yes	Time passed	View
Warren Avenue Playing Fields	97 Downderry Rd, Bromley BR1 5QE	Brooke Butler	2018-06-19 13:00:00	2018-07-12	Yes	Yes	Time passed	View

- 5.2.3 In the short term, it is advised that the Council sets up an implementation group (which should be a continuation of steering group set up as part of the PPS), to co-ordinate preparation of a short-term action plan, as well as undertaking further sub-regional needs assessment for major cross-boundary development projects. The PPS has identified, on a site by site and sub-area level, the needs for pitch and ancillary provision across West Berkshire. Where the current level of supply does not meet the current or future needs of residents for specific sports, pitch typologies and ancillaries have been identified as requiring further capacity to meet demand.
- 5.2.4 In order to provide this additional capacity, guidance has been provided as to whether the steering group and partner organisations should look to;
- 79. Enhance existing pitches to increase their capacity and ensure adequate maintenance to maintain the higher use, and/or
 - 80. Secure greater community access to sites and undertake necessary works to allow for such use to occur, and/or
 - 81. Provide new playing pitches on new sites (natural or artificial grass pitches).
- 5.2.5 Where the third option has been recommended, further guidance is available from Sport England and National Governing Bodies to advise on the best course of action for local authorities and delivery organisations.

5.3 Securing additional or improved pitch provision through development

- 5.3.1 In addition to the specific site by site recommendations identified throughout needs assessment, it is also key that the strategy provides a clear approach to securing playing pitch provision in the case new development, or utilising planning gain and Section 106 (S106) contributions to improve the quantity or accessibility of existing provision.
- 5.3.2 It is important to note that for any contribution secured through S106, a clear and tailored approach is required, to demonstrate how the contribution will be used to benefit residents. Specifically, the Playing Pitch Strategy's evidence base and action plan should be used to justify the need arising from the specific development and how these are to be met.
- 5.3.3 The graphic overleaf and associated commentary identifies the stages that should be followed, when utilising the Playing Pitch Strategy to secure additional or improved pitch provision through development.

Figure 5.2: Securing additional or improved pitch provision through development



5.3.4 Although the population of a single development may not in itself generate the demand for a full pitch, it will still generate additional demand which should be quantified and be met. An example of how the Playing Pitch New Development CaWBDCulator can be used to caWBDCulate the need for new pitch provision arising from new development is included within the scenario testing section of this strategy,

5.4 Securing additional or improved pitch provision through development

5.4.1 In addition to the new or improved pitch provision that is identified in line with the process demonstrated above, the cost for maintenance of new facilities should also be sought for both on-site and off-site provision. For example, where 3G facilities are installed, the carpet will require replacement (approximately every 10 years depending on level of usage and maintenance) and costs towards a sinking fund should also be sought.

5.4.2 Where a pitch or pitches are required on-site, this may include requiring delivery through a planning policy and a masterplan approach for the whole area. This can ensure that enough suitable land is planned from the outset and provided at no cost. This is particularly important where there is a need for a large land-take associated with pitches.

- 5.4.3 Planning policy should seek to ensure that where sites are developed in phases or through multiple applications, and where the pitch provision is required on-site, that this provision is coordinated and delivered by the landowners/developers. In some circumstances, a single site for pitches serving all the development or all its phases can be required.
- 5.4.4 The timing and delivery of the pitches and related changing and parking facilities should be considered in relation to development phasing to achieve a balance between ensuring provision is in place in time to meet the needs of the residents, avoiding pressure being placed on existing facilities, and the financial viability of the development.
- 5.4.5 Where there are separate developments in close proximity that taken together generate a need for a whole pitch, contributions need to be made towards new provision or improving, existing pitches. For new pitches, the planning policy therefore also needs to identify where that pitch and related changing and parking facilities are to be located, how sufficient land is to be secured, and (where known) the individual developments that need to contribute to it. This also applies to where there is a need for a larger strategic site serving a large catchment. This may require the developers to provide the land on-site or for the local planning authority to identify the land through the Local Plan process.

5.5 Securing appropriate land provision from new development

- 5.5.1 Suitable land needs to be provided by developments, in line with the guidelines below;

82. Where the investment need is for a new pitch and related changing and parking facilities to meet the demand directly generated by the population of the new development(s), then the developer is expected to meet all these costs. These include provision, maintenance and land costs.
83. Where the demand is for the majority (50% or more) of a pitch and related changing and parking facilities, that is to be provided on site, suitable land will be provided by the developer at no cost, as well as the population-related proportion of the cost of the pitch.
84. Where the demand is for less than 50% of a pitch and related changing and parking facilities, that is to be provided on-site, then suitable land needs to be planned into the development, however only a proportionate amount of this land will be provided for free and the remainder will need to be funded from other sources (e.g. from pooled contributions from other developments, from grants or other sources).
85. Where the land cannot be provided for on-site because of proven master-planning constraints, financial viability or other relevant reasons, then the local authority may negotiate an appropriate alternative contribution, where this is S106 compliant.

5.6 Identifying the appropriate provision for contribution

- 5.6.1 As identified in the policy context for this document, the Council will secure developer contributions where appropriate towards future sports infrastructure to support future

development in accordance with Local Plan policies and the Infrastructure Delivery Plan. Developer contributions will primarily be sought through S106 agreements, but other funding sources may also be secured where possible. The Council will continue to work with partners and infrastructure providers in order to secure improvements to sport infrastructure to meet the future needs of the District.

5.6.2 In the case of S106 contributions, the following should be noted;

86. No more than five contributions may be pooled towards the provision of any single infrastructure project or type of infrastructure.
87. Section 106 contributions must be directly related to the development in question, however the impact of any development can affect the wider community. This means that S106 contributions can be used to deliver improvements to facilities that are located some distance away from the development, such as a local town centre or major sports facility hub site.
88. Development that is funded through S106 contribution should be focussed on specific projects, identified through the strategic need's assessments (such as this Playing Pitch Strategy) that have been issued by the Council.

5.7 Calculating contributions

5.7.1 To calculate the scale of a developer's financial contributions for the provision of pitches and related facilities, the following should be used;

89. Sport England's Playing Pitch New Development Calculator (PPNCD) should be used to assess pitch and related facilities arising from specific developments. This can be supported and evidenced by Sport England's latest facility costs for pitches and related facilities, as well as detailed feasibility work and support from qualified cost consultants.
90. The cost of maintenance and sinking funds, where justified, should be calculated using Sport England or NGB advice and supporting documents, however local knowledge and previous costs from similar maintenance contracts should be considered. Maintenance and sinking costs can also be provided by Sport England's 'Lifecycle Costs' (2017) however where specific and robust knowledge is available it is recommended that this is used.
91. Where a land cost is justified this cost will be based on the local market cost for the relevant sport/leisure land use. There may also be a need to add the cost of other local and site-specific costs (e.g. abnormal ground conditions, site access needs etc.).
92. All costs should date related and inflation needs to be considered (e.g. if a facility is to be delivered in 3 years' time the planning condition must apply an appropriate inflation

index).

- 5.7.2 If the PPNCDC is to be used, the Council should ensure that the most recent template is used, as financial data changes regularly. Further support is available from Sport England as required.

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SHAPING THE FUTURE OF SPORT



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