

West Berkshire Council

PLAYING PITCH STRATEGY

2024 - 2041

Background Document 1: DETAILED RECOMMENDATIONS

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Strategy Recommendations

The strategy's recommendations are set-out under three themes to align with Sports England's PPS guidance: "Protect", "Enhance" and "Provide". They should be read alongside the "Direction of Travel" section above which sets out the overall approach for pitch sports. Under each of the three themes, recommendations are then set out for all sport and individual sports spatially, either applying to the WBC area as a whole or each sub-area, recommendations.

Recommendations must be "owned" by all organisations represented on the PPS Steering Group: West Berkshire Council, NGBs and Sport England. It is the responsibility of all of these organisations to respond positively to the recommendations, working closely with stakeholders to ensure their delivery.

The hyperlinks which follow on this page can be used in electronic versions of this strategy to navigate quickly to relevant sections.

PROTECT

All Sports

WBC-wide

- A1) Protect the existing supply of grass pitches and AGPs identified in the assessment and / or their capacity (to help accommodate existing known, projected and potential additional currently unidentified future demand) unless the strategy proposes or suggests that their replacement or alternative re-use for sport, leisure and recreation or unless replacement equivalent capacity can be provided elsewhere to an equal or better standard (i.e. “net improvements”) reflecting the demand and type of use required “on the ground” by clubs. This includes all pitches available for community use, whether used or unused and pitches not currently available for community use. The PROVIDE section sets out criteria which responds to proposals where the loss of a pitch is unavoidable. Any proposals which suggest potential loss of a playing pitch or wider playing field to supply should respond appropriately to the National Planning Policy Framework¹ and Sport England’s Playing Fields Policy². It must not be assumed that the intensification of provision on an existing playing pitch or playing field site equates to satisfactory mitigation for loss of a grass pitch.
- A2) Where grass pitches are lost to formal pitch use, or could be at risk in the future, where appropriate, seek to ensure that there is significant policy protection through the Local Plan or Neighbourhood Plans or legal means to prevent their loss as open or green space.
- A3) Proposals for development which have an implication for the use of an existing pitch (such as change of land use) should take into account the recommendations of this strategy and policies of relevance in adopted Development Plans relevant to the site /

pitch (i.e. Adopted Local Plans, other Development Plan Documents and Made Neighbourhood Plans).

- A4) Liaise closely with the education sector to ensure that it is aware of the variety of sports that can be hosted on different AGP surface types.

Football

WBC-wide

- F1) Maintain the quality of existing pitches to at least current standards where they have a quality rating of “standard” or “good”.
- F2) The identified notional “headroom” grass pitch capacity at pitches already used for matches should be retained during the strategy period to allow for flexibility of provision to help accommodate growth to the end of the strategy period, but also to provide flexibility of pitch options during particularly wet seasons.
- F3) Disused pitches previously used for football and pitches rested or reserved on multi-pitch sites should be retained as green / open space to protect potential future long-term demand and capacity for football or other sports should demand suggest a need. It should be noted that reinstatement of pitches could require investment to ensure that they are available to a “good” standard of quality. Re-opening pitches could also have implications for ancillary facilities and the suitability or age-group of teams using the pitches. If such pitches are unavoidably lost, replacement should be made in line with the National Planning Policy

¹ See para 104 in particular <https://www.gov.uk/government/publications/national-planning-policy-framework--2> NPPF, December, 2024

² See https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

Framework³ and Sport England's Playing Fields Policy⁴ to mitigate loss.

AGPs

- F4) Ensure that all existing and new 3G AGPs that are on the FA register are re-tested every three years to sustain certification.

Delivery, operation and monitoring

- F5) Seek agreement between hockey (EH) and football (FA), other NGBs if necessary, and with providers and clubs, about which sport(s) should have shared, sole or priority use of sand based 11v11 (full size) AGPs where they see or could see shared use between the sports.
- F6) Seek agreement between rugby (RFU) and football (FA) and with providers and clubs, about which sport(s) should have shared, sole or priority use of rugby WR22 compliant 3G pitches where they see or could see shared use between the sports.
- F7) The FA, Football Foundation, operators and West Berkshire Council should work closely together to ensure that, when contracts are renewed on sites which have 3G pitches used for community use football, a pitch replacement fund and / or sinking fund is confirmed, is actively pursued and is protected (ring-fenced) for good quality maintenance and future replacement of the surface.
- F8) To help ensure that demand for 3G access from local grass roots clubs is catered for, the FA and WBC should work with operators of 3G pitches to monitor and help manage and enable access for grass roots clubs, to ensure balance in use between clubs and other users.

³ See para 104 in particular <https://www.gov.uk/government/publications/national-planning-policy-framework--2> NPPF, December, 2024

⁴ See https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

Hockey

WBC-wide

AGPs

- H1) Protect the pitches on the basis that they not only provide the only surface for hockey to be played competitively, but given that they serve a multi-sport and informal activity role, as well as serving as a usable option for informal / casual football and training option for some football teams where there is no other option such as a 3G with availability, 3G in close proximity to a team's players' base or where cost could be prohibitive.
- H2) Protect the current number of hours used by hockey in the peak period as a minimum.
- H3) Maintain good quality AGP surfaces and lighting to the appropriate quality standard.

Delivery, operation and monitoring

- H4) Ensure that appropriate maintenance is in place to help sustain the life of surfaces which are of standard quality.
- H5) Protect the capacity available for hockey use on England Hockey Category 1, 2 and 3 surfaces. Consultation should take place between providers, clubs, England Hockey, Football Association and the Football Foundation prior to any change in surface type is introduced (for example, from sand to 3G). A change of surface type (or carpet) will sometimes require a planning application and applicants will have to show that there is sufficient AGP provision available for hockey within the demand catchment if the surface is changed. Advice from Sport England and England Hockey should be sought prior to any planning application being submitted, either informally or via pre-application. In the event of proposed replacement of an AGP used for hockey with a 3G pitch, to ensure protection of capacity

for hockey, any replacement capacity must be provided or found for hockey clubs at the same site or an alternative site convenient for the club to access, and the proposed pitches must be demonstrably viable in the long-term (if necessary, by demonstrating usage by other sports on the pitch).

- H6) Support the retention of hockey surface AGPs on education sites where viable to support the England Hockey strategy's focus on growing youth hockey and getting more hockey played in schools as an important mechanism through which to achieve this growth. This places an emphasis on retaining school hockey surface AGPs in particular where possible and viable to do so.
- H7) Liaise closely with the education sector to ensure that Trusts, Academies and Colleges are aware of the importance of a sinking fund and of effective maintenance of AGPs.
- H8) England Hockey and West Berkshire Council should work closely together with operators / providers to ensure that, when contracts are renewed, a sinking fund is confirmed and actively pursued and protected (ring-fenced) for good quality maintenance and future replacement of the surface. The importance of this fund being additional to income which pays for ongoing maintenance should be conveyed.

Sustainability

- H9) For the future long-term sustainability of hockey clubs (with regard to financial viability and maximising the availability of volunteer / coaches' time) a "one site model" for focusing club activity on one central site for each club should be followed.
- H10) Seek agreement between hockey (England Hockey) and football (Football Association), and with operators / providers and clubs, about timely sole or priority use of sand based full size AGPs where necessary and within the context of the football assessment conclusions and recommendations.

Sub-area Specific: East

- H11) Protect the capacity (amount of time) that Scarlet Runners HC needs to accommodate current demand.
- H12) If the relevant sub-area specific Enhance and Provide measures relevant to Scarlet Runners HC cannot be delivered, protect the pitch surface type at The Willink Leisure Centre which hosts the club's training in addition to the pitch surface at Elstree School.

Sub-area Specific: South

- H13) Protect the capacity (amount of time) that Newbury and Thatcham HC needs to accommodate current demand. In the face of potential resurfacing of the Trinity School AGP to 3G in 2026, urgently explore opportunities for the club to use St Bartholomew's School as a potential pitch to accommodate current short-term demand, until a second hockey AGP is delivered at Henwick Worthy (see Provide recommendations). Explore securing St Bartholomew's AGP as a "buffer" or "reserve" pitch for additional hockey use, should the club need additional time slots for matches or training in the future.
- H14) Protect the pitch type at Henwick Worthy AGP as the club's main ground.
Protect Newbury and Thatcham HC's capacity required to accommodate match play at weekends and weekday evenings.

Rugby

WBC-wide

Grass

R1) Disused, closed or lapsed pitches previously used for rugby and pitches rested or reserved on multi-pitch sites should be retained as green / open space to protect potential future long-term demand and capacity for rugby or other sports should demand suggest a need. It should be noted that reinstatement of pitches could require investment to ensure that they are available to a “good” standard of quality. Re-opening pitches could also have implications for ancillary facilities and the suitability or age-group of teams using the pitches. Proposals which involve development of pitches should meet the National Planning Policy Framework⁵ and Sport England’s Playing Fields Policy⁶.

AGPs

- R2) Ensure that any new 3G pitches that are World Rugby 22 compliant are re-tested every two years to sustain certification.
- R3) Seek to protect the capacity that WR22 compliant 3G pitches provide for rugby club use to provide certainty of capacity to accommodate demand.
- R4) RFU and West Berkshire Council should work closely together to ensure that, when contracts are renewed for operators / providers on sites which have WR22 3G pitches used for community use rugby, a sinking fund is confirmed, actively pursued and protected (ring-fenced) for good quality maintenance and future replacement of the surface.

Ancillary facilities

R5) Protect changing, social and other ancillary facilities through formal agreements to maintain the quality to at least a “standard” quality, and importantly to ensure that facilities continue to meet up-to-date standards of provision and access during the strategy period.

Delivery, operation and monitoring

- R6) Monitor the position in relation to any clubs which have rolling annual, short and medium term leases or rental / hire arrangements for their home ground during the strategy period to ensure in advance of their expiry that they are renewed to provide certainty into a new period, preferably for the long-term.
- R7) Regular monitoring of the balance between supply and demand should take place to ensure that appropriate use of any available capacity is being made and confirm that any “headroom” capacity to accommodate growth is not considered as “surplus” to rugby union use.

⁵ See para 104 in particular <https://www.gov.uk/government/publications/national-planning-policy-framework--2> NPPF, December, 2024

⁶ See https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

Cricket

WBC-wide

Grass

- C1) Protect the existing supply of pitches (and their capacity) identified in the assessment for future supply given the anticipated growth in junior age groups moving through into the adult game towards during the strategy period.
- C2) Protect the currently disused pitch sites from development, holding in reserve to ensure that headroom capacity could be available to respond to potential demand if no other suitable site with existing use and headroom capacity is available.
- C3) Where pitches are lost to formal pitch use, where appropriate, the Local Planning Authority should seek to ensure that there is significant policy protection through the Local Plan or Neighbourhood Plans or legal means to prevent their loss as open or green space.
- C4) Protect pitches by seeking to establish security of tenure for grounds / pitches currently considered as unsecure and explore community use on those not currently available (also see Enhance below). The implications of any changes to security of use will need to be understood and factored into planning for delivery during the strategy period.

Delivery, operation and monitoring

- C5) Regular monitoring of the balance between supply and demand should take place to ensure that appropriate use of any available capacity is being made and confirm that any spare “headroom” capacity to accommodate growth is not considered as “surplus” to cricket use.

Lacrosse

Sub-area Specific: South

Grass

- LA1) Support the club to get a confirmed priority booking at St Bartholomew’s School to protect the existing access to Lacrosse pitches. This needs to consider of the club can secure any additional access to meet their needs.

Tennis

WBC-wide

- T1) Need to maintain the current level of provision and capacity for general community use to meet current and future needs. Reduction of overall capacity will have an impact on meeting future population growth.

Netball

No netball specific recommendations.

ENHANCE

All Sports

WBC-wide

Security of tenure

A5) Gain the secure use of clubs' and teams' home grounds / pitches (grass and AGPs) which do not currently have secure community use, to provide certainty of future supply and enable clubs and users to access necessary funding to invest in improvements. This includes club or team use of pitches on education sites (and for grass pitches any newly marked out pitches on any site). This could be through a secure community use agreement (where the local authority or other body is identified to enforce the agreement), long-term lease or long-term tenure of the ground, extending to ancillary facilities if possible.

Delivery, operation and monitoring

A6) Where relevant, NGBs and the local authority should work with clubs, operators and providers, on sites where facilities and / or pitch areas are shared between sports, to ensure that management, maintenance and access is shared appropriately between sports, for example, through establishment of multi-sport site Trusts or other management bodies / arrangements which work for all users of the site.

Sustainability

A7) Support proposals for improved energy efficiency and localised renewable and low carbon energy generation at facilities and grounds through measures such as LED directional lighting, solar pv, heat pumps and building insulation.

A8) Work with partners and key stakeholders to improve sustainable travel options to grounds, pitches and facilities.

A9) Support provision of secure cycle stands and ev vehicle charge points at club and other providers' grounds and facilities to enhance provision for low carbon forms of travel.

A10) Work closely with clubs to help sustain and grow the volunteer network which provides the operational framework for the running of clubs and matches and the maintenance of pitches and facilities.

A11) Work in partnership with multiple organisations as necessary, both within and outside of the sports and leisure sector, to help introduce and sustain access to formal and informal pitch sports to residents living within areas of high levels of deprivation.

Football

WBC-wide

Security of tenure

- F9) In order to help give clubs greater security of tenure and “ownership” of their home ground, support asset transfer and long-term lease models where supported by the club, WBC, FA and any other relevant partner. Agreements must ensure that they do not individually, or cumulatively, have a negative impact overall on the availability of grass pitches to grass roots football and clubs with 1 or a small number of teams.

Grass

- F10) Prioritise pitch quality improvements at key sites with regular use and preferably secure community use grounds over unsecure community use grounds. Enhance capacity on existing pitches by improving quality, and improve maintenance to ensure that the better quality is sustained in the long-term. There should be a focus on improving key sites with regular use and secure use pitches rated as “poor” and “standard”, to “good”, where feasible. The process should be administered through the Grass Pitch Maintenance Fund and Pitch Power, or latest approach adopted by the FA and Football Foundation. Improvements should also be prioritised at pitches and grounds where increased usage is demonstrably practical and feasible.
- F11) To inform fully the specific programme of improvements to be made to a pitch to enhance quality, delivery must be informed by an independent Grounds Management Association / Pitch Power report or equivalent, instructed by the NGB, local authority or club.
- F12) Enhance the quality of existing secure community use pitches or consider replacement where flooding / waterlogging is known to

be a consistent issue over several seasons and is preventing consistency and certainty of play by improving drainage (where feasible to do so and viable / subject to funding and a business plan being in place to ensure maintenance costs are catered for in the long-term).

- F13) Enhance the quality of existing pitches where they are subject to dog fouling by considering the introduction of open fencing and / or signage where cost effective to do so, where shared uses allow and practical to do so (in view of the available space outside the pitch for recreational use and where shared pitch sites can be fenced without compromising the quality of summer sports’ areas of play).

Ancillary facilities

- F14) Enhance the quality of changing and other ancillary facilities where necessary to help ensure the quality of the experience for the sport is enhanced for all and meets the needs of the clubs, teams and players using the pitch / ground. Particular focus should be on supporting the growth of disability, girls’ and women’s football through improvements which enhance the quality and accessibility of facilities.
- F15) Enhance, where necessary, outside of the sites named in sub-area sections below, the quality of ancillary and storage facilities, where improvements are identified as a priority during the strategy period.

Delivery, operation and monitoring

- F16) Improve the current use of existing pitches, where physically and logistically possible, by considering flexibility of when matches take place.
- F17) Clubs should be encouraged to open-up facilities and pitches that they own and manage to other local clubs where there is capacity

for them to do so (rather than allowing only their own teams to use their facilities and pitches).

Sub-area Specific: North and West

Security of tenure

F18) Gain the secure use of unsecure community use pitch sites (currently in use as the priority) through clubs and relevant authorities working with pitch providers / owners to seek a long-term secure use agreement to provide certainty of supply and reduce the need for additional secure use new pitches (where desirable by the club and provider). These include:

PPS Pitch ID	Site Name	Pitch Type
F017	BOXFORD VILLAGE HALL & RECREATION GROUND (NEWBURY)	Youth Football 9v9
F026	BUCKLEBURY CHURCH OF ENGLAND SCHOOL	Mini Soccer 5v5
F185	BUCKLEBURY CHURCH OF ENGLAND SCHOOL	Mini Soccer 5v5
F183	BUCKLEBURY VILLAGE RECREATION GROUND	Youth Football 9v9
F038	CHIEVELEY RECREATION GROUND	Youth Football 11v11
F039	CHIEVELEY RECREATION GROUND	Youth Football 9v9
F064	FRILSHAM PLAYING FIELD	Adult Football
F067	GOOSECROFT RECREATION GROUND	Mini Soccer 7v7
F068	GOOSECROFT RECREATION GROUND	Youth Football 9v9
F069	GOOSECROFT RECREATION GROUND	Youth Football 11v11
F077	HERMITAGE VILLAGE HALL	Adult Football
F078	HUNGERFORD PRIMARY SCHOOL PLAYING FIELDS	Mini Soccer 7v7
F079	HUNGERFORD PRIMARY SCHOOL PLAYING FIELDS	Youth Football 9v9

PPS Pitch ID	Site Name	Pitch Type
F080	HUNGERFORD PRIMARY SCHOOL PLAYING FIELDS	Mini Soccer 5v5
F081	HUNGERFORD PRIMARY SCHOOL PLAYING FIELDS	Mini Soccer 7v7
F083	INKPEN MEMORIAL PLAYING FIELDS	Youth Football 11v11
F090	LAMBOURN SPORTS CLUB	Adult Football
F096	LITTLE HEATH SCHOOL PLAYING FIELDS	Mini Soccer 7v7
F097	LITTLE HEATH SCHOOL PLAYING FIELDS	Youth Football 11v11
F174	LITTLE HEATH SCHOOL PLAYING FIELDS	Youth Football 11v11
F175	LITTLE HEATH SCHOOL PLAYING FIELDS	Youth Football 9v9
F111	PANGBOURNE RECREATION GROUND	Adult Football
F136	STOCKCROSS RECREATION GROUND	Youth Football 9v9
F137	STOCKCROSS RECREATION GROUND	Youth Football 11v11
F138	STOCKCROSS RECREATION GROUND	Adult Football
F159	TURNHAMS FARM RECREATION GROUND	Adult Football
F160	UPPER BASILDON RECREATION GROUND	Youth Football 11v11

Grass

F19) Enhance capacity on existing pitches by improving quality and improve maintenance to ensure that the better quality is sustained in the long-term. There should be a focus, where feasible, on improving the following pitches rated as “poor” to “good” as a priority, and then secure use “standard” pitches to “good”, where there are known pressures on demand identified by

clubs. Pitches of “poor” quality with secure community use and currently being used should be prioritised from the list which follows:

PPS Pitch ID	Site Name	Security of tenure	Pitch Type
F077	HERMITAGE VILLAGE HALL	Unsecure	Adult Football
F111	PANGBOURNE RECREATION GROUND	Unsecure	Adult Football
F136	STOCKCROSS RECREATION GROUND	Unsecure	Youth Football 9v9
F138	STOCKCROSS RECREATION GROUND	Unsecure	Adult Football
F216 ⁷	JOHN O’GAUNT SCHOOL	Secure	Youth Football 9v9
F217 ⁸	JOHN O’GAUNT SCHOOL	Secure	Youth Football 9v9

F20) Enhance capacity on other sites, or enhance capacity off-site for the clubs using them, where overplay or a need for additional playing capacity (for matches and / or training) has been identified by clubs, with a focus on the following pitches / grounds (with those with secure use being prioritised):

Overplay

- F069, GOOSECROFT RECREATION GROUND, Youth Football 11v11 (unsecure)
- F085⁹, JOHN O’GAUNT SCHOOL, Youth Football 11v11 (secure)

⁷ While noted as an unsecure pitch / site for the purposes of analysis, the site is considered by BBFA and FF as having a reasonable degree of security with the 3G on the site having been Football Foundation funded.

- F096, LITTLE HEATH SCHOOL PLAYING FIELDS, Mini Soccer 7v7 (unsecure)
- F174, LITTLE HEATH SCHOOL PLAYING FIELDS, Youth Football 11v11 (unsecure)
- F175, LITTLE HEATH SCHOOL PLAYING FIELDS, Youth Football 9v9 (unsecure)
- F160, UPPER BASILDON RECREATION GROUND, Youth Football 11v11 (unsecure)

Club identified demand for additional capacity or pitches (if not resolved by quality improvements)

- Cold Ash FC

Ancillary facilities

F21) Enhance the quality of changing and other ancillary facilities where possible to help ensure the quality of the experience for the sport for all is enhanced (with a focus on those of “poor” quality listed below, and then those with “standard” quality). Ancillary facilities identified by clubs should be considered for improvement:

- PANGBOURNE RECREATION GROUND (unsecure)
- BUCKLEBURY CHURCH OF ENGLAND SCHOOL (unsecure)

Such improvements are particularly important to help grow participation in the women’s game and pitches hosting women’s teams should be prioritised where improvements are required. Improvement of unsecure community use pitch changing and

⁸ While noted as an unsecure pitch / site for the purposes of analysis, the site is considered by BBFA and FF as having a reasonable degree of security with the 3G on the site having been Football Foundation funded.

⁹ While noted as an unsecure pitch / site, the site has a degree of security with the 3G on the site having been Football Foundation funded.

other ancillary facilities should be a second priority after secure use site improvements.

Sustainability

F22) Work with clubs to enhance their capacity to provide additional coaches and volunteers, identified by them as an area which they will need to strengthen in order to grow their number of teams:

- CSA 07
- Cold Ash FC
- Thatcham and Newbury Town Ladies and Girls FC
- Thatcham Tornados
- Thatcham Town Harriers
- Theale Tigers

Sub-area Specific: South

F23) Gain the secure use of unsecure community use pitch sites (currently in use as the priority) through clubs and relevant authorities working with pitch providers / owners to seek a long-term secure use agreement to provide certainty of supply and reduce the need for additional secure use new pitches (where desirable by the club and provider). These include:

PPS Pitch ID	Site Name	Pitch Type
F040	CITY RECREATION GROUND	Adult Football
F042	COLD ASH RECREATION GROUND	Mini Soccer 7v7
F043	COLD ASH RECREATION GROUND	Youth Football 11v11
F044	COMPTON RECREATION GROUND	Adult Football
F052	DONNINGTON RECREATION GROUND	Youth Football 11v11
F061	FARADAY ROAD STADIUM	Adult Football
F063	FRANCIS BAILY PRIMARY SCHOOL	Mini Soccer 5v5

PPS Pitch ID	Site Name	Pitch Type
F130	ST FINIANS RC SCHOOL	Mini Soccer 5v5
F182	ST FINIANS RC SCHOOL	Mini Soccer 5v5
F131	ST GABRIEL'S SCHOOL	Youth Football 9v9
F133	ST JOSEPHS R C PRIMARY SCHOOL	Mini Soccer 7v7
F141	THE CASTLE SCHOOL (NEWBURY)	Youth Football 9v9
F142	THE DIAMOND	Adult Football
F143	THE MOORS PLAYING FIELDS	Youth Football 9v9
F144	THE MOORS PLAYING FIELDS	Mini Soccer 5v5
F212	THE MOORS PLAYING FIELDS	Youth Football 11v11
F149	THE WINCHCOMBE SCHOOL	Mini Soccer 7v7
F157	TRINITY SCHOOL	Adult Football
F158	TRINITY SCHOOL	Youth Football 11v11
F184	TRINITY SCHOOL	Youth Football 9v9

Grass

F24) Enhance capacity on existing pitches by improving quality and improve maintenance to ensure that the better quality is sustained in the long-term. There should be a focus, where feasible, on improving the following pitches rated as “poor” to “good” as a priority, and then secure use “standard” pitches to “good”, where there are known pressures on demand identified by clubs. Pitches of “poor” quality with secure community use and currently being used should be prioritised from the list which follows:

PPS Pitch ID	Site Name	Security of tenure	Pitch Type
F073	HENWICK WORTHY SPORTS GROUND 1	Secure	Youth Football 11v11

F074	HENWICK WORTHY SPORTS GROUND 5	Secure	Youth Football 11v11
F075	HENWICK WORTHY SPORTS GROUND 9	Secure	Youth Football 9v9
F118	SPEEN RECREATION GROUND	Secure	Youth Football 9v9
F119	SPEEN RECREATION GROUND	Secure	Mini Soccer 7v7
F120	SPEEN RECREATION GROUND	Secure	Mini Soccer 5v5
F187	HENWICK WORTHY SPORTS GROUND 2	Secure	Adult Football
F188	HENWICK WORTHY SPORTS GROUND 3	Secure	Adult Football
F193	HENWICK WORTHY SPORTS GROUND M2 / 10a	Secure	Mini Soccer 7v7
F230	HENWICK WORTHY SPORTS GROUND 10 / 10c	Secure	Youth Football 9v9
F231	HENWICK WORTHY SPORTS GROUND 8	Secure	Adult Football
F232	HENWICK WORTHY SPORTS GROUND 6	Secure	Youth Football 11v11
F233	SPEEN RECREATION GROUND	Secure	Mini Soccer 7v7
F042	COLD ASH RECREATION GROUND	Unsecure	Mini Soccer 7v7
F043	COLD ASH RECREATION GROUND	Unsecure	Youth Football 11v11
F182	ST FINIANS RC SCHOOL	Unsecure	Mini Soccer 5v5

F25) Enhance capacity on other sites, or enhance capacity off-site for the clubs using them, where overplay or a need for additional playing capacity (for matches and / or training) has been

identified by clubs, with a focus on the following pitches / grounds (with those with secure use being prioritised):

Overplayed

- F118, SPEEN RECREATION GROUND, Youth Football 9v9 (secure)
- F143, THE MOORS PLAYING FIELDS, Youth Football 9v9 (unsecure)
- F144, THE MOORS PLAYING FIELDS, Mini Soccer 5v5 (unsecure)

Club identified demand for additional capacity or pitches (if not resolved by quality improvements)

- EC7
- FC Cougars
- Kintbury Rangers
- Pangbourne Youth
- Reading YMCA FC
- Thatcham and Newbury Town Girls FC

Ancillary facilities

F26) Enhance the quality of changing and other ancillary facilities where possible to help ensure the quality of the experience for the sport is enhanced for all (with a focus on those of “poor” quality listed below, alongside other well-used facilities of “standard” quality).

- CITY RECREATION GROUND (unsecure)
- WASH COMMON (unsecure)

Other facilities, identified by clubs should also be considered for improvement:

- COLD ASH RECREATION GROUND (unsecure)
- COMPTON RECREATION GROUND (unsecure)
- THE MOORS PLAYING FIELDS (unsecure)

Clubs which identified a need for additional facilities such as changing facilities were:

- EC7
- Kintbury Rangers
- Procision

Such improvements are particularly important to help grow participation in the women’s game and pitches hosting women’s teams should be prioritised where improvements are required. Improvement of unsecure community use pitch changing and other ancillary facilities should be a second priority after secure use site improvements.

Sustainability

F27) Work with clubs to enhance their capacity to provide additional coaches and volunteers, identified by them as an area which they will need to strengthen in order to grow their number of teams:

- EC7
- FC Cougars
- Hungerford Town FC
- Kintbury Rangers FC
- Mortimer FC
- NCRC CFP Newbury
- Pangbourne Youth FC

Sub-area Specific: East

Security of tenure

F28) Gain the secure use of unsecure community use pitch sites (currently in use as the priority) through clubs and relevant authorities working with pitch providers / owners to seek a long-term secure use agreement to provide certainty of supply and reduce the need for additional secure use new pitches (where desirable by the club and provider). These include:

PPS Pitch ID	Site Name	Pitch Type
F003	ALDERMASTON RECREATIONAL SOCIETY	Adult Football
F004	ALDERMASTON RECREATIONAL SOCIETY	Adult Football
F168	ALDERMASTON RECREATIONAL SOCIETY	Adult Football
F169	ALDERMASTON RECREATIONAL SOCIETY	Mini Soccer 5v5
F170	ALDERMASTON RECREATIONAL SOCIETY	Mini Soccer 5v5
F171	ALDERMASTON RECREATIONAL SOCIETY	Mini Soccer 7v7
F172	ALDERMASTON RECREATIONAL SOCIETY	Mini Soccer 7v7
F173	ALDERMASTON RECREATIONAL SOCIETY	Youth Football 9v9
F101	ALFRED PALMER MEMORIAL PLAYING FIELDS	Youth Football 11v11

PPS Pitch ID	Site Name	Pitch Type
F029	BURGHFIELD COMMON RECREATION GROUND	Adult Football
F030	BURGHFIELD COMMON RECREATION GROUND	Youth Football 9v9
F031	BURGHFIELD COMMUNITY SPORTS ASSOCIATION	Adult Football
F032	BURGHFIELD COMMUNITY SPORTS ASSOCIATION	Adult Football
F176	BURGHFIELD COMMUNITY SPORTS ASSOCIATION	Adult Football
F177	BURGHFIELD COMMUNITY SPORTS ASSOCIATION	Adult Football
F178	BURGHFIELD COMMUNITY SPORTS ASSOCIATION	Youth Football 9v9
F035	CALCOT RECREATION GROUND	Adult Football
F053	DOUAI PARK PLAYING FIELDS	Adult Football
F054	DOUAI PARK PLAYING FIELDS	Youth Football 11v11
F190	DOUAI PARK PLAYING FIELDS	Mini Soccer 7v7
F191	DOUAI PARK PLAYING FIELDS	Youth Football 9v9
F192	DOUAI PARK PLAYING FIELDS	Mini Soccer 7v7
F060	ENGLEFIELD ROAD RECREATION GROUND	Adult Football
F147	THE WILLINK SCHOOL PITCHES	Youth Football 11v11
F179	THE WILLINK SCHOOL PITCHES	Adult Football
F180	THE WILLINK SCHOOL PITCHES	Adult Football
F151	THEALE GREEN SCHOOL	Adult Football
F152	THEALE GREEN SCHOOL	Adult Football
F153	THEALE GREEN SCHOOL	Youth Football 11v11
F154	THEALE GREEN SCHOOL	Youth Football 11v11

F29) Enhance capacity on existing pitches by improving quality and improve maintenance to ensure that the better quality is sustained in the long-term. There should be a focus, where feasible, on improving the following pitches rated as “poor” to “good” as a priority, and then secure use “standard” pitches to “good”, where there are known pressures on demand identified by clubs. Pitches of “poor” quality with secure community use and currently being used should be prioritised from the list which follows:

PPS Pitch ID	Site Name	Security of tenure	Pitch Type
F053	DOUAI PARK PLAYING FIELDS	Unsecure	Adult Football
F176	BURGHFIELD COMMUNITY SPORTS ASSOCIATION	Unsecure	Adult Football
F177	BURGHFIELD COMMUNITY SPORTS ASSOCIATION	Unsecure	Adult Football
F190	DOUAI PARK PLAYING FIELDS	Unsecure	Mini Soccer 7v7
F191	DOUAI PARK PLAYING FIELDS	Unsecure	Youth Football 9v9
F192	DOUAI PARK PLAYING FIELDS	Unsecure	Mini Soccer 7v7

F30) Enhance capacity on other sites, or enhance capacity off-site for the clubs using them, where overplay or a need for additional playing capacity (for matches and / or training) has been identified by clubs, with a focus on the following pitches / grounds (with those with secure use being prioritised):

Overplayed

- F032, BURGHFIELD COMMUNITY SPORTS ASSOCIATION, Adult Football 11v11 (unsecure)
- F176, BURGHFIELD COMMUNITY SPORTS ASSOCIATION, Adult Football (unsecure)
- F178, BURGHFIELD COMMUNITY SPORTS ASSOCIATION, Youth Football 9v9 (unsecure)
- F047¹⁰, DENEFIELD SCHOOL, Adult Football 11v11 (secure)
- F049¹¹, DENEFIELD SCHOOL, Youth Football 9v9 (secure)
- F054, DOUAI PARK PLAYING FIELDS, Youth Football 11v11 (unsecure)
- F060, ENGLEFIELD ROAD RECREATION GROUND, Adult Football 11v11 (unsecure)
- F147, THE WILLINK SCHOOL, Youth Football 11v11 (unsecure)
- F179, THE WILLINK SCHOOL, Adult Football (unsecure)
- F180, THE WILLINK SCHOOL, Adult Football 11v11 (unsecure)

Club identified demand for additional capacity or pitches (if not resolved by quality improvements)

- AFC Aldermaston
- Burghfield FC
- Reading YMCA FC
- Tilehurst Panthers FC

Ancillary facilities

F31) Enhance the quality of changing and other ancillary facilities where possible to help ensure the quality of the experience for the sport for all is enhanced (with a focus on those of “poor” quality

¹⁰ While noted as an unsecure pitch / site for the purposes of analysis, the site is considered by BBFA and FF as having a reasonable degree of security with the 3G on the site having been Football Foundation funded.

listed below, and then those with “standard” quality). Ancillary facilities identified by clubs should be considered for improvement:

- BURGHFIELD COMMON RECREATION GROUND (unsecure)
- THE WILLINK SCHOOL (unsecure)
- BURGHFIELD COMMUNITY SPORTS ASSOCIATION (unsecure)

Clubs which identified a need for additional facilities such as changing facilities were:

- Reading YMCA FC
- Tilehurst Panthers

Such improvements are particularly important to help grow participation in the women’s game and pitches hosting women’s teams should be prioritised where improvements are required. Improvement of unsecure community use pitch changing and other ancillary facilities should be a second priority after secure use site improvements.

AGPs

F32) Support the resurfacing of the Park House School 3G pitch given the quality issues identified on the pitch.

Sustainability

F33) Work with clubs to enhance their capacity to provide additional coaches and volunteers, identified by them as an area which they will need to strengthen in order to grow their number of teams:

- Burghfield FC
- Reading YMCA FC

¹¹ While noted as an unsecure pitch / site for the purposes of analysis, the site is considered by BBFA and FF as having a reasonable degree of security with the 3G on the site having been Football Foundation funded.

- Tilehurst Panthers FC

Hockey

Sub-area Specific: East

Security of tenure

H15) Seek security of tenure on the Elstree School site where there is currently unsecure community use.

Sustainability

H16) Should the relevant sub-area specific Provide recommendations not be deliverable, seek to increase the availability of training slots open to the club on the Willink Leisure Centre pitch to meet its needs.

Sub-area Specific: South

Security of tenure

H17) Seek security of tenure for Newbury and Thatcham HC at the unsecure community use pitches it uses, until such time when relevant sub-area specific Provide recommendations can be delivered.

Ancillary Facilities

H18) Improve the changing and clubhouse facilities at the Henwick Worthy site.

Sustainability

H19) Improve the capacity / time slots available at Henwick Worthy AGP should a 3G delivery programme be adopted for football which enables the migration of football use away from Henwick Worthy.

Rugby

WBC-wide

Security of tenure

R8) The RFU and the local authority should work with clubs, operators and providers, on sites where there is unsecure community use and where there is no control over the site by the club, to ensure that management, maintenance, access and improvements necessary and highlighted in the assessment report and strategy meet the requirements of the club using the site.

Grass

- R9) Prioritise pitch quality improvements at secure community use grounds over unsecure community use grounds. Improving the carrying capacity of pitches should be aligned with provision of sports-lighting to ensure that additional capacity provided by pitch improvements can be practically utilised on weekday evenings. The specific programme of works required to improve a pitch's quality must be informed by an independent GMA / Pitch Power report instructed by the NGB, local authority or club.
- R10) Ensure that the maintenance regime for improved pitches ensures that additional play brought about from introducing better quality and capacity and sports-lighting where relevant retains the "good" quality of the pitch in the long-term.
- R11) Improve the current use of existing pitches, where physically and logistically possible, by considering flexibility of when matches take place.

Ancillary facilities

R12) Enhance the quality of changing and other ancillary facilities where necessary to help ensure the quality of the experience for the sport is enhanced.

Sub-area Specific: North and West

Security of tenure

R13) Ensure that greater security of tenure is put in place for Hungerford RFC for the long-term (preferably in perpetuity) and ensure that investment can be secured to make the necessary improvements identified in the assessment report and strategy and in the future by the club and RFU. Ensure that an appropriate body is identified to monitor and enforce such agreements.

Ancillary facilities

- R14) Support the improvement of the changing / ancillary facilities at Hungerford RFC (The Triangle), including provision of a medical room, girls' changing facilities and toilets to meet up-to-date standards.
- R15) Discuss opportunities to improve parking arrangements for the club.

Sub-area Specific: South

Grass

- R16) Enhance capacity by improving the quality to "good" or above (GMA ratings) on pitches not currently at that standard or above at the following grounds and ensure that the appropriate maintenance regime is in place to maintain quality:
- Henwick Worthy (Thatcham RFC) within the context of and subject to the final masterplan for the overall site.
 - Newbury RFC, improving drainage and utilising agreed s106 funding

Lighting

R17) Support Newbury RFC's plans to upgrade their existing sports-lighting.

R18) Improve sports-lighting on the existing (top) pitch at Henwick Worthy (Thatcham RFC) within the context of and subject to the final masterplan for the overall site.

Ancillary facilities

R19) Support the improvement of the changing facilities, entrance lobby and provision of a social space at Newbury RFC.

R20) Improve the changing facilities and clubhouse at Henwick Worthy (Thatcham RFC) within the context of and subject to the final masterplan for the overall site.

Sub-area Specific: East

Security of tenure

R21) Gain the secure community use of the pitches used by Aldermaston RFC to provide certainty of future supply and ensure that investment can be secured to make the necessary improvements identified in the assessment report and strategy and in the future by the club and RFU. Ensure that an appropriate body is identified to monitor and enforce such agreements.

Grass

R22) Enhance capacity by improving the quality to “good” or above (GMA ratings) on pitches not currently at that standard or above at the following grounds and ensure that the appropriate maintenance regime is in place to maintain quality:

- a) Tadley RFC

Ancillary facilities

R23) Support the improvement of the changing / ancillary facilities at the following clubs’ grounds:

- a) Aldermaston RFC
- b) Tadley RFC

Cricket

WBC-wide

Grass

C6) Consider increasing the current use of existing pitches where spare capacity notionally exists, where physically, practically and logistically possible.

C7) Support projected growth in the women’s and junior games by ensuring that the quality of pitches and ancillary facilities meets their needs (i.e. that they are fit for purpose) where junior and women’s teams play and train.

C8) Support the training needs of clubs by providing in-situ practice nets where necessary to improve the capacity for training which can help retain the quality of pitches on the main square.

Ancillary Facilities

C9) Support the continual improvement of facilities, and the workforce that prepare them, to a good quality to help attract and retain players. This particularly important to continue the growth of the women and girls game where ancillary facilities have not been designed for, or cater for female usage.

Sub-area Specific: East

Security of tenure

C10) Gain the secure use of pitches which currently have unsecure community use at Aldermaston Village CC, Douai Park Playing Fields and Englefield Recreations Ground to provide certainty of future supply.

Grass

C11) Consider increasing the current use of existing pitches where spare capacity notionally exists, where physically, practically and

logistically possible at Aldermaston Village CC and Mortimer Fairground.

- C12) Seek to address overplay at Aldermarston Recreational Society, Englefield Recreation Ground and Jack Booth's Ground (Sulhamstead & Ufton CC) if overplay is causing reduction in pitch quality, through improved maintenance, replacement of surfaces (at artificial pitches), provision of in situ practice nets for training and / or provision of additional grass or artificial pitches.

Ancillary facilities

- C13) Support the improvement of club ancillary facilities to provide fit for purpose facilities, to service current membership and the growth in the game at Jack Booth's Ground (Sulhamstead & Ufton CC). This list will need to be monitored as more and more clubs establish new women & girls' sections.

Sub-area Specific: North and West

Security of tenure

- C14) Gain the secure use of pitches which currently have unsecure community use at Chieveley Recreation Ground, Hungerford CC, Inkpen Memorial Playing Fields and Lambourn Sports Club to provide certainty of future supply.

Grass

- C15) Consider increasing the current use of existing pitches where spare capacity notionally exists, where physically, practically and logistically possible at Aldworth Recreation Ground, Chieveley Recreation Ground, Hampstead Norreys Village Hall, Inkpen Memorial Playing Field and Peasemore Village CC.
- C16) Seek to address overplay at Bradfield Playing Field, Englefield CC, Goosecroft Recreation Ground, Hungerford CC and Yattendon Cricket Ground if overplay is causing reduction in pitch quality, through improved maintenance, replacement of surfaces (at

artificial pitches), provision of in situ practice nets for training and / or provision of additional grass or artificial pitches.

Ancillary facilities

- C17) Support the improvement of club ancillary facilities to provide fit for purpose facilities, to service current membership and the growth in the game at Hungerford CC and Yattendon CC. This list will need to be monitored as more and more clubs establish new women & girls' sections.

Sub-area Specific: South

Security of tenure

- C18) Gain the secure use of pitches which currently have unsecure community use at Thatcham Town CC, Donnington Recreation Ground and Cold Ash Recreation Ground to provide certainty of future supply.

Grass

- C19) Consider increasing the current use of existing pitches where spare capacity notionally exists, where physically, practically and logistically possible at Donnington Recreation Ground.
- C20) Seek to address overplay at Falkland CC and Thatcham Town CC if overplay is causing reduction in pitch quality, through improved maintenance, replacement of surfaces (at artificial pitches), provision of in situ practice nets for training and / or provision of additional grass or artificial pitches.

Ancillary facilities

- C21) Support the improvement of club ancillary facilities to provide fit for purpose facilities, to service current membership and the growth of the game. Although no current live plans to develop ancillary facilities in the South sub area, this will need to be

monitored as more and more clubs establish new women & girls' sections.

Lacrosse

Sub-area Specific: South

AGPs

- LA2) Work with St Bartholomew's School to reinstate the Lacrosse pitch markings on their AGP so it can be used for matches.
- LA3) Investigate with St Bartholomew's School about the possibility of opening up their facilities on a Sunday so the club can play matches against other clubs.

Tennis

WBC-wide

- T2) Improve access to outdoor courts within the education sector for community use out of school hours with easy online journey to court.

Sub-area Specific: East

- T3) Douai Park Tennis Club: Install sports-lighting and upgrade all six courts to unlock full capacity potential.
- T4) Elstree School: Open three lit courts for evening and after-school community sessions.
- T5) Little Heath School: Offer non-lit courts for daytime and weekend play, with potential for portable lighting.
- T6) Padworth College: Provide non-lit courts to the community during daylight hours, enhancing weekend access where feasible.
- T7) Theale Green School: Schedule community use of multiple lit MUGAs during out-of-school hours for tennis programmes.
- T8) The Willink School (Leisure Centre): Leverage dedicated lit courts in MUGAs for structured after-school and weekend sessions.

Sub-area Specific: North and West

- T9) Basildon Tennis Club: Upgrade amenities and court surfaces to improve playability and capacity.
- T10) Boxford Tennis Club: Explore court-expansion or surface renewals to boost throughput.
- T11) Bucklebury Tennis Club: Construct additional courts and modernise features to address high utilisation.
- T12) Chieveley Tennis Club: Expand the clubhouse and implement targeted facility improvements to support active membership.

- T13) Kintbury Tennis Club: Deliver incremental court and amenity upgrades for improved player experience.
- T14) Lambourn Sports Club: Refurbish courts, install sports-lights and introduce digital pay-and-play bookings.
- T15) Mary Hare School: Enhance poor-rated MUGAs to open courts for future community play.
- T16) Pangbourne College: Schedule community access to three non-lit courts for after-school and weekend sessions.
- T17) Pangbourne Tennis Club: Investigate adding courts or modernising existing ones to relieve overcapacity.
- T18) Purley (Berks) Tennis Club: Review and enhance facility standards to meet rising demand.
- T19) St Andrew's School: Provide balanced community use of two non-lit courts around the school timetable.
- T20) West Ilsley Cricket Club: Upgrade tennis facilities, add sports-lighting and enable online community bookings.
- T21) Yattendon & Frilsham Tennis Club: Enhance lighting and court quality to better serve members.

Sub-area Specific: South

- T22) Cold Ash Tennis Club: Install sports-grade sports-lighting to extend operating hours and boost attractiveness.
- T23) Downe House School Sports Centre: Leverage ten non-lit courts for weekend and holiday community programmes.
- T24) Henwick Worthy Sports Ground: Refurbish courts, add sports-lighting and enable pay-and-play bookings for local demand.
- T25) Kennet School (via Kennet Leisure Centre): Open four lit courts for extended evening tennis sessions.
- T26) Newbury Tennis Club: Upgrade ancillary facilities and surroundings to elevate overall club standard.
- T27) Park House School: Pilot community use of non-lit courts during favourable daylight periods.

- T28) Stockcross Recreation Ground: Improve court surfaces, install lighting and deploy online booking for community access.
- T29) St Bartholomew's School: Utilise two lit courts for structured after-school and weekend play.
- T30) St Finian's School: Offer non-lit courts for weekend and holiday play test sessions.
- T31) St Gabriel's School: Provide non-lit court access to local players during school breaks.
- T32) Thatcham Memorial Hall Tennis Club: Upgrade or install high-quality sport-lights to improve usability and appeal.
- T33) Trinity School: Make non-lit courts available on weekends and daytime slots.

Netball

WBC-wide

- N1) Prioritise refurbishment and updating of poor-quality or unplayable courts, including improvements to ancillary facilities such as changing rooms and lighting.
- N2) Implement secure community access protocols and guaranteed scheduling to enhance the reliability of facility use.

Sub-area Specific: East

- N3) Theale Green School: Upgrade changing rooms and secure community access. If league demand arises, refurbish the currently unplayable MUGA to match playing standards.
- N4) Willink School (Willink Leisure Centre): Introduce clear booking protocols and streamline access so both Bowmore NC and the school can use the courts without conflict.
- N5) Elstree School: Prioritise surface improvements and facility upgrades to support club training and competitive matches;

formalise access arrangements for community use alongside school sessions.

- N6) No immediate shortfall, but continue monitoring participation growth. Should demand outstrip supply, plan for dedicated netball courts in the East.

Sub-area Specific: North and West and West

- N7) Hungerford Leisure Centre: Preserve its commercial-league model, sports lighting and established usage patterns.
- N8) Mary Hare School: Back enhancements that elevate court quality and formalise community-school access for netball.
- N9) Target minor wear-and-access issues at various school and local-authority courts by resurfacing where needed and refining booking systems to meet both competition and recreational demand.

Sub-area Specific: South

- N10) St Gabriel's School & St Bartholomew's School: Retain their "Standard" status and negotiate improved access windows to ease scheduling pressures.
- N11) Kennet School: Urgently refurbish courts and update ancillary facilities.
- N12) Park House School: Overhaul playing surfaces and supporting infrastructure.
- N13) Trinity School: Resurface courts and address any sports-lighting or boundary issues.
- N14) Henwick Worthy Sports Ground: Renew the netball court and upgrade sports-lighting for wider public use.

PROVIDE

All Sports

WBC-wide

AGPs

- A12) Where new AGPs are built or resurfaced, consult with lesser played sports NGBs as to whether additional line markings should be included.

Ancillary Facilities

- A13) New changing and other ancillary facilities should be built to up-to-date quality and accessibility standards (meeting Building Regulations) and designed to follow the most up-to-date Sport England and NGB guidance. Provision should help ensure that the quality of the experience is enhanced for all and meets the needs of the clubs, teams and players using the pitch / ground.

Delivery, operation and monitoring

- A14) For development detailed in the adopted Community Infrastructure Levy (CIL), CIL monies could be secured towards the upgrade and management of existing strategic outdoor sports and recreation provision and creation of new provision and associated facilities (this includes playing pitches as identified in the PPS). However, it is recommended that local authority officers consider the benefits of bringing forward new and improved facilities related to development through s106 planning obligations as the most appropriate mechanism to understand and apply requirements generated for sports pitches and ancillary facilities by a given population.
- A15) Negotiations with developers to secure off-site contributions should be made based on up-to-date outputs from the Sport England Playing Pitch Calculator, and, where appropriate, additional contributions should be sought to enable purchase of

land to ensure that the spend of funds secured can be made to deliver the intended improvements.

- A16) Monitor closely the change in demand to map against projected demand and understand the real demand “on the ground” for additional match and training time. Additional new pitch provision, if required, should be provided only in response to demonstrable demand “on the ground”, together with a full understanding of feasibility and viability. The delivery of additional pitches should be made in a timely fashion, i.e. co-ordinated in alignment with demand, availability of supply and risk of loss of existing supply on unsecure sites. A “plan, deliver, monitor, manage” approach should therefore be taken to the provision of additional capacity.

Football

WBC-wide

Security of tenure

- F34) Ensure that all new 3G pitches and facilities have a secure community use agreement in place for the long-term (preferably in perpetuity) for community access for a 38 hour peak period¹² where feasible and that the appropriate body is identified to monitor and enforce such agreements. Providers should ensure that provision is made for different user groups during the peak period including clubs, pay and play, informal use and casual leagues.
- F35) Ensure that all new grass pitches and facilities have a secure community use agreement in place for the long-term (preferably in perpetuity) and that the appropriate body is identified to monitor and enforce such agreements.

Grass

- F36) Ensure, as far as possible, that any proposed new grass pitches have certainty of users (clubs / teams) committed to them and that commitments to the management and maintenance of the ground are in place prior to delivery. The management and operation of new pitches and facilities should rest with a single operator if possible.
- F37) Ensure that the supply of grass pitches can accommodate existing and future demand for matches in sync with the provision of additional 3G capacity. At no time should the total supply of grass pitches not be able to accommodate demand for play and “on the ground” demand for match play by each age group within the

structure of the game. The role of grass pitches is particularly important should the additional 3G capacity not be delivered.

- F38) Where needed, increased capacity and / or use of grass pitches to meet demand could come from a combination of the following. Measures a) to e) should be considered before additional grass pitches are proposed:
- a) Increasing reliability and capacity of pitches through improved quality, drainage and maintenance;
 - b) Considering better grouping of age groups (and therefore pitch types and sizes) on multi-pitch sites;
 - c) Making better use of pitches which are available for community use but not yet currently used by teams, where additional community use on those pitches would not result in unacceptable wear which significantly reduces a pitch’s ability to cope with the additional demand / use placed upon it (for example, careful consideration must be given to use of education site pitches if those pitches are already well-used by students during the week);
 - d) Re-opening disused pitches, where they provide supply in a location which can respond to demand;
 - e) Provision of additional pitches in appropriate locations as demand requires during the strategy period to:
 - i. respond to growth in demand (as a result of club unmet and latent demand, club growth, growth in social / informal and non-club participation, increased population and spatial gaps in provision) where this cannot be catered for on existing pitches; and / or,
 - ii. where feasible, provide new additional capacity on larger scale strategic housing allocation sites where a new club can be formed to fully utilise pitches

¹² The peak period is Mon-Thurs 5pm-9pm, Fri 5pm-7pm and Sat and Sun 9am-5pm.

provided, where such provision responds to demand arising from the new residents, and / or responds to insufficient supply locally to respond to demand, enabling an existing club to make the new pitches their home ground or an additional home ground. Such sites, if providing sufficient pitch capacity, could form new home grounds for nomadic clubs which currently play across more than one site and are looking to consolidate club activity in one location; and / or,

- iii. replace and increase the capacity of existing pitches of poor or standard quality; or, which prove uneconomical to manage and maintain; or, are unattractive to club use due to quality and / or cost.

F39) Suggested provision of grass pitch sizes need to be considered flexibly as calculator outputs for future provision are projections and do not reflect specificity of team composition on the ground. Therefore, provision could be made, for example, for 1 x 11v11 instead of 4 x 5v5 pitches to ensure that flexibility is there in the long-term for clubs to adapt pitch sizes and markings to the needs of teams they have at any given point in time. In all cases, consideration should be given to 11v11 equivalent size pitches to enable maximum flexibility, seasons to season, for pitch use. For example, it might be considered appropriate to provide 2 x 11v11 pitches which can be changed to accommodate a range of other pitch sizes in any given season, rather than providing smaller pitches in a configuration which may not be adaptable to larger size pitches if needed in the future. Consideration should also be given, when planning for additional grass pitches, the new 3v3 format likely to be introduced in the 2026/27 season.

- F40) New grass pitches should be secure and, where feasible, be designed to be resistant to dog fouling and vandalism.
- F41) When providing new grass pitches, the marked-out pitch should preferably be additional to other multi-functional green space, with conflation of uses avoided.
- F42) New grass pitches should be provided to a “good” quality, with programmes put in place and managed to help ensure that this quality is retained into the future.

AGPs

- F43) If a sand-based pitch is converted to 3G, ensure that provision does not assume an additional whole pitch of capacity is provided if there is already football played on a sand AGP surface which is converted.
- F44) New 3G pitches should be provided to a standard which helps to ensure that they can be put on the FA Register.

Delivery, operation and monitoring

- F45) Where the loss of an existing pitch is unavoidable, ensure that replacement pitch provision and associated facilities are provided to a good quality standard in a location appropriate to demand to mitigate loss. If proposals come forward to develop on these pitches, requirements of the National Planning Policy Framework¹³ and Sport England’s Playing Fields Policy¹⁴ must be met.
- F46) Ensure that the provision of any new pitches and facilities meet the most up-to-date quality design standards and dimensions supported by the FA and Sport England. Provision must ensure that genders and age groups are supported and catered for. Any new grass pitches provided by a developer must be signed-off by an agronomist prior to “handover”.

¹³ See para 104 in particular <https://www.gov.uk/government/publications/national-planning-policy-framework--2> NPPF, December, 2024

¹⁴ See https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

- F47) Ensure that new 3G pitches are marked out to cater for quarter pitch segregation and capable of hosting 11v11, 9v9, 7v7 and 5v5 matches. Essentially however, markings and design should be prepared aligned to an intended programme of use to ensure the pitch is best able to meet local demand. The FA, FF and the local authority should also consult with England Lacrosse to determine if markings for lacrosse are needed on the 3G.
- F48) Ensure that delivery of additional 3G pitch capacity takes into account use of non 3G based pitches by teams for training and informal use and the relationships and inter-dependencies with hockey use on sand-based pitches where they exist. Delivery in the right locations and at the right time should be carefully planned and managed, discussing patterns of use with the RFU (re WR22 3G pitches) and with EH (re sand-based pitches).
- F49) Ensure that any new facilities and other associated pitch infrastructure are provided to meet the most up-to-date Building Regulations, including, but not restricted to, those relating to accessibility.
- F50) Support opportunities to utilise sites not currently available for community use where the provider has indicated a desire to do so, where they fill a spatial gap in supply, address a local team's demand not already catered for locally and where secure use can be agreed.
- F51) Provision of new additional pitches which increase net capacity / supply will need to respond to demonstrable demand "on the ground". This is particularly important in the latter part of the strategy period to ensure that supply responds to demand which has actually or will come forward.
- F52) Support provision of or contributions to fund new 11v11 sports-lit 3G pitches where certainty of delivery of the intended new 3G is or can be put in place (for example, planning permission secured) and mitigation of loss of any existing grass pitch on which the 3G would be built, if relevant, is considered satisfactory.

- F53) Enable opportunity for club progression up the FA pyramid by ensuring that relevant pitches can meet FA requirements for progression to the next step.
- F54) The provision of additional pitches and / or facilities should be closely co-ordinated between NGBs, clubs, leagues, Sport England, the local authority and the land owner (where not one of the aforementioned bodies).

Sustainability

- F55) Ensure that proposals for new pitches, both grass and 3G, and ancillary facilities, are provided outside of relevant flood risk zones, or provision can be satisfactorily tested through the sequential and exceptions tests to mitigate satisfactorily against adverse impact and risk.
- F56) Ensure that proposals for new and resurfaced 3G pitches:
- a. provide satisfactory protection and mitigation to minimise rubber crumb and other infill loss (retrofitting containment where necessary);
 - b. set out a lifetime recycling plan for the surface / carpet;
 - c. have considered fully whether the surface should be provided to WR22 compliance if there is a local rugby club quantifiable demand for capacity to support play on grass pitches;
 - d. are constructed to meet FA and / or RFU recommended quality performance standards (subject to the demand the pitch is catering for) to meet performance testing criteria;
 - e. provide energy efficient directional LED sports-lighting; and,
 - f. satisfy tests applied by the local authority in relation to carbon emissions, whole lifecycle of materials and requirements for net gains in biodiversity;
 - g. for new pitches, explore the opportunities for provision on multi-pitch hub sites where demand can be demonstrated.

F57) Ensure that any new pitches and facilities have a sustainable long-term business and financial management plan in place to ensure long-term viability which includes usage plans. This includes, for 3G pitches in particular, the need for a pitch replacement fund and / or sinking fund to retain funds during use for refurbishment or replacement of the surface and for recycling of the carpet and infill, a maintenance programme agreed between the provider, local authority and the FA, and the provider must report to the local authority, Sport England and the FA on an annual basis on the state of the pitch replacement fund and / or sinking fund and statement of availability and use during the agreed peak period hours. Pitch replacement funds and / or sinking funds established should be monitored to ensure that collection is taking place. The costs of hiring 3G pitch time and space will need to be competitive to help ensure future viability but it is important that, to help enable transition from use of grass for matches to maximise use of capacity on 3Gs at weekends, match play charges reflect those paid for grass pitch use. This is particularly important in or close to areas of high deprivation where easy and affordable access is key for the community and clubs.

F58) Ensure that usage plans are developed for new 3Gs and include agreement on the balance of use between rugby (and other sports) where relevant.

F59) Given the nature of demand, provision set out in the sub-area sections below may require adjustment during the strategy period, and provision should be considered in a flexible way to allow provision of additional supply in one area to respond to demand which arises in another, in other words, reflecting spatial need across sub-area boundaries and likely travel times to the nearest pitch.

F60) A “plan, deliver, monitor, manage” approach should therefore be taken to the management and any necessary “re-packaging” of

existing supply (if necessary) and the provision of additional capacity.

Sub-area Specific: North and West

Grass

F61) Basic additional pitch requirements arising from growth in participation and population suggest that the following additional pitches need to be provided by 2041:

- 2 x adult football 11v11 grass pitches;
- 6 x youth 9v9 / 11v11 pitches;
- 4 x mini soccer 5v5 / 7v7 pitches; and,
- associated necessary ancillary facilities to serve the pitches' likely demand.

These numbers above, however, are without taking into account the potential for increasing capacity through other measures and do not address any current deficits in provision or overplay.

Based on analysis of other measures which could be introduced, such as improvement of existing poor and standard quality pitches to good quality (thereby improving their carrying capacity), capping mini and youth usage according to kick-off times and introducing play onto pitch available for community use but not currently being used, the range of supply needed, if these measures can be introduced could see the number of additional grass pitches being adjusted and in some cases no new additional pitches being needed. In summary, the range which could result if improvement measures can be introduced and headroom capacity can be practically used is as follows:

- 3-7 x adult football 11v11 grass pitches of headroom capacity;

- between 6 x youth 9v9 / 11v11 pitches required and 1 x headroom capacity;
- 4-5 x mini soccer 5v5 / 7v7 grass pitches of headroom capacity.

The distribution of additional grass pitches in the district and the numbers projected for North and West need to be considered flexibly in relation to demand in the South and East sub-areas, and the heat map of teams, particularly in relation to demand in and around the centres of population. For example, some demand arising in the North and West sub-area may better be located and accommodated for clubs in South, in Newbury or Thatcham, for example.

AGPs

F62) Take the following strategy to the provision of 3G pitches:

- Deliver 3 x full-size 11v11 sports lit 3G pitches in the sub-area.
- Given the location of clubs expressing demand for additional training capacity, some or all of the demand for 3G pitches seems likely to emerge on the boundary of the North and West sub-area and the South sub-area, relative to Thatcham and Newbury, and / or the boundary with the East sub-area close to either Thatcham or Reading. The location of demand arising should be monitored during strategy period to determine the most appropriate locations for additional capacity if, where and when needed “on the ground”.

Sub-area Specific: South

Grass

F63) Basic additional pitch requirements arising from growth in participation and population suggest that the following additional pitches need to be provided by 2041:

- 2 x adult football 11v11 grass pitches;
- 5 x youth 9v9 / 11v11 pitches;
- 6 x mini soccer 5v5 / 7v7 pitches; and,
- associated necessary ancillary facilities to serve the pitches’ likely demand.

These numbers above, however, are without taking into account the potential for increasing capacity through other measures and do not address any current deficits in provision or overplay.

Based on analysis of other measures which could be introduced, such as improvement of existing poor and standard quality pitches to good quality (thereby improving their carrying capacity), capping mini and youth usage according to kick-off times and introducing play onto pitch available for community use but not currently being used, the range of supply needed, if these measures can be introduced could see the number of additional grass pitches being adjusted and in some cases no new additional pitches being needed. In summary, the range which could result if improvement measures can be introduced and headroom capacity can be practically used is as follows:

- 3-6 x adult football 11v11 grass pitches of headroom capacity;
- between 7 x youth 9v9 / 11v11 pitches required and 1 x headroom capacity;
- 3-7 x mini soccer 5v5 / 7v7 grass pitches of headroom capacity.

F64) Work with Thatcham Tornados FC to explore opportunities to provide additional capacity for teams which currently play outside of the sub-area on existing / improved pitches or new pitches, given the club’s desire to see teams play in closer proximity to Thatcham.

AGPs

F65) Take the following strategy to the provision of 3G pitches:

- Deliver 3 x sports-lit full-size 11v11 3G pitches in the sub-area. Consider a 4th pitch in either this or neighbouring East sub-area, subject to where demand is most likely to make the location viable and the potential demand from rugby in the sub-area after quality improvements have been made at club grounds.
- Consider the following potential sites alongside others which come forward during the strategy period to accommodate some or all of this demand:
 - Faraday Road aspiration for full-size 11v11 sports-lit 3G.
 - Henwick Worthy aspiration for full-size 11v11 sports-lit 3G and consideration of the site for a second (WR22 compliant) 3G.
 - Newbury College aspiration for a full-size 11v11 sports-lit 3G.
 - One of either St Bartholomew's School or Trinity School aspirational conversion to 3G from sand-based AGP to full-size 11v11 sports-lit 3G (Trinity likely to require resurfacing sooner, although already has hockey use on it). One of either pitch to be retained as "reserve" for hockey use in long-term and provide capacity until Henwick Worthy additional sand-based AGP delivered. Also see and align with Hockey recommendations.

Sub-area Specific: East

Grass

F66) Basic additional pitch requirements arising from growth in participation and population suggest that the following additional pitches need to be provided by 2041:

- 3 x adult football 11v11 grass pitches;
- 7 x youth 9v9 / 11v11 pitches;
- 3 x mini soccer 5v5 / 7v7 pitches; and,
- associated necessary ancillary facilities to serve the pitches' likely demand.

These numbers above, however, are without taking into account the potential for increasing capacity through other measures and do not address any current deficits in provision or overplay.

Based on analysis of other measures which could be introduced, such as improvement of existing poor and standard quality pitches to good quality (thereby improving their carrying capacity), capping mini and youth usage according to kick-off times and introducing play onto pitch available for community use but not currently being used, the range of supply needed, if these measures can be introduced could see the number of additional grass pitches being adjusted and in some cases no new additional pitches being needed. Adding a return of exported demand also adjusts these figures. In summary, the range which could result if improvement measures can be introduced and headroom capacity can be practically used is as follows:

- 1-8 x adult football 11v11 grass pitches of headroom capacity;
- 5-10 x youth 9v9 / 11v11 pitches required;
- 5-6 x mini soccer 5v5 / 7v7 grass pitches of headroom capacity.

F67) Support additional pitch capacity being made available, either through improvements to existing pitch quality where it is

feasible, bringing into / back into use pitches no longer available for community use or provision of additional new grass pitches, for teams which currently have exported demand and wishing to return to the East sub-area. Calcot Royals, Burghfield and Theale Tigers are the clubs to which this applies. Provision should be considered in light of the most up-to-date picture of exported demand, but requirements are likely to be to provide for around:

- 6 match equivalents (1-2 pitches) for 5v5 teams;
- 7 match equivalents (1-2 pitches) for 7v7 teams;
- 4.5 match equivalents (1-2 pitches) for 9v9 teams; and,
- 0.5 match equivalent (1 pitch) for 11v11 youth teams.

AGPs

F68) Take the following strategy to the provision of 3G pitches:

- Deliver 3 x sports-lit full-size 11v11 3G pitches in the sub-area. Consider a 4th pitch in either this or neighbouring South sub-area, subject to where demand is most likely to make the location viable and the potential demand from rugby in the sub-area after quality improvements have been made at club grounds.
- Consider the following potential sites alongside others which come forward during the strategy period to accommodate some or all of this demand:
 - Kennet School aspiration for full-size 11v11 sports-lit 3G.
 - Theale Green School aspiration for full-size 11v11 sports-lit 3G.
- Given the location of clubs expressing demand for additional training capacity, some or all of the remaining demand for 1 x 3G pitch seems likely to arise close to Reading or Thatcham, relative to the A4 corridor. The location of demand arising should be monitored during strategy period to determine

appropriate location for additional capacity if needed “on the ground”.

Hockey

WBC-wide

Security of tenure

H20) Ensure that all new pitches and facilities have a secure community use agreement in place for the long-term (preferably in perpetuity) for peak period use and that the appropriate body or bodies are identified to monitor and enforce such agreements. Pitches should be available for 38 peak period hours (Mon – Thurs 5pm-10pm, Fri 5pm-7pm and Sat – Sun 9am-5pm).

AGPs

H21) Where the loss of an existing pitch is unavoidable, subject to relevant sub-area specific recommendations, provide replacement pitch capacity on a surface compliant for hockey use to a good quality standard in a single site / location appropriate to demand, to mitigate loss. If such pitches are unavoidably lost, replacement should be made in line with Sport England's Playing Fields Policy¹⁵ to mitigate this loss satisfactorily.

Delivery, operation and monitoring

H22) The provision of additional pitches and / or facilities should be closely co-ordinated between NGBs, clubs, leagues, Sport England, the local authority, and the land owner (where the latter is not one of the aforementioned bodies).

H23) Proposals for new sand based AGPs on education sites which are designed to meet only the needs of the students (i.e. without

community use / for hire) and are funded by the school, College or Trust should be supported in principal where they provide a facility for the establishment and demonstrate that they do not have a detrimental impact on the viability of full-size community use AGPs.

H24) New AGP pitches will be considered as “development” and the local authority should consider applying requirements to proposals, through planning policy, for future new AGPs, which assess impact in relation to carbon emissions from development through to the long-term use of the pitch, sports lighting and ancillary facilities, the impact of travel to and from the site and how the local authority and other partners will help to mitigate the impact of travel by private car and encourage active travel, the life of the surface and recycling at the end of its life, confirmation of maintenance regimes and viability of funding for them in the long-term to ensure longevity of the surface, and how net gains in biodiversity will be achieved.

H25) New AGPs should be located on a managed site hosted by a provider which will: adhere to the recommendations for pitches; and, not rely on third party management of the pitch and ancillary facilities.

Sustainability

H26) Ensure that proposals for new AGPs satisfy tests applied by the local authority in relation to carbon emissions, whole lifecycle of materials (including recycling) and requirements for net gains in biodiversity.

H27) Ensure that proposals for new AGPs, and ancillary facilities, are provided outside of relevant flood risk zones, or provision can be

¹⁵ See https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

satisfactorily tested through the NPPF sequential and exceptions tests to mitigate satisfactorily against adverse impact and risk.

- H28) Ensure that the provision of any new pitches and facilities meet the most up-to-date quality design standards and dimensions supported by the NGB and Sport England and include directional energy efficient LED sports lighting with a minimum of 350 lux.
- H29) Ensure that any new facilities and other associated pitch infrastructure are provided to meet the most up-to-date Building Regulations, including, but not restricted to, those relating to accessibility. Pitches should be secure; be easily and safely accessible by cycle, foot and public transport; have secure cycle storage / parking; electric vehicle charge points; and, have sufficient car parking spaces to accommodate demand for the use of the facility and any associated shared uses and comply with the most up-to-date Highways Authority, Local Planning Authority and Sport England requirements / guidance.
- H30) Ensure that any new pitches and facilities have a sustainable long-term business and financial management plan in place to ensure long-term viability. This must include arrangements for a sinking fund to ensure that the replacement or refurbishment of the pitch surface is viable when renewal is likely to be required. Sink funds established should be monitored to ensure that collection is taking place. It should also include a management and maintenance regime appropriate for the surface and level of use agreed with the appropriate bodies (for example, the local authority, England Hockey and / or Sport England).
- H31) The location of any new AGPs for hockey must be considered within the context of the long-term security, viability and sustainability of the pitch for hockey use. Co-location with other sports such as tennis and netball (if a Gen2 surface) and / or on school sites, where the security of community use can be confirmed with the school and Trust should be considered to help enable viability in the long-term.

Sub-area Specific: East

AGPs

- H32) Explore opportunities to introduce lighting at Elstree School, if security of tenure can be gained, to enable the club to move to use of a single pitch site to accommodate both matches and training needs to 2041. If this option can be delivered, the Willink Leisure Centre AGP could be considered for a 3G surface at the next point when resurfacing is required. Alternatively, Scarlet Runners HC could consider relocation to the hockey hub site at Henwick Worthy (South sub-area) if the second AGP is delivered.

Sub-area Specific: South

AGPs

- H33) Provide a second full-size sports-lit sand based AGP at Henwick Worthy (as a high priority given the risk to losing use of Trinity School AGP) to create a one-site hockey hub site and secure use of the AGPs for hockey as the primary use with the first choice of playing slots for hockey. If a second pitch is delivered at Henwick Worthy, the pitch must demonstrate viability in the long-term from either hockey only use or dual use with football, with hockey needs having priority and should 3G capacity be increased to cater for football.

Rugby

WBC-wide

Security of tenure

R24) Ensure that all grass and 3G new pitches and facilities have a secure community use agreement in place for the long-term (preferably in perpetuity), including secure tenure, and that the appropriate body is identified to monitor and enforce such agreements.

Grass

R25) Where the loss of an existing pitch is unavoidable, provide replacement pitches or capacity to good quality standard in a location appropriate to required evening and weekend demand to mitigate loss. If such pitches are unavoidably lost, replacement should be made in line with Sport England's Playing Fields Policy¹⁶ to mitigate this loss satisfactorily.

AGPs

R26) Ensure that proposals for new and resurfaced WR22 compliant 3G pitches:

- a) provide satisfactory protection and mitigation to minimise rubber crumb and other infill loss (retrofitting containment if necessary);
- b) set out a lifetime recycling plan for the surface / carpet;
- c) are constructed to meet FA and RFU recommended quality performance standards to meet performance testing criteria (and tested each time that the surface is required to have accreditation renewed); and,
- d) provide energy efficient directional LED sports-lighting;

- e) satisfy tests applied by the local authority in relation to carbon emissions, whole lifecycle of materials and requirements for net gains in biodiversity.

Delivery, operation and monitoring

R27) Enable the supply of additional pitch capacity to accommodate existing overplay, deficit in capacity and future demand.

R28) The total amount of additional supply should come from a variety of sources, i.e. the projected demand is unlikely to need to be delivered solely through additional, new, grass pitches. Increased capacity to this amount will come from a combination of:

- i) Increase reliability of pitch use and improving the quality and / or maintenance regimes of existing pitches to improve quality to at least "good" quality to accommodate 3.3 match equivalents per week (where viable / subject to funding and a business plan being in place to ensure maintenance costs are catered for in the long-term) (see Enhance);
- ii) providing sports lighting to increase evening training capacity (see Enhance);
- iii) securing community use and security of tenure on current non-club unsecure sites if possible and feasible for club use, for example on education or other provider sites;
- iv) new additional pitches at existing club grounds where feasible, for example, through reconfiguration of existing pitch layouts to accommodate additional pitches, or provision adjacent or close to existing club sites;
- v) utilising playing fields:
 - a. with unused community use, lapsed or closed pitches if anticipated demand does not require them to be

¹⁶ See https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

retained for their previous sport after measures to accommodate capacity needs have been introduced (see Football assessment);

- b. which currently have no community use, where the operator / provider / owner is willing to open up for rugby team use; and / or,
 - vi) WR22 compliant 3G pitch(es) to serve as strategic provision if other provision to accommodate overplay and additional demand cannot be catered for through the above measures. (If a shared rugby and football 3G is seen as a solution for both sports, a programme of use and certainty of availability for each sport should be agreed.) Consider the role that rugby demand could play in the provision of 3G pitches, either for sole use or in part with football, in the areas where demand for rugby clubs might not be accommodated by pitch improvement measures and provision of additional grass capacity. 3G pitches would need to be provided with sports-lighting and to WR22 standard.
- R29) New additional pitches required should be provided as close to existing club grounds or provided on new sites which accommodate all club needs. Where this cannot be achieved and provision of s106 or CIL monies are not provided to enhance capacity at existing clubs sites, satellite grounds could be explored, but practical use will be dependent upon a club's ability to adequately run (and maintain) a satellite ground. Volunteer capacity must feature as one of the tests to assess viability and feasibility, amongst others, and other risks to the club's long-term sustainability and viability must be mitigated. An alternative option, subject to financial viability and critical masses required to ensure viability both at start-up and in the long-term could be the establishment of a new club at a new ground. All off-club site provision must take into account the

RFU position on provision of pitch capacity and facilities away from existing club sites.

- R30) Provision of new additional pitches will need to respond to demonstrable demand "on the ground". This is particularly important in the latter part of the strategy period to ensure that projected demand has actually come forward. A "plan, deliver, monitor, manage" approach should therefore be taken to the provision of additional capacity.
- R31) The provision of additional pitches and / or facilities should be closely co-ordinated between the club, RFU, Sport England, the local authority, and the land owner (where not one of the aforementioned bodies).
- R32) Ensure that usage plans are developed for new 3Gs and include agreement on the balance of use between rugby and other sports where relevant.
- R33) Ensure that the provision of any new pitches and facilities meet the most up-to-date quality design standards and dimensions supported by the Rugby Football Union and Sport England.
- R34) Ensure that any new facilities and other associated pitch infrastructure are provided to meet the most up-to-date Building Regulations, including, but not restricted to, those relating to accessibility.
- R35) Support provision of or contributions to fund new full-size sports-lit 3G pitches where certainty of delivery of the intended new 3G is or can be put in place (for example, planning permission secured) and mitigation of loss of the existing grass pitch on which the 3G would be built is considered satisfactory.

Sustainability

- R36) Ensure that proposals for new pitches, both grass and 3G, and ancillary facilities, are provided outside of relevant flood risk zones, or provision can be satisfactorily tested through the

- sequential and exceptions tests to mitigate satisfactorily against adverse impact and risk.
- R37) Ensure that any new pitches and facilities have a sustainable long-term business and financial management plan in place to ensure long-term viability. which includes usage plans. This includes, for 3G pitches in particular, the need for a sinking fund to retain funds during use for refurbishment or replacement of the surface and for recycling of the carpet and infill, a maintenance programme agreed between the provider, local authority and the RFU, and the provider must report to the local authority, Sport England and the RFU on an annual basis on the state of the sinking fund and statement of availability and use during the agreed peak period hours. Sinking funds established should be monitored to ensure that collection is taking place. The costs of hiring 3G pitch time and space will need to be competitive to help ensure future viability but it is important that, to help enable transition from use of grass for matches to maximise use of capacity on 3Gs at weekends, match play charges reflect those paid for grass pitch use.
- R38) Seek to provide additional capacity, where needed, at (or, if this is not possible, within close proximity to) existing club home grounds as a preference over sites far from home grounds, where physical, ownership and planning constraints do not prevent such change. This will help to ensure the long-term financial stability of clubs given the social tradition and culture of the sport. Developer contributions sought for pitch provision / improvements for rugby should (for example, from the Community Infrastructure Levy or section 106 planning obligations) where feasible within planning regulations be considered first as contributions towards existing rugby club sites given the nature of how and where rugby is played (as a club on-site based sport). This could help to avoid contributions being sought or spent inappropriately on sites which may be

remote from existing club home grounds and infrastructure and help to ensure any new provision or additional capacity provided through development is used (and in the most effective way). Additional capacity could be provided through grass, hybrid or 3G pitches.

Sub-area Specific: North and West

Grass

- R39) Support provision of an additional senior grass pitch at Hungerford RFC (The Triangle) with posts on the existing ground, should future demand require it.

Lighting

- R40) Provide sports-lighting on one pitch at Hungerford RFC.

3G

- R41) Support access for Hungerford RFC to 3G capacity, if a less than full-size WR22 compliant is delivered on land adjacent to John O’Gaunt School.

Sub-area Specific: South

Lighting

- R42) Provide sports-lighting on one pitch at Newbury RFC.
R43) Provide sports-lighting on one pitch at Thatcham RFC, within the context of the masterplan for the overall site.

Grass and 3G

- R44) After quality and capacity improvements have been made at Newbury RFC, provide up to 2 x additional grass pitches if and when demand requires it and if a suitable site can be found for new additional or accessing existing pitches, or provide an opportunity for club to access a WR22 3G if in close proximity, to support training demand in particular.

- R45) After quality and capacity improvements have been made at Thatcham RFC (Henwick Worthy), provide 1 x additional grass pitch if and when demand requires it, perhaps later in the strategy period, and if a suitable site can be found for new additional or accessing existing pitches, or provide an opportunity for club to access a WR22 3G if in close proximity, to support training demand in particular. The recommendation needs to be seen within the context of the masterplan for the overall site.

Sub-area Specific: East

Lighting

- R46) Provide sports-lighting on one pitch at Aldermaston RFC.
R47) Provide sports-lighting on one pitch at Tadley RFC.

Grass and 3G

- R48) After quality and capacity improvements have been made at Tadley RFC, 1 x additional grass pitch if and when demand requires it or provide an opportunity for club to access a WR22 3G if in close proximity, to support training demand in particular.

Cricket

WBC-wide

Security of tenure

- C22) Assuming that unsecure sites can be secured for community use and other measures to improve existing capacity have been taken, consider providing 107 additional grass pitches, or 9 additional artificial pitches, or a combination of both grass and artificial is more realistic. This could be provided (on existing grounds rather than a new ground where feasible and where the provision of additional capacity equates to real availability on the days demand requires. Where the additional demand is for capacity at existing club home grounds and there is no additional capacity on days when new teams require pitch use, an additional new ground may be required should the team generating the demand not be willing to play at sites where there may be available capacity when it is required.
- C23) Where the loss of an existing pitch or practice nets is unavoidable, provide replacement pitch capacity with secure community use to good quality standard in a location appropriate to demand to mitigate loss.
- C24) Ensure that all new pitches and facilities have a secure community use agreement in place for the long-term (preferably in perpetuity) and that the appropriate body is identified to monitor and enforce such agreements.

Grass

- C25) Ensure that the provision of any new pitches and facilities meet the most up-to-date quality design standards and dimensions supported by the NGB and Sport England.
- C26) Ensure that any new facilities and other associated pitch infrastructure are provided to meet the most up-to-date Building

Regulations, including, but not restricted to, those relating to accessibility.

- C27) Ensure that any new pitches and facilities have a sustainable long-term business and financial management plan in place to ensure long-term viability.
- C28) Seek to provide additional capacity, where needed, at (or, if this is not possible, within close proximity to) existing club home grounds as a preference over sites far from home grounds, where physical, ownership and planning constraints do not prevent such change. This will help to ensure the long-term financial stability of clubs given the social tradition and culture of the sport.
- C29) The total amount of additional supply should come from a variety of sources, i.e. the projected demand is unlikely to need to be delivered solely through additional, new, grass pitches. Increased capacity to this amount will come from a combination of:
- Improved maintenance on sites that are rated as poor which will increase the number of match equivalents that the pitch can sustain.
 - Provide replacement of surfaces (at artificial pitches) which will increase the number of match equivalents that the pitch can sustain.
 - Provide in situ practice nets for training to move the usage for training from the match pitches to the practice nets.
 - Provide additional grass or artificial pitches on existing sites to increase capacity, where feasible to do so.
 - Bringing disused pitches back into use where and when necessary, provided they are in close proximity to the identified demand (i.e. providing additional capacity on sites

where grass pitches are not currently in use but where there have been pitches before);

- Provision of new additional grass pitches at new grounds provided they are in close proximity to the identified demand.

Delivery, operation and monitoring

- C30) The combination of provision between grass and artificial pitches will need to be provided to fit with real demand (for example, to match increased participation in the junior and women's game should it materialise as projected / targeted by the ECB / the County Cricket Board)¹⁷.
- C31) The management of existing supply and the balance between supply and demand should be closely monitored and provision managed to ensure that supply (i.e. grounds) is best suited to the type and format of the game played and when matches take place. The provision of additional pitches and / or facilities should also be closely co-ordinated between the NGB, clubs, league administrators, Sport England, the local authority, and the landowner (where the latter is not one of the aforementioned bodies) to ensure that additional supply responds to required demand.

Sustainability

- C32) Ensure that proposals for new pitches and ancillary facilities, are provided outside of relevant flood risk zones, or provision can be satisfactorily tested through the sequential and exceptions tests to mitigate satisfactorily against adverse impact and risk.
- C33) Ensure that any new facilities and other associated pitch infrastructure are provided to meet the most up-to-date Building

¹⁷ While projections have made assumptions about use, should for example, adult team demand come forward more for midweek than weekend matches, the balance

between grass pitch and artificial pitch provision may need to change to reflect the preferred surface for midweek matches.

Regulations, including, but not restricted to, those relating to accessibility.

- C34) Ensure that any new facilities and other associated pitch infrastructure are provided to meet the most up-to-date Building Regulations, including, but not restricted to, those relating to accessibility.

Sub-area Specific: East

C35) Within this sub-area, the following measures should be taken to address the current and projected demand:

- Enable the supply of additional pitch capacity to accommodate existing overplay and future demand to a total equivalent capacity of 23 additional grass pitches, or 2 additional artificial pitches, or a combination of both grass and artificial is more realistic, across this sub-area.
- Providing for additional supply should come, broadly sequentially, following the process set out in the district-wide recommendation above in PROVIDE, bullet point ix).
- If additional pitches are required, capacity increases should be concentrated at the following sites as these clubs are continuing to grow and require additional facilities to service this growth. It should be noted these sites are already at or close to capacity so securing access to existing grounds with spare capacity or providing new grounds should be considered as a priority. Each site needs to undertake an assessment to identify exactly how much and where additional capacity can be provided.
 - Aldermarston Recreational Society
 - Englefield Road Recreation Ground
 - Jack's Booth Ground (Sulhampstead & Ufton CC)

Sub-area Specific: North and West

C36) Within this sub-area, the following measures should be taken to address the current and projected demand:

- Enable the supply of additional pitch capacity to accommodate existing overplay and future demand to a total equivalent capacity of 30 additional grass pitches, or 3 additional artificial pitch, or a combination of both grass and artificial is more realistic, across this sub-area.
- Providing for additional supply should come, broadly sequentially, following the process set out in the district-wide recommendation above in PROVIDE, bullet point ix).
- If additional pitches are required, capacity increases should be concentrated at the following sites as these clubs are continuing to grow and require additional facilities to service this growth. It should be noted these sites are already at or close to capacity so securing access to existing grounds with spare capacity or providing new grounds should be considered as a priority. Each site needs to undertake an assessment to identify exactly how much and where additional capacity can be provided.
 - Bradfield Playing Field
 - Goosecroft Recreation Ground
 - Hungerford CC
 - West Isley CC
 - Yattendon Cricket Ground

Sub-area Specific: South

C37) Within this sub-area, the following measures should be taken to address the current and projected demand:

- Enable the supply of additional pitch capacity to accommodate existing overplay and future demand to a total equivalent capacity of 59 additional grass pitches, or 5

additional artificial pitch, or a combination of both grass and artificial is more realistic, across this sub-area.

- Providing for additional supply should come, broadly sequentially, following the process set out in the district-wide recommendation above in PROVIDE, bullet point ix).
- If additional pitches are required, capacity increases should be concentrated at the following sites as these clubs are continuing to grow and require additional facilities to service this growth. It should be noted these sites are already at or close to capacity so securing access to existing grounds with spare capacity or providing new grounds should be considered as a priority. Each site needs to undertake an assessment to identify exactly how much and where additional capacity can be provided.
 - Falkland CC
 - Thatcham Town CC

Lacrosse

WBC-wide

- LA4) Ensure that, for the delivery of any 3G pitches, England Lacrosse is consulted and provision made if necessary, for lacrosse markings so that the pitch can host lacrosse. This includes 9v9 3G provision, given the anticipated interest in 6v6 lacrosse around the time of the 2028 Olympics.
- LA5) Provide Phoenix Lacrosse Club with a 'home' venue with three Lacrosse pitches to service their current membership and facilitate the growth of the club. Location to be close to Newbury and could be a shared site. Options to be agreed with the Phoenix Lacrosse Club (Newbury).

Tennis

WBC-wide

- T34) Support the development of new tennis and padel tennis facilities across multiple contexts. Consider parks, clubs, leisure centres and private-sector venues equally when identifying sites for new courts.
- T35) Only permit conversion of existing tennis courts to padel where an LTA-approved capacity assessment confirms that traditional tennis demand will continue to be met.
- T36) Insist on clear commitments to community use and accessible pricing models. A community use agreement should be recommended as a condition for planning permission.

Sub-area Specific: South

- T37) Henwick Worthy Sports Ground: provide new padel tennis courts.

Netball

WBC-wide

- N15) Increase the number of dedicated netball courts to reduce conflicts from multi-use.

Sub-area Specific: North and West

- N16) In areas where existing sites are school-locked, explore off-site contributions or partnerships to create dedicated, community-accessible netball courts.

Sub-area Specific: South

- N17) Newbury Junior NC (110 members) currently struggles with inconsistent access at St Gabriel's. A dedicated venue or additional courts would secure regular training and match play.