



# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY & ACTION PLAN

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QUALITY, INTEGRITY, PROFESSIONALISM

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# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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## CONTENTS

GLOSSARY .....	1
PART 1: INTRODUCTION .....	2
PART 2: VISION .....	9
PART 3: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS .....	10
PART 4: STRATEGIC RECOMMENDATIONS .....	27
PART 5: ACTION PLAN.....	39
PART 6: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE .....	52
APPENDIX ONE: FUNDING PLAN.....	57

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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## GLOSSARY

3G	Third Generation (artificial turf)
AGP	Artificial Grass Pitch
BC	Bowls Club
CC	Cricket Club
CSP	County Sports Partnership
ECB	England and Wales Cricket Board
EH	England Hockey
FA	Football Association
FC	Football Club
FIFA	Fédération Internationale de Football Association
FPM	Facilities Planning Model
GIS	Geographical Information Systems
HC	Hockey Club
KKP	Knight, Kavanagh and Page
LDF	Local Development Framework
LMS	Last Man Stands
NGB	National Governing Body
NHS	National Health Service
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Need
ONS	Office for National Statistics
PPS	Playing Pitch Strategy
PQS	Performance Quality Standard
RFU	Rugby Football Union
RFC	Rugby Union Football Club
S106	Section 106
TGR	Team Generation Rate
TC	Tennis Club
U	Under

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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## PART 1: INTRODUCTION

This is the Playing Pitch Strategy (PPS) for Tandridge. Building upon the preceding Assessment Report, it provides a clear, strategic framework for the maintenance and improvement of existing playing pitch and accompanying ancillary facilities up to 2033 (in line with the emerging Local Plan).

Please note that for this study, stages A and B of the audit and assessment were completed by another consultancy, with KKP then producing the Assessment Report (Stage C) and this Strategy (Stage D).

The Strategy has been developed to provide:

- ◀ A vision for the future improvement and prioritisation of playing pitches.
- ◀ A number of aims to help deliver the recommendations and actions.
- ◀ A series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of the playing pitch stock.
- ◀ A series of sport by sport recommendations which provide a strategic framework for sport led improvements to provision.
- ◀ A prioritised area-by-area Action Plan to address key issues.

A PPS delivers the evidence required to ensure that sufficient land is available to meet existing and projected future playing pitch requirements. Its robust evidence base should inform and be implemented into planning policy and other relevant corporate strategies to enable local policies, planning and sport development criteria to work efficiently and effectively.

The Strategy is capable of:

- ◀ Providing a clear framework for all playing pitch providers, including the public, private and third sectors;
- ◀ Clearly addressing the needs of all identified sports within the area, picking up on particular local demand issues;
- ◀ Addressing issues of population growth and major growth/regeneration areas;
- ◀ Addressing issues of cross boundary facility provision;
- ◀ Addressing issues of accessibility, quality and management with regard to facility provision;
- ◀ Standing up to scrutiny at a public inquiry as a robust study;
- ◀ Supporting funding applications;
- ◀ Providing realistic aspirations which are implementable within the local authority's budgetary position and procurement regime.

The Strategy and Action Plan recommends a number of priority projects for Tandridge which should be realised over the Local Plan period. It provides a framework for improvement and, although resources may not currently be in place to implement it, potential partners and possible sources of external funding.

Partner organisations have a vested interest in ensuring that existing playing fields, pitches and ancillary facilities are protected and enhanced. As such, many of the objectives and actions within this document need to be delivered and implemented by a wide range of bodies such as National Governing Bodies of Sport (NGBs), sports organisations, education establishments and parish/town councils. In many instances, the Council will not

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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be the agency which delivers these actions or recommendations; the PPS is not just for the Council to act upon, it applies to/for all the stakeholders and partners involved.

## **Scope**

The PPS covers the following playing facilities:

- ◀ Football pitches (including 3G artificial grass pitches (AGPs))
- ◀ Rugby union pitches (including World Rugby compliant 3G AGPs)
- ◀ Cricket pitches
- ◀ Hockey pitches (sand/water based AGPs)

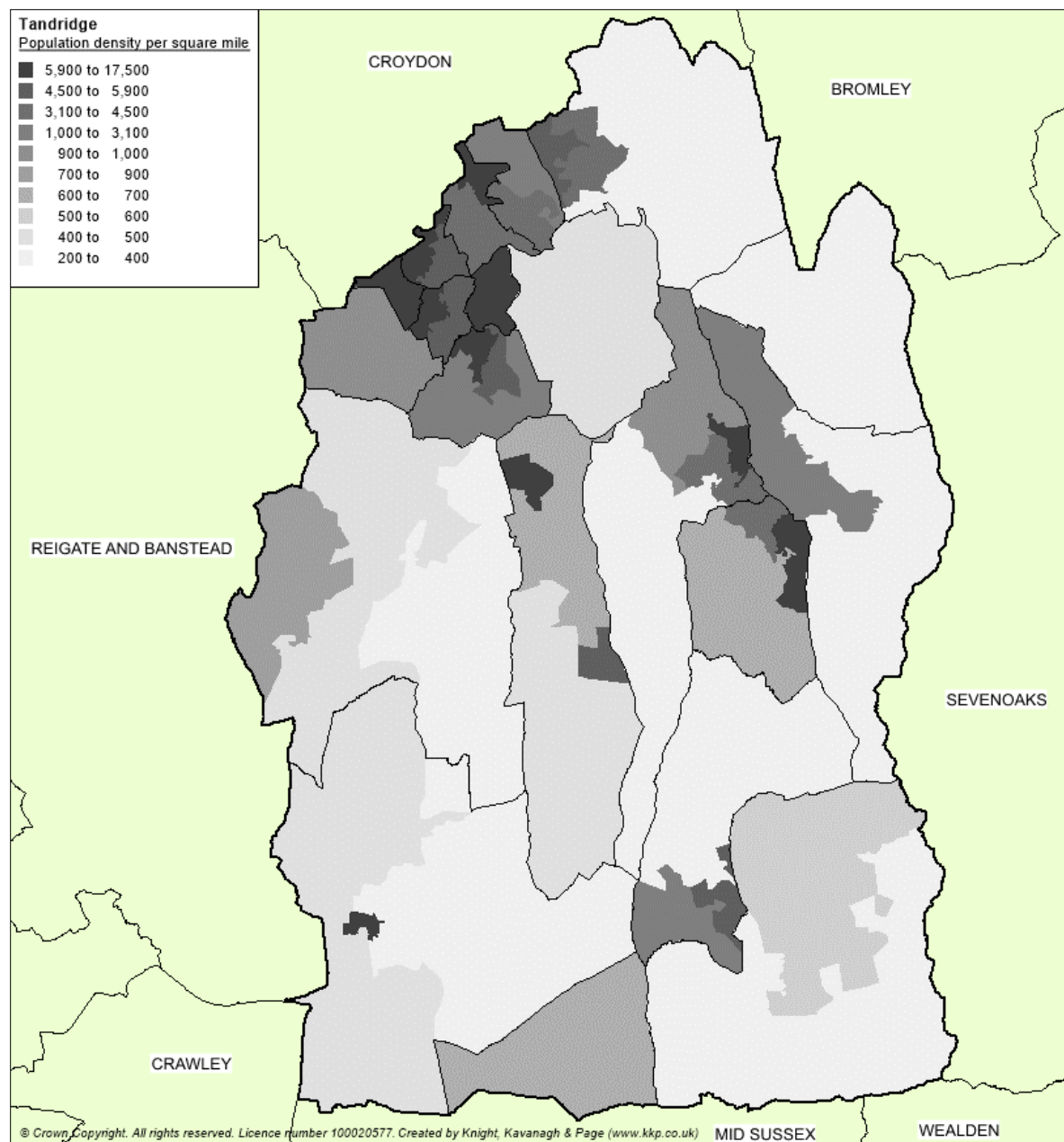
It should also be noted that, although rugby league has been included within the wider scope of the study, no such activity currently takes place within Tandridge. As such, no information relating to the sport is included.

## **Study area**

The study area is the whole of the Tandridge District Council administrative area. A map of this can be seen overleaf in Figure 1.1.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

Figure 1.1: District map



# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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### 1.1: Context

The rationale for undertaking this study is to identify current levels of provision within Tandridge across the public, education, voluntary and commercial sectors and to compare this with current and likely future levels of demand. The primary purpose of the PPS is therefore to provide a strategic framework that ensures the provision of playing pitch facilities meets the local needs of existing and future residents.

Concern at national government level over the loss of playing fields prompted the development of localised playing pitch assessments and strategies which identify current and future requirements for playing fields. Developing a strategic approach to the analysis of playing pitch supply and demand is necessary to:

- ◀ Protect playing pitches against development pressures on land in, and around, urban areas.
- ◀ Identify pitch (natural grass and artificial) supply and demand issues in relation to predicated population changes.
- ◀ Address 'demand' pressures created as a result of specific sports development pressures e.g. growth of mini soccer and wider use of artificial grass pitches.
- ◀ Address budget pressures and public-sector cuts.

This strategy provides an evidence base for planning decisions and funding bids and background evidence to support Local Plan policies in relation to formal recreation. It will ensure that this evidence is sound, robust and capable of being scrutinised through examination and meets the requirements of the National Planning Policy Framework (NPPF).

One of the core planning principles of the NPPF is to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

Section 8 of the NPPF deals specifically with the topic of healthy communities; Paragraph 73 discusses the importance of access to high quality open spaces and opportunities for sport and recreation that can make an important contribution to the health and well-being of communities.

Paragraphs 73 and 74 discuss assessments and the protection of "existing open space, sports and recreational buildings and land, including playing fields". A PPS will provide the evidence required to help protect playing fields to ensure sufficient land is available to meet existing and projected future pitch requirements.

Paragraph 76 and 77 promote the identification of important green spaces by local communities and the protection of these facilities. Such spaces may include playing fields.

### ***Tandridge Local Plan***

The Council is preparing a Local Plan to deliver housing, employment and other types of development to meet local need up to 2033. This will guide key planning decisions and allow local people more control over where development goes. The aim is for a plan which:

- ◀ Delivers much needed infrastructure.
- ◀ Helps provide urgently needed affordable housing and homes for all communities.
- ◀ Preserves the open character of the area and the highly valued green belt.

# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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- ◀ Supports local business and attracts inward investment, helping the area thrive and capitalise on connections with London, Gatwick and the South East.
- ◀ Helps ensure the District remains a place where people want to live, work and visit.

As part of the process, the Council has conducted three consultations under Regulation 18 of the Town and Country Planning regulations (2012); the Local Plan Issues and Approaches consultation (2015); the Local Plan Sites consultation (2016) and the Garden Settlement and Strategic Sites consultation (2017).

The next stage is for the Council to prepare and submit a draft Local Plan, with the intention for this to be complete between July and September 2018. The PPS, together with many other evidence-based documents, should be used to inform this.

### ***Garden Settlement***

The creation of a Garden Settlement within Tandridge will deliver a number of key objectives:

- ◀ Provide much need homes for local people.
- ◀ Protect the Green Belt by preventing a scattergun approach to development.
- ◀ Enable the delivery of proper infrastructure to support homes in the District, including schools, health care facilities, a supermarket and investment in roads.
- ◀ Prevent over development of built up areas.

The current preferred option is for the expansion of South Godstone to create the new Garden Settlement, with up to 5,000 new homes delivered over the next 15-20 years. The key planning benefits for this are:

- ◀ Rebalancing away from the more sensitive North of the District, which has seen majority of past growth.
- ◀ Low transport infrastructure hurdle; key opportunity to make best use of railway station.
- ◀ Secondary school in central location.
- ◀ Targeting investment and enhancing sustainability of existing community and settlement.
- ◀ Few constraints and lower landscape sensitivity.
- ◀ Location close to Lamb's Business Park with proposals to integrate employment.
- ◀ Delivery of timely infrastructure and early housing.

The development of a Garden Settlement will have important implications in the District in respect of demand for sports and recreation provision. Such a large development will warrant the creation of new playing pitch facilities and/or the improvement of existing provision and the PPS will consider this and help identify and inform what is required.

### ***Tandridge Corporate Plan***

The Council's key corporate objectives for 2017/2018 for making Tandridge a vibrant place to live, work and visit are to:

- ◀ Provide high quality, customer friendly services.
- ◀ Make efficient and effective use of resources.
- ◀ Support residents and protect the local environment.
- ◀ Work with local businesses to promote economic growth and employment.
- ◀ Work in partnership with other public services to deliver the best service possible.



# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

While all of these are of relevance to the PPS, the third objective is of particular importance.

## 1.2: Headline findings

The table below highlights the quantitative headline findings for the playing pitch sports in Tandridge from the preceding Assessment Report. For qualitative findings and site-specific findings, please see Part 3: Sport Specific Recommendations and Scenarios, and Part 6: Action Plan.

Current demand is calculated from an analysis of overplay and spare capacity, whereas future demand takes into consideration club aspirations and population growth up to 2033 (using ONS figures).

*Table 1.1: Quantitative headline findings*

<b>Sport</b>	<b>Current demand</b>	<b>Future demand (2033)</b>
Football (grass pitches)	Spare capacity of 15.5 adult match sessions; No spare capacity/shortfall of youth 11v11 match sessions; Spare capacity of 3.5 youth 9v9 match sessions; Spare capacity of 3.5 mini 7v7 match sessions; Spare capacity of 2 mini 5v5 match sessions.	Spare capacity of 12 adult match sessions; Shortfall of 3.5 youth 11v11 match sessions; Shortfall of 1 youth 9v9 match session; Shortfall of 2.5 mini 7v7 match sessions; Shortfall of 1 mini 5v5 match session.
Football (3G AGPs) <sup>1</sup>	Shortfall of 2 full size 3G pitches	Shortfall of 3 full size 3G pitches
Cricket	Spare capacity of 14 senior match sessions; Spare capacity of 337 junior match sessions.	Shortfall of 58 senior match sessions; Spare capacity of 241 junior match sessions.
Rugby union	Shortfall of 14 match sessions	Shortfall of 16.25 match sessions
Hockey (Sand AGPs)	An undersupply of AGPs for senior hockey matches and training activity.	An undersupply of AGPs for senior hockey matches and training activity.

## Conclusions

The existing position for all sports is either that demand is broadly being met or that there is a shortfall, whereas the future position shows the creation of some additional shortfalls and the exacerbation of some existing shortfalls. There are current and future shortfalls of sand-based AGPs for hockey, 3G pitches and rugby union pitches and future shortfalls of football pitches and cricket squares.

Despite the above, it must be noted that the shortfalls evidenced are relatively minimal when compared to other local authorities nationally. As such, for the most part, no new provision is required; it is considered that shortfalls can be met through the better utilisation of existing provision, such as via pitch re-configuration and encouraging or enabling access to unused/unavailable provision.

<sup>1</sup> Based on 42 teams requiring one pitch for training.

## TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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Notwithstanding, a shortfall of 3G pitches can only be met through increased provision. With resources to improve the quality of grass pitches being limited, an increase in 3G provision could also help reduce grass pitch shortfalls through the transfer of play, thus reducing overplay, which in turn can aid pitch quality improvements. Creating additional 3G pitches will also assist in the alleviation of hockey shortfalls given that it will enable football demand to transfer from existing sand-based AGPs.

Where demand is being met, this does not equate to a surplus of provision, with any spare capacity instead considered as a solution to overcoming current shortfalls and accommodating existing or future demand. There is a resultant need to protect all existing playing pitch provision until all demand is met, or there is a requirement to replace provision in accordance with Sport England's Playing Fields Policy exceptions.

For low value sites, e.g. single pitch sites that are rarely used and are without appropriate ancillary facilities, there could be a case for rationalisation providing that there is no net loss of playing pitch space. As an example, the proceeds acquired from the loss of single pitch sites could contribute towards the creation of a multi-pitch site or the extension/improvement of an existing multi-pitch site. Similarly, the proceeds from any development could go towards increasing the 3G pitch stock.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

## PART 2: VISION

### 2.1: Vision

Below is a vision for Tandridge in regards to its playing pitch provision. It sets out the vision and objectives for the period 2018-2033.

*'To improve the lives of residents by providing an accessible and sustainable network of good quality playing pitch facilities that encourage communities to lead active, healthy, fulfilling lifestyles and enable participation at every level.'*

### Aims

The following overarching aims are based on the three Sport England themes. It is recommended that they are adopted by the Council and partners to enable delivery of the overall PPS vision and Sport England planning objectives.

#### AIM 1

To **protect** the existing supply of playing pitch facilities where it is needed to meet current and future needs.

#### AIM 2

To **enhance** playing pitch facilities and ancillary facilities through improving quality and management of sites.

#### AIM 3

To **provide** new playing pitch facilities where there is current or future demand to do so.

Figure 2.1: Sport England themes



Source Sport England (2015)

## PART 3: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS

In order to help develop the recommendations/actions and to understand their potential impact, a number of relevant scenario questions are tested against the key issues in this section for each playing pitch sport; resulting in sport specific recommendations.

### Football – grass pitches

#### *Summary*

- ◀ The audit identifies 79 grass football pitches within Tandridge across 32 sites, of which 66 pitches are available for community use across 26 sites.
- ◀ All unavailable pitches are located at school sites.
- ◀ There are 19 youth 11v11 teams identified as using adult pitches, which is not ideal for such demand and is not in line with the FA Youth Review.
- ◀ There is one site in Tandridge that previously contained football pitches but no longer does so, known as Shelton Sports and Social Club.
- ◀ The Council is proposing the allocation of three sites hosting football pitches for housing in its emerging Local Plan (Greenacres Leisure Centre, John Fisher Sports Club, Shelton Sports and Social Club) and is planning on providing three full size 3G pitches to offset the loss.
- ◀ In total, 54 community available pitches are assessed as good quality and 12 are assessed as standard quality; none are assessed as poor quality.
- ◀ Five sites are considered to be accompanied by poor quality clubhouses and/or changing rooms.
- ◀ The ancillary facilities at Warlingham Sports Club are considered to be adequate in quality; however, Warlingham FC reports an ambition to develop the provision in order to make the site more suitable for women's and girls' activity.
- ◀ Through the audit and assessment, 135 teams from within 35 clubs are identified as playing within Tandridge consisting of 50 adult men's, one adult women's, 42 youth boys', one youth girls' and 41 mini teams.
- ◀ No imported, exported or unmet demand is identified.
- ◀ Only one club reports latent demand; Warlingham FC.
- ◀ Team generation rates predict a growth of five senior men's, six youth 11v11 boys', three youth 9v9 boys', one mini 7v7 and one mini 5v5 teams in Tandridge by 2033.
- ◀ The total future demand expressed by clubs amounts to two adult, one youth 11v11, two youth 9v9, one mini 7v7 and one mini 5v5 team.
- ◀ There are 43 pitches across 19 sites considered to contain some level of actual spare capacity equating to 24.5 match equivalent sessions.
- ◀ No pitches are considered to be overplayed, in part due to no pitches being identified as poor quality.
- ◀ Based on current demand, there is spare capacity in regards to each pitch type, with significant capacity existing on adult pitches and relatively minimal capacity existing on youth and mini pitches.
- ◀ When taking into consideration future demand, overall spare capacity remains on adult pitches equating to 12 match equivalent sessions; however, a shortfall is evident in relation to the remaining pitch types.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

## Scenarios

### *Improving pitch quality*

Improving pitch quality should not be seen as a key requirement in Tandridge given the impact it can have on budgets and associated resources. It is poor quality and overplayed pitches that would normally be prioritised for such improvements, with no such provision identified within the District.

For the above to remain the case, it is imperative that current quality is, as a minimum, sustained. Thus, existing maintenance regimes should be regularly reviewed to ensure that they are appropriate, and no further usage should be encouraged at sites operating at or close to capacity.

At key, well used sites, the FA's Pitch Improvement Programme should be utilised to understand what issues exist and what issues could arise. The reports produced as part of this scheme should be used to help guide future maintenance programmes, investments and training requirements.

### *Accommodating youth 11v11 demand*

As it stands, 19 youth 11v11 teams in Tandridge play on adult pitches. If this demand was to be transferred to the correct pitch type, increased actual spare capacity would exist on adult pitches, as evidenced in the table below.

*Table 3.1: Capacity of adult pitches without youth 11v11 demand*

Pitch type	Match equivalent sessions				
	Actual spare capacity	Overplay	Current total	Future demand	Total
Adult	21	-	21	3.5	17.5

Given that 14 of the youth 11v11 teams playing on adult pitches play at peak time (Sunday PM), there is a requirement for seven additional youth 11v11 pitches to be made available to accommodate current level of demand (based on teams playing home and away fixtures). To provide this stock, adult pitches not currently used for adult football can be converted using the overall spare capacity that exists on the pitch type.

Currently, the following sites contain adult pitches that are used for youth 11v11 matches:

- ◀ Bushey Croft Playing Field
- ◀ Godstone Road Playing Field
- ◀ Memorial Hall Field
- ◀ Talbot Road Recreation Ground
- ◀ Croydon Post Office Social Club
- ◀ John Fisher Sports Club
- ◀ Mid Street Recreation Ground
- ◀ Warlingham Sports Club

Of these, Bushey Croft Playing Field and Mid Street Recreation Ground both supply one adult pitch that is solely used for youth 11v11 football, meaning both can be re-configured without it adversely affecting adult demand.

## TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

In addition, Croydon Post Office Social Club has two adult pitches and John Fisher Sports Club, Warlingham Sports Club and Godstone Road Playing Field each have one adult pitch that can be reconfigured. Although these sites are used for adult football, each would have enough adult pitches remaining to satisfy the demand that exists.

Only Memorial Hall Playing Field and Talbot Road Recreation Ground provide adult pitches used for youth 11v11 football that are not suitable for a re-configuration. This is due to the amount of adult demand received at the sites; the youth 11v11 teams using these sites should therefore be encouraged to transfer to other sites with dedicated youth 11v11 pitches and with actual spare capacity (although none currently exist, so this will depend on the reconfiguration), or to a suitable 3G pitch.

### *Providing security of tenure*

There are currently 5.5 match equivalent sessions played at sites with unsecure or limited security of tenure. This is across three sites:

- ◀ Godstone Road Playing Field
- ◀ St Piers School (Young Epilepsy)
- ◀ Warlingham School

If these were to fall out of use, shortfalls would be exacerbated in regards to youth 11v11 pitches and spare capacity would reduce in regards to adult pitches as the demand would have to relocate to other sites.

*Table 3.2: Supply and demand balance of pitches without unsecured sites*

Pitch type	Match equivalent sessions				Total
	Actual spare capacity	Overplay	Current total	Future demand	
Adult	11	-	11	3.5	7.5
Youth 11v11	-	2	2	3.5	5.5
Youth 9v9	3.5	-	3.5	2.5	1
Mini 7v7	3.5	-	3.5	1	2.5
Mini 5v5	2	-	2	1	1

For Godstone Road Playing Field, the above can be resolved by extending the lease arrangement with Lingfield Sports Association. A minimum of 25 years is recommended as this will not only provide security of tenure but also assist within any future development and funding applications.

For the school sites, whilst not always possible, creating community use agreements between providers and users would ensure that such demand continues to be provided for in the long-term. Where there is external investment on school sites, there are opportunities to secure community use as part of the funding or approval agreement. For such agreements, it is important to ensure that provision is accessible at peak time and affordable.

The above also applies to schools that do not currently offer community use but could do so in the future. Securing long-term access to such sites would in fact alleviate all current and future shortfalls, as shown in the following table.

## TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

Table 3.3: Capacity of pitches if all sites were available for secure community use

Pitch type	Match equivalent sessions				Total
	Actual spare capacity	Overplay	Current total	Future demand	
Adult	22.5	-	22.5	3.5	19
Youth 11v11	4	-	4	3.5	0.5
Youth 9v9	7.5	-	7.5	2.5	5.5
Mini 7v7	5.5	-	5.5	1	4.5
Mini 5v5	2	-	2	1	1

Notwithstanding the above, it is acknowledged that without external investment, it may be difficult to secure improved access arrangements.

### Creation of a Garden Settlement

Using Sport England's New Development Pitch Demand Calculator, the table below indicates the number of football match equivalent sessions that would need to be accommodated as part of the expansion of South Godstone. This is currently the preferred option for the new Garden Settlement development.

With up to 4,000 new homes proposed, the calculations presume that the population growth will be 9,000 (based on 2.25 people per dwelling<sup>2</sup>).

Table 3.4: Housing growth scenario for football

Pitch type	Match equivalent sessions (per week)	No. of additional teams	Pitches required
Adult football	2.61	6	3
Youth football	2.07	4	2
Mini soccer	1.51	4	2
<b>Total</b>	<b>6.19</b>	<b>14</b>	<b>7</b>

The table above shows that the Garden Settlement will result in demand for three adult, two youth and two mini pitches. To provide this provision, the calculator indicates a capital cost of £485,864 and a total life cycle cost per annum of £86,103.

Not only could providing grass football pitches as part of the development provide a solution to accommodating the growth in football demand but creating a 3G pitch or multiple 3G pitches could also be explored (instead of or in addition to the grass pitches). This is already proposed as part of the intention to allocate three playing pitch sites (Greenacres Leisure Centre, John Fisher Sports Club and Shelton Sports and Social Club) for housing in the emerging Local Plan.

For other housing growth within Tandridge, the calculator can be used to determine what demand will arise from a particular development; however, Sport England's experience shows that only large housing sites are likely to generate demand in their own right for the creation of new provision.

<sup>2</sup> The 2014 based household projections (2016) project that household size in Tandridge will reduce from 2.40 persons to 2.25 persons.



# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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Where demand does not warrant new pitches being created, contributions should be used to enhance existing provision in the locality via, for example, improving quality or providing new or improved ancillary provision. The Action Plan in this document, as well as consultation with appropriate NGBs, should be used to assist in the selection of suitable sites and enhancements.

Before any new provision is provided or before any contributions are sought, consultation should be carried out with the appropriate NGBs to ensure that the proposals are beneficial to the sport/s and sustainable.

### **Recommendations**

- ◀ Protect existing quantity of pitches until all demand is being met (unless replacement provision meets Sport England requirements and is agreed upon and provided).
- ◀ Sustain pitch quality and seek improvements where necessary via utilisation of the FA's Pitch Improvement Programme.
- ◀ Utilise overall spare capacity of adult pitches to alleviate shortfall of youth 11v11 pitches via pitch re-configuration at suitable sites.
- ◀ Look to secure tenure at sites currently considered to be unsecure.
- ◀ Explore opportunities to gain long-term access to sites where community use is not currently offered.
- ◀ Work to accommodate future demand at sites which are not operating at capacity or at sites not currently available for community use that could be moving forward.
- ◀ Improve ancillary facilities where this is a clear need to do so.
- ◀ Ensure clubs playing within, or with aspirations to play within, the football pyramid can progress.
- ◀ Consider rationalisation of low value sites if contributions can go towards creating larger, better quality, multi-pitch sites.
- ◀ Ensure that the Garden Settlement development and any other large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis and through consultation with the FA.

### **3G pitches**

#### **Summary**

- ◀ There is one full size 3G pitch within Tandridge, located at Whyteleafe Football Club.
- ◀ In addition, there are also two smaller sized 3G pitches; one at Whyteleafe Football Club and one at Gatwick Footgolf.
- ◀ The Council is proposing the creation of three full size, floodlit 3G pitches to offset the loss of three sites (Greenacres Leisure Centre, John Fisher Sports Club, Shelton Sports and Social Club) that are to be allocated for housing in its emerging Local Plan.
- ◀ The full size 3G pitch at Whyteleafe Football Club is on the FA register meaning it can host competitive matches. It is considered to be good quality having been installed in 2014.
- ◀ Up to 13 teams are identified as using the full size 3G pitch for regular matches.
- ◀ Based on current demand, there is a shortfall of two full size 3G pitches to meet football training demand, whilst identified future demand could warrant the shortfall increasing to three full size 3G pitches.
- ◀ There are no World Rugby compliant 3G pitches in Tandridge; however, evidence suggests that the District is suitable for such provision.
- ◀ For football, given the identified shortfall of full size 3G pitches, the creation of further provision is required in strategically suitable locations.



# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

- ◀ Additionally, the current pitch stock requires sustaining via a sinking fund and through FA testing every three years.
- ◀ For rugby, a World Rugby compliant 3G pitch could be created through a development partnership with the FA.

## Scenarios

### *Accommodating football training demand*

As evidenced in the preceding Assessment Report, in order to satisfy current football training demand (based on the FA's model of one full size 3G pitch being able to cater for 42 teams) there is a need for an additional two full size 3G pitches to service all training demand, with a further one potentially required when accounting for future demand. This is on the basis that one full size 3G pitch is already provided at Whyteleafe Football Club.

*Table 3.5: Demand for full size 3G pitches in Tandridge*

Current number of teams	Current 3G requirement <sup>3</sup>	Future number of teams	Future 3G requirement <sup>4</sup>
131	3	154	4

### *Moving football match play demand to 3G pitches*

Moving more match play to 3G pitches is supported by the FA. In Tandridge, the sole existing full size 3G pitch has undergone appropriate testing and is therefore approved to host competitive matches, with up to 13 teams currently utilising it for this purpose.

To further the use of 3G pitches for matches, the FA is particularly keen to work with local authorities to understand the potential demand for full size floodlit 3G pitches should all competitive matches that are currently played on council pitches be transferred. The following table therefore calculates the number of teams currently using council facilities in Tandridge for each pitch type at peak time.

*Table 3.6: Number of teams currently using council pitches*

Pitch type	Pitch size	Peak period	No. of teams
Adult	11v11	Saturday PM	15
Youth	11v11	Sunday PM	5
Youth	9v9	Sunday AM	2
Mini	7v7	Saturday AM	6
Mini	5v5	Sunday AM	2

The FA suggests an approach for estimating the number of full size 3G pitches required to accommodate the above demand for competitive matches, as seen in the table below.

<sup>3</sup> Rounded to the nearest whole number

<sup>4</sup> Rounded to the nearest whole number

## TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

Table 3.7: Full size 3G pitches required for the transfer of council pitch demand

Format	No teams per time (x)	No matches at PEAK TIME (y) = x/2	3G units per match (z)	Total units required formats (A)=(y)*(z)	3G pitches required B= (A)/64
Adult	15	7.5	32	240	3.75
11v11	5	2.5	32	80	1.25
9v9	2	1	10	10	0.16
7v7	6	3	8	24	0.38
5v5	2	1	4	4	0.06

Given that peak time differs for each pitch type, the number of full size 3G pitches required to accommodate the above demand only needs to meet the most prominent format of play, rather than totalling the demand together for each format. As such, it is considered that four full size 3G pitches are required (rounded up from 3.75), resulting in a current shortfall of three. This means that if current and future training shortfalls were alleviated, match play on council provision could also be catered for (as the shortfall is the same).

An alternative approach is to transfer all mini and junior demand to 3G pitches; the FA has an ambition to transfer 50% of such play on to 3G pitches nationally. Thus, a programme of play has been created to determine how many 3G pitches would be required to accommodate this, given that peak time is Saturday AM for mini 7v7 play and is Sunday AM for mini 5v5 play.

At any one time, four mini 5v5 matches can be played on one full size 3G pitch, whilst two mini 7v7 matches can be played.

Table 3.8: Full size 3G pitches required for transfer of all mini demand

Day	Time	AGP	Total games/teams
Sunday	10.00 – 11.00	2 x 7v7	2/4
	11.00 – 12.00	2 x 7v7	2/4
	12.00 – 13.00	4 x 5v5	4/8
	13.00 – 14.00	4 x 5v5	4/8

Based on the above programming and separate start times for mini 5v5 and mini 7v7 matches, the overall need is for four full size 3G pitches to meet 7v7 demand (rounded up from 3.25) and one full size 3G pitch to meet 5v5 demand (rounded up from 0.95). This is based on 26 mini 7v7 teams and 15 mini 5v5 teams playing within the District.

As four full size 3G pitches could accommodate all mini play (based on separate start times), it suggests that all mini match play demand could be catered for if training shortfalls were alleviated.

Similarly, the table below shows a programme of play to determine how many 3G pitches are required to accommodate all youth 9v9 demand. Two youth 9v9 matches can be played at any one time on a full size 3G pitch, with the programme again based on a peak time of Sunday AM.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

*Table 3.9: Full size 3G pitches required for transfer of all youth 9v9 demand*

Day	Time	AGP	Total games/teams
Sunday	10.00 – 11.30	2 x 9v9	2/4
	11.30 – 13.00	2 x 9v9	2/4
	13.00 – 14.30	2 x 9v9	2/4

Based on 17 youth 11v11 teams currently playing within Tandridge, only two full size 3G pitches would be required to accommodate the demand. If the appropriate leagues were willing to switch matches to Saturday AM, it is feasible that all youth 9v9 and mini play could be accommodated on four full size 3G pitches as the activity would be split across both Saturdays and Sundays rather than being confined to Sundays.

For youth 11v11 football, as only one youth 11v11 match can be played at one time on a full size 3G pitch, the required number of 3G pitches to accommodate all of the demand is considered to be unfeasible (as it goes above and beyond the number of 3G pitches required to accommodate training demand).

### *World Rugby compliant 3G pitches*

World Rugby has produced a 'performance specification for artificial grass pitches for rugby', more commonly known as 'Regulation 22'. This contains the necessary technical detail to produce pitch systems appropriate for rugby union. The RFU investment strategy for AGPs considers sites where grass rugby pitches are over capacity and where an AGP would support the growth of the game at the host site and for the local rugby partnership, including local clubs and education establishments.

There are currently no World Rugby compliant 3G pitches in Tandridge; however, given grass pitch shortfalls identified, there is demand within the District. As such, the Council's proposal to provide a World Rugby compliant 3G pitch as part of the Garden Settlement development should be supported, providing that it can be accessed by Warlingham RFC and Old Caterhamians RFC. Further discussions should take place between the Council, the RFU and clubs in the area to ensure that the creation of such provision will be utilised, with the best location to be considered and/or alternative mechanisms to be explored to address shortfalls.

### *Creation of a Garden Settlement*

The Council's proposal to create three full size, floodlit 3G pitches as part of the Garden Settlement development to offset the loss of Greenacres Leisure Centre, John Fisher Sports Club and Shelton Sports and Social Club will alleviate all current and future 3G training shortfalls within Tandridge for both football and rugby.

Furthermore, the creation of three 3G pitches is considered adequate to accommodate the match play demand currently attracted to the sites that will be lost. Both Shelton Sports and Social Club are unused, whereas John Fisher Sports Club is used by 14 teams (from Hamsey Ranger Youth FC). By using the FA's approach for estimating the number of 3G pitches required to accommodate such levels of demand, it is considered that all match play could be catered for on two full size 3G pitches (rounded up from 1.79).

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

Table 3.8: Full size 3G pitches required for demand from John Fisher Sports Club

Format	No teams (x)	No matches (y) = x/2	3G units per match (z)	Total units required formats (A)=(y)*(z)	3G pitches required B= (A)/64
Adult	3	1.5	32	48	0.75
11v11	2	1	32	32	0.5
9v9	3	1.5	10	15	0.23
7v7	4	2	8	16	0.25
5v5	2	1	4	4	0.06

Such provision and the appropriate ancillary facilities should be fully funded via developer contributions. Furthermore, it is imperative that the pricing policies are aimed at local grassroots clubs, with match rates at weekends competitive against the cost of hiring a grass pitch.

## Recommendations

- ✦ Protect current stock of 3G pitches.
- ✦ Create three additional full size 3G pitches to alleviate all current and future shortfalls, potentially through the Garden Settlement development via developer contributions.
- ✦ Encourage one of the new full size 3G pitches to be World Rugby compliant to reduce rugby grass pitch shortfalls and ensure the best location is decided upon to ensure that Tandridge based clubs can access the provision.
- ✦ Ensure that any new 3G pitches have community use agreements in place.
- ✦ Ensure all current and future providers have in place a sinking fund to ensure long-term sustainability.
- ✦ Ensure that all new 3G pitches are constructed to meet FA/RFU recommended dimensions and quality performance standards.
- ✦ Encourage more match play demand to transfer to 3G pitches and ensure that pitches remain suitable to accommodate such demand through appropriate certification when it is required.
- ✦ When new 3G pitches are provided, encourage transfer of football demand from sand-based AGPs in order to enable more hockey activity.
- ✦ Ensure that any new 3G pitches are priced competitively against the cost of hiring a grass pitches and are aimed at local grassroots clubs.

## Cricket pitches

### Summary

- ✦ In total, there are 29 grass cricket squares in Tandridge, with 26 available for community use.
- ✦ Although 26 community available grass wicket squares exist, it must be noted that no grass wicket were marked out at Queens Park Pavilion, the Village, Waringham Verdayne Gardens or Whyteleafe Recreation at the time of assessment.
- ✦ There is a non-turf pitch (NTP) accompanying the grass wicket square at Chartham Ground, whilst NTPs are also in place at Godstone Road Playing Field, Queens Park Pavilion and Scandia (Hus Sports Ground).
- ✦ Security of tenure is an issue for Caterham CC at Old Caterhamians (Caterham School Rugby/Cricket Ground as there is no community use agreement in place.

# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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- ◀ Of grass wicket squares that were assessed, 18 are rated as good quality and three are rated as standard quality; none are considered to be poor.
- ◀ There are 20 clubs competing in Tandridge generating 101 teams, which as a breakdown equates to 62 senior men's, two senior women's, 36 junior boys' and one junior girls' teams.
- ◀ One club expresses exported demand; Oxted & Limpsfield CC fields its third team in Kent due to a lack of capacity at its home site (Grub Street).
- ◀ Future demand expressed by clubs equates to a growth of one adult women's three junior boys' and two junior girls' teams, whilst team generation rates (2033) predict a growth of five senior men's and seven junior boys' teams.
- ◀ There are 16 squares that show potential spare capacity on grass wickets in Tandridge.
- ◀ Of the 16 squares with potential spare capacity, six are considered to have actual spare capacity for senior cricket and are available for further use.
- ◀ For junior cricket, all squares with spare capacity for senior cricket are considered to be able to accommodate an increase in junior demand because junior matches can be spread across numerous days.
- ◀ Four squares are considered to be overplayed by a total of 70 match equivalent sessions per season.
- ◀ There is current overall spare capacity for senior cricket on grass wicket squares amounting to 14 match equivalent sessions; however, when considering future demand, there is a significant shortfall amounting to 58 match equivalent sessions.
- ◀ There is considerable overall spare capacity for junior cricket both presently (337 match equivalent sessions) and when accounting for future demand (241 match equivalent sessions).

### **Scenarios**

#### *Addressing overplay*

Although a regular, sufficient maintenance regime can sustain sites with minimal levels of overplay, a reduction in play is recommended to ensure that there is no detrimental effect on quality over time.

There are currently four overplayed squares in Tandridge:

- ◀ Godstone Road Playing Field (five match equivalent sessions)
- ◀ Nutfield Cricket Club (ten match equivalent sessions)
- ◀ Outwood Common (35 match equivalent sessions)
- ◀ South Nutfield Cricket Club (20 match equivalent sessions)

None of these squares are currently accompanied by an NTP yet they are all used heavily by junior teams. Installing such provision in situ would therefore allow junior demand to transfer from the grass wickets, thus alleviating overplay.

#### *Accommodating future demand*

All future demand is expressed by clubs using squares with actual spare capacity for both senior and junior cricket. As a result, it is considered that all future demand can be accommodated on the existing supply of squares, despite future shortfalls existing for senior cricket.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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## *Queens Park Pavilion*

There are two squares in place at Queens Park Pavilion; however, markings are only just apparent suggesting that there has been no usage for a number of years. Nevertheless, discussions between the ECB and Caterham CC suggests that the retention of one of the squares together with its accompanying NTP is desirable. After a period of decline, the Club has recently added a new adult team and is rebuilding its junior section, with local demand evidenced through the All Stars programme which is successfully run at the Club.

The second square is not currently required for cricket so could therefore be suitable for re-designation.

## *Creation of a Garden Settlement*

Using Sport England's New Development Pitch Demand Calculator, the table below indicates the number of cricket match equivalent sessions that would need to be accommodated as part of the expansion of South Godstone. This is currently the preferred option for the new Garden Settlement development.

With up to 4,000 new homes proposed, the calculations presume that the population growth will be 9,000 (based on 2.25 people per dwelling<sup>5</sup>).

*Table 3.10: Housing growth scenario for cricket*

<b>Pitch type</b>	<b>Match equivalent sessions (per season)</b>	<b>Pitches required</b>
Cricket square	94.62	2

The table above shows that the Garden Settlement will result in demand for two cricket squares. To provide this provision, the calculator indicates a capital cost of £612,560 and a total life cycle cost per annum of £115,923. With two squares potentially required as part of the development, the ECB reports that the installation of NTPs could be considered rather than traditional grass wickets, although this should be agreed upon with the NGB.

For other housing growth within Tandridge, the calculator can be used to determine what demand will arise from a particular development; however, Sport England's experience shows that only large housing sites are likely to generate demand in their own right for the creation of new provision. Where demand does not warrant new pitches being created, contributions should be used to enhance existing provision in the locality via, for example, improving quality or providing new or improved ancillary provision. The Action Plan in this document, as well as consultation with appropriate NGBs, should be used to assist in the selection of suitable sites and enhancements.

Before any new provision is provided or before any contributions are sought, consultation should be carried out with the appropriate NGBs to ensure that the proposals are beneficial to the sport/s and sustainable.

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<sup>5</sup> The 2014 based household projections (2016) project that household size in Tandridge will reduce from 2.40 persons to 2.25 persons.



# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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### **Recommendations**

- ◀ Protect all cricket squares in current use as well as one of the squares at Queens Park Pavilion.
- ◀ Work with clubs and grounds staff to review quality issues on squares to ensure appropriate quality is achieved at sites assessed as standard and sustained at sites assessed as good.
- ◀ Alleviate overplay via the installation of NTPs to accompany existing grass wicket squares.
- ◀ Ensure expressed future demand can be accommodated on existing supply of squares.
- ◀ Ensure security of tenure for all clubs with lease arrangements in place by ensuring agreements have over 25 years remaining.
- ◀ Ensure security of tenure for clubs using school sites via community use agreements.
- ◀ Support pavilion developments where it is required i.e. Chartham Ground and Master Park.
- ◀ Explore options to provide large clubs without practice nets with suitable provision at their home ground/s.
- ◀ Consider re-designation of the second square at Queens Park Pavilion if all other issues around overplay and security of tenure are resolved.
- ◀ Ensure that the Garden Settlement development and any other large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis and through consultation with the ECB.

### **Rugby union - grass pitches**

#### **Summary**

- ◀ Within Tandridge there are 11 senior pitches and two mini pitches provided, with all but three senior pitches available for community use.
- ◀ Of the pitches available for community use, all but one is used; the one that is not used is located at South Godstone Sports and Community Association after the single-team club playing out of the site folded.
- ◀ The RFU reports that discussions have taken place in relation to the potential re-location of Purley John Fisher RFC into Tandridge.
- ◀ No security of tenure is provided to Old Caterhamians RFC at Old Caterhamians (Caterham School Rugby/Cricket Ground), whilst Warlingham RFC has security of tenure via freehold of its pitches.
- ◀ Old Caterhamians RFC also utilises the pitch at Queens Park Pavilion and expresses a desire to formalise this agreement with the Council.
- ◀ The pitches at Warlingham Rugby Club and at Old Caterhamians (Caterham School Rugby/Cricket Ground) are assessed as good quality; the pitches at Queens Park Pavilion and South Godstone Sports and Community Association are assessed as standard quality.
- ◀ The changing facilities at Warlingham Rugby Club are relatively new and of a good standard; however, there is a concern that it does not sufficiently cater for female participation.
- ◀ Old Caterhamians and Warlingham rugby clubs are both large clubs catering for 18 and 20 teams, respectively.
- ◀ Both clubs train on floodlit match pitches; one of the senior pitches at Warlingham Rugby Club is serviced by permanent floodlighting, whilst Old Caterhamians (Caterham School Rugby/Cricket Ground) has lighting running up the side of the site.

# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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- ◀ There are no World Rugby compliant 3G pitches within Tandridge; however, the Council is proposing the creation of one within its Garden Settlement development - before this is agreed upon, further discussions should take place between the Council, the RFU and clubs in the area to ensure that the creation of such provision will be utilised, with the best location to be considered and/or alternative mechanisms to be explored to address shortfalls.
- ◀ Team generation rates predict that there will be a growth of two junior boy's and one mini team by 2033.
- ◀ Both Warlingham RFC and Old Caterhamians RFC are considered more likely to focus on consolidation rather than growth through fielding additional teams (with the exception of female demand).
- ◀ There are four pitches in Tandridge which display some level of spare capacity; however, only the senior pitch at South Godstone Sports and Community Association is considered to contain actual spare capacity.
- ◀ Four pitches are identified as being overplayed (at Old Caterhamians, Warlingham Rugby Club and Queens Park Pavilion), with total overplay equating to 16 match equivalent sessions.
- ◀ An overall shortfall is evident for both Warlingham RFC and Old Caterhamians RFC given the identified overplay across the sites used by the clubs.

### **Scenarios**

#### *Improving pitch quality*

Queens Park Pavilion provides a senior pitch that is overplayed by two match equivalent sessions. Maximising quality would reduce this to 0.5 match equivalent sessions, meaning some level of overplay would remain. Such improvements are also considered unlikely given that it is a local authority site.

Old Caterhamians (Caterham School Rugby/Cricket Ground) provides two senior pitches that are overplayed by a combined nine match equivalent sessions. This would only reduce to 8.5 match equivalent sessions if quality was maximised.

Warlingham Rugby Club contains a senior pitch that is overplayed by five match equivalent sessions, which would reduce to 4.5 match equivalent sessions if quality was maximised.

#### *Increasing access to floodlit training provision*

As all senior pitches at Queens Park Pavilion and Old Caterhamians (Caterham School Rugby/Cricket Ground) are overplayed, providing additional floodlighting on existing grass pitches used by Old Caterhamians RFC is not likely to resolve overplay.

For Warlingham RFC, overplay could be reduced if its remaining senior pitches had floodlighting installed as spare capacity exists and training demand could be spread out; however, it would not be fully eradicated.

#### *Provision of 3G pitches*

A better solution for both clubs to meet identified shortfalls would be to enable access to a World Rugby compliant 3G pitch. As no such provision currently exists within the locality, consideration should be given to the creation of one, ideally in partnership with the FA. As such, the Council's proposal to create a pitch within its Garden Settlement development



## TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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and as part of its plans to allocate three existing playing pitch sites for housing should be supported.

However, before this is agreed upon, further discussions should take place between the Council, the RFU and clubs in the area to ensure that the creation of such provision will be utilised, with the best location to be considered and/or alternative mechanisms to be explored to address shortfalls.

Currently, both rugby clubs in Tandridge train for 12 hours every week, equating to eight match equivalent sessions or 16 match equivalent sessions when combined. As such, 24 hours of access would be required on a full size 3G pitch (albeit the full pitch will not always be required).

### *Additional provision*

Given that one of the cricket squares at Queens Park Pavilion is not considered to be required, the space could be re-designated for rugby union usage. At least one additional senior pitch could be created for use by Old Caterhamians RFC, thus allowing the Club to transfer demand for pitches that are currently overplayed.

### *Creation of a Garden Settlement*

Using Sport England's New Development Pitch Demand Calculator, the table below indicates the number of rugby union match equivalent sessions that would need to be accommodated as part of the expansion of South Godstone. This is currently the preferred option for the new Garden Settlement development.

With up to 4,000 new homes proposed, the calculations presume that the population growth will be 9,000 (based on 2.25 people per dwelling<sup>6</sup>).

*Table 3.11: Housing growth scenario for rugby union*

Pitch type	Match equivalent sessions (per week)	Pitches required
Rugby union	1.31	1

The table above shows that the Garden Settlement will result in demand for two senior rugby pitches. To provide this provision, the calculator indicates a capital cost of £172,922 and a total life cycle cost per annum of £31,419.

For other housing growth within Tandridge, the calculator can be used to determine what demand will arise from a particular development; however, Sport England's experience shows that only large housing sites are likely to generate demand in their own right for the creation of new provision.

Where demand does not warrant new pitches being created, contributions should be used to enhance existing provision in the locality via, for example, improving quality or providing new or improved ancillary provision. The Action Plan in this document, as well as consultation with appropriate NGBs, should be used to assist in the selection of suitable sites and enhancements.

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<sup>6</sup> The 2014 based household projections (2016) project that household size in Tandridge will reduce from 2.40 persons to 2.25 persons.

# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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Before any new provision is provided or before any contributions are sought, consultation should be carried out with the appropriate NGBs to ensure that the proposals are beneficial to the sport/s and sustainable.

### **Recommendations**

- ◀ Protect existing quantity of rugby union pitches.
- ◀ Pursue security of tenure for Old Caterhamians RFC at Old Caterhamians (Caterham School Rugby/Cricket Ground) via a community use agreement.
- ◀ As a minimum, sustain quality of pitches to ensure existing overplay does not worsen.
- ◀ Explore the creation of additional rugby provision at Queens Park Pavilion via the re-designation of one of the unused cricket squares in order to reduce overplay by Old Caterhamians RFC.
- ◀ Explore creation of additional floodlighting at Warlingham Rugby Club to reduce overplay at the site.
- ◀ Seek to fully alleviate overplay for both Warlingham RFC and Old Caterhamians RFC via the creation and usage of a World Rugby compliant 3G pitch, ensuring that the best location is decided upon through discussions with the clubs and the RFU.
- ◀ Sustain quality of ancillary facilities servicing the clubs.
- ◀ Ensure that the Garden Settlement development any other large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis and through consultation with the RFU.

### **Hockey pitches (sand/water-based AGPs)**

#### **Summary**

- ◀ There are currently five full size hockey suitable AGP in Tandridge, with four of the pitches serviced by floodlighting (Lingfield Notre Dame School is not).
- ◀ All five pitches are available to the community, although access is limited at Caterham School, Lingfield Notre Dame School and Woldingham School.
- ◀ The pitches at Oxted School, Lingfield Notre Dame School, Warlingham School and Woldingham School are in current use by hockey clubs; however, tenure is thought to be unsecure at Lingfield Notre Dame School, Warlingham School and Woldingham School as no community use agreements are in place.
- ◀ All five pitches are assessed as standard quality albeit only the pitches at Oxted School and Warlingham School are within their recommended lifespan.
- ◀ None of the AGPs are accompanied by dedicated changing facilities; perhaps as a consequence, all clubs playing within the District utilise off-site clubhouses, which is a particular issue for Oxted HC.
- ◀ There are three clubs playing within Tandridge which, combined, cater for 218 senior men, 115 senior women, 169 junior boys' and 111 junior girls'.
- ◀ Oxted HC is the largest club, utilising Oxted School for the majority of its match play and training demand whilst accessing Lingfield Notre Dame School and Woldingham School as overspill venues.
- ◀ Both Kenley HC and Trinity & Mid-Whitgiftian HC use Warlingham School; however, both are imported clubs that are otherwise based in the London Borough of Croydon.
- ◀ Oxted HC reports an aspiration to increase its number of senior teams to 12, as well as creating junior teams that play competitive matches at national level rather than just competing in friendly games.

# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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- ◀ The two clubs imported in Tandridge also express a desire to increase membership in the future, particularly at junior level and particularly in the case of Trinity & Mid-Whitgiftian HC.
- ◀ Back to Hockey sessions are available at Oxted School, courtesy of Oxted HC, although the lack of a clubhouse facility impacts on demand.
- ◀ In addition to the current supply of AGPs being used for hockey purposes, a high level of football usage is also noted particularly at those most readily available i.e. Oxted School and Warlingham School.
- ◀ There is a small undersupply of provision to meet senior match play demand although Lingfield Notre Dame School potentially has the capacity to accommodate the excess demand despite the lack of floodlighting.
- ◀ The current supply of pitches is able to meet junior match play demand.
- ◀ Capacity is limited for training demand; however, it is considered that increasing the 3G pitch stock would resolve such issues as football demand will transfer from sand-based AGPs.
- ◀ It is imperative that Lingfield Notre Dame School, Oxted School, Warlingham School and Woldingham School remain adequate to accommodate demand and are protected for future hockey use.
- ◀ All four AGPs require imminent resurfacing and tenure needs to be secured in regards to provision at Lingfield Notre Dame School, Warlingham School and Woldingham School.
- ◀ It is also considered that the AGP at Caterham School should be protected as hockey suitable and options should be explored in relation to enabling clubs to access the provision as this would offer a solution if future demand was to increase to a level that the other four pitches cannot sustain.

### **Scenarios**

#### *3G conversion*

None of the sand-based AGPs are considered to be suitable for a 3G conversion (unless replacement provision is provided). This is because Lingfield Notre Dame School, Oxted School, Warlingham School and Woldingham School are all in current use for hockey activity and are required, whilst Caterham School should be protected and use by hockey clubs explored as it will offer a solution should clubs grow beyond a level that the other four pitches cannot sustain. Should access be granted, it also provides a better option for use than Lingfield Notre Dame School given the presence of floodlighting.

In addition to the above, with three full size 3G pitches proposed as part of the Garden Settlement development, all 3G shortfalls in Tandridge will be alleviated. As such, conversion of a sand-based pitch is not required.

#### *Creation of a Garden Settlement*

Using Sport England's New Development Pitch Demand Calculator, the table overleaf indicates the number of hockey match equivalent sessions that would need to be accommodated as part of the expansion of South Godstone. This is currently the preferred option for the new Garden Settlement development.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

With up to 4,000 new homes proposed, the calculations presume that the population growth will be 9,000 (based on 2.25 people per dwelling<sup>7</sup>).

Table 3.12: Housing growth scenario for Hockey

Pitch type	Match equivalent sessions (per week)	Pitches required
Hockey	0.27	-

The table above shows that the Garden Settlement is unlikely to result in enough demand to warrant the creation of a new hockey suitable pitch, although with some demand arising this should be further determined through discussions with the appropriate NGB. Presently, EH suggests that an increase in 3G pitch provision will likely satisfy increased hockey training demand due to football activity transferring away from sand-based AGPs.

For other housing growth within Tandridge, the calculator can be used to determine what demand will arise from a particular development; however, Sport England's experience shows that only large housing sites are likely to generate demand in their own right for the creation of new provision. Where demand does not warrant new pitches being created, contributions should be used to enhance existing provision in the locality via, for example, improving quality or providing new or improved ancillary provision. The Action Plan in this document, as well as consultation with appropriate NGBs, should be used to assist in the selection of suitable sites and enhancements

## Recommendations

- ◀ Protect all existing sand-based AGPs for hockey use.
- ◀ Seek to refurbish the four pitches in current use in the near future and ensure a sinking fund is in place for long-term sustainability.
- ◀ Improve security of tenure at Lingfield Notre Dame School, Warlingham School and Woldingham School via community use agreements.
- ◀ Explore hockey club access at Caterham School, especially if clubs grow to a level that the remaining pitches cannot sustain.
- ◀ Support Oxted HC in its aspiration to create an onsite clubhouse facility at Oxted School.
- ◀ When the 3G pitch stock increases, encourage the transfer of football demand from the sand-based AGPs in order to free up increased capacity for hockey activity.
- ◀ Ensure that the Garden Settlement development and any other large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis and through consultation with EH.

<sup>7</sup> The 2014 based household projections (2016) project that household size in Tandridge will reduce from 2.40 persons to 2.25 persons.

## PART 4: STRATEGIC RECOMMENDATIONS

The strategic recommendations for the Strategy have been developed via the combination of information gathered during consultation, site visits and analysis which culminated in the production of an assessment report, as well as key drivers identified for the Strategy. They reflect overarching and common areas to be addressed, which apply across playing pitch facilities and may not be specific to just one sport.

### AIM 1

To **protect** the existing supply of playing pitch facilities where it is needed for meeting current and future needs.

#### Recommendations:

- a. Ensure, through the use of the PPS, that playing pitch facilities are protected through the implementation of local planning policy.
- b. Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements.
- c. Maximise community use of education facilities where needed.

#### **Recommendation (a) – Ensure, through the use of the PPS, that playing pitch facilities are protected through the implementation of local planning policy.**

The PPS shows that all existing playing pitch sites require protection or replacement and therefore no provision can be deemed surplus to requirements because of shortfalls now and in the future. Reflecting the outcomes of the PPS, local planning policy should echo this situation.

When shortfalls are evident, a playing pitch facility can only be permanently lost when the current picture changes to the extent that the site in question is no longer needed as a result of no shortfalls existing, or unless replacement provision is provided and agreed upon by all stakeholders.

NPPF paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- ◀ An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- ◀ The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- ◀ The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The PPS should be used to help inform development management decisions that affect existing or new playing pitch provision and accompanying ancillary facilities. All applications are assessed by the Local Planning Authority on a case by case basis taking into account site specific factors. In addition, Sport England is a statutory consultee on planning applications that affect or prejudice the use of playing field used within the last five years

# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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and will use the PPS to help assess that planning application against its Playing Fields Policy.

### *Policy Exception E1:*

‘A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport’.

Where the PPS cannot demonstrate that the site, or part of a site, is clearly surplus to requirements then replacement of the site, or part of a site, will be required to comply with the remaining Sport England policy exceptions.

### *Policy Exception E2*

‘The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity and quality of playing pitches or otherwise adversely affect their use’.

### *Policy Exception E3*

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- ◀ Reduce the size of any playing pitch;
- ◀ Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- ◀ Reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain quality;
- ◀ Result in the loss of other sporting provision or ancillary facilities on the site;
- ◀ Prejudice the use of any remaining areas of playing field on the site’.

### *Policy Exception E4:*

‘The playing field or fields to be lost as a result of the proposed development would be replaced, prior to the commencement of development, by a new playing field site or sites:

- ◀ of equivalent or better quality and
- ◀ of equivalent or greater quantity;
- ◀ in a suitable location and;
- ◀ subject to equivalent or better management arrangements.

### *Policy Exception E5*

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice of use, of the area of playing field’.

Lapsed and disused sites should also be protected from development or replaced in accordance with Sport England’s policy exceptions as they currently provide a solution to reducing identified shortfalls. Any disused/lapsed playing fields are included within the Action Plan together with a recommendation in relation to bringing the site back into use or to mitigate the loss on a replacement site to address the shortfalls identified.



# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

It may be appropriate to consider rationalisation of certain low value playing pitch sites (i.e. one/two pitch sites with no changing provision) to generate investment in creating bigger and better venues (hub sites). It is vital, however, that there is no net loss of facilities and that replacement provision is in place and available for use prior to existing provision being lost.

## **Recommendation (b) – Secure tenure and access to sites through a range of solutions and partnership agreements.**

A number of school, commercial and private sites are being used in Tandridge for competitive play, predominantly for football and hockey. In some cases, use of pitches has been classified as secure, however, this is not necessarily formalised and relevant organisations should, thus, seek to establish appropriate community use agreements, including access to changing provision where required.

NGBs, Sport England and other appropriate bodies such as the Football Foundation can help to negotiate and engage with providers where the local authority may not have direct influence. This is particularly the case at sites that have received, or are going to receive, funding from these bodies, as community access can be a condition of the agreement.

In the context of the Comprehensive Spending Review, it is increasingly important for the Council to work with voluntary sector organisations to enable them to take greater levels of ownership and support the wider development and maintenance of facilities. To facilitate this, where practical, the Council should support and enable clubs to generate sufficient funds, providing that this is to the benefit of sport.

The Council should also further explore opportunities in respect of security of tenure so as to enable clubs to pursue external funding. This is particularly the case at lower quality sites (plus those with inadequate ancillary facilities) to enable quality to improve and the sites to be developed. Clubs interested in leasing sites should be required to meet service and/or strategic recommendations. Additional criteria should be considered taking account of club quality, its long-term development objectives and its sustainability, as illustrated below.

*Table 4.1: Recommended criteria for lease of sport sites to clubs/organisations*

Club	Site
<p>Clubs should:</p> <ul style="list-style-type: none"> <li>• Have FA Charter Standard accreditation (football only).</li> <li>• Commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links.</li> <li>• Be sustainable, both in a financial sense and via internal management structures in relation to recruitment and retention policy for both players and volunteers.</li> <li>• Ideally, have already identified (and received an agreement in principal for) match funding required for initial capital investment identified.</li> <li>• Have processes in place to ensure capacity to maintain sites to the existing, or better,</li> </ul>	<p>Sites should:</p> <ul style="list-style-type: none"> <li>• Be identified as ‘club sites’ (recommendation) for new clubs (i.e. not those with District-wide significance) but that offer development potential.</li> <li>• Be for established clubs which have proven success in terms of self-management ‘Key Centres’ are also appropriate.</li> <li>• As a priority, be eligible to acquire capital investment to improve (which can be attributed to them having FA Charter Standard).</li> <li>• Be leased with the intention that investment can be sourced to contribute towards their improvement.</li> </ul>

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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Club	Site
standards.	

Local sports clubs should be supported by partners including the Council and NGBs to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership work. All clubs could be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)<sup>8</sup>. They should also be encouraged to work with partners locally – such as volunteer support agencies or local businesses.

The Council could establish core outcomes to derive from clubs taking on a lease arrangement to ensure that the most appropriate are assigned sites. Outcomes may, for example, include:

- ◀ Increasing participation.
- ◀ Supporting the development of coaches and volunteers.
- ◀ Commitment to quality standards.
- ◀ Improvements (where required) to facilities, or at minimum retaining existing standards.

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields. It is important in these instances that the site, to some degree, remains available for other purposes or for other users.

For clubs with lease arrangements already in place, these should be reviewed when fewer than 25 years remain to improve security of tenure and aid the attraction of funding; clubs with fewer than 25 years remaining on a lease agreement are unlikely to be eligible for external funding.

### ***Community asset transfer***

All councils should adopt a policy that supports community asset transfer to local clubs, community groups and trusts. This presents clubs and NGBs with opportunities to take ownership of facilities and may also provide non-asset owning sports clubs with their first chance to take on a building. The Sport England Community Sport Asset Transfer Toolkit provides a step-by-step guide through each stage of the asset transfer process: <https://www.sportengland.org/facilities-planning/community-asset-transfer/about/>

### **Recommendation (c) - Maximise community use of education facilities where needed**

To maximise community use, development of a more coherent, structured relationship with schools is recommended. The ability to access good facilities within the local community is vital to any sports organisation, yet many clubs struggle to find good quality places to play and train. A key issue in Tandridge is a lack of access to high quality provision located at its several private educational establishments.

Making facilities located on education sites available to sports clubs can offer significant benefits to both the schools and clubs. It is, however, common for community usage not to be fully maximised even on established community use sites.

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<sup>8</sup> <http://www.cascinfo.co.uk/cascbenefits>



## TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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In some instances, outdoors sports facilities are unavailable for community use because of their poor quality, with remedial work required before it can be established. The low carrying capacity of these pitches sometimes leads to them being played to capacity or overplayed simply as a result of curricular and extra-curricular use, meaning they cannot accommodate any additional use by the community.

As detailed earlier, NGBs and Sport England can often help to negotiate and engage with schools where the local authority may have limited direct influence. This is particularly the case at sites that have received funding from the relevant bodies or are likely to receive funding in the future as community access can be a condition of the funding agreement. For schools that have not and are not going to receive funding, securing access is acknowledged as being difficult.

## **AIM 2**

To **enhance** playing pitch facilities and ancillary facilities through improving quality and management of sites.

### **Recommendations:**

- d. Maintain quality and seek improvements where necessary
- e. Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites.
- f. Work in partnership with stakeholders to secure funding
- g. Secure developer contributions

### ***Recommendation (d) – Maintain quality and seek improvements where necessary***

The quality of playing pitch sites in Tandridge is relatively good when compared to other local authorities nationally. As such, there is a need to sustain this quality to ensure that existing shortfalls do not worsen. Furthermore, there remains a number of ways to further enhance quality albeit this should not necessarily be a priority when trying to alleviate shortfalls. Given that the Council, like most local authorities, face budgetary pressures, focus should be on key sites (e.g. the largest that are the most overplayed or the poorest quality).

Financial pressures make direct investment in pitch quality less likely and other options for improvements should be considered. These can include community asset transfer (as per Objective 1) or other processes such as reducing unofficial use, addressing overplay and/or creating equipment banks for the pooling of maintenance resources.

### ***Addressing quality issues***

As noted in the need assessment, pitch quality in the District is variable but the majority are assessed as being of *good* quality. Where pitches are or become standard or poor quality and/or overplayed, maintenance regimes should be reviewed and, where possible, improved to ensure that what is being done is of an appropriate standard for improvements. Ensuring that existing levels of maintenance on good quality sites is continued at a level to retain them at this level is also essential.

The FA and ECB are part of the Pitch Improvement Programme (PIP) developed in partnership with Institute of Groundsmanship (IOG). This grass pitch maintenance service can be utilised by grassroots clubs with the aim of improving knowledge, skills and therefore pitch quality. Its key principles are to provide clubs with advice/practical solutions in a range of areas, with the simple aim of improving playing surfaces. The programme is designed to help clubs on sites that they themselves manage and maintain but it is also available to advise council-maintained sites.

It is also important to note the impact the weather has on quality. The wetter the weather, the poorer facilities tend to become, especially where drainage systems are either not in place or inadequate. This also means that quality can vary, year on year, dependent upon the prevailing weather and levels of rainfall.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

Based upon setting an achievable target using existing quality scoring to provide a baseline, a quality standard should be set to identify deficiencies. Investment should then be focused on sites which fail to meet this standard, with the approach then get identified provision up to this standard by enhancing quality.

For the purposes of quality assessments, the Strategy refers to outdoor sports facilities and ancillary facilities separately as being of ‘Good’, ‘Standard’ or ‘Poor’ quality. For example, some good quality sites have poor quality elements and vice versa (e.g. a good quality pitch may be serviced by poor quality changing facilities).

Good quality refers to provision with, for example, good grass cover, with even surfaces and free from vandalism and litter. For rugby, a good pitch is also pipe and/or slit drained. For ancillary facilities, it refers to access for disabled people, sufficient provision for referees, juniors/women/girls and appropriate showers, toilets and car parking.

Standard quality refers to provision with, for example, adequate grass cover, minimal signs of wear and tear and goalposts that are secure but in need of minor repair. For rugby, drainage is natural but adequate. In terms of ancillary facilities, standard quality refers to adequately sized changing rooms, storage provision and provision of toilets.

Poor quality refers to provision with inadequate grass cover, uneven surfaces and poor drainage. For rugby, poor pitches have inadequate natural drainage. In terms of ancillary facilities, poor quality refers to inappropriate (under-sized) changing rooms, no showers, no running water and old, dated interiors. A site that is of poor quality and has little or no use may still justify improvement. The limited demand may well be due to its quality, improving it may then attract demand, potentially from other overplayed standard or good quality sites.

Without fit for purpose ancillary facilities, good quality sites may be underutilised. Changing facilities are the most essential part of this offer and key sites should, thus, be given priority for improvement. For the majority of sports, no senior league matches can take place without appropriate changing facilities and the same applies to women’s and girls’ demand. To prioritise investment in key sites it is recommended that the Steering Group develops criteria, relevant to Tandridge, to direct this.

For improvement/replacement of AGPs refer to appropriate Sport England and NGB guidance.

## **Addressing overplay**

NGBs all recommend the number of matches that a good quality pitch should take, as seen in the table below.

*Table 4.2: Carrying capacity of pitches*

Sport	Pitch type	No. of match equivalent sessions		
		Good quality	Standard quality	Poor quality
Football (grass)	Adult pitches	3 per week	2 per week	1 per week
	Youth pitches	4 per week	2 per week	1 per week
	Mini pitches	6 per week	4 per week	2 per week

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

Sport	Pitch type	No. of match equivalent sessions		
		Good quality	Standard quality	Poor quality
Rugby union <sup>9</sup>	Natural Inadequate (D0)	2 per week	1.5 per week	0.5 per week
	Natural Adequate (D1)	3 per week	2 per week	1.5 per week
	Pipe Drained (D2)	3.25 per week	2.5 per week	1.75 per week
	Pipe and Slit Drained (D3)	3.5 per week	3 per week	2 per week
Cricket	One grass wicket	5 per season	5 per season	5 per season
	One synthetic wicket	60 per season	60 per season	60 per season
Hockey	Sand/water based AGP	4 matches per day	4 matches per day	4 matches per day

In order to improve the overall quality of the playing pitch stock, it is necessary to ensure that provision is not overplayed beyond recommended carrying capacity. This is determined by assessing quality (via a non-technical site assessment) and allocating a match limit to each (daily for hockey, weekly for football and rugby union and seasonal for cricket).

For football in particular, it is imperative to engage with clubs to ensure that sites are not played beyond their capacity. Teams should be encouraged, where possible, to transfer to alternative venues that are not at capacity. This may include transferring play to 3G pitches or to sites not currently available for community use but which may become so in the future.

A cost-effective way to reduce unofficial use (and overplay), particularly for football, could be to remove goalposts in between match days, principally at open access, high traffic sites that are managed by clubs. This will, however, require adequate, secured storage to be provided.

For **cricket**, an increase in the usage of NTPs is key to alleviating overplay as this allows for the transfer of junior demand from grass wickets. It also does not require any additional playing pitch space as NTPs can be installed *in situ* on existing squares.

For **rugby union**, adding floodlights to more pitches will mitigate some overplay as it allows training demand to be spread across a greater number or to be catered for on unmarked areas. If permanent floodlighting is not possible, portable floodlighting is an alternative; however, this could encourage localised wear and tear in excess of that from a permanent solution and also will not reach RFU performance standard regarding lux and uniformity levels. To fully eradicate overplay, the installation of a World Rugby compliant 3G pitch is likely to be required.

## **Recommendation (e) – Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites**

To allow for facility developments to be programmed on a phased basis the Council should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities. Please refer to Part 5: Action Plan for the proposed hierarchy.

<sup>9</sup> The RFU believes that it is most appropriate to base the calculation of pitch capacity upon an assessment of the drainage system and the maintenance programme afforded to a site.

### **Recommendation (f) – Work in partnership with stakeholders to secure funding**

Partners should ensure that appropriate funding secured for improved sports provision is directed to areas of need, underpinned by a robust strategy for improvement in playing pitches and accompanying ancillary facilities.

To address community need, target priority areas and reduce provision duplication, a coordinated approach to strategic investment is required. In delivering this recommendation, the Council should maintain a regular dialogue with local partners through the PPS Steering Group.

Although some investment in new provision will not be made by the Council directly, it is important that the Steering Group directs and leads a co-ordinated approach to facility development whether made at/by education sites, NGBs, sports clubs and the commercial sector. This is to ensure that the extent to which it addresses community need is optimised and duplication is avoided.

One of sport's key contributions is its positive impact on public health. It is therefore important to lever in investment from other sectors such as, for example, health and wellbeing. Sport and physical activity can have a profound effect on peoples' lives, and plays a crucial role in improving community cohesion, educational attainment and self-confidence.

Please refer to Appendix Two for further funding information which includes detail in respect of current opportunities, likely funding requirements and indicative project costs.

### **Recommendation (g) –Secure developer contributions**

This strategy should inform policies and supplementary planning documents by setting out the approach to securing sport and recreational facilities through new housing development, which is especially pertinent to Tandridge given the proposal for the creation of a Garden Settlement.

A development located within an accessible distance from a high-quality playing pitch does not necessarily negate need for further provision or improvement to existing provision in the locality to accommodate additional demand arising from that development. The PPS should be used to help determine the likely impact of a new development on demand, the capacity of existing sites in the area, and whether there is a need for improvements to increase capacity or new provision is required.

For playing pitches, the Council should use Sport England's new Playing Pitch Demand Calculator as a tool to determine developer contributions linking to sites within the locality. This uses team generation rates from the Assessment Report to determine how many new teams will be generated from an increase in population, as per that derived from housing growth. This is then converted into pitch requirements for each sport alongside the associated costs.

The guidance should be the basis for negotiation with developers to secure contributions to include provision within the development and/or enhancement of appropriate playing fields and subsequent maintenance on existing sites within the locality. Section 106 contributions can also be used to improve the condition and maintenance regimes of pitches which, in turn, will increase pitch capacity to accommodate more matches.

## TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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A number of planning policy objectives should be implemented to enable the above to be delivered:

- ◀ Most new developments which create net additional floor space of 100 square metres or more or create a new dwelling.
- ◀ Planning consent should include appropriate conditions and/or be subject to specific planning obligations. Where developer contributions are applicable, a Section 106/CIL Agreement or equivalent must be completed that specifies, when applied, the amount that will be linked to Sport England's Building Cost Information Service<sup>10</sup> from the date of the permission and timing of the contribution/s to be made.
- ◀ Contributions should also be secured towards the first ten years of maintenance on new pitches. NGBs and Sport England can provide further and up to date information on the associated costs.
- ◀ External funding should be sought/secured to achieve maximum benefit from the investment into appropriate playing pitch facility enhancement and its subsequent maintenance.
- ◀ Where new multiple pitches are provided, appropriate changing rooms and associated car parking should be located on site.
- ◀ All new or improved playing pitch facilities on school sites should be subject to community use agreements.

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<sup>10</sup> <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>



## **AIM 3**

To **provide** new playing pitch facilities where there is current or future demand to do so.

### **Recommendations:**

- h. Rectify quantitative shortfalls through the current stock.
- i. Identify opportunities to add to the overall stock to accommodate both current and future demand.

### **Recommendation (h) - Rectify quantitative shortfalls through the current stock**

The Council and partners should work to rectify identified inadequacies and meet identified shortfalls through better utilisation of the existing stock of facilities. For most sports, current and future demand for provision identified in Tandridge can be overcome via maximising use of existing stock through a combination of:

- ◀ Transferring demand from overplayed sites to those with spare capacity.
- ◀ The re-designation/re-configuration of playing pitches.
- ◀ Securing long term community use at school sites including those currently unavailable.
- ◀ Working with commercial and private providers to increase usage.
- ◀ Increasing usage of AGPs or other floodlit facilities.

As noted, to enable the above, it is important that current levels of provision are protected and maintained to secure provision now and in the future.

### **Recommendation (i) - Identify opportunities to add to the overall stock to accommodate both current and future demand**

Although there are identified shortfalls of match equivalent sessions, most current and future demand is currently being met and most shortfalls can be addressed via quality improvements and/or improved access to sites that are presently minimally used or currently unavailable. Adding to the current stock, particularly in the short term, is therefore not recommended as a priority, except in the case of 3G pitches and NTPs where there is a discrete need, or in regards to the Garden Settlement development where significant housing growth requires increased provision being provided.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

## PART 5: ACTION PLAN

The site-by-site Action Plan seeks to address key issues identified in the preceding Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement. It should be reviewed in the light of staff and financial resources in order to prioritise support for strategically significant provision and provision that other providers are less likely to make. The Action Plan is separated by analysis area.

The Council should make it a high priority to work with NGBs and other partners to comprise a priority list of actions based on local priorities, NGB priorities and available funding. To allow for facility developments to be programmed within a phased approach, the Council should adopt a tiered approach to the management and improvement of outdoor facility sites and associated provision.

The identification of sites is based on their strategic importance in a District-wide context i.e. they accommodate the majority of demand, or the recommended action has the greatest impact on addressing shortfalls identified either on a sport-by-sport basis or across the Council area as a whole.

*Table 5.1: Proposed tiered site criteria*

Criteria	Hub sites	Key centres	Local sites
<b>Site location</b>	Strategically located in the District. Priority sites for NGBs.	Strategically located within the analysis area.	Serves the local community.
<b>Site layout</b>	Accommodates three or more grass pitches, including provision of an AGP.	Accommodates two or more grass pitches.	Accommodates one or more pitches.
<b>Type of sport</b>	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.
<b>Management</b>	Management control remains within the local authority/other provider or with an appropriate lease arrangement through a committee or education owned.	Management control remains within the local authority/provider or with an appropriate club on a lease arrangement.	Management control remains within the local authority/provider or with an appropriate club on a lease arrangement.
<b>Maintenance regime</b>	Maintenance regime aligns with NGB guidelines.	Maintenance regime aligns with NGB guidelines.	Standard maintenance regime either by the club or in house maintenance contract.
<b>Ancillary facilities</b>	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	No changing room access on site or appropriate access to accommodate both senior and junior use concurrently (if required).

# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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**Hub sites** are of strategic District-wide importance where users are willing to travel to access the range and high quality of facilities offered and are likely to be multi-sport. These have been identified on the basis of the impact that the site will have on addressing the issues identified in the assessment.

It may be appropriate to consider rationalisation of some existing playing field sites (that are of low value i.e. one/two pitch sites with no changing provision) to generate investment towards creating bigger, better quality sites in order to develop the hierarchy of sites. Identification of these potential sites should be carried out in partnership with the Steering Group and, in particular, the NGB for that particular sport.

No hub sites have currently been identified in Tandridge, in part due to the rural characteristics of the District.

**Key centres** although these sites are more community focused, some are still likely to service a wider analysis area. There may be more of a focus on a specific sport.

Additionally, it is considered that some financial investment may be necessary to improve the ancillary facilities at both hub sites and key centre sites to complement the pitches in terms of access, flexibility (i.e. single-sex changing if necessary), quality and that they meet the rules and regulations of local competitions.

**Local sites** refer to those sites offering minimal provision or that are of minimal value to the wider community. Primarily they are sites with one facility or a low number of facilities that service just one or two sports. The level of priority attached to them for external investment may be relatively low.

For local authority sites, consideration should be given, on a site-by-site basis, to the feasibility of a club taking on a long-term lease (if not already present), in order that external funding can be sought. Such sites will require some level of investment, either to the outdoor sport facilities or ancillary facilities and is it anticipated that one of the conditions of offering a hire/lease is that the Club would be in a position to source external funding to improve/extend the provision.

Other sites considered in this tier may be primary school sites or secondary school sites that are not widely used by the community or that do not offer community availability.

Some local sites are suitable for rationalisation providing that capital receipts are allocated to replace the lost provision at larger, multi-pitch sites.

### Management and development

The following issues should be considered when undertaking sports related site development or enhancement:

- ◀ Financial viability.
- ◀ Security of tenure.
- ◀ Planning permission requirements and any foreseen difficulties in securing permission.
- ◀ Adequacy of existing finances to maintain existing sites.
- ◀ Business Plan/Masterplan – including financial package for creation of new provision where need has been identified.
- ◀ Analysis of the possibility of shared site management opportunities.
- ◀ The availability of opportunities to lease sites to external organisations.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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- ◀ Options to assist community groups to gain funding to enhance existing provision.
- ◀ Negotiation with landowners to increase access to private hub sites.
- ◀ Football investment programme/3G pitch development with the FA and Football Foundation.

## **Partners**

The column indicating partners refers to the main organisations that the Council would look to work with to support delivery of the actions. Given the extent of potential actions it is reasonable to assume that partners will not necessarily be able to support all of the actions identified but where the action is a priority and resource is available the partner will endeavour to provide support.

The Council is considered to a partner within each action so is therefore not referenced.

**An important point to note, the Action Plan is not solely for delivery by Tandridge District Council but is designed to be pursued and adhered to by all relevant stakeholders and partners.**

## **Priority**

Although hub sites are mostly likely to have a **high** priority level as they have wide importance, high priority sites have been identified on the basis of the impact that the site will have on addressing the key issues identified in the assessment. Therefore, some key centres and local sites are also identified as having a high priority level. It is these projects/sites which should generally, if possible, be addressed within the short term (1-2 years).

The majority of key centres are a **medium** priority, have analysis area importance and have been identified on the basis of the impact that the site will have on addressing the issues identified in the assessment.

The **low** priority sites tend to be single pitch or single sport sites and often club or education sites with local specific importance but that may also contribute to addressing the issues identified in the assessment for specific users.

## **Costs**

The strategic actions have also been ranked as low, medium or high based on cost. The brackets are:

- ◀ (L) -Low - less than £50k;
- ◀ (M) -Medium - £50k-£250k;
- ◀ (H) -High £250k and above.

These are based on Sport England's estimated facility costs which can be found at:  
<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

## **Timescales**

The Action Plan has been created to be delivered over a ten-year period. The information within the Assessment Report, Strategy and Action Plan will require updating as developments occur.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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The indicative timescales relate to delivery times and are not priority based:

- ◀ (S) -Short (1-2 years);
- ◀ (M) - Medium (3-5 years);
- ◀ (L) - Long (6+ years).

## ***Aim***

Each action seeks to meet at least one of the three aims of the Strategy; **Enhance, Provide, Protect.**

**SITE BY SITE ACTION PLAN**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
2	Blindley Heath	Cricket	Sports club	A good quality square with 11 grass wickets that is used to capacity at peak time for senior cricket despite 25 match equivalent sessions of spare capacity.	Sustain quality through appropriate maintenance.	ECB	Local site	L	L	L	Protect
5	Bushey Croft Playing Field	Football	Council	One adult, one youth 9v9, two mini 7v7 and two mini 5v5 pitches all assessed as good quality. The adult and mini pitches have actual spare capacity, whilst the youth 9v9 pitch is played to capacity at peak time. The adult pitch is used solely by youth 11v11 teams.	Sustain quality through appropriate maintenance.	FA	Local site	L	L	L	Protect
					Reconfigure adult pitch to better accommodate youth 11v11 demand.			M	S	L	
6	Caterham School	Football	School	One youth 9v9 and one mini 7v7 that are assessed as standard quality but are unavailable for community use.	Retain for curricular and extra-curricular use and explore community use options in order to reduce future shortfalls.	FA School	Local site	L	L	L	Protect Provide
		Cricket		Two unassessed squares, one with 12 grass wickets and one with eight. Both are unavailable for community use.	Retain for curricular and extra-curricular use.	ECB School		L	L	L	
		Rugby		An unassessed rugby pitch that is unavailable for community use.	Retain for curricular and extra-curricular use.	RFU School		L	L	L	
		Hockey		A full size sand-based AGP that is floodlit and available for community use, although this is limited to ten users. Currently unused and unavailable for club hockey.	Explore options with the School to increase community availability and to enable hockey access. Protect as hockey suitable and ensure a sinking fund is in place for long-term sustainability.	EH FA School		L	S	L	
7	Chartham Ground	Cricket	Sports club	A good quality square with 12 grass wickets and an accompanying NTP that is played to capacity. Felbridge & Sunnyside CC reports that it is seeking to enlarge and refurbish the clubhouse.	Sustain quality through appropriate maintenance.	ECB Club	Local site	L	L	L	Protect Enhance
					Ensure no additional usage on the grass wickets in order to prevent overplay.			M	L	L	
					Support the Club in its clubhouse aspirations.			M	S	M	
8	Colin Anderson Playing Field	Football	Council	An adult pitch assessed as good quality, with actual spare capacity of one match equivalent session.	Sustain quality through appropriate maintenance.	FA	Local site	L	L	L	Protect
9	Copthorne Preparatory School	Football	School	Two youth 11v11 and two youth 9v9 pitches assessed as standard quality but unavailable for community use.	Retain for curricular and extra-curricular use and explore community use options in order to reduce future shortfalls.	FA School	Local site	L	L	L	Protect Provide

**TANDRIDGE DISTRICT COUNCIL  
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
10	Croydon Post Office Social Club	Football	Sports club	Four adult, one youth 9v9, two mini 7v7 and two mini 5v5 pitches. All pitches are assessed as good quality, although an IOG representative has also undertaken an assessment of the site. The adult and mini 7v7 pitches have actual spare capacity, whilst the youth 9v9 and mini 5v5 pitches are played to capacity at peak time. The adult pitches are used in part by youth 11v11 teams.	Sustain quality through appropriate maintenance and by acting upon IOG recommendations.	FA Club	Key centre	M	S	L	Protect Enhance
		Reconfigure two of the adult pitches to better accommodate youth 11v11 demand.			M			S	L		
		Cricket		A good quality square with 12 grass wickets that is played to capacity at peak time for senior cricket despite 40 match equivalent sessions of spare capacity existing.	Sustain quality through appropriate maintenance.	ECB Cub		M	L	L	
11	De Stafford School	Football	School	One youth 11v11, one youth 9v9 and one mini 7v7 pitch assessed as standard quality. Unavailable for community use.	Retain for curricular and extra-curricular use and explore community use options in order to reduce future shortfalls.	FA School	Local site	L	L	L	Protect Provide
12	Furze Corner Playing Field	Football	Council	A good quality youth 9v9 pitch with actual spare capacity amounting to 0.5 match equivalent sessions.	Sustain quality through appropriate maintenance.	FA	Local site	L	L	L	Protect Enhance
		Cricket		A standard quality square with five grass wickets. Spare capacity amounts to 15 match equivalent sessions and 0.5 squares are available during peak time for senior cricket. Accompanying practice nets have fallen into a state of disrepair.	Review maintenance regime in an attempt to improve quality to good.	ECB		L	L	L	
					Refurbish practice nets.			M	S	L	
13	Gatwick Footgolf	Football	Sports club	A smaller sized 3G pitch (40 x 20 metres) that is floodlit.	Retain for continued recreational usage.	FA Club	Local site	L	L	L	Protect
14	Glebe Meadow	Football	Sports club	A good quality adult pitch that is currently unused. Uncertainty exists over availability as Sport England lists the site as closed and as no club is registered as using the provision; however, a visit to the site showed some evidence of recent activity.	Further investigate current usage of the site and consider rationalisation in order to create or improve bigger, better quality sites, ensuring that there is no net loss of playing pitch provision.	FA Club Sport England	Local site	M	S	M	Enhance
15	Godstone Green	Football	Council	Two adult pitches assessed as good quality, with actual spare capacity amounting to 0.5 match equivalent sessions. Notwithstanding its quality rating, one of the pitches is noted as being in need of general improvement.	Sustain quality through appropriate maintenance and explore what improvements can be made.	FA	Local site	L	M	L	Protect Enhance
		Cricket		A standard quality square with nine grass wickets. Spare capacity amounts to 25 match equivalent sessions and 0.5 squares are available during peak time for senior cricket.	Improve square quality through removing weeds and carrying out drainage work in order to improve quality to good.	ECB		M	S	L	



**TANDRIDGE DISTRICT COUNCIL  
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
16	Godstone Road Playing Field	Football	Sports club	Two standard quality adult pitches with actual spare capacity amounting to one match equivalent session. The adult pitches are used in part by youth 11v11 teams. Security of tenure is an issue as the lease to Lingfield Sports Association is nearing expiry.	Sustain quality through appropriate maintenance.	FA Club	Key centre	L	L	L	Protect
					Reconfigure one of the adult pitches to better accommodate youth 11v11 demand.			M	S	L	
					Extend lease to Lingfield Sports Association to improve security of tenure.			H	S	L	
		Cricket		A good quality square with nine grass wickets and an accompanying NTP that is overplayed by five match equivalent sessions. Security of tenure is an issue as the lease to Lingfield Sports Association is nearing expiry.	Sustain quality through appropriate maintenance.	ECB Club		M	L	L	
					Alleviate overplay through the transfer of junior demand to the NTP.			M	S	L	
					Extend lease to Lingfield Sports Association to improve security of tenure.			H	S	L	
17	Grange Meadow Playing Fields	Football	Council	A good quality adult pitch that is currently unused by the community.	Explore lack of community demand; or, consider rationalisation of site in order to create or improve bigger, better quality sites, ensuring that there is no net loss of playing pitch provision.	FA Sport England	Local site	L	M	L	Enhance
18	Greatpark	Cricket	Sports club	A good quality square with seven grass wickets. Spare capacity amounts to 20 match equivalent sessions and 0.5 squares are available during peak time for senior cricket.	Sustain quality through appropriate maintenance.	ECB Club	Local site	L	L	L	Protect
19	Grub Street	Cricket	Sports club	A good quality square with 11 grass wickets. Used to capacity at peak time for senior cricket despite the existence of 25 match equivalent sessions of spare capacity.	Sustain quality through appropriate maintenance.	ECB Club	Local site	L	L	L	Protect
21	Hawthorns School	Football	School	Two adult pitches that are assessed as standard quality but are unavailable for community use.	Retain for curricular and extra-curricular use and explore community use options in order to reduce future shortfalls.	FA School	Local site	L	L	L	Protect Provide
24	John Fisher Sports Club	Football	Sports club	Three adult, one youth 9v9, four mini 7v7 and one mini 5v5 pitch. All pitches are assessed as good quality. Actual spare capacity exists on the adult and mini 7v7 pitches; the youth 9v9 and mini 5v5 pitches are played to capacity at peak time. The Council is planning to allocate the site for housing as part of its emerging Local Plan.	Ensure the potential loss of the site meets Sport England's Playing Field Policy exceptions and is agreed upon by Sport England and the relevant NGBs.	FA Club	Key centre	H	L	H	Enhance Provide
					Ensure existing club users remain provided for if the site is lost.			H	L	L	
25	King George Playing Field	Football	Council	Two good quality adult pitches with actual spare capacity of one match equivalent session.	Sustain quality through appropriate maintenance.	FA	Local site	L	L	L	Protect
26	Limpsfield Chart Cricket Club	Cricket	Sports club	A good quality square with 12 grass wickets. Used to capacity at peak time for senior cricket despite the existence of 20 match equivalent sessions of spare capacity.	Sustain quality through appropriate maintenance.	ECB Club	Local site	L	L	L	Protect

**TANDRIDGE DISTRICT COUNCIL  
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
27	Lingfield Notre Dame School	Football	School	A standard quality adult pitch which is unavailable for community use.	Retain for curricular and extra-curricular use and explore community use options in order to reduce future shortfalls.	FA School	Key centre	L	L	L	Protect Provide Enhance
		Cricket		Two unassessed square with 12 grass wickets combined that are unavailable for community use.	Retain for curricular and extra-curricular use.	ECB School		L	L	L	
		Rugby		An unassessed rugby pitch that is unavailable for community use.	Retain for curricular and extra-curricular use.	RFU School		L	L	L	
		Hockey		A full size sand-based AGP that is floodlit and available for community use, although this is limited. Used by Oxted HC as an overspill venue.	Explore options with the School to increase community availability. Provide security of tenure for Oxted HC via a community use agreement. Consider resurfacing in the near future to safeguard usage and ensure a sinking fund is in place for long-term sustainability.	EH FA School		M	S	L	
		M	S	L							
		M	S	M							
30	Memorial Hall Field	Football	Council	One adult and one mini 7v7 pitch that are assessed as standard quality as well as a mini 5v5 pitch that is assessed as good quality. Despite the ratings, drainage is noted as requiring improvement. The adult pitch has actual spare capacity totalling 0.5 match equivalent sessions but is also used by a youth 11v11 team, whilst the mini pitches are played to capacity at peak time.	Sustain quality through appropriate maintenance and via improving drainage.	FA	Local site	M	S	M	
					Transfer youth 11v11 demand to a site with youth 11v11 provision with actual spare capacity.			M	S	L	
31	Mid Street Recreation Ground	Football	Council	A good quality adult pitch with 0.5 match equivalent sessions of actual spare capacity. Used solely by youth 11v11 teams.	Sustain quality through appropriate maintenance.	FA	Local site	L	L	L	Protect
					Reconfigure pitch to better accommodate youth 11v11 demand.			M	S	L	
32	Mill Lane Playing Field	Football	Council	A standard quality adult pitch with 0.5 match equivalent sessions of actual spare capacity. Serviced by poor quality changing facilities.	As a minimum, sustain quality through appropriate maintenance.	FA	Local site	L	L	L	
					Improve changing facilities through modernisation.			M	S	M	
33	Nutfield Cricket Club	Cricket	Sports club	A good quality square with eight grass wickets that is overplayed by ten match equivalent sessions.	Sustain quality through appropriate maintenance.	ECB Club	Local site	L	L	L	Protect
					Install an NTP in situ to alleviate overplay of the grass wickets.			H	S	L	
					Explore installation of practice nets to service the Club.			M	S	L	
34	Outwood Common	Cricket	Sports club	A good quality square with 15 grass wickets that is overplayed by 35 match equivalent sessions.	Sustain quality through appropriate maintenance.	ECB Club	Local site	M	L	L	Protect
					Install an NTP in situ to alleviate overplay of the grass wickets.			H	S	L	

**TANDRIDGE DISTRICT COUNCIL  
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
35	Oxted School	Football	School	A standard quality adult pitch which is unavailable for community use.	Retain for curricular and extra-curricular use and explore community use options in order to reduce future shortfalls.	FA School	Key centre	L	L	L	Protect Provide
		Hockey		A full size sand-based AGP that is floodlit. It is available to the community and well used by Oxted HC. Assessed as standard quality having been resurfaced in 2010.	Protect as a hockey suitable surface.	EH School		H	L	L	
					Ensure security of tenure for Oxted HC via a community use agreement.			H	S	L	
					Ensure a sinking fund is in place for long-term sustainability.			H	M	L	
	Support Oxted HC's aspiration to create onsite clubhouse facility.	M	S	L							
37	Parsonage Field	Football	Sports club	A good quality adult pitch which is played to capacity at peak time and was previously used for Step 6 football although it did not adhere to requirements. Farleigh Rovers FC reports an aspiration to renovate the on-site changing facilities.	Sustain quality through appropriate maintenance.	FA Club	Local site	L	L	L	Protect Enhance
					Explore improving the site to meet football pyramid ground grading requirements or explore an alternative site that can be utilised by Farleigh Rovers FC that does.			H	S	M	
					Support the Club in its aspirations to improve changing facilities.			M	M	M	
38	Plough Road Playing Field	Football	Council	A good quality adult pitch with 0.5 match equivalent sessions of actual spare capacity.	Sustain quality through appropriate maintenance.	FA	Local site	L	L	L	Protect
		Cricket		A good quality square with ten grass wickets albeit some drainage issues are present. Used to capacity at peak time for senior cricket despite the existence of 15 match equivalent sessions of spare capacity. The site is used by Smallfield Manor CC, which aspires to improve outfield maintenance and states a desire to install an NTP.	Sustain quality through appropriate maintenance and via carrying out require drainage works.	ECB Club	Local site	L	L	L	Protect Enhance
	Support Smallfield Manor CC in its facility aspirations.	M	S	L							
39	Queens Park Pavilion	Football	Council	Two good quality adult pitches with actual spare capacity amounting to one match equivalent session.	Sustain quality through appropriate maintenance.	FA	Key centre	M	L	L	Protect Provide
		Cricket		Two squares that are currently unused, one of which is accompanied by an NTP.	Retain the square accompanied by the NTP for utilisation from Caterham CC and consider re-designation of second square for rugby union purposes providing that all cricket demand is met.	ECB RFU		H	S	M	
		Rugby		A standard quality senior pitch used by Old Caterhamians RFC. Overplayed by two match equivalent sessions when it is required.	Improve pitch quality where possible to reduce overplay.	RFU ECB		H	S	M	
	Consider re-designation of cricket squares to increase supply of rugby provision to fully alleviate overplay.										

**TANDRIDGE DISTRICT COUNCIL  
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
40	Scandia (Hus Sports Ground)	Football	Private	One youth 9v9, two mini 7v7 and one mini 5v5 pitch all assessed as standard quality. The youth 9v9 pitch has one match equivalent session of actual spare capacity; the mini pitches are played to capacity at peak time. An IOG representative has undertaken an assessment of the site.	As a minimum, sustain quality of the pitches and seek improvements via acting upon IOG recommendations.	FA	Local site	M	S	L	Protect Enhance
		Cricket		A good quality square with six grass wickets. Spare capacity amounts to 20 match equivalent sessions and 0.5 squares are available during peak time for senior cricket.	Sustain quality through appropriate maintenance.	ECB	Local site	M	L	L	Protect
41	South Godstone Sports and Community Association	Football	Community	A good quality adult pitch that is played to capacity at peak time. Serviced by poor quality changing rooms.	Sustain quality through appropriate maintenance.	FA	Local site	L	L	L	Protect Enhance
				Improve changing facilities through modernisation.	M			S	M		
		Rugby		A standard quality senior pitch which is currently unused by the community.	Consider re-designation of land but retain as playing field space should demand for rugby exist in the future.	RFU		L	L	L	
42	South Nutfield Cricket Club	Cricket	Sports club	A good quality square with 12 grass wickets that is overplayed by 20 match equivalent sessions.	Sustain quality through appropriate maintenance.	ECB Club	Local site	M	L	L	Protect
					Install an NTP in situ to alleviate overplay of the grass wickets.			H	S	L	
43	St Clair Cricket Ground	Cricket	Sports club	A good quality square with 12 grass wickets that is used to capacity at peak time for senior cricket despite 20 match equivalent sessions of spare capacity existing.	Sustain quality through appropriate maintenance.	ECB Club	Local site	M	L	L	Protect
					Explore installation of practice nets to service the Club.						
47	St Piers School (Young Epilepsy)	Football	School	A standard quality youth 11v11 pitch that is available for community use; however, spare capacity is discounted due to unsecure tenure.	Sustain quality through appropriate maintenance.	FA School	Local site	L	L	L	Protect
					Pursue security of tenure for club users via a community use agreement.			H	S	L	
49	Talbot Road Recreation Ground	Football	Council	A good quality adult pitch with actual spare capacity amounting to 0.5 match equivalent sessions. Used in part by youth 11v11 teams.	Sustain quality through appropriate maintenance.	FA	Local site	L	L	L	Protect
					Transfer youth 11v11 demand to a site with youth 11v11 provision with actual spare capacity.			M	S	L	
50	The Glebe	Cricket	Sports club	A good quality square with eight grass wickets. Spare capacity amounts to 20 match equivalent sessions and 0.5 squares are available during peak time for senior cricket. Accompanying practice net requires replacing.	Sustain quality through appropriate maintenance and improve practice net quality.	ECB Club	Local site	M	L	L	Protect Enhance
51	The Village	Cricket	Sports club	A good quality square that is currently unused.	Consider re-designation of land but retain as playing field space should demand for cricket exist in the future.	ECB	Local site	L	L	L	Protect

**TANDRIDGE DISTRICT COUNCIL  
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
52	Village Sports Ground	Football	Sports club	A good quality adult pitch with actual spare capacity amounting to 0.5 match equivalent sessions.	Sustain quality through appropriate maintenance.	FA Club	Local site	L	L	L	Protect
53	Warlingham Rugby Club	Rugby	Sports club	Four good quality senior pitches, one of which is floodlit. The floodlit pitch is overplayed by five match equivalent sessions, two of the other pitches are played to capacity and the remaining pitch has minimal spare capacity.	Sustain quality through appropriate maintenance.	RFU Club	Local site	H	L	L	Protect
					Retain minimal spare capacity to protect quality.			M	L	L	
					Explore opportunities to transfer training demand to a World Rugby compliant 3G pitch.			H	S	H	
54	Warlingham School	Football	School	Two good quality adult pitches that are available for community use; however, spare capacity is discounted due to unsecure tenure.	Sustain quality through appropriate maintenance.	FA School	Key centre	M	L	L	Protect
					Pursue security of tenure for club users via a community use agreement.			H	S	L	
		Rugby		An unassessed rugby pitch that is unavailable for community use.	Retain for curricular and extra-curricular use.	RFU School		M	L	L	
		Hockey		A full size sand-based AGP that is floodlit. It is available to the community and well used by Kenley HC and Trinity & Mid-Whitgiftian HC. Assessed as standard quality but has surpassed its recommended lifespan having been last resurfaced in 2005.	Protect as a hockey suitable surface.	EH School		H	L	L	
					Ensure security of tenure for club users via a community use agreement.			H	S	L	
					Ensure a sinking fund is in place for long-term sustainability and explore resurfacing in the near future.			H	M	M	
	Explore usage of an area for post-match refreshments.	M	S	L							
55	Warlingham Verdayne Gardens	Football	Sports club	A good quality adult pitch and a good quality mini 7v7 pitch, both of which are played to capacity at peak time.	Sustain quality through appropriate maintenance.	FA Club	Local site	L	L	L	Protect
		Cricket		A square that is currently unused.	Consider re-designation of land but retain as playing field space should demand for cricket exist in the future.	ECB Club		L	L	L	
56	Warlingham Sports Club	Football	Sports club	Two adult, one youth 9v9, one mini 7v7 and one mini 5v5 pitch. All of the pitches are assessed as good quality, although one of the adult pitches suffers from substantially worn goalmouths. Each pitch type is played to capacity at peak time, with the adult pitches also used in part by youth 11v11 teams. Changing facilities are rated as standard; however, ambitions exist to develop the provision for better female access.	Sustain quality through appropriate maintenance and by carrying out remedial work to goalmouths.	FA Club	Key centre	M	S	L	Protect Enhance
					Reconfigure one of the adult pitches to better accommodate youth 11v11 demand.			H	S	L	
					Improve changing facilities to enable more appropriate use by female teams.			H	S	M	
		Cricket	A good quality square with 15 grass wickets that is used to capacity at peak time for senior cricket despite 35 match equivalent sessions of spare capacity existing.	Sustain quality through appropriate maintenance.	ECB Club	M		L	L		



**TANDRIDGE DISTRICT COUNCIL  
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
56	Woldingham School	Hockey	School	A full size sand-based AGP that is floodlit. It is available to the community and well used by Oxted HC. Assessed as standard quality having been resurfaced in 2011.	Protect as a hockey suitable surface.	EH School	Local site	H	L	L	Protect
					Ensure security of tenure for Oxted HC via a community use agreement.			H	S	L	
					Ensure a sinking fund is in place for long-term sustainability.			H	M	L	
					Explore usage of an area for post-match refreshments.			M	S	L	
57	Whyteleafe Football Club	Football	Sports club	A full size 3G pitch that is floodlit and on the FA register for competitive matches, as well as a smaller sized 3G pitch (62 x 30 metres) that is also floodlit. The full size 3G pitch is assessed as good quality having been provided in 2014.	Sustain quality through appropriate maintenance and ensure a sinking fund is in place for long-term sustainability.	FA Club	Key centre	H	L	L	Protect
					Ensure full size pitch remains suitable for competitive matches within the National League system via re-testing every year and maximise usage for this purpose.			H	M	L	
58	Whyteleafe Recreation Ground	Cricket	Council	A square that is currently unused.	Consider re-designation of land but retain as playing field space should demand for cricket exist in the future.	ECB	Local site	L	L	L	Protect
60	Master Park	Football	Trust	Two good quality adult pitches with actual spare capacity of one match equivalent session at peak time. Notwithstanding the quality rating, Oxted & District FC report that both pitches have an uneven surface, and also states that it is in the process of refurbishing the on-site clubhouse.	Sustain quality through appropriate maintenance and by carrying out remedial work to improve evenness.	FA Trust	Key centre	M	S	L	Protect Enhance
					Support Oxted & District FC in its plans to refurbish the clubhouse.			M	S	M	
		Cricket			Sustain quality through appropriate maintenance.	ECB Trust		M	L	L	
					Support Oxted & District CC in its plans to refurbish the clubhouse.			M	S	M	
			A good quality square with 12 grass wickets that is used to capacity at peak time for senior cricket despite 20 match equivalent sessions of spare capacity existing. Oxted & District CC states that it is in the process of refurbishing the on-site clubhouse.	Explore installation of practice nets to service the Club.			M	S	L		
61	Greenacres Leisure Centre	Football	Sports club	Two adult and two youth 9v9 pitches that are currently unused by the community. Actual spare capacity amounts to two match equivalent sessions on both pitch types. Serviced by poor quality changing rooms. The Council is proposing the allocation of site for housing in its emerging Local Plan.	Ensure the potential loss of the site meets Sport England's Playing Field Policy exceptions and is agreed upon by Sport England and the relevant NGBs.	FA Club	Key centre	H	S	H	Enhance Provide

**TANDRIDGE DISTRICT COUNCIL  
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
62	Old Caterhamians (Caterham School Rugby/Cricket Ground)	Cricket	School	A good quality square with 12 grass wickets that has spare capacity albeit this is discounted due to no security of tenure being provided to Caterham CC. A new pavilion is under construction.	Sustain quality.	ECB School	Key centre	M	L	L	Protect
					Pursue security of tenure for Caterham CC via a community use agreement.			H	S	L	
					Support the School in its pavilion development.			L	S	M	
		Rugby		Two senior and two mini pitches, all of which are assessed as good quality. One of the senior pitches is partially floodlit and is overplayed by 6.75 match equivalent sessions, whilst the other senior pitch is overplayed by 2.25 match equivalent sessions. Used by Old Caterhamians RFC, without tenure.	Sustain quality through appropriate maintenance.	RFU School		M	L	L	Protect
					Pursue security of tenure for Old Caterhamians RFC via a community use agreement.			H	S	L	
					Explore opportunities to transfer training demand to a World Rugby compliant 3G.			H	S	M	
63	New Chapel Ground	Cricket	Sports club	A standard quality square with 11 grass wickets that is used to capacity at peak time for senior cricket.	Seek to improve quality to good via carrying out drainage works.	ECB Club	Local site	M	S	L	Protect
64	The Jolly Farmer	Cricket	Private	A standard quality square with eight grass wickets. Spare capacity amounts to 42 match equivalent sessions and one square is available during peak time	Sustain quality through appropriate maintenance.	ECB School	Key centre	L	L	L	Protect
-	Shelton Sports and Social Club	Football	Sports club	A disused site that previously contained as many as six football pitches of various sizes. The Council is proposing the allocation of the site for housing in its emerging Local Plan.	Ensure the potential loss of the site meets Sport England's Playing Field Policy exceptions and is agreed upon by Sport England and the relevant NGBs.	FA Club Sport England	Key centre	H	L	H	Enhance Provide
-	Garden Settlement Development	All	Council	A proposal that could include the development of up to 4,000 new houses, with the expansion of South Godstone currently the preferred location. Sport England's New Development Pitch Demand Calculator identifies that the requirement for provision as part of the development is three adult, two youth and two mini football pitches, two cricket squares and one senior rugby pitch. In addition, the Council proposes the creation of three full size, floodlit 3G pitches as part of the development in order to offset the loss of sites proposed for allocation for housing in the emerging Local Plan (Greenacres Leisure Centre, John Fisher Sports Club and Shelton Sports and Social Club).	Assess the need for dedicated sports provision to be provided as part of the development using the PPS, Sport England tools and through consultation with the appropriate NGBs; ensuring that the facilities are necessary, in the right location to maximise usage and sustainable.	FA ECB RFU EH Sport England	Hub site	H	L	H	Protect Enhance Provide
					Support the creation of three full size, floodlit 3G pitches through developer contributions to offset the loss of other playing pitch sites in order to alleviate 3G pitch shortfalls, and ensure the provision is built to FA/RFU specifications, has a sinking fund in place for long-term sustainability, is priced competitively against the cost of grass pitch hire, and provides users with long-term tenure.			H	L	H	
					Further explore the impact the loss of the three sites will have on imported cricket demand and consider additional provision to meet this in the locality, should it be required, in consultation with the ECB.						
					Ensure provision is accompanied by appropriate ancillary facilities.			H	L	H	



### **PART 6: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE**

#### ***Delivery***

The PPS provides guidance for maintenance/management decisions and investment made across Tandridge. By addressing issues identified in the Assessment Report and using the strategic framework presented in this Strategy, the current and future sporting and recreational needs of the District can be met. The Strategy identifies where there is a deficiency in provision and identifies how best to resolve this in the future.

Production of this Strategy is the start of the planning process. Successful implementation and the benefits to be gained depend upon regular engagement between all partners involved and the adoption of a mutually bought into strategic approach. It is important that this document is used in a practical manner, supports engagement with partners and encourages partnerships to be developed. This is to ensure that outdoor sports facilities are regarded as a vital aspect of community life and which contribute to the achievement of Council priorities.

Each member of the Steering Group should take the lead to ensure the PPS is used and applied appropriately within their area of work and influence. The role of the Steering Group should not end with the completion of the PPS document

To help ensure that the PPS is well used it should be regarded as the key document within the study area guiding the improvement and protection of playing pitch provision. It needs to be the document to which people and agencies regularly turn to for information in respect of how current demand should be met and what actions are required to improve the situation and meet future demand. To ensure that this is achieved the Steering Group need to have a clear understanding of how the PPS can be applied and therefore delivered.

The process of PPS development has already led to a number of benefits that assist its application and delivery. These include enhanced partnership work across different agendas and organisations, pooling of resources along with strengthened relationships and understanding between stakeholders, members of the Steering Group and the sporting community. The drivers behind the PPS and the work to develop the recommendations and action plan will have also highlighted, and helped the Steering Group to understand, the key areas to which its influence should be applied and strategy delivered enhanced.

#### ***Monitoring and updating***

It is important that there is regular annual monitoring and review against the actions identified in the Strategy. This should be led by the Council and supported by all members of, and reported back to, the Steering Group. Understanding and learning lessons from how the PPS has been applied should be a key component of monitoring its delivery and be an on-going role of the steering group.

As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the steering group, Sport England and the NGBs will consider the PPS and the information on which it is based to be out of date.

The nature of the supply and in particular the demand for outdoor sports facilities will likely to have changed over the three years. Therefore, without any form of review and update within this time period it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust.

## TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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Normally the PPS should be reviewed on an annual basis from the date it is formally signed off by the Steering Group; however, in the case of Tandridge, preference would be for this to begin within the next nine months. This is because of the age of the existing data used to inform the PPS. A review will help to maintain the momentum and commitment built up during its development and, taking into account the time to develop the PPS, will ensure that the original supply and demand information is no more than two years old without being reviewed.

A review should not be regarded as a particular resource intensive task. However, it should highlight:

- ◀ How delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g. the priority of some may increase or reduce following the delivery of others).
- ◀ How the PPS has been applied and the lessons learnt.
- ◀ Any changes to particularly important sites and/or clubs in the area (e.g. the most used or high quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues.
- ◀ Any development of a specific sport or particular format of a sport.
- ◀ Any new or emerging issues and opportunities.

Once the PPS is complete the role of the Steering Group should evolve so that it:

- ◀ Acts as a focal point for promoting the value and importance of the PPS and outdoor sports provision in the area.
- ◀ Monitors, evaluates and reviews progress with the delivery of the recommendations and action plan.
- ◀ Shares lessons learnt from how the PPS has been used and how it has been applied to a variety of circumstances.
- ◀ Ensures that the PPS is used effectively to input into any new opportunities to secure improved provision and influence relevant programmes and initiatives.
- ◀ Maintains links between relevant parties with an interest in local outdoor sports provision;
- ◀ Reviews the need to update the PPS along with the supply and demand information and assessment work on which it is based. Further to review the group should either:
  - ◀ Provide a short annual progress and update paper;
  - ◀ Provide a partial review focussing on particular sport, pitch type and/or sub area; or
  - ◀ Lead a full review and update of the PPS document (including the supply and demand information and assessment details).

Alongside regular Steering Group meetings a good way to keep the PPS up to date and maintain relationships is to hold annual sport specific meetings with pitch sport NGBs and other relevant parties. These could be part of a process of updating key supply and demand information plus, if necessary, amending assessment work, tracking progress in respect of implementing action plan recommendations and highlighting new issues and opportunities.

Meetings could be timed to coincide with annual NGB affiliation processes. This would help to signal changes in the number and nature of sports clubs in the area. Other information that is already collected on a regular basis such as pitch booking records for local authority and other sites should also feed into these meetings.

NGBs will also be able to confirm any further performance quality assessments undertaken within the study area. Discussion with league secretaries may also indicate annual league

## TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

meetings may be useful to attend to pick up on specific issues and/or enable a review of the relevant club details to be undertaken.

The Steering Group should regularly review and refresh the Action Plan, taking account of any changes in pitch quality (and hence changes in pitch capacity) and demand as well as new provision that has been created or any new negotiations for community use of education sites in the future.

It is important that the Council maintains the data contained within the accompanying PPS database. This will enable it to refresh and update the work on a regular basis. The accompanying database is intended to be refreshed on a season by season basis and it is important that there is cross-departmental work encompassing, for example, grounds maintenance and sports development departments, to ensure that this is achieved and that results inform subsequent annual sports facility development plans. Results should be shared with partners via a consultative mechanism.

As part of any PPS review, other sports taking place on grass pitches should also be included, such as American football, lacrosse, Gaelic football and rounders (if applicable). The supply and demand principles for such activity did not form part of this study but should be considered moving forward given the impact it can have on the provision in terms of usage, quality and accessibility, amongst other factors.

### Checklists

In order for this Strategy to be signed off by the steering group, a Stage D Checklist: Develop the Strategy, is signed off.

Stage D Checklist: Develop the Strategy	Tick ✓	
	Yes	Requires Attention
<b>Step 7: Develop the recommendations and action plan</b>	✓	
1. Have a number of study area specific scenarios been looked at to help explore key issues and findings along with possible recommendations and actions?	✓	
2. Have any recommendations and actions regarding AGP provision taken into account the guidance in the 'Selecting the Right Artificial Surface' document and any NGB specific information?	✓	
3. Do the recommendations reflect the drivers, vision and objectives of the work?	✓	
4. Are the recommendations precise enough to enable the development of clear individual area, sport and site specific actions to help achieve them?	✓	
5. Have all relevant parties been engaged with the development of, and are signed up to the delivery of, the recommendations and actions?	✓	
6. Are the recommendations and actions clearly presented?	✓	
7. Has particular attention been paid to the situation at priority sites and those which are being significantly overplayed?	✓	
8. Have area, sport and site specific solutions been proposed to protect, enhance, and provide playing pitch provision to meet the current and future demand?	✓	
9. Has guidance on the future of any sites highlighted as being at risk been provided?	✓	
10. Do the recommendations and actions seek to make the best use of existing pitches?	✓	
11. Has the detriment and benefit of proposals to relocate provision been presented?	✓	
12. Has the level and type of any new playing pitch provision required been	✓	

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

presented?		
13. Has the importance of providing appropriate and fit for purpose ancillary facilities been highlighted in order to maximise the potential benefit to sport of any pitches?	✓	
14. Have the recommendations sought to ensure an adequate amount of spare capacity in the provision of accessible pitches with secured community use?	✓	
15. Does the PPS provide a steer as to the future of any spare capacity and any provision that may be genuinely surplus to requirements (paragraphs D12 to D15)?	✓	
16. Does the action plan cover the points listed in paragraph D17?	✓	
17. Does the action plan provide the most appropriate actions to improve provision in the study area rather than just those which the local authority can deliver?	✓	
18. Does the action plan represent an infrastructure plan for playing pitches with deliverable area, sport and site specific actions and projects?	✓	
<b>Step 8: Write and Adopt the Strategy</b>	✓	
1. Does the PPS document provide the reader with a clear understanding of the areas listed in paragraph D20?	✓	
2. Is it clear from the PPS document why the recommendations and actions have been included, how they are to be delivered and what they will achieve?	✓	
3. Does the PPS document indicate how it should be used and applied in different areas and circumstances along with the benefits of doing so?	✓	
4. Has the PPS document been subject to appropriate consultation?	✓	
5. Do all members of the steering group and other relevant parties endorse the PPS and recognise its lead role in guiding the improvement of pitches in the study area?	✓	
6. Has the PPS document been formally adopted by the local authority and is its status recognised across all relevant departments?	✓	

To help ensure the PPS is delivered and is kept robust and up to date, the steering group can refer to the new methodology Stage E Checklist: Deliver the strategy and keep it robust and up to date:

Stage E: Deliver the strategy and keep it robust and up to date	Tick ✓	
	Yes	Requires Attention
<b>Step 9: Apply &amp; deliver the strategy</b>		
1. Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
2. Is each member of the steering group committed to taking the lead to help ensure the PPS is used and applied appropriately within their area of work and influence?		
3. Has a process been put in place to ensure regular monitoring of how the recommendations and action plan are being delivered and the PPS is being applied?		
<b>Step 10: Keep the strategy robust &amp; up to date</b>		
1. Has a process been put in place to ensure the PPS is kept robust and up to date?		
2. Does the process involve an annual update of the PPS?		

## TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

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3.	Is the steering group to be maintained and is it clear of its on-going role?		
4.	Is regular liaison with the NGBs and other parties planned?		
5.	Has all the supply and demand information been collated and presented in a format (i.e. single document that can be filtered accordingly) that will help people to review it and highlight any changes?		
6.	Have any changes made to the Active Places Power data been fed back to Sport England?		

For more information, see:

<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/>

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

## APPENDIX ONE: FUNDING PLAN

### Funding opportunities<sup>11</sup>

In order to deliver much of the Action Plan it is recognised that external partner funding will need to be sought. Although seeking developer contributions in applicable situations and other local funding/community schemes could go some way towards meeting deficiencies and/or improving provision, other potential/match sources of funding should be investigated. Below is a list of current funding sources that are relevant for community improvement projects involving sports facilities.

Awarding body	Description
Big Lottery Fund <a href="http://www.biglotteryfund.org.uk/">http://www.biglotteryfund.org.uk/</a>	Big invests in community groups and to projects that improve health, education and the environment. For example, Awards for All which is for small Lottery grants of between £300 and £10,000.
Sport England The current funding streams will change throughout 2016/17 so refer to the website for the latest information: <a href="http://funding.sportengland.org/funding/our-different-funds/">http://funding.sportengland.org/funding/our-different-funds/</a>	Sport England is keen to marry funding with other organisations that provide financial support to create and strengthen the best sports projects. Applicants are encouraged to maximise the levels of other sources of funding, and projects that secure higher levels of partnership funding are more likely to be successful.
Football Foundation <a href="http://www.footballfoundation.org.uk/funding-schemes/">http://www.footballfoundation.org.uk/funding-schemes/</a>	This trust provides financial help for football at all levels, from national stadia and FA Premier League clubs down to grass-roots local development.
Rugby Football Foundation <a href="http://www.rugbyfootballfoundation.org/index.php?option=com_content&amp;view=article&amp;id=14&amp;Itemid=113">http://www.rugbyfootballfoundation.org/index.php?option=com_content&amp;view=article&amp;id=14&amp;Itemid=113</a>	The Grant Match Scheme in particular provides easy-to-access grant funding for playing projects that contribute to the recruitment and retention of community rugby players. Grants are available on a 'match funding' 50:50 basis to support a proposed project. Projects eligible for funding include: 1. Pitch Facilities – Playing surface improvement, pitch improvement, rugby posts, floodlights. 2. Club House Facilities – Changing rooms, shower facilities, washroom/lavatory, and measures to facilitate segregation (e.g. women, juniors). 3. Equipment – Large capital equipment, pitch maintenance capital equipment (e.g. mowers). Other loan schemes are also available.
The England and Wales Cricket Trust <a href="https://www.ecb.co.uk/be-involved/club-support/club-funding">https://www.ecb.co.uk/be-involved/club-support/club-funding</a>	Interest Free Loan Scheme provides finance to clubs for capital projects and the Small Grant Scheme is also open to applications from affiliated cricket clubs.
EU Life Fund <a href="http://ec.europa.eu/environment/funding/intro_en.htm">http://ec.europa.eu/environment/funding/intro_en.htm</a>	LIFE is the EU's financial instrument supporting environmental and nature conservation projects throughout the EU.
National Hockey Foundation <a href="http://www.thenationalhockeyfoundation.com/">http://www.thenationalhockeyfoundation.com/</a>	The Foundation primarily makes grants to a wide range of organisations that meet one of the areas of focus: Young people and hockey, Enabling the development of hockey at youth or community level.
London Marathon Charitable Trust	Provides capital funding for building or facilities

<sup>11</sup> Up to date as of April 2018.

# TANDRIDGE DISTRICT COUNCIL PLAYING PITCH STRATEGY

Awarding body	Description
<a href="https://www.lmct.org.uk/apply-funding/">https://www.lmct.org.uk/apply-funding/</a>	projects that inspire to increase participation in physical activity, sport and play across the London boroughs, Surrey, South Northamptonshire and Aylesbury Vale.

## Protecting Playing Fields

Sport England's Strategy: Towards an Active Nation (2016-2021) will simplify the funding reducing the number of investment programmes from 30 to 7:

- ◀ Tackling Inactivity
- ◀ Children and Young People
- ◀ Volunteering
- ◀ Taking sport and activity into the mass market
- ◀ Supporting sports core markets
- ◀ Local delivery
- ◀ Creating welcoming sports facilities

The current funding streams listed below will remain operational during 2016/17 but will be phased out and replaced by one or more of the seven listed above.

It launched Protecting Playing Fields (PPF) as part of its Places People Play Olympic legacy mass participation programme and is investing £10 million of National Lottery funding in community sports projects.

The programme is being delivered via five funding rounds (with up to £2 million being awarded to projects in each round). Its focus is on protecting and improving playing fields and developing community sport. It will fund capital projects that create, develop and improve playing fields for sporting and community use and offer long term protection of the site for sport. Projects are likely to involve the construction of new pitches or improvement of existing ones that need levelling or drainage works.

Sport England's 'Inspired Facilities' funding programme will be delivered via funding rounds and where clubs, community and voluntary sector groups and local authorities can apply for grants of between £25k and £150k where there is a proven local need for a facility to be modernised, extended or modified to open up new sporting opportunities.

The programmes three priorities are:

- ◀ Organisations that haven't previously received a Sport England Lottery grant of over £10k.
- ◀ Projects that are the only public sports facility in the local community.
- ◀ Projects that offer local opportunities to people who do not currently play sport.

Besides this scheme providing an important source of funding for potential voluntary and community sector sites, it may also provide opportunities for Council to access this funding particularly in relation to resurfacing the artificial sports surfaces. For further up to date information please go to: <http://funding.sportengland.org/funding/our-different-funds/protecting-playing-fields/>



### Strategic Facilities Fund

Facilities are fundamental in providing more people with the opportunity to play sport. The supply of the right facilities in the right areas is key to getting more people to play sport. Sport England recognises the considerable financial pressures that local authorities are currently under and the need to strategically review and rationalise leisure stock so that cost effective and financially sustainable provision is available in the long-term. Sport England has a key role to play in the sector, from influencing the local strategic planning and review of sports facility provision to investing in major capital projects of strategic importance.

The Strategic Facilities Fund will direct capital investment into a number of key local authority projects that are identified through a strategic needs assessment and that have maximum impact on growing and sustaining community sport participation. These projects will be promoted as best practice in the delivery of quality and affordable facilities, whilst demonstrating long-term operational efficiencies. The fund will support projects that bring together multiple partners, including input from the public and private sectors and national governing bodies of sport (NGBs). The fund is also designed to encourage applicants and their partners to invest further capital and revenue funding to ensure sustainability. Sport England has allocated a budget of circa £30m of Lottery funding to award through this fund (2013-17).

Key features which applications must demonstrate are:

- ◀ A robust needs and evidence base which illustrates the need for the project and the proposed facility mix
- ◀ Strong partnerships which will last beyond the initial development of the project and underpin the long-term sustainability of the facility
- ◀ Multi-sport provision and activity that demonstrates delivery against NGB local priorities
- ◀ A robust project plan from inception to completion with achievable milestones and timescales.

Lottery applications will be invited on a solicited-only basis and grants of between £500,000 and £2,000,000 will be considered.

The Strategic Facilities Fund will prioritise projects that:

- ◀ Are large-scale capital developments identified as part of a local authority sports facility strategic needs assessment/rationalisation programme and that will drive a significant increase in community sports participation
- ◀ Demonstrate consultation/support from two or more NGBs and delivery against their local priorities
- ◀ Are multi-sport facilities providing opportunities to drive high participant numbers
- ◀ Are a mix of facility provision (indoor and/or outdoor) to encourage regular and sustained use by a large number of people
- ◀ Offer an enhancement, through modernisation, to existing provision and/or new build facilities
- ◀ Have a long-term sustainable business plan attracting public and private investment
- ◀ Show quality in design, but are fit for purpose to serve the community need
- ◀ Have effective and efficient operating models, combined with a commitment to development programmes which will increase participation and provide talent pathways.

# TANDRIDGE DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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Projects will need to demonstrate how the grant will deliver against Sport England's strategic priorities. The funding available is for the development of the capital infrastructure, which can contribute to the costs of new build, modernisation or refurbishment and purchasing of major fixed equipment as part of the facility development.

### Funder's requirements

Below is a list of funding requirements that can typically be expected to be provided as part of a funding bid, some of which will fall directly out of the Playing Pitch Strategy:

- ◀ Identify need (i.e., why the Project is needed) and how the Project will address it.
- ◀ Articulate what difference the Project will make.
- ◀ Identify benefits, value for money and/or added value.
- ◀ Provide baseline information (i.e., the current situation).
- ◀ Articulate how the Project is consistent with local, regional and national policy.
- ◀ Financial need and project cost.
- ◀ Funding profile (i.e., Who's providing what? Unit and overall costs).
- ◀ Technical information and requirements (e.g., planning permission).
- ◀ Targets, outputs and/or outcomes (i.e., the situation after the Project/what the Project will achieve)
- ◀ Evidence of support from partners and stakeholders.
- ◀ Background/essential documentation (e.g., community use agreement).
- ◀ Assessment of risk.

### Indicative costs

The indicative costs of implementing key elements of the Action Plan can be found on the Sport England website:

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

The costs are for the development of community sports facilities and are based on providing good quality sports facility based on the last quarter. The Facilities Costs are updated on the Sport England website every quarter. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead of Sport England.