



# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY & ACTION PLAN

SEPTEMBER 2023

QUALITY, INTEGRITY, PROFESSIONALISM

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# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

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# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

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## ABBREVIATIONS

3G	Third Generation (artificial grass pitch)
AGP	Artificial Grass Pitch
ANOG	Assessing Needs and Opportunities Guide
CASC	Community Amateur Sports Club
EH	England Hockey
FA	Football Association
FC	Football Club
FF	Football Foundation
FIFA	Fédération Internationale de Football Association
GIS	Geographical Information Systems
GMA	Grounds Maintenance Association
HC	Hockey Club
IMS	International Match Standard
JFC	Junior Football Club
KKP	Knight, Kavanagh and Page
LFFP	Local Football Facility Plan
NGB	National Governing Body
NPPF	National Planning Policy Framework
NTP	Non-Turf Pitch
ONS	Office of National Statistics
PIP	Pitch Improvement Programme
PQS	Performance Quality Standard
PPS	Playing Pitch Strategy
RFC	Rugby Football Club
RFU	Rugby Football Union
S106	Section 106 Agreement
U	Under

# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

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## PART 1: INTRODUCTION

This is the Playing Pitch Strategy (PPS) for Surrey Heath Borough Council. Building upon the preceding updated Assessment Report, it provides a clear, strategic framework in relation to the provision of playing pitch and outdoor sport facilities. It delivers:

- ◀ A vision for the future protection, improvement and development of provision.
- ◀ A series of sport-by-sport recommendations and scenarios.
- ◀ A series of strategic recommendations.
- ◀ A prioritised area-by-area and site-by-site action plan that prioritise and can address key issues.

The Strategy is delivered in accordance with Sport England's PPS Guidance. This details a stepped approach, separated into five distinct sections:

- ◀ Stage A: Prepare and tailor the approach.
- ◀ Stage B: Gather information and views on the supply of and demand for provision.
- ◀ Stage C: Assess the supply and demand information and views.
- ◀ Stage D: Develop the Strategy.
- ◀ Stage E: Deliver the Strategy and keep it robust and up to date.

This report represents Stage D of the process, with stages A-C covered in the preceding Assessment Report and Stage E ongoing once the study is complete. The lifespan of a PPS is considered to be three years, although this can be increased if it is regularly kept up to date.

Where not already implemented, the recommendations that come out of this strategy should be translated into local planning policy so that there is a mechanism in place to protect existing provision and to secure investment where the opportunity arises.

### **Study area**

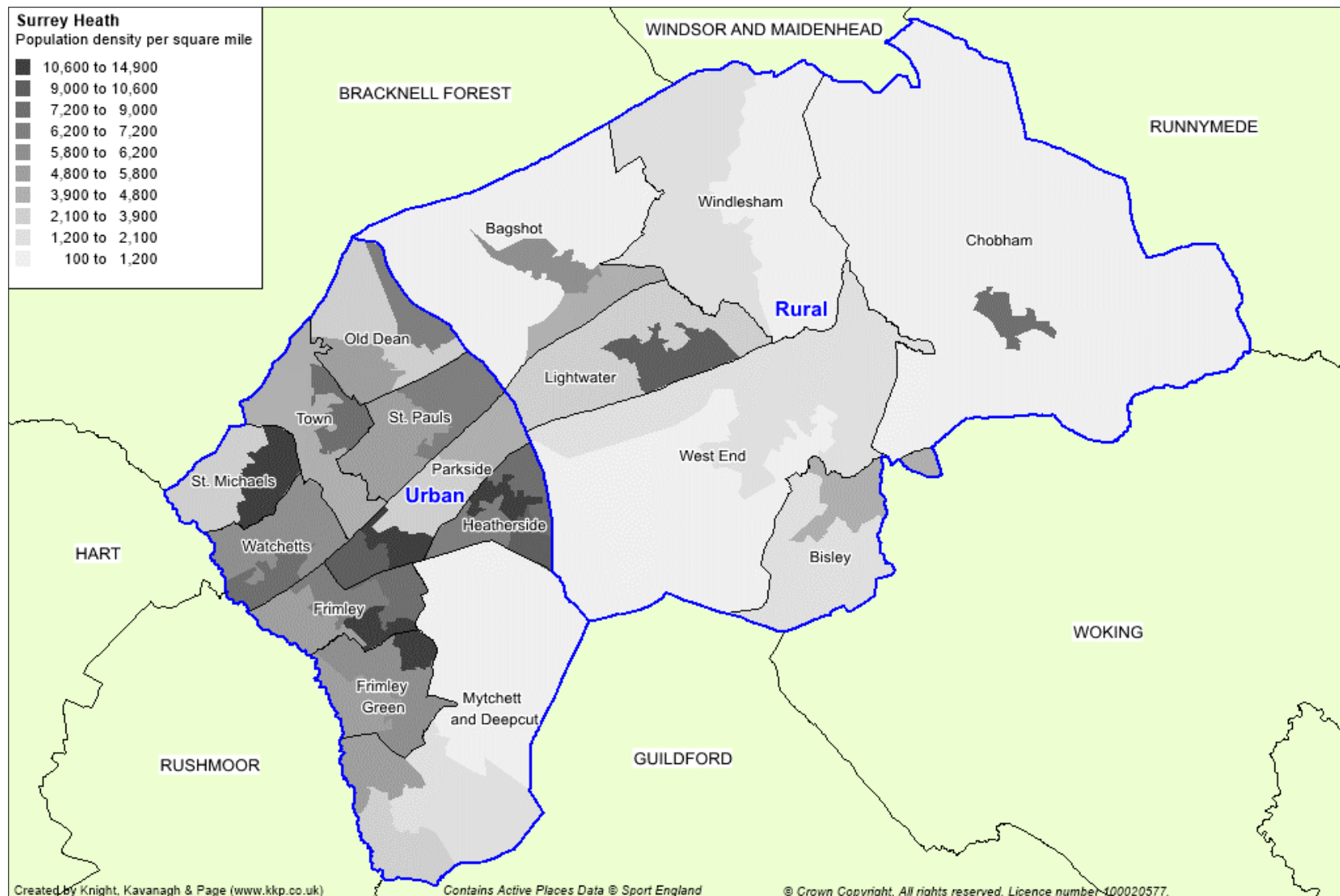
The study area is the entire local authority area, with analysis areas (or sub areas) also used to allow for a more localised analysis in addition to the analysis for Surrey Heath as a whole. For this purpose, the Borough has been split into two distinct areas (Urban and Rural) based on grouping together ward boundaries. The breakdown can be seen in the table below and the figure overleaf.

*Table 1.1 Analysis area breakdown*

<b>Analysis area</b>	<b>Wards</b>
Rural	Bisley, West End, Lightwater, Bagshot, Windlesham, Chobham
Urban	Old Dean, St Pauls, Parkside, Heatherside, Mytchett & Deepcut, Frimley Green, Frimley, Watchetts, St Michaels, Town

# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

Figure 1.1: Map of Surrey Heath



# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

## Scope

The scope of PPS focuses geographically on all local provision, regardless of ownership and management arrangements. Sports included within the study are as follows:

- ◀ Football (including 3G pitches)
- ◀ Rugby union (including 3G pitches)
- ◀ Cricket
- ◀ Hockey (sand/water based pitches)

In addition, other grass pitch sports are also ordinarily included within a PPS where supply and/or demand has been identified; however, no such activity has been evidenced in Surrey Heath. For example, rugby league is normally covered as standard, but it has not been included within this study as no supply or demand has been found. That being said, where no activity has been identified for a particular grass pitch sport, that is not to say that it is not played informally or that it has not been played historically.

## Headline findings

The table below highlights the current quantitative shortfalls for each included pitch sport within the PPS, as identified in the preceding Assessment Report. For qualitative findings and site-specific findings, please see Part 4: Sport Specific Recommendations and Scenarios, and Part 6: Action Plan.

Natural pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is for matches, it is appropriate for the comparable unit to be match equivalent sessions. The table below therefore uses this, converting both the amount of play a site can accommodate (its carrying capacity) and how much play takes place (its current use) into the same unit of demand to enable an analysis to be undertaken.

Based on how the sports tend to be played, this unit for football and rugby union pitches relates to a typical week within the season for each sport, whereas for cricket, the number of match equivalent sessions is over the course of a season. This is because how much play a cricket pitch can accommodate is primarily determined by the number and quality of wickets on a square, with only one match generally played per pitch per day and with the wickets rotated throughout a season to reduce wear and to allow for repair. Each wicket is therefore able to accommodate a certain amount of play per season as opposed to a week.

For artificial surfaces, the carrying capacity of the provision is much higher, meaning how much play can be accommodated is primarily determined by availability, rather than how demand adversely affects quality, as is the case with grass pitches. Therefore, the total number of pitches required is instead used to form an analysis.

Table 1.2: Quantitative headline findings<sup>1</sup>

Analysis area	Pitch/facility type	Current supply/ demand balance
<b>Football – grass pitches</b>		
Rural	Adult	2 match equivalent sessions
	Youth 11v11	8.5 match equivalent sessions
	Youth 9v9	1 match equivalent session
	Mini 7v7	Demand is being met
	Mini 5v5	4 match equivalent sessions
Urban	Adult	3.5 match equivalent sessions

<sup>1</sup> Provision across both secure and unsecure sites are included within these findings.

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Analysis area	Pitch/facility type	Current supply/ demand balance
	Youth 11v11	9.5 match equivalent sessions
	Youth 9v9	0.5 match equivalent sessions
	Mini 7v7	2.5 match equivalent sessions
	Mini 5v5	4.5 match equivalent sessions
Surrey Heath	Adult	5.5 match equivalent sessions
	Youth 11v11	18 match equivalent sessions
	Youth 9v9	1.5 match equivalent sessions
	Mini 7v7	2.5 match equivalent sessions
	Mini 5v5	8.5 match equivalent sessions
<b>Football – 3G pitches</b>		
Rural	Full size	0.75 pitches
Urban	Full size	2 pitches
Surrey Heath	Full size	2.75 pitches
<b>Rugby union</b>		
Rural	Senior	5 match equivalent sessions
Urban	Senior	12 match equivalent sessions
Surrey Heath	Senior	17 match equivalent sessions
<b>Hockey</b>		
Rural	Full size	Demand is being met
Urban	Full size	Demand is being met
Surrey Heath	Full size	Demand is being met
<b>Cricket</b>		
Rural	Senior (Saturday)	127 match equivalent sessions
Urban	Senior (Saturday)	22 match equivalent sessions
Surrey Heath	Senior (Saturday)	149 match equivalent sessions

## Conclusions

The existing position for all sports is either that demand is being met or that there is a shortfall. 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 shortfalls. As such, there is a clear need to protect all existing playing pitch and outdoor sport provision until all demand is met, or there is a requirement to replace provision to an equal or better quantity and quality before it is lost, in line with national planning policy.

Most grass pitch shortfalls identified can be met by better utilising current provision, such as through improving quality, installing additional sports lighting, improving ancillary facilities, bringing disused pitches back into use and enabling access to existing unused provision, such as at unavailable school sites. That being said, there could be a need for an increased number of football pitches, particularly for adult and youth 11v11 demand, whilst for cricket and rugby union, there is also likely to be a need for some new provision to completely alleviate existing deficits given the considerable shortfalls identified.

In relation to football, there is also a current shortfall of 3G pitches that can only be met through increased provision. To fully alleviate this, new provision is required in the both the Rural and Urban analysis areas as there is no alternative approach to reducing such deficits. With resources to improve the quality of grass pitches being limited, an increase in 3G pitches could also help reduce grass pitch shortfalls through the transfer of play, which in turn can aid pitch quality improvements.

# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

## PART 2: VISION AND AIMS

The vision for the PPS provides a clear focus with desired outcomes for the study. It seeks to support the Council to:

“Work with partners to create high quality, sustainable outdoor sports facilities which meet community need, increase participation, help tackle health issues and provide accessible, inclusive activities for Surrey Heath residents as part of an active lifestyle.”

The following overarching aims are based on the three Sport England themes (see figure 3.1 below). It is recommended that they are adopted by the Council and its partners to enable it to achieve the overall vision of the PPS and Sport England planning objectives. Strategy delivery is the responsibility of, and relies upon, all relevant stakeholders.

### AIM 1

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

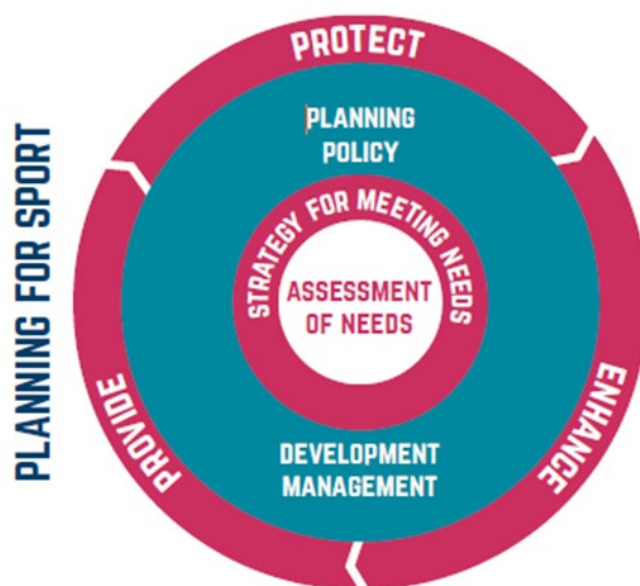
### AIM 2

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

### AIM 3

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

Figure 2.1: Sport England themes



Source: Sport England, Planning for Sport Guidance (2019)



### PART 3: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS

In this section, in order to help develop recommendations and actions for each sport, and to understand their potential impact, a number of relevant scenario questions are tested against the key issues identified in the preceding Assessment Report for each sport. This then informs sport specific recommendations.

It should be noted that the following scenarios are provided on a theoretical basis, offering solutions to overcome shortfalls across the Borough; whilst recognising the unlikely feasibility of actioning each individual scenario.

For site-specific and more localised recommendations, please refer to the Action Plan in Part 5 of the report.

#### Football – grass pitches

##### ***Supply and demand summary***

- ◀ In total, actual spare capacity equates to nine match equivalent sessions and is identified across 12 pitches at eight sites.
- ◀ There are 21 pitches across 12 sites overplayed by a combined total of 31 match equivalent sessions per week.
- ◀ Overall, there is a shortfall of adult, youth 11v11 and mini 5v5 match equivalent sessions, meaning that there is clear deficit of supply to meet existing football demand within Surrey Heath.

##### ***Supply summary***

- ◀ The audit identifies a total of 80 football pitches across 36 sites in Surrey Heath.
- ◀ Of the pitches, 62 are available at some level for community use across 27 sites.
- ◀ There are 15 disused pitches across six sites, which broken down equates to five disused adult pitches, two youth 11v11 pitches, one youth 9v9 pitches, four mini 7v7 pitches and three mini 5v5 pitches.
- ◀ Tenure is generally secure, although this is not the case at most education sites, such as Tomlinscote School.
- ◀ Most pitches are assessed as standard quality, with 39 being rated as such. Of the remaining pitches, 21 community available pitches assessed as poor quality and two assessed as good.
- ◀ A total of five sites are identified as being serviced by poor quality ancillary provision, whilst three sites are without provision.
- ◀ Three clubs (Camberley Town, Frimley Green and Bagshot football clubs) play within the football pyramid and therefore need to be serviced by appropriate ground grading requirements.

##### ***Demand summary***

- ◀ A total of 215 teams across 29 clubs are identified as playing regular, competitive matches on football pitches within Surrey Heath.
- ◀ Broken down, the teams consist of 41 senior men's, one senior women's, 86 youth boys', 11 youth girls' and 76 mini soccer teams.
- ◀ Since the previous PPS Study produced in 2016, the total number of teams in Surrey Heath has increased from 171 teams to 215 teams in 2023.
- ◀ In total, 22 teams travel outside of the Borough to fulfil their match demand, consisting of five adult teams, four youth 11v11 teams, five mini 7v7 teams and eight mini 5v5 teams (exported demand).

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- Four clubs indicate that they could field more teams if they had access to more pitches, which represents high levels of latent demand.
- Team generation rates project a growth of six adult, eight youth 11v11, six youth 9v9, five mini 7v7 and five mini 5v5 teams by 2038; whereas four clubs report aspirations to increase the number of teams that they provide, equating to a predicted growth of 36 teams.

## Scenarios

### Improving pitch quality

In total, there are 21 pitches in Surrey Heath across 12 sites that are overplayed by a combined total of 31 match equivalent sessions. Improving quality of such provision will increase capacity across the sites and as a consequence of a reduction in current shortfalls across the Borough.

To illustrate the above, Table 3.1 highlights that the large majority of existing overplay would be alleviated if quality improved to good at each site. As a reminder, the capacity rating for each type and quality rating is:

Adult pitches		Youth pitches		Mini pitches	
Pitch quality	Matches per week	Pitch quality	Matches per week	Pitch quality	Matches per week
Good	3	Good	4	Good	6
Standard	2	Standard	2	Standard	4
Poor	1	Poor	1	Poor	2

Table 3.1: Overplay if all pitches were good quality<sup>2</sup>

Site ID	Site name	Analysis area	Pitch type	No. of pitches	Current quality	Current capacity rating	Capacity rating if good quality <sup>3</sup>	Actual spare capacity
11	Collingwood College	Urban	Youth (11v11)	1	Poor	1.5	1.5	-
13	Connaught Pavilion	Rural	Mini (5v5)	2	Standard	4	0	-
19	Frimley Green Recreation Ground	Urban	Youth (11v11)	3	Standard	2.5	3.5	0
20	Frimley Lodge Park	Urban	Youth (9v9)	1	Standard	0.5	1.5	0
24	Heatherside Recreation Ground	Urban	Youth (11v11)	1	Standard	1	1	0
26	Kings International College	Urban	Adult	1	Standard	3	2	-
28	Lightwater Leisure Centre	Rural	Youth (11v11)	1	Standard	3.5	1.5	-

<sup>2</sup> Sites with the largest number of pitches and/or the largest degree of overplay should be prioritised for quality improvements (i.e., Connaught Pavilion, Frimley Green Recreation Ground, South Camberley Primary School, Tomlinscote School and Windlesham Field of Remembrance).

<sup>3</sup>White cells are where overall spare capacity would be provided; however, this cannot be considered actual spare capacity due to unsecure tenure.

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Site ID	Site name	Analysis area	Pitch type	No. of pitches	Current quality	Current capacity rating	Capacity rating if good quality <sup>3</sup>	Actual spare capacity
31	Mytchett Community Centre	Urban	Youth (11v11)	1	Standard	0.5	1.5	0
37	South Camberley Primary School (Junior Campus)	Urban	Mini (5v5)	4	Poor	0.5	15.5	-
39	The Briars Centre	Rural	Youth (11v11)	1	Standard	0.5	1.5	0
42	Tomlinscote School	Urban	Youth (9v9)	2	Poor	1	5	-
			Youth (11v11)	1	Poor	5	2	-
48	Windlesham Field of Remembrance	Rural	Youth (11v11)	1	Standard	4.5	1.5	-
			Adult	1	Standard	3	2	-

As seen, more than half of the overplayed pitches could accommodate demand if quality was improved. The exceptions to this are at Kings International College, Lightwater Leisure Centre, Tomlinscote School and Windlesham Field of Remembrance, where pitches would still yield overplay even if quality was improved to good. Some play at these sites should therefore be transferred to sites with spare capacity, to an existing or additional 3G pitch, or, if space and other usage allows, pitch re-configuration could be considered.

Despite five sites alleviating overplay through quality improvements (Frimley Green Recreation Ground, Frimley Lodge Park, Heatherside Recreation Ground, Mytchett Athletic Centre and the Briars Centre) no additional spare capacity would be derived during the peak period due to the number of teams currently playing at each respective site.

Reducing overplay through quality improvements will reduce pitch shortfalls across Surrey Heath when looking at the authority as a whole and by analysis area. However, despite reducing shortfalls, overplay remains on adult, youth 11v11, mini 7v7 and mini 5v5 pitches.

Table 3.2: Overall supply and demand if overplayed pitches were improved to good quality

Analysis area	Pitch type	Current supply/ demand balance )	Potential supply/ demand balance
Rural	Adult	2	1
	Youth 11v11	8.5	4
	Youth 9v9	1	1
	Mini 7v7	0	0
	Mini 5v5	4	0
Urban	Adult	3.5	2.5
	Youth 11v11	9.5	1.5
	Youth 9v9	0.5	3.5
	Mini 7v7	2.5	2.5
	Mini 5v5	4.5	4
Surrey Heath	Adult	5.5	3.5
	Youth 11v11	18	5.5

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Analysis area	Pitch type	Current supply/ demand balance )	Potential supply/ demand balance
	Youth 9v9	1.5	4.5
	Mini 7v7	2.5	2.5
	Mini 5v5	8.5	4

In addition, on a Borough-wide level, future shortfalls would remain across all pitch types excluding youth 9v9 pitches, where a future spare capacity would be evident.

*Table 3.3: Impact on future supply and demand if quality improved to good (Borough-wide)*

Analysis area	Pitch/facility type	Future supply/ demand balance	Potential future supply/ demand balance
Surrey Heath	Adult	8.5	6.5
	Youth 11v11	22	9.5
	Youth 9v9	1.5	1.5
	Mini 7v7	5	5
	Mini 5v5	11	6.5

### *Providing security of tenure*

Currently, 18.5 match equivalent sessions per week are played on unsecured pitches across Surrey Heath, identified at Collingwood College, Kings International College, South Camberley Primary School (Junior Campus) and Tomlinscote School. If these pitches were to fall out of use, on a Borough-wide level, shortfalls would exacerbate on adult, youth 11v11, mini 7v7 and mini 5v5 pitches, whilst spare capacity would be reduced on youth 9v9 pitches, as shown in the following table.<sup>4</sup>

*Table 3.4: Current supply and demand balance without unsecure sites*

Analysis area	Pitch/facility type	Current supply/ demand balance	Potential supply/ demand balance
Rural	Adult	2	2
	Youth 11v11	8.5	8.5
	Youth 9v9	1	1
	Mini 7v7	0	0
	Mini 5v5	4	4
Urban	Adult	3.5	7.5
	Youth 11v11	9.5	16
	Youth 9v9	0.5	0.5
	Mini 7v7	2.5	5
	Mini 5v5	4.5	9
Surrey Heath	Adult	5.5	9.5
	Youth 11v11	18	24.5
	Youth 9v9	1.5	0.5
	Mini 7v7	2.5	5
	Mini 5v5	8.5	13

<sup>4</sup> One match equivalent session is allocated to each pitch located at education sites to account for internal usage.

## SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

In addition, on a Borough-wide level, future shortfalls would exacerbate across all pitch types.

*Table 3.5: Impact on future supply and demand without unsecure sites*

Analysis area	Pitch/facility type	Future supply/ demand balance	Potential future supply/ demand balance
Surrey Heath	Adult	8.5	12.5
	Youth 11v11	22	28.5
	Youth 9v9	1.5	2.5
	Mini 7v7	5	7.5
	Mini 5v5	11	15.5

Whilst not always possible, creating community use agreements between providers and users would ensure that users continue to be provided for in the longer-term. Where there is external investment on sites e.g., by an NGB or Sport England, there are potential opportunities to secure community use as part of the funding or approval agreement. This also applies to new schools or for existing schools seeking changes to provision that requires planning permission as, via planning consent, the Council can mandate the implementation of a community use agreement as part of the planning stipulations.

In addition to unsecured sites that are currently in use, there are 22 match equivalent sessions per week of potential spare capacity discounted due to no security of tenure being provided. This is identified at sites such as Connaught Junior School Kings International College and South Camberley Primary School (Junior Campus). Gaining secured access to these would create spare capacity on mini 7v7 and mini 5v5 pitches and increase existing spare capacity on youth 9v9 pitches.

*Table 3.6: Impact on current supply/demand through securing access to unsecure sites*

Analysis area	Pitch/facility type	Current supply/ demand balance	Potential supply/ demand balance
Rural	Adult	2	2
	Youth 11v11	8.5	8.5
	Youth 9v9	1	2
	Mini 7v7	0	3
	Mini 5v5	4	3
Urban	Adult	3.5	3.5
	Youth 11v11	9.5	9.5
	Youth 9v9	0.5	0.5
	Mini 7v7	2.5	0.5
	Mini 5v5	4.5	3.5
Surrey Heath	Adult	5.5	5.5
	Youth 11v11	18	18
	Youth 9v9	1.5	2.5
	Mini 7v7	2.5	2.5
	Mini 5v5	8.5	0.5

In addition, on a Borough-wide level, future shortfalls would remain on all pitch types except mini 7v7 pitches, where pitches would be at capacity.

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Table 3.7: Impact on future supply and demand if access to unsecure sites is secured

Analysis area	Pitch/facility type	Future supply/ demand balance	Potential future supply/ demand balance
Surrey Heath	Adult	8.5	8.5
	Youth 11v11	22	22
	Youth 9v9	1.5	0.5
	Mini 7v7	5	0
	Mini 5v5	11	2

As it is considered unlikely to be able to gain secured access to all provision, sites that provide a large quantity of pitches or that are already used heavily by the community should be prioritised for encouraging such agreements to be put in place, such as Kings International College.

### Enabling community use at sites currently unavailable

There are 18 pitches identified across nine sites in Surrey Heath which are unavailable for community use, located at Chobham St Lawrence C of E Aided Primary School, Cordwalles Junior School, Coworth Flexlands School, Gordons School, Hammond Junior School, Holy Trinity C of E Primary School, Mytchett Primary School, Lakeside Primary School and Frimley Church of England School. If community use agreements were put in place for the use of these pitches, shortfalls would reduce on youth 11v11 and mini 5v5 pitches, actual spare capacity would increase on youth 9v9 pitches, and shortfalls for mini 7v7 pitches would be eradicated and actual spare capacity produced.

Table 3.8: Impact of enabling community use at sites currently unavailable

Analysis area	Pitch/facility type	Current supply/ demand balance	Potential supply/ demand balance
Rural	Adult	2	2
	Youth 11v11	8.5	6.5
	Youth 9v9	1	3
	Mini 7v7	0	4
	Mini 5v5	4	1
Urban	Adult	3.5	3.5
	Youth 11v11	9.5	9.5
	Youth 9v9	0.5	0.5
	Mini 7v7	2.5	0.5
	Mini 5v5	4.5	0.5
Surrey Heath	Adult	5.5	5.5
	Youth 11v11	18	16
	Youth 9v9	1.5	3.5
	Mini 7v7	2.5	3.5
	Mini 5v5	8.5	0.5

In addition, on a Borough-wide level, future shortfalls would be alleviated and actual spare capacity will be produced youth 9v9 and mini 7v7 pitches, whilst future shortfalls would remain on adult, youth 11v11 and mini 5v5 pitches.

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Table 3.9: Impact on future supply and demand if community use is enabled at sites currently unavailable

Analysis area	Pitch/facility type	Future supply/ demand balance	Potential future supply/ demand balance
Surrey Heath	Adult	8.5	8.5
	Youth 11v11	22	20
	Youth 9v9	1.5	0.5
	Mini 7v7	5	1
	Mini 5v5	11	2

### Bringing disused pitches back into provision

There are 15 disused football pitches identified across six sites in Surrey Heath, breaking down as five adult, two youth 11v11, one youth 9v9, four mini 7v7 and three mini 5v5 pitches. These pitches are located at Chobham Cricket Club, Lion Park, London Road Recreation Ground, Mytchett Community Centre, Mytchett Recreation Ground, The Princess Royal Barracks and Deepcut Community Football Club. If these pitches were brought back into use, shortfalls would reduce on adult and youth 11v11 pitches, spare capacity would increase on youth 9v9 pitches, and shortfalls for mini 7v7 pitches would be eradicated and actual spare capacity produced.

Table 3.10: Impact of bringing disused pitches brought back into use

Analysis area	Pitch/facility type	Current supply/ demand balance	Potential supply/ demand balance
Rural	Adult	2	2
	Youth 11v11	8.5	8.5
	Youth 9v9	1	2
	Mini 7v7	0	1
	Mini 5v5	4	3
Urban	Adult	3.5	1.5
	Youth 11v11	9.5	7.5
	Youth 9v9	0.5	0.5
	Mini 7v7	2.5	0.5
	Mini 5v5	4.5	2.5
Surrey Heath	Adult	5.5	0.5
	Youth 11v11	18	16
	Youth 9v9	1.5	2.5
	Mini 7v7	2.5	1.5
	Mini 5v5	8.5	5.5

In addition, on a Borough-wide level, future shortfalls would remain across all pitch types.

Table 3.11: Impact on future supply and demand if disused pitches brought back into use

Analysis area	Pitch/facility type	Future supply/ demand balance	Potential future supply/ demand balance
Surrey Heath	Adult	8.5	3.5
	Youth 11v11	22	20
	Youth 9v9	1.5	0.5
	Mini 7v7	5	1
	Mini 5v5	11	8

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### *Impact of actioning all scenarios*

If pitch quality was improved, tenure was secured across all sites and disused pitches were all brought back into use, only relatively minimal shortfalls would remain on adult and youth 11v11 pitches. Overall spare capacity would exist on youth 9v9, mini 7v7 and mini 5v5 pitches.

*Table 3.12: Impact on current supply and demand through actioning all scenarios*

Analysis area	Pitch/facility type	Current supply/ demand balance	Potential supply/ demand balance
Rural	Adult	2	1
	Youth 11v11	8.5	2
	Youth 9v9	1	4
	Mini 7v7	0	8
	Mini 5v5	4	4
Urban	Adult	3.5	1.5
	Youth 11v11	9.5	1.5
	Youth 9v9	0.5	3.5
	Mini 7v7	2.5	6.5
	Mini 5v5	4.5	10
Surrey Heath	Adult	5.5	1.5
	Youth 11v11	18	3.5
	Youth 9v9	1.5	7.5
	Mini 7v7	2.5	14.5
	Mini 5v5	8.5	14

To alleviate the remaining Borough-wide shortfalls identified on adult (1.5 match equivalent sessions) and youth 11v11 (3.5 match equivalent sessions) pitches, in total, five additional pitches would be required.

In addition, on a Borough-wide level, future shortfalls would be alleviated and actual spare capacity will be produced on youth 9v9, mini 7v7 and mini 5v5 pitches, whilst future shortfalls would remain on adult and youth 11v11 pitches.

*Table 3.13: Impact on future supply and demand through actioning all scenarios*

Analysis area	Pitch/facility type	Future supply/ demand balance	Potential future supply/ demand balance
Surrey Heath	Adult	8.5	4.5
	Youth 11v11	22	7.5
	Youth 9v9	1.5	4.5
	Mini 7v7	5	12
	Mini 5v5	11	11.5

### *Accounting for club future demand aspirations*

During consultation, four clubs report aspirations to increase its number of teams that they provide, equating to a predicted growth of 36 teams. If such future demand is realised, spare capacity would be eradicated on youth 9v9 pitches, whilst shortfalls would worsen on all remaining pitch types.



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Table 3.14: Supply and demand with club future demand aspirations accounted for

Analysis area	Pitch/facility type	Current supply/ demand balance	Potential supply/ demand balance
Rural	Adult	2	2.5
	Youth 11v11	8.5	8.5
	Youth 9v9	1	1
	Mini 7v7	0	0
	Mini 5v5	4	4
Urban	Adult	3.5	6
	Youth 11v11	9.5	16
	Youth 9v9	0.5	3.5
	Mini 7v7	2.5	4
	Mini 5v5	4.5	7.5
Surrey Heath	Adult	5.5	8.5
	Youth 11v11	18	24.5
	Youth 9v9	1.5	2.5
	Mini 7v7	2.5	4
	Mini 5v5	8.5	11.5

This further emphasises the need to secure tenure, improve quality and bring disused pitches back into use. The table below identifies the impact of the aspirational future demand identified by clubs on the potential supply and demand balance, providing that all previously mentioned scenarios are also actioned.

Table 3.15: Impact of future demand aspirations in addition to actioning all other scenarios

Analysis area	Pitch/facility type	Potential supply/ demand balance	Potential future supply/ demand balance
Rural	Adult	1	1.5
	Youth 11v11	2	2
	Youth 9v9	4	4
	Mini 7v7	8	8
	Mini 5v5	4	4
Urban	Adult	2.5	4
	Youth 11v11	1.5	8
	Youth 9v9	3.5	0.5
	Mini 7v7	6.5	5
	Mini 5v5	10	7
Surrey Heath	Adult	3.5	4.5
	Youth 11v11	3.5	10
	Youth 9v9	7.5	3.5
	Mini 7v7	14.5	13
	Mini 5v5	14	11

Where shortfalls remain, these could be partly offset via pitch re-configuration, whilst increased usage of existing or new 3G pitches could be sought to enable the transfer of adult and youth 11v11 demand away from overused grass pitches. As such, carrying out the above scenarios would likely result in there being no requirement for new pitches to be established.

Notwithstanding the above, it is acknowledged that actioning each of the scenarios discussed will not be feasible and as such, new pitch provision is required to meet the Borough's current and future shortfalls, especially across adult and youth 11v11 pitches.

# SURREY HEATH BOROUGH COUNCIL

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### **Recommendations**

- ◀ Protect existing quantity of pitches (unless replacement provision is agreed upon and provided in line with national planning policy).
- ◀ Where pitches are overplayed and/or assessed as poor or standard quality, prioritise investment to improve quality.
- ◀ Utilise the Football Foundation's (FF) PitchPower app to identify pitch conditions and recommendations to maintain or enhance pitch quality and enable future grant funding.
- ◀ Provide security of tenure for clubs using unsecure sites through community use agreements and support negotiation with schools to secure appropriate access (e.g., via a community use agreement).
- ◀ Seek to gain access to sites not currently available for community use, particularly where a large quantity of pitches are provided.
- ◀ Consider bringing disused sites back into use.
- ◀ Where necessary, increase pitch stock in order to adequately meet shortfalls, with a focus on adult and youth 11v11 provision.
- ◀ Work to accommodate exported, latent and future demand at sites which are not operating at capacity or at sites which are not currently available for community use.
- ◀ Improve ancillary facilities where there is a demand to do so and where it can benefit the wider footballing offer.
- ◀ Where appropriate, develop partnerships and/or lease arrangements with large, sustainable, development-minded clubs to manage their own sites.
- ◀ Update the Local Football Facility Plan (LFFP) following this study and use it to secure investment into appropriate sites.
- ◀ Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis.
- ◀ Where a housing development is not of a size to justify on-site football provision, consider using contributions to improve existing sites within the locality.
- ◀ Where a development is of a size to justify on-site football provision, focus on the creation of multi-pitch sites that reduce existing shortfalls, with accompanying clubhouse provision included given that single pitch sites without appropriate ancillary facilities can be unsustainable.

### **Third generation turf (3G) pitches**

#### **Supply and demand summary**

- ◀ There is a clear need for an increase in 3G pitch provision in Surrey Heath to meet requirements.
- ◀ With 215 football teams currently affiliated to Surrey Heath there is a potential shortfall of four full size 3G pitches to meet training demand.
- ◀ Suitable 3G provision may also provide a solution to the identified overplay of grass rugby union pitches.

#### **Supply summary**

- ◀ There are three full size 3G pitches in Surrey Heath across the same number of sites (Frimley Lodge Park, Gordon's School and Tomlinscote School).
- ◀ Each pitch is sports lit and available for community use.
- ◀ There are also three smaller size 3G pitches across Surrey Heath, although the pitch at St Augustine's Catholic Primary School is unavailable to the community.
- ◀ All three full size pitches are FA approved to host competitive matches, whereas none are World Rugby compliant.
- ◀ The full size pitches at Gordon's School and Tomlinscote School are assessed as good quality, whereas the pitch at Frimley Lodge Park is standard quality.
- ◀ The smaller size pitches at Lightwater Leisure Centre and Bisley Recreation are assessed as poor quality.

# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

## Demand summary

- ◀ The 3G pitch stock currently servicing Surrey Heath is reported to offer a considerable amount of spare capacity at peak times during midweek, especially in winter months for training demand.
- ◀ Six of the football clubs that responded to consultation report that they require additional access to 3G provision, which represents a high proportion of unmet demand.
- ◀ A degree of unmet demand for rugby union is identified by Camberley RFC and Chobham RFC, which identify that access to a 3G pitch would alleviate overplay of their grass pitches.
- ◀ Frimley Green FC travels to Alderwood Leisure Centre in Rushmoor to fulfil its training demand, training on Thursday evening from 20:00 to 21:00 (exported demand).
- ◀ Frimley Lodge Park offers 4.5 hours of peak time spare capacity, principally at the weekend.
- ◀ The pitch at Gordon's School is not deemed to offer any hours of midweek or weekend spare capacity during the peak period.
- ◀ The full size pitch at Tomlinscote School does not offer any hours of midweek spare capacity during the peak period. However, two hours of weekend spare capacity in the peak period is available on Sundays between 09:00-10:00 and 14:00-15:00.
- ◀ Football clubs report potential growth equating to 36 football teams, which if realised increase the number of 3G pitches required in the future.

## Scenarios

### Accommodating football training demand

If all teams were to utilise 3G pitches to accommodate their training demand (based on the FA's model of one full size pitch being able to cater for 38 teams) there is a need for six full size 3G pitch equivalents in Surrey Heath (rounded up from 5.66). This means a current shortfall of 2.75 full size 3G pitch equivalents based on the current supply. The current stock of 3.25 pitches is derived from the full size pitches at Frimley Lodge Park, Gordon's School and Tomlinscote School, as well as the smaller size pitch at St Augustine's Primary School.

Table 3.16: Current demand for 3G pitches in Surrey Heath (based on 38 teams per pitch)

Current number of teams	3G pitch requirement <sup>5</sup>	Current number of 3G pitches	Current shortfall
215	6	3.25	2.75

If every team was to remain training within the analysis area in which they play their matches in, the current shortfall equates to 0.75 full size pitches in the Rural Analysis Area and two full size pitches in the Urban Analysis Area.

Table 3.17: Current demand for 3G pitches in Surrey Heath by analysis area

Analysis area	Current number of teams	3G pitch requirement <sup>6</sup>	Current number of 3G pitches	Current shortfall
Rural	77	2	1.25	0.75
Urban	138	4	2	2
Surrey Heath	215	6	3.25	2.75

<sup>5</sup> Rounded to the nearest 0.25

<sup>6</sup> Rounded to the nearest 0.25

# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

## Club aspirational future demand

When factoring in future population growth, the number of pitches required remains the same (six pitches); therefore, clubs' aspirational future demand can be used to determine potential future demand within Surrey Heath. When accounting for clubs' aspirational future demand, the overall requirement would increase to seven pitches (rounded up from 6.61), meaning a shortfall of 3.75 pitches.

Table 3.18: Future shortfall of 3G pitches to meet football training demand

Future demand (number of teams)	3G full size pitch requirement	Current number of full size 3G pitches	Future shortfall
251	7	3.25	3.75

At an analysis area level, the additional pitch requirement is identified in the Urban Analysis Area, where 35 additional teams are identified.

Table 3.19: Current demand for 3G pitches in Surrey Heath by analysis area

Analysis area	Current number of teams	3G pitch requirement <sup>7</sup>	Current number of 3G pitches	Current shortfall
Rural	78	2	1.25	0.75
Urban	173	5	2	3
Surrey Heath	251	7	3.25	3.75

## Moving football match play demand to 3G pitches

In Surrey Heath, currently only 20 affiliated teams are registered as using 3G provision for regular match play, which is a relatively small number. To increase such demand, the FA is particularly keen to work with local authorities to understand the potential demand for full size 3G pitches should all competitive matches that are currently played on council pitches be transferred. At peak time for each format of play, this applies to 41 teams in Surrey Heath.

Table 3.20: Number of teams currently using council pitches

Pitch type	Pitch size	Peak period	No. of teams
Adult	11v11	Sunday AM	8
Youth	11v11	Saturday AM	26
Youth	9v9	Saturday AM	0
Mini	7v7	Saturday AM	6
Mini	5v5	Saturday AM	1
<b>Total</b>			<b>41</b>

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 overleaf.

<sup>7</sup> Rounded to the nearest 0.25

## SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

Table 3.21: Full size 3G pitches required for the transfer of council pitch demand

Format	No. of teams at peak time	No. of matches at peak time	No. of 3G units required per match <sup>8</sup>	Total 3G units required	No. of 3G pitches required
Adult	8	4	32	128	2
11v11	26	13	32	416	6.5
9v9	0	0	10	0	0
7v7	6	3	8	24	0.375
5v5	1	0.5	4	2	0.03125

In total, seven 3G pitches would be required to accommodate all matches played on council pitches (given that youth 11v11 demand has a different peak time to each other pitch type). As this is more than the number of pitches required to meet current training demand, it could be unfeasible to provide this number in the short-term (as without sufficient midweek access the excess number may become unsustainable).

An alternative approach to consider is the transfer of all mini football from grass to 3G pitches. As such, the table below tests a scenario that would enable all mini 5v5 and mini 7v7 football to transfer based on a programme of play at current peak time (Saturday AM).

Table 3.22: Moving all mini matches to 3G pitches

Time	AGP	Total games/teams
9.30am – 10.30am	4 x 5v5	4/8
10.30am – 11.30am	2 x 7v7	2/4
11.30am – 12.30pm	2 x 7v7	2/4
12.30pm – 1.30pm	2 x 7v7	2/4

Based on the above programming and separate start times for the formats, the overall need is for five full size 3G pitches (rounded up from 4.75) to accommodate all current mini match play demand. This is calculated based on 38 teams playing 5v5 football and 38 teams playing 7v7 football. As this is fewer than the number of pitches required to meet current training demand, it is feasible for all mini-based match demand to be accommodated through meeting the need for training.

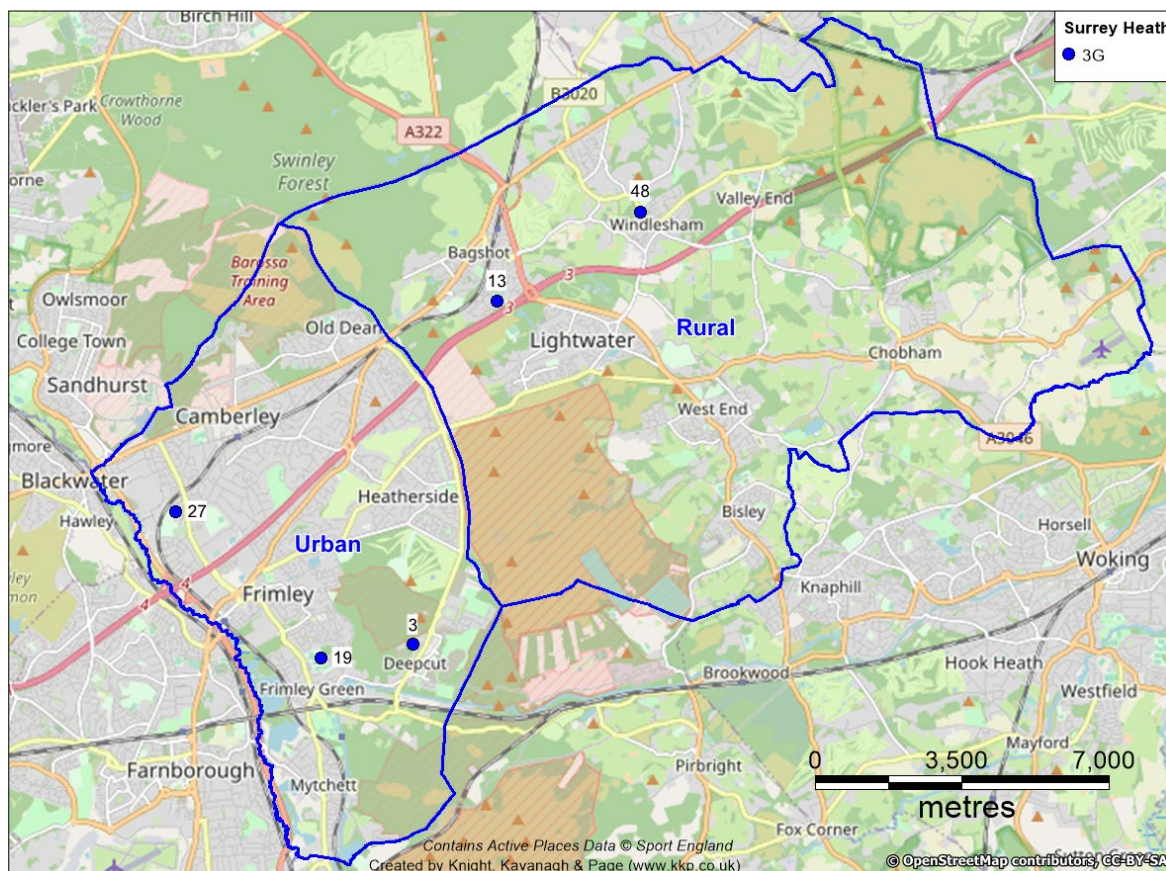
### Meeting 3G pitch shortfalls

To assist with identifying a recommended area for a potential new full size 3G pitch, the figure overleaf identifies where all clubs with reported latent demand for additional 3G pitch provision are situated. As seen, they are relatively well spread out, suggesting that a central location could be best placed, e.g., Lightwater.

<sup>8</sup> Based on how pitches are split within a full size 3G pitch

# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

Figure 3.1: Location of clubs reporting latent demand for 3G pitch provision



Key to figure 3.1:

Site ID	Site	Club	Analysis area
3	Bellew Road Ground	Mytchett Athletic FC	Urban
13	Connaught Pavilion	Curley Park Rangers FC	Rural
19	Frimley Green Recreation Ground	Frimley Green FC & Frimley Green Senior	Urban
27	Krooner Park	Bagshot FC	Urban
48	Windlesham Field of Remembrance	Windlesham United FC Youth	Rural

As seen, two clubs, Curley Park Rangers FC and Windlesham United FC Youth are based in the Rural Analysis Area, whilst the remaining four clubs, Bagshot FC, Frimley Green FC, Frimley Green Seniors and Mytchett Athletic FC derive from the Urban Analysis Area.

## World Rugby compliant 3G pitches

World Rugby produced the 'performance specification for artificial grass pitches for rugby', more commonly known as 'Regulation 22' that provides the necessary technical detail to produce pitch systems that are appropriate for rugby union. There are currently no World Rugby compliant 3G pitches in Surrey Heath available for community use, meaning no clubs are utilising the provision for training (or matches).

Providing that quality improvements at overplayed pitch sites are achieved and additional sports lighting is installed, most current rugby union grass pitch shortfalls would be alleviated.

## SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

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However, additional pitch stock is also required, especially for Camberley RFC and Chobham RFC. As such, the potential for a World Rugby compliant 3G pitch should be explored to service these clubs, with 12.5 match equivalent sessions of training demand in total required to meet training demand for Camberley and Chobham rugby clubs.

### **Recommendations**

- ◀ Protect current stock of 3G pitches.
- ◀ Develop additional 3G pitches to alleviate identified shortfalls.
- ◀ Support creation of additional 3G pitches above and beyond football training shortfalls if it can also satisfy rugby union demand and reduce rugby union shortfalls or explore creation of 3G pitches that are both football and rugby appropriate when alleviating shortfalls.
- ◀ Ensure all 3G providers have a sinking fund in place for long-term sustainability.
- ◀ Ensure that any new 3G pitches are constructed to meet FA required dimensions (and RFU dimensions where required).
- ◀ Seek FIFA/FA testing of all existing and new 3G pitches so that they can be used for competitive football matches and ensure re-testing when it is required (every three years).
- ◀ For any pitches built to RFU specifications, seek World Rugby compliancy so that they can be used for full contact rugby union activity and ensure re-testing when it is required (every two years).
- ◀ Encourage more match play demand to transfer to 3G pitches, where possible.
- ◀ Ensure that any new 3G pitches with external funding have community use agreements in place and seek to use this to also tie in access to grass pitch and other sporting provision, where relevant.

### **Rugby union – grass pitches**

#### **Supply and demand summary**

- ◀ Of the five pitches identified as having potential spare capacity in Surrey Heath, none are considered to offer actual spare capacity at peak time for an increase in rugby demand.
- ◀ There are seven senior pitches across three sites in Surrey Heath that are overplayed by a total of 17 match equivalent sessions per week.
- ◀ There is a current overall shortfall of 17 match equivalent senior sessions per week, which means that there is a clear deficit of capacity to meet demand.

#### **Supply summary**

- ◀ There are 16 grass rugby union pitches identified in Surrey Heath across 11 unique sites. Of the pitches, 11 are available for community use across six sites.
- ◀ Two of the three rugby union clubs in the Borough are considered to have unsecure tenure at their home grounds. The exception, Chobham RFC, owns freehold of its home ground at Fowlers Wells, whilst Camberley RFC and Lightwater RFC rent the pitches at Watchetts Recreation Ground and Lightwater Leisure Centre from the Council and a commercial organisation respectively, with no long-term agreement in place for either club.
- ◀ Chobham RFC also uses secondary venues via Chobham Recreation Ground and Wishmore Cross Academy.
- ◀ Of pitches which are available for community use in Surrey Heath, none are good quality, two are standard quality and ten are poor quality pitches.
- ◀ Two community available pitches are serviced by sports lighting (Fowler Wells and Watchetts Recreation Ground).

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- ◀ Camberley RFC is identified as having good quality ancillary provision, whilst Chobham RFC is serviced by standard quality provision and Lightwater RFC is serviced by poor quality ancillary provision.

## **Demand summary**

- ◀ There are three rugby clubs considered to be based in Surrey Heath, collectively providing a total of 47 teams.
- ◀ Since the previous PPS Study produced in 2016, the total number of teams in Surrey Heath has increased from 42 teams to 47 teams in 2023.
- ◀ Both Camberley RFC and Chobham RFC utilise a match pitch for training sessions, with both using a dedicated sports lit pitch at their respective home grounds. For Chobham RFC at Fowlers Wells, this is via the age grade pitch on site.
- ◀ There is no known exported or imported rugby union demand in Surrey Heath.
- ◀ Unmet/latent demand is expressed by Chobham RFC, which reports that it cannot grow its demand due to a lack of capacity.
- ◀ Through population growth, there will be a growth of one senior men's team, two age grade boys' teams, one age grade girls' team and two age grade mixed teams. Furthermore, although Camberley RFC has plans to further increase its women's and girls' teams.  
Increased female demand from the RWC 2025 is to be expected and associated development initiatives are in place to meet this future demand, e.g., 100,00 participants targeted, Inner Warrior, Legacy funding, social space, toilet and sanitary provision funding.

## **Scenarios**

### *Improving pitch quality*

Improving pitch quality through enhanced maintenance and the installation of drainage systems would alleviate overplay on two of the seven overplayed pitches across Surrey Heath. This is shown in the table overleaf.

*Table 3.23: Capacity of overplayed pitches if quality was maximised (M2/D3)*

Site ID	Site name	Pitch type	No. of pitches	Current quality	Current capacity rating (MES)	Good quality rating (MES)
18	Fowlers Wells	Senior	1	Standard	0.5	0.5
			1	Standard	0.5	0.5
45	Watchetts Recreation Ground	Senior	1	Poor	4.5	2.5
			3	Poor	7.5	1.5
49	Wishmore Cross Academy	Age grade	1	Poor	4	2

Overall, this would reduce existing shortfalls from 17 match equivalent sessions to six match equivalent sessions per week across the Borough as a whole.

*Table 3.24: Supply and demand balance with quality improvements*

Capacity (match equivalent sessions per week)	
Current total	Potential total
17	6



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Four pitches located at Watchetts Recreation Ground and one pitch at Wishmore Cross Academy would remain overplayed even if quality was maximised, although at reduced levels. This is predominately due to high levels of training demand on the provision.

### *Increasing access to training provision (sports-lit grass pitches)*

Of the pitches that would remain overplayed despite quality improvements, one at Watchetts Recreation Ground is serviced by sports lighting and receives all training demand from Camberley RFC. Normally, increasing the number of sports-lit pitches available to such a club can further reduce deficits as it can allow training demand to be dispersed; however, this is not the case here as all pitches used by the Club are overplayed and would remain overplayed even with quality improvements.

Similarly, the pitch at Wishmore Cross Academy is not currently used for training demand and therefore increasing the level of sports lighting available to Chobham RFC would have no impact on the shortfalls evidenced.

### *Increasing pitch stock*

To fully alleviate shortfalls for Camberley RFC at Watchetts Recreation Ground, in addition to maximising pitch quality two additional pitches of at least standard quality (M1/D1) would need to be made available. The Club needs to be serviced by four match equivalent sessions of additional capacity per week.

For Chobham RFC, it has plans to relocate all its demand away from Fowlers Well to a new venue due to its capacity issues; even if quality was maximised, a shortfall would remain of two match equivalent sessions at Wishmore Cross Academy which the Club uses to fulfil its age grade match demand. Therefore, it is deemed appropriate to support this aspiration providing that at least four good quality pitches are supplied, in addition to replacing its current dedicated training area (with sports lighting).

### *World Rugby compliant 3G provision*

Based on the shortfalls that exist currently and the shortfalls that would remain even if quality was improved and additional sports lighting was supplied, evidence exists to warrant the creation of World Rugby compliant 3G provision in Surrey Heath.

Based on the above, if Chobham RFC is to relocate, the provision of a World Rugby compliant 3G pitch at its new location could be pursued as this would reduce its requirement for grass pitches. Only three would be required (as opposed to four) and there would also be no requirement for a dedicated training area. However, this would still need to meet planning policy and ensure that there is not an overall loss of playing field land.

Camberley RFC would also benefit from access to a 3G pitch. If this was enabled and all its training demand transfer, there would be no need for an increase in grass pitch provision. Its current supply of grass pitches could meet its 12 match equivalent sessions of match demand providing that they improved to good quality.

### **Recommendations**

- ◀ Protect existing quantity of rugby union pitches.
- ◀ Improve pitch quality at all sites used by clubs through improved maintenance and/or the installation of drainage systems, particularly at sites containing overplayed pitches.
- ◀ Support Chobham RFC with its relocation proposals providing a sufficient number of pitches are supplied in order to ensure its demand can be appropriately met.

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- ◀ Explore options to provide Camberley RFC with increased pitch supply to help eradicate its shortfall of provision.
- ◀ Consider establishment of World Rugby compliant 3G provision, specifically if it can meet the needs of Camberley and Chobham rugby clubs.
- ◀ Improve ancillary facilities where required and support better inclusivity to ensure facilities offer sustainability for both current and future demand.
- ◀ Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis.
- ◀ Where a development is of a size to justify on-site rugby provision, ensure that any proposals for new pitches will attract adequate demand.
- ◀ Where a development is not of a size to justify on-site rugby provision, or if sufficient demand cannot be attracted, consider using contributions to improve existing sites within the locality.

### **Hockey suitable artificial grass pitches (AGPs)**

#### ***Supply and demand summary***

- ◀ For senior hockey, current supply is sufficient to accommodate demand; however, no additional capacity exists for growth despite future demand being expressed from Camberley & Farnborough HC and the potential for further growth through population increases.
- ◀ Should future demand be realised through either means of growth, additional pitch stock would be required.
- ◀ Capacity is sufficient to meet junior demand and midweek training demand, with availability also existing for increased activity; although these hours are typically undesirable for hockey demand.

#### ***Supply summary***

- ◀ There is one full size hockey suitable pitch in Surrey Heath, located at Kings International College; it is one of the few water-based pitches supplied nationally, making it suitable for elite level play.
- ◀ The pitch is available for community use and has sports lighting.
- ◀ There are also four smaller size hockey suitable pitches in Surrey Heath, although three are not large enough for suitable hockey demand and the remaining one is unavailable for community use (at Gordon's School).
- ◀ The full size AGP at King International College is considered to be fully available to the community within the peak period, offering approximately 34 hours of peak time community use.
- ◀ The pitch is accessed by Camberley & Farnborough HC via a yearly rental agreement, meaning no long-term security of tenure is provided.
- ◀ The pitch is assessed as good quality following a resurface in 2021 and it is serviced by good quality ancillary facilities.

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## **Demand summary**

- ◀ Camberley & Farnborough HC is the only hockey club currently playing in Surrey Heath.
- ◀ The Club consists of 13 teams, equating to five men’s teams, three women’s teams and five junior teams, and has a membership of 341.
- ◀ The Club has witnessed a 16% increase in playing members over the previous 12 months.
- ◀ There is no known displaced demand from into or outside of Surrey Heath.
- ◀ No latent demand is identified, with Camberley & Farnborough HC stating that all demand can be adequately accommodated.
- ◀ Camberley & Farnborough HC aspires to field one additional men’s team and one additional senior women’s team in the future.
- ◀ The AGP currently has eight hours of spare capacity in the peak period, on Monday and Thursday evenings.

## **Scenarios**

### *Accommodating current and future demand*

With one pitch currently provided and only eight senior teams playing in Surrey Heath, there is currently sufficient provision to cater for demand; however, Camberley & Farnborough HC could be better catered for at the venue it uses (Kings International College). To enable this, improved security of tenure should be sought at the site as the Club currently only rents the pitch on an annual basis. In addition, improved access is needed to the ancillary provision.

When accounting for future demand, Camberley & Farnborough HC aspires to field two additional senior teams. Such future demand would not be able to be adequately catered for on the sole pitch at Kings International College. Therefore, an additional full size pitch would need to be provided. Preferably, this would also be provided at Kings International College so that the Club can continue to operate from one site.

*Table 3.25: Summary of capacity at peak time for senior hockey (Saturdays) if future demand is realised*

Site ID	Site	Peak time availability (Saturday)	Capacity	
			Match equivalent sessions	Teams
26	Kings International College	09:00-17:00	4	8
<b><i>Future demand (population growth &amp; club aspirations)</i></b>				
26	Kings International College	09:00-17:00	5	10

Table 3.25 outlines that if future demand is realised (either through population growth or club aspirations), on the basis that four match equivalent sessions can be catered for within the peak period (Saturday 09:00-17:00), a shortfall would be created via the addition of one match equivalent session.

It is important to emphasise the necessity to protect the AGP provision at Kings International College and ensure the continued community use agreement is upheld, as a loss of such provision would be detrimental to the viability of hockey in Surrey Heath.

## **Recommendations**

- ◀ Protect the full size pitch currently used by Camberley & Farnborough HC for continued hockey access (at Kings International College).

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- ◀ Improve security of tenure at Kings International College to ensure long-term hockey access.
- ◀ Ensure the School has a sinking fund in place to ensure long-term sustainability.
- ◀ Improve ancillary facility access at Kings International College.
- ◀ Explore feasibility of providing a second pitch at the site if and when future demand from Camberley & Farnborough HC is realised.
- ◀ Ensure that the degree of football usage accommodated on the pitch does not damage the quality of the pitch and that maintenance is kept to a high standard.
- ◀ Where a development is of a size to justify on-site hockey provision, any off-site contributions should be focused at improving the provision at Kings International College.

### Cricket pitches

#### ***Supply and demand summary***

- ◀ There are three squares that show potential spare capacity on grass wickets; however, none have actual spare capacity for increased Saturday demand, nor Sunday or Midweek demand.
- ◀ Seven squares are overplayed, with total overplay equating to 149 match equivalent sessions.
- ◀ There is clear shortfall of capacity for cricket in Surrey Heath, with overall deficits existing currently across the playing formats and in both analysis areas.

#### ***Supply summary***

- ◀ In total, there are 14 grass wicket cricket squares in Surrey Heath, provided across 13 sites, with 12 squares available for community use.
- ◀ There are NTPs accompanying three grass wickets squares across three sites in addition to four standalone NTPs.
- ◀ The audit of community available grass wicket cricket squares in Surrey Heath found four to be good quality, four to be standard quality and four to be poor quality.
- ◀ All squares with ancillary facilities are serviced by good or standard quality provision apart from Frimley Green Recreation Ground, which is assessed as poor quality.
- ◀ Two clubs report demand for new, improved and/or additional training facilities (Valley End and Frimley Phoenix cricket clubs).

#### ***Demand summary***

- ◀ There are seven affiliated cricket clubs in Surrey Heath which collectively provide 103 cricket teams, equating to 42 senior men's, six senior women's and 55 junior teams.
- ◀ Five of the seven clubs in Surrey Heath have increased their number of teams since the previous PPS study completed in 2016 and there has been an overall growth of 39 teams.
- ◀ Three clubs express unmet/latent demand due to a lack of existing capacity at sites used (Camberley, Chobham and Frimley cricket clubs).
- ◀ Three clubs export a proportion of demand outside of Surrey Heath (Camberley and Frimley cricket clubs), whilst Frimley Phoenix CC imports demand into the Borough.
- ◀ Four clubs in Surrey Heath form part of the All Stars initiative, whilst just Frimley Phoenix CC are running Dynamo's sessions and six clubs offer women's softball teams.
- ◀ In summary, three clubs indicate aspirations to increase their levels of participation, with potential growth equating to two senior men's, three senior women's and one junior team.
- ◀ Population growth projects the addition of 14 teams.

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## Scenarios

### Addressing overplay

Although a regular, sufficient maintenance regime can sustain sites with minimal levels of overplay (e.g., at Bagshot Park), a reduction in play is recommended to ensure there is no detrimental effect on quality over time. Nevertheless, attempts should be made to reduce identified overplay, although many clubs do not necessarily believe that there is an issue and are able to accommodate such demand.

Improving quality is one way to increase capacity, albeit some of the overplayed sites in Surrey Heath are already good quality. The impact of improving all overplayed squares to good quality is shown in the table overleaf.

Table 3.25: Overplay if all overplayed squares were good quality

Site ID	Site name	No. of squares	Current quality	Current capacity rating	Good quality capacity rating
1	Bagshot Park	1	Standard	18	2
7	Chobham Cricket Club	1	Standard	30	13
19	Frimley Green Recreation Ground	1	Poor	12	13
20	Frimley Lodge Park	1	Poor	10	35
44	Windlesham Road	1	Good	27	27
51	Valley End Cricket Club	1	Good	1	1
		1	Good	51	51

As seen, overplay would be reduced on the squares at Bagshot Park and Chobham Cricket Club, whilst overplay would be eradicated at Frimley Green Recreation Ground and Frimley Lodge Park and spare capacity would be produced. However, as the squares at Windlesham Road and Valley End Cricket Club are already good quality, identified overplay at these sites would not change based on quality improvements alone.

In total, 55 match equivalent sessions of overplay would be alleviated. This would reduce current shortfalls for Saturday cricket, Sunday cricket and midweek cricket, as shown in the following table.

Table 3.26: Supply and demand balance if overplayed squares improved to good quality

Playing format	Demand (match equivalent sessions per week)	
	Current total	Potential total
Saturday	149	94
Sunday	149	94
Midweek	149	94

For most of the remaining overplayed sites, the best solution would be to install a NTP in situ as this would allow for the transfer of junior demand away from grass wickets. Of the sites with remaining overplay, only Chobham Cricket Club already has an NTP installed, meaning the following sites currently without:

- ◀ Bagshot Park
- ◀ Windlesham Road
- ◀ Valley End Cricket Club

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As a caveat, whilst the inclusion of an NTP for the management of fixtures would alleviate overplay issues, usage is subject to league rules and minimum pitch specifications. Furthermore, this should not lead to undue pressure being placed on clubs and volunteers using the above sites to install self-funded NTPs.

For Chobham Cricket Club, greater use of its existing NTP should be encouraged.

In addition, an unused square is identified at Watchetts Recreation Ground; if utilised for additional cricket usage, the square is identified as poor quality and thus cannot currently accommodate any capacity. However, if the square's quality is maximised, the square could cater for 45 match equivalent sessions per season. Further utilisation of this square through transfer from overplayed pitches, would reduce current shortfalls in Surrey Heath. However, although overplay can be alleviated through utilisation of an NTP, no further increase in peak time capacity for senior cricket can be realised.

### *Accommodating future demand*

In total, three cricket clubs in Surrey Heath express future demand, which if realised, will exacerbate existing shortfalls for Saturday, Sunday and midweek cricket. The table below therefore studies the future demand on a club-by-club basis to better understand what can and cannot be accommodated.

*Table 3.27: Accommodating future demand*

Club	Future demand			Comments
	Senior men's	Senior women's	Junior	
Bagshot CC	1	1	-	Site is already overplayed so demand cannot be accommodated.
Chobham CC	1	1	1	Site is already overplayed so demand cannot be accommodated.
Valley End CC	-	1	-	Site is already overplayed so demand cannot be accommodated.

As seen, none of the clubs can accommodate their future demand at the sites that they currently use due to existing overplay. For senior women's and junior demand, existing NTPs could be utilised but this does not provide a solution for senior men's demand, which both Bagshot and Chobham cricket clubs express growth aspirations for.

Given the future demand evidenced, particularly for Saturday cricket, there is likely to be a need for access to additional cricket provision in the Rural Analysis Area (as this is where both Bagshot CC and Chobham CC reside). Gaining access to the provision at Woodcote House School could therefore be explored as this would provide sufficient capacity. However, if this was not possible, a new square will be needed if the growth aspirations are realised.

### **Recommendations**

- ◀ Protect existing quantity of cricket squares.
- ◀ Improve quality at sites assessed as poor and standard and ensure quality is sustained at sites assessed as good.
- ◀ Reduce overplay via quality improvements and the installation and greater use of NTPs.
- ◀ Seek to secure access to Woodcote House School to accommodate future demand aspirations or provide a new square within the Rural Analysis Area.
- ◀ Improve quality of the unused grass square at Watchetts Recreation Ground to enable transfer from overplayed sites onto the square, further reducing Borough-wide shortfalls.
- ◀ Improve the changing facilities where there is a need to do so e.g., at Frimley Green Recreation Ground.

## SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

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- ◀ Continue to support ECB initiatives such as All Stars and Dynamos and ensure unaffiliated demand and recreational cricket is provided for.
- ◀ Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis.
- ◀ Where a development is of a size to justify on-site cricket provision, ensure that any proposals for new squares will attract adequate demand.
- ◀ Where a development is not of a size to justify on-site cricket provision, or if sufficient demand cannot be attracted, consider using contributions to improve existing sites within the locality.
- ◀ Ensure that any developments nearby to existing or new cricket sites do not prejudice the use of the provision (e.g., through ball-strike issues).

### PART 4: STRATEGIC RECOMMENDATIONS

The strategic recommendations for the Strategy have been developed via a 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 outdoor sports facilities and may not be specific to just one sport.

#### OBJECTIVE 1

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

#### Recommendations:

- a. Ensure, through the use of the PPS, that playing pitches 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 pitches are protected through the implementation of local planning policy.**

The PPS shows that all existing playing field sites cannot be deemed surplus to requirements because of shortfalls now and in the future. As such, all provision requires protection or replacement until all identified shortfalls have been overcome. This includes disused, underused and poor quality sites as there is a requirement for such provision to help meet and alleviate the identified shortfalls.

NPPF paragraph 99 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.

Should facilities be taken out of use for any reason (e.g., council budget restraints), it is also imperative that the land is retained so that it can be brought back into use in the future. This means that land containing provision should not be altered (except to improve play) and should remain free from tree cover and permanent built structures, unless the current picture changes to the extent that the site in question is no longer needed (subject to being informed by a review of the PPS or a separate needs assessment), or unless replacement provision is provided to an equal or greater quantity and quality.



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## PLAYING PITCH STRATEGY

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### ***Development Management***

The PPS should be used to help inform Development Management decisions that affect existing or new playing fields and ancillary facilities. All applications should be 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 sports facilities and will use the PPS to help assess that planning application against its Playing Fields Policy. It will object to proposals relating to developments impacting on playing field provision (and accompanying ancillary provision) unless at least one of its five policy exceptions is met. The exceptions are:

- ◀ **Exception 1:** Excess of provision – a robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
- ◀ **Exception 2:** Ancillary development – the proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
- ◀ **Exception 3:** Land incapable of forming part of a pitch – 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 their quality;
  - ◀ result in the loss of other sporting provision or ancillary facilities on the site; or
  - ◀ prejudice the use of any remaining areas of playing field on the site.
- ◀ **Exception 4:** Replacement provision of equivalent or better quality and quantity – the area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:
  - ◀ of equivalent or better quality, and
  - ◀ of equivalent or greater quantity, and
  - ◀ in a suitable location, and
  - ◀ subject to equivalent or better accessibility and management arrangements.
- ◀ **Exception 5:** New sports provision benefit outweighs the loss of the playing field – 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 to the use, of the area of playing field.

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

A number of school sites are being used in Surrey Heath for competitive play, predominantly for football. In some cases, use of such facilities has been classified as secure; however, it is not necessarily formalised and relevant organisations should seek to establish appropriate community use agreements, including access to changing provision where required/available. This is especially the case for sites that have unsecured community use despite receiving high levels of use, such as at Kings International College.

For unsecure sites, NGBs, Sport England and other appropriate bodies such as the FF can often 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 funding from these bodies or are going to receive funding in the future as community access can be a condition of any agreement.

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Given current budgetary pressures, 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, it should support and enable clubs to generate sufficient funds for the acquisition and development of sites, providing that this is to the benefit of sport.

The Council should also further explore opportunities where security of tenure could be granted via lease agreements (minimum 25 years as recommended by Sport England and NGBs) so that clubs are in a position manage assets and to apply for external funding for site improvements. This is particularly the case at poor quality local authority sites, possibly with inadequate or no ancillary facilities, so that quality can be enhanced and sites developed.

Local sports clubs that could be able to manage their own assets 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. For example, club development should be supported and clubs should be encouraged to develop business and sports development plans to show how facilities can be sustainable and to maximise income generation.

Relevant clubs could also be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)<sup>9</sup>. They should also be signposted to work with partners locally, such as volunteer support agencies or local businesses.

Each club interested in leasing a council site should be required to meet service and/or strategic recommendations. An additional set of criteria should also be considered, which takes into account club quality, aligned to its long-term development objectives and sustainability, as seen in the table below.

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

Club	Site
Clubs should have Clubmark/NGBs accreditation award.	Sites should be those identified as 'Local Sites' (recommendation E) for new clubs (i.e., not those with a Borough-wide significance) but that offer development potential.
Clubs commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links.	For established clubs which have proven success in terms of self-management 'Key Centres' are also appropriate.
Clubs are sustainable, both in a financial sense and via their internal management structures in relation to recruitment and retention policy for both players and volunteers. Strong business plans could also be created by the clubs to illustrate this.	As a priority, sites should acquire capital investment to improve (which can be attributed to the presence of an accreditation award).
Ideally, clubs should have already identified any match funding required for initial capital investment identified.	Sites should be leased with the intention that investment can be sourced to contribute towards the improvement of the site.

Furthermore, the Council could establish a series of core outcomes to derive from clubs taking on a lease arrangement to ensure that the most appropriate clubs are assigned to sites. As an example, outcomes may include:

- ✦ Increasing participation, particularly in target areas such as women's and girls' activity.
- ✦ Supporting the development of coaches and volunteers.
- ✦ Commitment to quality standards.
- ✦ Improvements (where required) to facilities, or as a minimum retaining existing standards.

<sup>9</sup> <http://www.cascinfo.co.uk/cascbenefits>

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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 sites remain available for other purposes and for other users.

For clubs with lease arrangements already in place, these should be reviewed when fewer than 25 years remain so that extensions can be secured, thus improving security of tenure and helping them attract funding for site development. Any club with less than 25 years remaining on an agreement is unlikely to gain any external funding (unless the agreement has been recently entered into).

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

To maximise community use, a more coherent, structured relationship with schools and higher/further education establishments 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. In Surrey Heath, pricing policies at facilities can be a barrier to access at some education sites but physical access, poor quality and resistance from providers to open up provision is also an issue, especially at academies.

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the venues and local clubs, as well helping to reduce identified shortfalls. It is, however, common for provision not to be fully maximised for community use, even on established community use sites.

In some instances, facilities are unavailable for community use due to poor quality and therefore remedial works will be required before it can be established. The low carrying capacity of these facilities sometimes leads to them being played to capacity or overplayed simply due to curricular and extra-curricular use, meaning they cannot accommodate any additional use by the community.

As a priority, community use options should be explored at large education sites offering several pitches. Securing access to such sites will significantly reduce shortfalls throughout the analysis areas that they are based within.

Although there are a growing number of academies over which the Council has little or no control, it is still important to understand the significance of such sites and attempt to work with the providers where there are opportunities for community use. In addition, relevant NGBs have a role to play in supporting the Council to deliver upon this recommendation and communicating with schools where necessary to address shortfalls in provision.

As detailed earlier, NGBs and Sport England can often help to negotiate and engage with providers 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 going to receive investment in the future as community access can be a condition of the funding agreement. Where new schools are provided, they should be designed to facilitate community access, with opportunities for meeting the community's outdoor sports needs explored at the outset to maximise the potential impact of the provision. An example of this is ensuring the provision of youth 11v11 grass football pitches, given current shortfalls and their suitability for the playing format of students.

### **OBJECTIVE 2**

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

#### **Recommendations:**

- d. Improve quality
- 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) – Improve quality***

There are a number of ways in which it is possible to improve quality, including, for example, addressing overplay and improving maintenance. Given the number of councils' face reducing budgets, it is currently advisable to look at improving key sites as a priority (e.g., the largest, well used sites that are overplayed and/or poor quality). The Action Plan within this document provides a starting point for this, identifying key sites, poor quality sites and/or sites that are overplayed which should be prioritised for improvement.

With pressures on budgets, any wide-ranging direct investment into quality is unlikely and other options for improvements should be considered. This could be via clubs leasing/managing sites as highlighted in Objective 1, with clubs taking on maintenance, whilst other options may include the use of equipment banks and the pooling of resources for maintenance.

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

Quality in Surrey Heath is variable but generally facilities are assessed as standard quality with the exception of rugby union pitches which are mostly assessed as poor quality. Where facilities are assessed as 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 to sustain/improve pitch quality. Ensuring continuance of existing maintenance of good quality pitches is also essential.

Based upon an achievable target, using existing quality scoring to provide a baseline, a standard should be used to identify deficiencies and investment should be focused on those sites which fail to meet the proposed quality standard. For the purposes of quality assessments, the Strategy refers to pitches and ancillary facilities separately as being of 'good', 'standard' or 'poor' quality. However, 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).

It is also important to note the impact the weather has on quality. The worse the weather, the poorer the facilities tend to become, especially if no, or inadequate, drainage systems are in place. This also means that quality can vary year on year dependent upon the weather and levels of rainfall.

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If a poor quality site receives little or no usage that is not to say that no improvement is needed. It may instead be the case that it receives no demand because of its quality, thus an improvement in said quality will attract demand to the site, potentially from overplayed standard or good quality sites (thus reducing capacity issues). Where this occurs, it is vital that the improvements are advertised and marketed towards potential users as their perception of the provision may need altering.

In addition, without appropriate, fit for purpose ancillary facilities, good quality provision may be underutilised, especially by adults and female users who have more of a requirement. Changing facilities form the most essential part of this offer (although other provision can be key for income generation) and therefore key sites should be given priority for improvement. For the majority of sports, no senior league matches can take place without appropriate changing facilities and the same also applies to women's and girls' demand.

For football, The FA has a Pitch Improvement Programme aimed at improving the standard of grass pitches across the Country. For provision included in the programme, clubs can utilise the services of the Football Foundation's PitchPower app to carry out a free on-site assessment of their pitches. This then provides the Grounds Management Association (GMA) with the detail needed to create a personalised, informative report to advise on how improvements can be made. Clubs then receive bespoke advice and support to help with any future actions, funding applications and equipment, with clubs getting access to discounted rates for machinery and consumables through local partnerships.

The tool is available across mobile apps and desktop and is open to access by all providers, including clubs, schools and local authorities. Following a PitchPower report, organisations can work towards the recommended dedicated maintenance regime identified to improve the quality of their pitches. Applicants are required to submit a PitchPower assessment for each of their pitches as a condition of a grant funding application for Football Foundation grass pitch investment, such as the Grass Pitch Maintenance fund.

For rugby union and cricket, the RFU and the ECB are now also utilising PitchPower, with reports to be produced similar to those for football.

For the improvement/replacement of 3G and hockey provision, this is most commonly linked to age, with any surfaces older than 10 years generally requiring replacement. Where pitches are provided, sinking funds should be put into place to ensure that refurbishment can take place when it is required.

### ***Addressing overplay***

In order to improve the overall quality of the outdoor facility 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 and weekly for football and rugby union).

The FA, RFU, ECB and EH all recommend a maximum number of matches that pitches should take based on quality, as seen in the table overleaf. For other grass pitch sports, no guidelines are set by the NGBs although it can be assumed that a similar trend should be followed.

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Table 4.2: Carrying capacity of pitches

Sport	Pitch type	No. of matches		
		Good quality	Standard quality	Poor quality
Football	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
Rugby union	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	4 per season	0 per season
	One synthetic wicket	60 per season	60 per season	0 per season
Hockey	Sand/water based AGP	4 per day	4 per day	N/A

It is imperative to engage with clubs to ensure that sites are not played beyond their capacity. Where overplay is identified, play should be encouraged, where possible, to be transferred to alternative venues that are not operating at capacity, or quality, where possible, should be improved to increase capacity to appropriate levels. Where play is transferred, this may include transferring play to 3G pitches or to sites not currently available for community use but which may be in the future. In isolated cases, new provision may be required.

For cricket, an increase in NTPs is often 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 with existing squares. Where NTPs are already installed, increased usage should be encouraged.

For rugby union, additional sports lighting can reduce levels of overplay at club sites as it will allow clubs to spread demand across a greater number of pitches or unmarked areas, where the space exists. If permanent sports lighting is not possible, portable sports lighting is an alternative.

As mentioned earlier, there are also sites that are poor quality but are not overplayed. These should not be overlooked as often poor quality sites have less demand than others but demand could increase if the quality was improved. It does, however, work both ways as potential improvements may make sites more attractive and therefore more popular, which in the long run can lead again to them becoming poor quality pitches if not properly maintained.

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

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 sport sites and associated facilities. Please refer to Part 5: Action Plan for the proposed hierarchy.

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

Partners, in collaboration with the Council, should ensure that appropriate funding is secured for improved sports provision and directed to areas of need. This should be underpinned by a robust strategy for improvement in playing pitch provision and accompanying ancillary facilities, with the PPS able to be used as an evidence base for attracting investment.

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To attract investment, the Council should stay informed in relation to relevant and appropriate funding pots, both in regard to what it can directly attract as well as to what clubs could attract independently (with the Council able to assist with this process). This can also be helped through the wider Steering Group signposting partners to what could be available.

In order to address the needs of the community, as well as to target priority areas and to reduce duplication of provision, there should be a co-ordinated approach to the strategic investment. In delivering this recommendation, the Council should maintain a regular dialogue with local partners as well as 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 seeks to direct and lead a strategic and co-ordinated approach to facility development. This includes delivery from education sites, NGBs, sports clubs and the commercial sector.

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

It is important that this strategy informs policies and supplementary planning documents by setting out the approach to securing sport and recreational facilities through new housing developments.

For playing pitches, it is recommended the Council uses Sport England's Playing Pitch Calculator as a tool for helping to determine the additional demand for pitches and to estimate the likely developer contribution required linking to sites within the locality. This should form the basis of the Council working with Sport England to develop a process and guidance for obtaining developer contributions and should aid the negotiation process with developers.

The calculator uses the current number of teams by sport and by pitch type and calculates the percentage within each age group that play that sport and on that provision. That percentage is then applied to the population growth and the additional teams likely to be generated are then converted into match equivalent sessions. This then provides the associated pitch requirements in the peak period, with the associated costs (both for providing the pitch/facility and for its life cycle) provided. The calculator splits the requirement into peak time demand for natural turf pitches, training demand for artificial grass pitches, and the number of new changing rooms required.

The PPS should be used to help determine the likely impact of a new development on demand and the capacity of existing sites in the area, and whether there is a need for contributions to put towards improvements to increase the capacity of existing provision, or if new provision is required (or a combination of both). Where a development is located within access of existing high-quality provision, this does not necessarily mean that there is no need for further provision or improvement to existing provision, as additional demand arising from the development is likely to result in increased usage (which can result in overplay or quality deterioration).

Where offsite contributions are necessary, the PPS should be as a guide to determine suitable sites in the locality and what the investment should achieve in relation to wider shortfalls in the area. Sport England and relevant NGBs should also be consulted to determine their needs and to ensure that there will be no duplication of investment.

For housing developments that warrant the creation of new playing pitches, especially if existing sites in the locality do not have the capacity to absorb any growth in demand, the PPS should assist in identifying the facility mix required. The preference from Sport England and the NGBs is for multi-sport sites to be developed, supported by appropriate ancillary facilities which consider the potential for further development in the future. This is because standalone facilities are more likely to become under-used (or unused), unviable and unsustainable.

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Where it is determined that new provision is required to accompany a development, priority should be placed on providing facilities that also contribute towards alleviating existing shortfalls within the locality. To determine what supply of provision is provided, it is imperative that the PPS findings are taken into consideration and that for particularly large developments consultation takes place with the relevant NGBs and Sport England. This is due to the importance of ensuring that the stock of facilities provided is correct to avoid provision becoming unsustainable and unused.

More generally, Sport England recommends that a number of objectives should be implemented to enable the above to be delivered:

- ◀ Planning consent should include appropriate conditions and/or be subject to specific planning obligations. Where developer contributions are applicable, a S106 agreement or equivalent must be completed that should specify, when applied, the amount that will be linked to Sport England's Building Cost Information Service 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 (lifecycle costs), the cost of which is indicated by the Sport England Playing Pitch Calculator. 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 facility enhancement, alongside other open space provision, and its subsequent maintenance.
- ◀ Where new provision is provided, appropriate changing rooms and associated car parking should be located on site.
- ◀ All new or improved outdoor sports facilities on school sites should be subject to community use agreements.

It is recognised that consultation cannot take place with NGBs for every development due to resource restrictions. Instead, it is recommended that such discussions take place within PPS Steering Group meetings.

For further information, please see Part 6 of this report.



### OBJECTIVE 3

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

#### Recommendations:

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

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

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the preceding Assessment Report and the sport-by-sport specific recommendations (Part 3) as well as the following Action Plan (Part 5). Maximising use of existing provision through a combination of the following will help to reduce shortfalls and accommodate future demand:

- ◀ Improving quality in order to improve the capacity to accommodate more demand.
- ◀ Transferring demand from overplayed sites to sites with spare capacity.
- ◀ The re-designation of facilities e.g., converting an unused pitch (or pitch type) for one sport to instead cater for another sport (or another pitch type).
- ◀ Bringing disused sites back into use.
- ◀ Securing community use at education sites including those currently unavailable.
- ◀ Working with commercial and private providers to increase usage and secure tenure.
- ◀ Exploring lease/management arrangements with appropriate clubs/organisations.
- ◀ Establishing additional sports lighting.
- ◀ Installing artificial surfaces (e.g., NTPs).

The PPS identifies priority sites that should be focused upon, including those that are presently overplayed and/or poor quality as well as unused and unsecure sites that are particularly large. It also advises how issues can be overcome, typically through pitch quality improvements to increase the carrying capacity of pitches, securing community use agreements for sites that do not provide security of tenure to ensure spare capacity can be fully utilised, and gaining access to unavailable sites to increase the pitch stock available to the community.

The Steering Group should use and regularly update the Action Plan within this Strategy. The Action Plan lists recommendations for each site, focused upon both qualitative and quantitative improvements, which if delivered will lessen the need for new provision.

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

Linked to the above and as evidenced in Part 3, 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 presently used minimally or that are currently unavailable. Adding to the current stock, particularly in the short term, is therefore not recommended as a priority, although there is a clear need for an increase in 3G provision that cannot be reduced without new stock. There could also be a requirement for new adult and youth 11v11 football pitches as well as rugby union and cricket pitches, although to what level is dependent on the success and effectiveness of carrying out other recommendations.

## **SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY**

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For rugby union and cricket, it is imperative that any new provision that is established will be accessed by the relevant clubs. Typically, demand can be very club-orientated, which can make the use of secondary venues unlikely, meaning that failure to provide pitches in the right location could lead to the provision becoming unused and unsustainable. Focus should be placed on Camberley RFC, Chobham RFC, Bagshot CC and Chobham CC.

Large scale housing developments and the establishment of new schools may also necessitate the need for new provision. Where new schools are developed, there is an opportunity to combine the building of the School to the development of a new multi-sport site that will be of a benefit to the School as well as the wider community.

For housing developments, as outlined in Recommendation (g), Sport England's Playing Pitch Calculator can be used as a guide to inform requirements. See Part 6 for further information.

# SURREY HEATH BOROUGH 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 is separated by analysis area and includes information pertaining to the sub sections below.

### **Site hierarchy**

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. As stated in Recommendation I, 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 playing pitch sites and associated facilities.

The identification of sites is based on their strategic importance in a Borough-wide context. As such, this, for example, takes into account the level of demand accommodated and the potential impact the recommended actions will have on addressing the identified shortfalls/issues. The proposed site-hierarchy is summarised in the following table.

*Table 5.1: Proposed tiered site criteria*

Criteria	Hub sites	Key centres	Local sites
Site location	Strategically located in the Borough. Priority sites for NGBs.	Strategically located within the analysis area.	Serves the local community.
Site layout	Accommodates three or more grass pitches, generally including provision of an AGP (or with the potential).	Accommodates two or more grass pitches.	Accommodates one or two pitches.
Type of sport	Multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.	Generally single sport provision but may cater for more at a basic level.
Management	Management control allows for wide community use, i.e., through the local authority, a leisure operator or a school/college/university with a community use agreement.	Management control generally allows for wide community use but may include sites that are owned or leased by clubs/other organisations.	Management control can be via the local authority, schools, clubs and other providers.
Maintenance regime	Maintenance regime aligns or could align with NGB guidelines.	Maintenance regime aligns or could align with NGB guidelines.	Standard maintenance regime or an in-house maintenance contract.
Ancillary facilities	Good quality ancillary facilities on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches; may include wider social/function facilities.	Good quality ancillary facility on site (or potential), with sufficient changing rooms and car parking to serve the number of pitches.	Limited or no changing room access on site.

# SURREY HEATH BOROUGH COUNCIL

## PLAYING PITCH STRATEGY

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**Hub sites** are of Borough-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. Actions at these sites are likely to have a greater impact on addressing the issues identified in the PPS.

**Key centres** are more community focused, although some are still likely to service a wider analysis area. However, there may be more of a focus on a specific sport i.e., a dedicated site.

It is considered that some financial investment may be necessary to improve the facilities at both hub sites and key sites. This could be to improve the provision, create additional provision (e.g., a 3G pitch) or to enhance the ancillary facilities in terms of access, flexibility (i.e., single-sex changing if necessary) and quality as well as ensuring 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 pitch/facility or a low number of pitches/facilities that service just one or two sports.

For local authority local 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 it is 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.

### **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 the actions identified but where the action is a priority and resource is available the partner will endeavour to assist.

As all sites sit within the local authority area, the Council is considered to be a partner for each identified action (as the column indicates partners for the Council) and is therefore not included. However, it is acknowledged that it will take on more of a leading role for some specific sites and some specific actions (e.g., at council-operated venues).

### **Priority**

Although hub sites are most likely to have a **high** priority actions, as they have wider importance, these 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 on occasion 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).

# SURREY HEATH BOROUGH COUNCIL

## PLAYING PITCH STRATEGY

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The majority of key centres have **medium** priority actions. These have analysis area importance and are identified on the basis of the impact that they will have on addressing the issues identified in the assessment, although not to the same extent as high priority actions. The **low** priority actions tend to be for 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 for specific users. Whilst low priority, there may be opportunities to action some of the recommendations made against such sites relatively quickly e.g., through S106 funding.

### **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 and the information within the Assessment Report, Strategy and Action Plan will require updating as developments occur. 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 Sport England aims of the Strategy; **Enhance, Provide, Protect.**

# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

## RURAL ANALYSIS AREA

### Area summary

Analysis area	Pitch/facility type	Current supply/ demand balance
<b>Football – grass pitches</b>		
Rural	Adult	2 match equivalent sessions
	Youth 11v11	8.5 match equivalent sessions
	Youth 9v9	1 match equivalent session
	Mini 7v7	Demand is being met
	Mini 5v5	4 match equivalent sessions
Surrey Heath	Adult	5.5 match equivalent sessions
	Youth 11v11	18 match equivalent sessions
	Youth 9v9	1.5 match equivalent sessions
	Mini 7v7	2.5 match equivalent sessions
	Mini 5v5	8.5 match equivalent sessions
<b>Football – 3G pitches</b>		
Rural	Full size	0.75 pitches
Surrey Heath	Full size	2.75 pitches
<b>Rugby Union</b>		
Rural	Senior	5 match equivalent sessions
Surrey Heath	Senior	17 match equivalent sessions
<b>Hockey</b>		
Rural	Full size	Demand is being met
Surrey Heath	Full size	Demand is being met
<b>Cricket</b>		
Rural	Senior	127 match equivalent sessions
Surrey Heath	Senior	149 match equivalent sessions

### Priority recommendations

Sport	Headline findings
<b>Football</b>	<ul style="list-style-type: none"> <li>◀ Protect provision.</li> <li>◀ Explore options to bring provision back into use where it has in recent years been lost, e.g., Chobham Cricket Club.</li> <li>◀ Improve pitch quality at key sites to alleviate overplay, especially at key, poor quality and/or overplayed sites such as Connaught Pavilion.</li> <li>◀ Enable use of currently unavailable sites, e.g., Coworth Flexlands School.</li> <li>◀ Explore opportunities to utilise actual spare capacity via the transfer of demand from overplayed sites to reduce future Analysis Area shortfalls, e.g., Bagshot Playing Fields.</li> <li>◀ Provide improved ancillary provision, where it is necessary, e.g., Bisley Recreation Ground.</li> <li>◀ Transfer match play demand to existing and new 3G pitches.</li> <li>◀ Explore options to add to the adult and youth 11v11 pitch stock.</li> </ul>
<b>3G pitches</b>	<ul style="list-style-type: none"> <li>◀ Consider installation of one additional full size 3G pitches to alleviate football training shortfalls.</li> <li>◀ Resurface pitches to improve quality and ensure a sinking fund is in place for long-term sustainability, i.e., at Bisley Recreation Ground and Lightwater Leisure Centre.</li> <li>◀ Consider options to install a World Rugby Compliant 3G pitch to eradicate shortfalls of grass rugby union provision.</li> </ul>

## SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

Sport	Headline findings
<b>Rugby Union</b>	<ul style="list-style-type: none"> <li>◀ Protect provision.</li> <li>◀ Sustain pitch quality at key sites to ensure overplay does not occur, especially at poor/standard quality and/or overplayed sites such as Fowlers Well.</li> <li>◀ Support Chobham RFC in its plans to relocate, providing that a sufficient number of pitches are provided, that quality is maximised and that sports lighting is provided.</li> </ul>
<b>Hockey</b>	<ul style="list-style-type: none"> <li>◀ No action required.</li> </ul>
<b>Cricket</b>	<ul style="list-style-type: none"> <li>◀ Protect provision.</li> <li>◀ Sustain quality of squares through dedicated maintenance regimes.</li> <li>◀ Improve pitch quality at key sites to alleviate overplay, especially at poor quality and/or overplayed sites such as Bagshot Park.</li> <li>◀ Encourage further utilisation of sites with existing NTPs, whilst considering the options of providing NTPs at overplayed sites currently without such provision, e.g., at Windlesham Road.</li> <li>◀ Seek to gain access to Woodcote House School as a means to accommodating future demand or provide an additional square elsewhere.</li> </ul>

**SURREY HEATH BOROUGH COUNCIL  
PLAYING PITCH STRATEGY – RURAL ANALYSIS AREA**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
1	Bagshot Park	GU19 5HS	Cricket	Sports Club	One standard quality grass wicket square which is serviced by good quality ancillary provision. The square is available for community use and is currently overplayed through demand from Bagshot CC.	Improve quality and consider installation of an NTP to accompany the grass wickets to transfer some demand and eradicate overplay.	Club ECB	Local	M	S	L	Protect Enhance
2	Bagshot Playing Fields	GU19 5ET	Football	Community Organisation	One standard quality youth 11v11 pitch which is available for community use and has actual spare capacity. The site is not serviced by any changing rooms.	Sustain quality and explore opportunities to utilise actual spare capacity via the transfer of demand from overplayed sites to reduce future area shortfalls. Also look to provide ancillary facilities of an appropriate standard to better cater for demand.	FA FF	Local	M	S	M	Protect Enhance
4	Bisley C of E Primary School	GU24 9DF	Football	School	One poor quality mini 7v7 pitch which is available for community use but has spare capacity discounted due to poor pitch quality and unsecure tenure.	Improve quality and explore options to provide security of tenure to create actual spare capacity for club users.	School FA FF	Local	L	S	L	Protect Enhance
5	Bisley Recreation Ground	GU24 9EN	Football	Council	One youth 9v9 and one adult pitch, both of which are standard quality, available for community use and with spare capacity. The site is serviced by poor quality ancillary facilities.	Sustain quality and explore opportunities to utilise actual spare capacity via the transfer of demand from overplayed sites to reduce area shortfalls. Also look to provide an improved standard of ancillary facilities to better cater for demand.	FA FF	Key Centre	M	S	L	Protect Enhance
			3G		A smaller size 3G pitch which is available for community use and sports lit. Despite only being converted from an AGP to a 3G pitch in 2016, the pitch is still poor quality.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability.	FA FF		M	S	M	
			Cricket		A standard quality standalone NTP which is available for community use and is serviced by standard quality ancillary facilities.	Sustain quality and resurface when required.	ECB		L	M	L	
7	Chobham Cricket Club	GU24 8AA	Football (disused)	Sports Club	Site previously accommodated one youth 9v9 pitch, one mini 7v7 pitch and one mini 5v5 pitch, last provided circa 2017.	Explore opportunities to bring the provision back into use given local shortfalls.	Club FA FF	Local	M	M	L	Protect Enhance
			Cricket		One standard quality grass wicket square accompanied by an NTP. The square is available for community use and is currently overplayed through demand from Chobham CC. The square is serviced by good quality ancillary provision.	Improve quality and encourage further utilisation of the sites NTP to alleviate overplay.	Club ECB		M	S	L	



**SURREY HEATH BOROUGH COUNCIL  
PLAYING PITCH STRATEGY – RURAL ANALYSIS AREA**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
8	Chobham Recreation Ground	GU24 8AJ	Rugby Union	Council	One poor quality senior pitch which is available for community use and unlit. The pitch has spare capacity discounted due to poor quality.	Improve quality to provide actual spare capacity.	RFU	Local	M	S	L	Protect Enhance
			AGP		A smaller size AGP which is available for community use and is sports lit.	Sustain quality and seek to maximise use for recreational demand.	EH FA FF		L	L	L	
10	Chobham St Lawrence C of E Aided Primary School	GU24 8AB	Football	School	Two poor quality mini 7v7 pitches, both of which are unavailable for community use.	Improve quality and explore community use options given local shortfalls.	School FA FF Active Surrey	Local	L	S	L	Protect Enhance
12	Connaught Junior School	GU19 5JY	Football	School	Two mini 7v7 pitches and one youth 9v9 pitch, all of which are standard quality. Each pitch is available for community use but has spare capacity discounted due to unsecure tenure.	Explore options to provide security of tenure to provide actual spare capacity.	School FA FF	Local	M	S	L	Protect
13	Connaught Pavilion	GU19 5QE	Football	Sports Club	Two mini 5v5 pitches and one youth 11v11 pitch, all of which are standard quality. The two mini 5v5 pitches are currently overplayed whilst the youth 11v11 pitch has actual spare capacity. The site is not serviced by any changing facilities.	Improve quality to eradicate overplay and look to provide an ancillary facilities to better cater for demand.	Club FA FF	Local	M	S	M	Protect Enhance
15	Coworth Flexlands School	GU24 8TE	Football	School	One mini 5v5 and one mini 7v7 pitch, both of which are poor quality and unavailable for community use.	Improve quality and explore community use options given local shortfalls.	School FA FF Active Surrey	Local	L	S	L	Protect
18	Fowlers Wells	GU24 8LD	Rugby Union	Sports Club	Two standard quality senior pitches, one of which is sports lit and both are available for community use and overplayed. The Club currently use a grass area (not a pitch) for its training demand. The Club wants to relocate all of its demand to a new site.	Improve quality to eradicate overplay whilst support the Club in its relocation aspirations providing that a sufficient number of pitches are provided to an adequate quality and with appropriate sports lighting. Consider inclusion of a World Rugby compliant 3G pitch as part of this.	Club RFU	Key Centre	H	S	H	Protect Enhance Provide
21	Gordons School	GU24 9PT	Football	School	Two youth 9v9 pitches and one youth 11v11 pitch, all of which are standard quality and unavailable for community use.	Explore community use options given local shortfalls.	School FA FF Active Surrey	Key Centre	M	S	L	Protect

**SURREY HEATH BOROUGH COUNCIL  
PLAYING PITCH STRATEGY – RURAL ANALYSIS AREA**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
			3G		One good quality full size 3G pitch which is available for community use and is sports lit.	Ensure a sinking fund is in place for long-term sustainability and ensure FA testing is carried out every three years so that the pitch remains suitable for competitive match play.	School FA FF		M	M	L	
			Cricket		One standalone NTP which is available for community use.	Sustain quality.	School ECB Active Surrey		L	L	L	
			AGP		One smaller size AGP which is unavailable for community use but is sports lit.	Explore community use options to help meet recreational demand.	School Active Surrey		M	S	L	
22	Hall Grove School	GU19 5HZ	Rugby Union	School	One poor quality senior pitch which is neither available for community use nor is it sports lit.	Improve quality for curricular needs.	School RFU	Local	L	S	L	Protect Enhance
			AGP		A smaller size AGP which is available for community use and is sports lit.	Sustain quality.	School EH		L	L	L	
			Cricket		A standard quality standalone NTP which is unavailable for community use.	Retain for curricular needs.	School ECB		L	L	L	
23	Hammond Junior School	GU18 5TS	Football	School	One mini 7v7 and one mini 5v5 pitch, both of which are standard quality and unavailable for community use.	Explore community use options given local shortfalls.	School FA FF Active Surrey	Local	L	S	L	Protect
25	Holy Trinity C of E Primary School	GU24 9JQ	Football	School	One mini 5v5 and one youth 11v11 pitch, both of which are standard quality and unavailable for community use.	Explore community use options given local shortfalls.	School FA FF Active Surrey	Local	L	S	L	Protect
28	Lightwater Leisure Centre	GU18 5RG	Football	Trust	One standard quality youth 11v11 pitch which is available for community use and is currently overplayed.	Improve quality to alleviate overplay.	Trust FA FF	Key Centre	H	S	L	Protect Enhance
			3G		One poor quality smaller size 3G pitch which is available for community use and is sports lit. The pitch has exceeded its recommended lifespan and requires resurfacing.	Resurface pitch to improve quality and ensure a sinking fund is in place for long-term sustainability.	Trust FA FF		M	S	M	
			Rugby Union		One poor quality senior pitch which is available for community use and has spare capacity discounted due to poor pitch quality. The pitch is unlit; Lightwater RFC instead trains on a sports-lit grass area near to the site's changing facility.	Improve quality to provide actual spare capacity and consider sports lighting the pitch if this would better accommodate the Club's training demand.	Trust RFU		H	S	M	

**SURREY HEATH BOROUGH COUNCIL  
PLAYING PITCH STRATEGY – RURAL ANALYSIS AREA**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
29	Lightwater Recreation Ground	GU18 5SX	Football	Council	One standard quality youth 9v9 pitch which is available for community use and has no spare capacity within the peak period. The site is serviced by poor quality ancillary facilities.	Look to provide improved ancillary facilities to better cater for demand.	FA FF	Local	M	S	L	Protect Enhance
35	Pennyhill Park	GU19 5EU	Rugby Union	Private	One good quality senior pitch and an indoor 3G which is unavailable for community but is sports lit. The site is the RFU's National Sports Centre and is considered to offer no community use as such.	Sustain quality for continued use as the RFU's National Sports Centre.	RFU	Local	L	L	L	Protect
39	The Briars Centre	GU18 5PF	Football	Sports Club	One standard quality youth 11v11 pitch which is available for community use and is currently overplayed.	Improve quality to alleviate overplay.	Club FA FF	Local	M	S	L	Protect Enhance
44	Windlesham Road	GU24 8SN	Cricket	Sports Club	One good quality square which is available for community use and is currently overplayed by Valley End CC. The square is serviced by standard quality ancillary provision.	Explore options to provide an NTP to enable the transfer of demand from the grass wickets.	Club ECB	Local	M	S	L	Protect Enhance
46	West End Recreation Ground (Woking)	GU24 9JP	Football	Council	A standard quality adult pitch which is available for community use and has actual spare capacity. The site has car parking facilities which are inadequate during the peak period.	Explore opportunities to utilise actual spare capacity via the transfer of demand from overplayed sites to reduce area shortfalls. Also explore options to resolve car parking issues.	FA FF	Local	M	S	L	Protect Provide
48	Windlesham Field of Remembrance	GU20 6DT	Football	Council	One youth 11v11 and one adult pitch, both of which are standard quality. Both pitches are available for community use and are currently overplayed.	Improve quality to alleviate overplay.	FA FF	Local	M	S	L	Protect Enhance
			Cricket		One standard quality square accompanied by an NTP. The square is available for community use and serviced by good quality ancillary provision.	Improve quality to better accommodate demand.	ECB		M	S	L	
49	Wishmore Cross Academy	GU24 8NE	Football	School	One standard quality mini 5v5 pitch which is available for community use and has spare capacity discounted due to unsecure tenure.	Explore options to provide security of tenure in order to provide actual spare capacity to club users.	School FA FF	Local	M	S	L	Protect Enhance
			Rugby Union		One poor quality junior pitch which is available for community use but unlit. The pitch is used by Chobham RFC, but the Club is doing so through an unsecure agreement. It is overplayed.	Improve pitch quality to reduce overplay and seek to secure tenure via a community use agreement. Also support the Club's aspiration to relocate so that it no longer requires access to the provision.	School RFU		M	S	M	

**SURREY HEATH BOROUGH COUNCIL  
PLAYING PITCH STRATEGY – RURAL ANALYSIS AREA**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
50	Woodcote House School	GU20 6PF	Football	School	One standard quality mini 7v7 pitch which is available for community use and has spare capacity discounted due to unsecure tenure.	Explore options to provide security of tenure in order to provide actual spare capacity to club users.	School FA FF	Local	M	S	L	Protect Enhance
			Rugby Union		Two poor quality junior pitches, both of which are unavailable for community use but are sports lit.	Improve quality to better accommodate curricular needs.	School RFU		L	M	L	
			Cricket		One square which is unavailable for community use and is accompanied by four junior grass squares.	Explore community use options in order to provide capacity to accommodate expressed future demand.	School ECB		M	M	L	
51	Valley End Cricket Club	GU24 8SN	Cricket	Sports Club	Two good quality squares, both of which are available for community use. Both squares are serviced by good quality ancillary provision but are currently overplayed through demand from Valley End CC.	Explore options to provide an NTP to accompany the grass wickets in order to transfer demand and alleviate overplay.	Club ECB	Local	M	S	L	Protect Enhance

# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

## URBAN ANALYSIS AREA

### Area summary

Analysis area	Pitch/facility type	Current supply/ demand balance
<b>Football – grass pitches</b>		
Urban	Adult	3.5 match equivalent sessions
	Youth 11v11	9.5 match equivalent sessions
	Youth 9v9	0.5 match equivalent sessions
	Mini 7v7	2.5 match equivalent sessions
	Mini 5v5	4.5 match equivalent sessions
Surrey Heath	Adult	5.5 match equivalent sessions
	Youth 11v11	18 match equivalent sessions
	Youth 9v9	1.5 match equivalent sessions
	Mini 7v7	2.5 match equivalent sessions
	Mini 5v5	8.5 match equivalent sessions
<b>Football – 3G pitches</b>		
Urban	Full size	2 pitches
Surrey Heath	Full size	2.75 pitches
<b>Rugby Union</b>		
Urban	Senior	12 match equivalent sessions
Surrey Heath	Senior	17 match equivalent sessions
<b>Hockey</b>		
Urban	Full size	Demand is being met
Surrey Heath	Full size	Demand is being met
<b>Cricket</b>		
Urban	Senior	22 match equivalent sessions
Surrey Heath	Senior	149 match equivalent sessions

### Priority recommendations

Sport	Headline findings
<b>Football</b>	<ul style="list-style-type: none"> <li>◀ Protect provision.</li> <li>◀ Explore options to bring provision back into use where it has in recent years been lost, e.g., London Road Recreation Ground.</li> <li>◀ Improve pitch quality at key sites to alleviate overplay, especially at poor quality and/or overplayed sites such as Tomlinscote School.</li> <li>◀ Enable use of currently unavailable sites, e.g., Lakeside Primary School.</li> <li>◀ Explore opportunities to utilise actual spare capacity via the transfer of demand from overplayed sites to reduce future shortfalls, e.g., Chobham Road Recreation Ground.</li> <li>◀ Transfer match play demand to existing and new 3G pitches.</li> <li>◀ Explore options to add to the adult and youth 11v11 pitch stock.</li> <li>◀ Provide improved ancillary provision, where it is necessary, e.g., Frimley Green Recreation Ground.</li> </ul>
<b>3G pitches</b>	<ul style="list-style-type: none"> <li>◀ Consider installation of two additional full size 3G pitches to alleviate football training shortfalls.</li> <li>◀ Enable use of currently unavailable sites, e.g., St Augustine's Catholic Primary School.</li> <li>◀ Consider options to install a World Rugby Compliant 3G pitch to eradicate shortfalls of grass rugby union provision.</li> </ul>
<b>Rugby Union</b>	<ul style="list-style-type: none"> <li>◀ Protect provision.</li> </ul>

## SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

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Sport	Headline findings
	<ul style="list-style-type: none"> <li>◀ Sustain pitch quality at key sites to ensure overplay does not occur or worsen, especially at poor/standard quality and/or overplayed sites such as Watchetts Recreation Ground.</li> </ul>
<b>Hockey</b>	<ul style="list-style-type: none"> <li>◀ Protect pitch at Kings International School for continued hockey use.</li> <li>◀ Secure long-term tenure for club.</li> <li>◀ Improve ancillary facility access.</li> <li>◀ Support the installation of a new full size AGP at the site to accommodate future demand aspirations if they are realised.</li> </ul>
<b>Cricket</b>	<ul style="list-style-type: none"> <li>◀ Protect provision.</li> <li>◀ Sustain quality of squares through dedicated maintenance regimes.</li> </ul>

**SURREY HEATH BOROUGH COUNCIL  
PLAYING PITCH STRATEGY – URBAN ANALYSIS AREA**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
3	Bellew Road Ground	GU16 6QJ	Football	Council	One poor quality youth 9v9 pitch which is available for community use and is currently played to capacity. The site is not serviced by any changing facilities.	Improve quality to increase carrying capacity and to avoid future overplay and look to provide appropriate ancillary facilities to better cater for demand.	FA FF	Local	M	S	M	Protect Enhance
6	Camberley Cricket Club	GU15 2JL	Cricket	Sports Club	One good quality square which is available for community use and is serviced by good quality ancillary provision.	Sustain quality.	Club ECB	Local	M	L	L	Protect
9	Chobham Road Recreation Ground	GU16 8PD	Football	Council	One standard quality youth 9v9 pitch which is available for community use and has actual spare capacity.	Explore opportunities to utilise actual spare capacity via the transfer of demand from overplayed sites to reduce area shortfalls.	FA FF	Local	M	M	L	Protect Enhance
			Cricket		One standard quality square which is accompanied by an NTP. The pitch is available for community use, being leased by Frimley CC and is serviced by good quality ancillary provision.	Improve quality to better accommodate demand and to increase capacity.	ECB		M	L	L	
11	Collingwood College	GU15 4AE	Football	School	One youth 9v9 and one youth 11v11 pitch, both of which are poor quality and available for community use. The youth 9v9 pitch is currently played to capacity whilst the youth 11v11 pitch is overplayed.	Improve quality to eradicate overplay.	School FA FF	Local	M	S	L	Protect Enhance
			Rugby Union		One poor quality senior pitch which is available for community use but unlit. The pitch has spare capacity discounted due to poor pitch quality and unsecure tenure.	Improve quality to better accommodate curricular needs.	School RFU		L	S	L	
			Cricket		One standalone NTP which is unavailable for community use.	Retain for curricular use.	School ECB		L	L	L	
14	Cordwalles Junior School	GU15 4DR	Football	School	One standard quality mini 7v7 pitch which is unavailable for community use.	Explore community use options given local shortfalls.	School FA FF Active Surrey	Local	L	S	L	Protect
19	Frimley Green Recreation Ground	GU16 9FF	Football	Council	Three standard quality youth 11v11 pitches, all of which are available for community use and are overplayed. The site is serviced by poor quality ancillary facilities.	Improve pitch quality to eradicate overplay and improve ancillary facilities.	Council FA FF	Key Centre	M	S	M	Protect Enhance
			Cricket		One poor quality square that is available for community use and is currently overplayed. The square is serviced by poor quality ancillary provision.	Improve pitch quality to eradicate overplay and improve ancillary facilities. .	Council ECB		M	S	M	

**SURREY HEATH BOROUGH COUNCIL  
PLAYING PITCH STRATEGY – URBAN ANALYSIS AREA**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
20	Frimley Lodge Park	GU16 6HY	Football	Council	One youth 9v9, three youth 11v11 and one adult pitch, all of which are standard quality and available for community use. The youth 9v9 pitch is overplayed whilst the remaining pitches each have actual spare capacity.	Improve quality to eradicate overplay.	FA FF	Key Centre	M	S	L	Protect Enhance
			3G		One standard quality full size 3G pitch which is available for community use and is sports lit.	Ensure a sinking fund is in place for long-term sustainability and ensure FA testing is carried out every three years so that the pitch remains suitable for competitive match play.	FA FF		M	M	L	
			Cricket		One poor quality square which is available for community use and is currently overplayed. The square is serviced by standard quality ancillary provision.	Improve quality to eradicate overplay and reduce future area shortfalls.	ECB		M	S	L	
24	Heatherside Recreation Ground	GU15 1RE	Football	Council	One youth 9v9, one youth 11v11 and one adult pitch, all of which are standard quality and available for community use. The youth 11v11 pitch is overplayed whilst the remaining pitches have actual spare capacity.	Improve quality to eradicate overplay.	Council FA FF	Local	M	S	L	Protect
26	Kings International College	GU15 2PQ	Football	School	Two mini 7v7 pitches and one adult pitch, all of which are standard quality and available for community use. The mini 7v7 pitch has spare capacity discounted due to unsecure tenure whilst the adult pitch is overplayed.	Improve quality to eradicate overplay and explore options to provide security of tenure to clubs to provide actual spare capacity.	School FA FF	Key Centre	M	S	L	Protect Enhance Provide
			Rugby Union		One poor quality senior pitch which is available for community use but unlit. The pitch has spare capacity discounted due to poor pitch quality and unsecure tenure.	Improve quality to better accommodate curricular needs.	School RFU		L	S	L	
			AGP		One good quality full size water based AGP which is available for community use. The pitch is rented by Camberley & Farnborough HC on an annual basis, signifying an unsecure tenure. The Club has future demand to field two additional senior teams and as such could require access to an additional full size AGP.	Sustain quality and explore options to provide security of tenure for Camberley & Farnborough HC whilst ensuring a sinking fund is in place for long-term sustainability. Also support the potential installation of a new full size AGP at the site to ensure future demand can be accommodated. Ensure that appropriate access to ancillary provision is provided for.	School AGP		H	M	H	
			Cricket		One square which is unavailable for community use.	Explore community use options should future demand for access exist.	School ECB		H	S	L	



**SURREY HEATH BOROUGH COUNCIL  
PLAYING PITCH STRATEGY – URBAN ANALYSIS AREA**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
27	Krooner Park	GU15 2QP	Football	Council	One good quality adult pitch which is available for community use and is currently played to capacity.	Sustain quality.	FA FF	Local	M	L	L	Protect
30	London Road Recreation Ground	GU15 3JG	Football (Disused)	Council	Site previously accommodated one youth 11v11 pitch and one mini 7v7 pitch, last provided in the 2021/2022 season.	Explore opportunities to bring the provision back into use given local shortfalls.	FA FF	Local	M	M	L	Protect Enhance Provide
			Cricket		One poor quality square which is available for community use and is currently played to capacity. The square is serviced by standard quality ancillary provision.	Improve quality to increase carrying capacity and to avoid future overplay.	FA FF		M	S	L	
31	Mytchett Community Centre	GU16 6AA	Football	Council	One standard quality youth 11v11 pitch which is available for community use and is currently overplayed.	Improve quality to alleviate overplay.	FAFF	Local	M	S	L	Protect Provide
			Football (Disused)		Site previously accommodated a second youth 11v11 pitch overmarked by a mini 7v7 pitch, last provided circa 2017. This is no longer marked out and the grass is overgrown.	Explore opportunities to bring the provision back into use given local shortfalls.	FA FF		M	M	L	
32	Mytchett Primary School	GU16 6JB	Football	School	One poor quality mini 5v5 pitch which is unavailable for community use.	Improve quality and explore community use options given local shortfalls.	School FA FF Active Surrey	Local	L	L	L	Protect Enhance
33	Mytchett Recreation Ground	GU16 6JP	Football (Disused)	Council	Site previously accommodated one mini 5v5 pitch, last provided circa 2017.	Explore opportunities to bring the provision back into use, whilst as a minimum retaining the site as strategic reserve.	FA FF	Local	M	M	M	Protect Provide Enhance
34	Old Dean Recreation Ground	GU15 4BD	Football	Council	One mini 7v7 and one youth 11v11 pitch, both of which are poor quality and available for community use. The youth 11v11 pitch is currently played to capacity whilst the mini 7v7 pitch has spare capacity discounted due to poor pitch quality. The pitches are serviced by poor quality ancillary provision.	Improve quality to provide actual spare capacity and look to provide improved ancillary facilities to better cater for demand.	FA FF	Local	M	S	M	Protect Enhance
36	Ravenscote Junior School	GU16 9RE	Football	School	Eight standard quality mini 5v5 pitches, all of which are available for community use and have spare capacity discounted due to unsecure tenure.	Explore options to provide security of tenure to provide actual spare capacity.	School FA FF	Local	M	S	L	Protect
			Cricket		One standalone NTP which is unavailable for community use.	Retain for curricular demand.	School ECB		L	L	L	

**SURREY HEATH BOROUGH COUNCIL  
PLAYING PITCH STRATEGY – URBAN ANALYSIS AREA**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
37	South Camberley Primary School (Junior Campus)	GU15 2QB	Football	School	Four mini 7v7 and four mini 5v5 pitches, all of poor quality but available for community use. The 5v5 pitches are overplayed whilst the 7v7 pitches have spare capacity discounted. Serviced by poor quality ancillary provision.	Improve quality to eradicate overplay and explore options to provide security of tenure to provide actual spare capacity. Also look to provide improved ancillary facilities to better cater for demand.	School FA FF	Local	M	S	M	Protect Enhance
38	St Augustine's Catholic Primary School	GU16 8PY	3G	School	One good quality smaller size 3G pitch which is unavailable for community use but is sports lit.	Explore community use options to provide provision for recreational demand.	School FA FF	Local	L	S	L	Protect
40	The Grove Primary Academy	GU16 8PG	Football	School	One mini 7v7 and one mini 5v5 pitch, both of which are poor quality but available for community use. Both pitches have spare capacity discounted due to poor pitch quality and unsecure tenure.	Improve pitch quality and explore options to provide security of tenure to provide actual spare capacity.	School FA FF	Local	M	S	L	Protect Enhance
41	The Princess Royal Barracks	GU16 6RW	Football (Disused)	MOD	Site previously accommodated two adult pitches, last provided circa 2017.	Explore opportunities to bring the provision back into use, whilst as a minimum retaining the site as strategic reserve.	FA FF	Local	M	M	M	Protect Provide Enhance
42	Tomlinscote School	GU16 8PY	Football	School	One youth 11v11 and two youth 9v9 pitches, both of which are poor quality but available for community use. Both pitches are currently overplayed.	Improve quality to eradicate overplay.	School FA FF	Key Centre	M	S	L	Protect Enhance
			3G		One good quality full size 3G pitch which is available for community use and is sports lit.	Ensure a sinking fund is in place for long-term sustainability and ensure FA testing is carried out every three years so that the pitch remains suitable for competitive match play.	School FA FF		M	M	L	
			Rugby Union		One poor quality senior pitch which is available for community use but unlit. The pitch has spare capacity discounted due to poor pitch quality and unsecure tenure.	Improve quality to better accommodate curricular demand.	School RFU		L	S	L	
45	Watchetts Recreation Ground	GU15 2SR	Rugby Union	Council	Four poor quality senior pitches, all of which are available for community use whilst one is sports lit. The pitches are significantly overplayed through match and training demand from Camberley RFC. The Club has plans to redevelop its clubhouse at the site and provide easier wheelchair access for its disabled users.	Improve quality to reduce shortfalls and explore providing the Club with access to additional pitches or a World Rugby compliant 3G pitch to full eradicate overplay. Also, support the Club in its ancillary provision development plans.	RFU	Key Centre	H	S	M	Protect Enhance
			Cricket		One poor quality grass square which is available for community use but currently unused.	Improve quality to provide carrying capacity that can be used to accommodate future demand.	School ECB		M	S	M	
52	Frimley Green Football Club	GU16 6JX	Football	Council	One good quality adult pitch which is available for community use and has actual spare capacity.	Sustain quality for level of football accommodated.	FA FF	Local	M	L	L	Protect

**SURREY HEATH BOROUGH COUNCIL  
PLAYING PITCH STRATEGY – URBAN ANALYSIS AREA**

Site ID	Site	Postcode	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
53	Lion Park	GU24 9EF	Football (Disused)	Private	Site previously accommodated two adult pitches, last provided <i>circa</i> 2017.	Explore opportunities to bring the provision back into use, whilst as a minimum retaining the site as strategic reserve.	FA FF	Local	M	M	M	Protect
55	Deepcut Community Football Club	GU16 6GH	Football (Disused)	Council	Site previously accommodated one adult pitch, one mini 7v7 pitch and one mini 5v5 pitch, last provided <i>circa</i> 2017.	Explore opportunities to bring the provision back into use, whilst as a minimum retaining the site as strategic reserve.	FA FF	Local	M	M	M	Protect Provide Enhance
56	Lakeside Primary School	GU16 8LL	Football	School	Two poor quality mini 5v5 pitches, both of which are unavailable for community use.	Explore community use options given local shortfalls.	School FA FF Active Surrey	Local	L	S	L	Protect
57	Frimley Church of England School	GU16 6JX	Football	School	One mini 7v7 and two mini 5v5 pitches, all of which are poor quality and unavailable for community use.	Improve quality and explore community use options given local shortfalls.	School FA FF Active Surrey	Local	L	S	L	Protect Enhance

# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

## PART 6: HOUSING GROWTH SCENARIOS

The PPS provides an estimate of demand for pitch sport based on population forecasts and club consultation to 2038 (in line with the Local Plan), with this future demand then translated into teams likely to be generated. Sport England’s Playing Pitch Calculator adds to this, updating the likely demand generated for pitch sports based on housing increases before converting the demand into match equivalent sessions and the number of pitches that may be required to meet the growth. It also gives the associated costs of supplying the increased pitch provision. The Calculator splits the total pitch requirement into natural turf pitches to meet peak period demand, artificial grass pitches to meet training demand, and the additional number of changing rooms required to support the new demand.

The scenarios below are provided as a guide to show the additional demand for pitch sports that could be generated from housing growth in Surrey Heath, thus showing how the calculator works and what it can provide. The demand is shown in match equivalent sessions per week for most sports, except for cricket, where match equivalent sessions are by season. Training demand is expressed in either hours or match equivalent sessions; where expressed in hours, it is expected that demand will use either a 3G pitch (football demand) or an AGP (hockey demand). Where expressed in match equivalent sessions, it is expected training will take place on sports-lit grass pitches (i.e., for rugby union).

The scenarios are as follows:

- ◀ **Scenario One** – Local Plan Housing Target - Additional demand for pitch sports generated from housing growth of 5,623 dwellings across the Borough.

It should be noted that the figures used were taken from the Council’s Local Plan (2019–2038). For reference, the indicative figures assume that population growth will average 2.3<sup>10</sup> per dwelling, which is based on a national average.

### **Scenario One – Local Plan Housing Target**

The estimated additional population derived from housing growth of 5,623 dwellings with an occupancy rate of 2.3 per household, is 12,933 people.

*Table 6.1: Likely demand for grass pitch sports generated from 5,623 dwellings*

Pitch sport	Estimated demand by sport for 5,623 dwellings	
	Match demand <sup>11</sup>	Training demand <sup>12</sup>
Adult football	3.05	31.12
Youth football	7.06	
Mini soccer	5.45	
Rugby union	2.71	2.94
Adult hockey	0.58	1.74
Junior & mixed hockey	0.36	0.60
Cricket	133.69	-

<sup>10</sup> The occupancy rate of 2.3 is in line with figures used in the 2011 Census.

<sup>11</sup> As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

<sup>12</sup> Hours equate to access to a full size floodlit 3G pitch or hockey suitable AGP

# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

The table below translates estimated demand into new pitch provision with associated capital and lifecycle costs.

Table 6.2: Estimated demand and costs for new pitch provision

Pitch type	Estimated demand and costs for new pitches			Changing rooms	
	Number of pitches to meet demand	Capital cost <sup>13</sup>	Lifecycle Cost (per annum) <sup>14</sup>	Number	Capital cost
Adult football	3.05	£371,695	£78,428	6.10	£1,336,331
Youth football	7.06	£696,093	£146,180	8.44	£1,848,332
Mini soccer	5.45	£189,638	£39,824	-	-
Rugby union	2.71	£502,363	£107,506	5.41	£1,185,263
Rugby league	-	-	-	-	-
Cricket	2.89	£1,104,544	£223,118	5.77	£1,263,531
Sand based AGPs	0.17	£173,336	£5,373	0.35	£76,086
3G	0.82	£1,021,280	£32,575	1.64	£358,636

In total, it is set out that 22.15 pitches will be required to meet the demand, with the capital cost of providing this estimated at £4,058,948 in addition to lifecycle costs of £633,003. In addition, 22.71 changing rooms will be needed at a predicted cost of £6,068,179.

## Summary

The above scenarios identify that through overall housing growth, demand will be generated to some extent for all pitch sports, and the level of demand generated for football, 3G, rugby union and cricket is such that new provision will likely be warranted. As demand generated for hockey does not equate to a whole pitch, contributions would be better focused on improving existing sites to increase capacity to an appropriate level. The PPOSS and in particular the Action Plan, as well as future consultation with NGBs, should be used to inform this (e.g., to select suitable sites).

Experience shows that only significantly large housing sites are likely to generate demand for new provision to be created in their own right. Where this is the case, consideration should be given to providing multi-pitch sites with suitable ancillary provision, including appropriate clubhouse/changing facilities and car parking. Single pitch sites which have been provided traditionally by developers are not considered to provide long term sustainable provision for the relevant sports.

In Surrey Heath, only four out of 29 allocated sites in the emerging Local Plan are proposed to provide more than 100 dwellings, and only one is to provide over 1,000 (Mindenhurst). As such, it is considered that very few housing developments, in isolation, will equate to the direct need for new playing pitch provision.

<sup>13</sup> Sport England Facilities Costs Second Quarter 2020 – (<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>)

<sup>14</sup> Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

## SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

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Where demand does not warrant new pitch provision, the Action Plan in this document should be consulted to determine whether the additional demand can be accommodated via existing provision (in which case no further action is required). This would only be the case if nearby sites have sufficient actual spare capacity for the relevant sports, which could be established, as an example, through creating a bespoke catchment area for the development and reviewing the provision that falls within this.

If sufficient actual spare capacity does not exist, contributions should be sought to enhance existing provision in the locality to accommodate the increased demand. This can be through, for example, improving quality, or providing new or improved ancillary provision. Consultation with appropriate NGBs should also be used to assist in the selection of suitable sites and suitable enhancements.

### **PART 7: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE**

The section below is a generalised approach on how to deliver a PPS whilst also keeping it robust and up to date. However, a more tailored approach should also be considered and designed for Surrey Heath based on the requirements and priorities of the Steering Group.

#### ***Delivery***

The PPS seeks to provide guidance for maintenance/management decisions and investment made across Surrey Heath. By addressing the 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 Borough can be satisfied. The Strategy identifies where there is a deficiency in provision and identifies how best to resolve this in the future.

It is important that this document is used in a practical manner, is engaged with partners and encourages partnerships to be developed, to ensure that outdoor sports facilities are regarded as a vital aspect of community life, and which contribute to the achievement of the Council's priorities.

The creation of this document should be regarded as part of the planning process. The success of this Strategy and the benefits that are gained are dependent upon regular engagement between all partners involved and the adoption of a strategic approach. 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.

To help ensure 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 and outdoor sport provision. It needs to be the document people regularly turn to for information on the how the current demand is met and what actions are required to improve the situation and meet future demand. In order for this to be achieved, the Steering Group needs to have a clear understanding of how the PPS can be applied and therefore delivered.

The process of completing the PPS will hopefully have already resulted in a number of benefits that will help with its application and delivery. These may include enhanced partnership working across different agendas and organisations, pooling of resources along with strengthening relationships and understanding between different stakeholders and between 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 it can be applied and how it can be delivered.

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

It is important that there is regular monitoring and review against the actions identified in the Strategy. This monitoring should continue be led by the local authority 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 also form a key component of monitoring its delivery. It is possible that in the interim between reviews the Steering Group could also operate as a 'virtual' group; prepared to comment on suggestions and updates electronically when relevant.

## SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

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It is agreed that the Council is responsible for keeping the database and background supply and demand information up to date in order that area-by-area action plans can be updated. This should be carried out in consultation with the NGBs, particularly around affiliation time when information is updated.

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, then Sport England and the NGBs would consider it and the information on which it is based to be out of date. The nature of the supply and in particular the demand for provision is likely to change year-on-year, meaning that without any form of review and update it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust.

An annual review should not be regarded as a particularly resource intensive task. However, it should highlight:

- ◀ How the 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 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.

Alongside regular steering group meetings a good way to keep the strategy up to date and maintain relationships is to hold sport specific meetings with the NGBs and other relevant parties. These meetings look to update the key supply and demand information, if necessary amend the assessment work, track progress with implementing the recommendations and action plan and highlight any new issues and opportunities.

These meetings could be timed to fit with the annual affiliation process undertaken by the NGBs which would help to capture any 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 could be fed into these meetings.


The NGBs are also able to indicate any further performance quality assessments that have been undertaken within the study area.



# SURREY HEATH BOROUGH COUNCIL PLAYING PITCH STRATEGY

## Checklist

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> Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
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?		
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> Has a process been put in place to ensure the PPS is kept robust and up to date?		
Does the process involve an annual update of the PPS?		
Is the steering group to be maintained and is it clear of its on-going role?		
Is regular liaison with the NGBs and other parties planned?		
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?		
Have any changes made to the Active Places Power data been fed back to Sport England?		