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Consulting Ltd.**



Runnymede Borough Council

Playing Pitch Strategy

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1 INTRODUCTION

1.1 Introduction

Ploszajski Lynch Consulting Ltd. (PLC) was commissioned by Runnymede Borough Council (RBC) to produce a Playing Pitch Strategy (PPS) for the borough.

1.2 Background

RBC is currently preparing the Runnymede 2030 Local Plan. The Local Plan will set out the level of development required in the borough over the period 2015-2030 and where this should be located.

Access to high quality open spaces and leisure facilities makes an important contribution to the health and wellbeing for both individuals and wider communities. Planning has a role to play in ensuring the right balance of land uses to ensure sustainable development is achieved which includes, amongst other things, leisure pursuits.

To establish playing pitch and outdoor facilities needs and to provide a robust evidence base to inform the Local Plan, an up-to-date Playing Pitch Strategy (PPS) needs to be produced in accordance with a methodology approved by Sport England.

The PPS must include the research and analysis of playing pitch provision and usage within the Borough of Runnymede and provide a strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2015 and 2030, in line with population projections.

1.3 The aim and objectives of the strategy

1.3.1 Aim

The aim of the project is to produce a new PPS for Runnymede Borough Council, with the evidence and recommendations to encompass all playing pitches in the borough. This will provide a baseline for current and future supply and demand assessments for each of the sports being considered and also set out a strategy towards playing pitch provision in the Borough in the short, medium and long term, with clear sport; area and site-specific recommendations and prioritised action plan.

1.3.2 Objectives

The objectives of the PPS are as follows:

- To gather all available supply and demand data from a range of sources for all sports covered by the PPS and achieve a high response rate from clubs, educational establishments and other community organisations.
- To analyse the current level of pitch provision within the borough, taking into account availability for community usage.

- To assess the quality of all pitches in the borough and understand what improvements could be made to meet the needs of residents and sports clubs.
- To compile a comprehensive database of the location and quality of all playing pitches in the borough.
- To consider how facilities such as changing rooms can be improved.
- To identify the local demand for pitches and understand current trends.
- To provide recommendations to address the key issues around playing pitch provision, protection and enhancement.
- To support and inform the Local Plan and development policies and conform with the requirements of National Policy.
- To identify what opportunities exist to expand the local provision.
- To aid sports development and increase participation in sport/physical activity.
- To support health and wellbeing of residents.
- To provide a robust evidence base that can be used by multiple Council departments and other stakeholders for a wide range of projects.
- To ensure that the PPS is regularly monitored and updated.

1.4 The scope of the strategy

1.4.1 The sports

The sports included in the Strategy are:

- Football.
- Cricket.
- Rugby Union.
- Hockey.
- Lacrosse.
- Bowls.

1.5 Strategy format

The structure of the Strategy document is as follows:

- Assessing playing pitch needs in Runnymede.
- The local context.
- Strategic influences.
- Football needs.
- Cricket needs.
- Rugby needs.
- Hockey needs.
- Lacrosse needs.
- Bowls needs.
- Applying and reviewing the strategy.

2 ASSESSING PLAYING PITCH NEEDS IN RUNNYMEDE

2.1 Introduction

This section explains the basis upon which the current playing pitch needs in Runnymede have been identified, along with the approach for identifying the additional provision that will be needed as a result of population growth.

2.2 The study methodology

The methodology for the study follows the *'Playing Pitch Strategy Guidance'* (2013) approach to playing pitch assessments, developed by Sport England. The process involves five stages and ten steps as follows:

- **Stage A** - Prepare and tailor the approach (Step 1).
- **Stage B** - Gather information on the supply of and demand for provision (Steps 2 and 3).
- **Stage C** - Assess the supply and demand information and views (Steps 4, 5 and 6).
- **Stage D** - Develop the strategy (Steps 7 and 8).
- **Stage E** - Deliver the strategy and keep it robust and up-to-date (Steps 9 and 10).

2.3 Assessing current needs

To assess whether the current provision is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate over an appropriate period of time without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent sessions' at each site.
- An indication of the extent to which pitches and related facilities are being used during their respective peak periods.
- The key issues with and views on the provision at a site and its use.
- The site overviews identify the extent to which pitches are
 - Being overplayed - where use exceeds the carrying capacity.
 - Being played to the level the site can sustain - where use matches the carrying capacity.

- Potentially able to accommodate some additional play - where use falls below the carrying capacity.

The situation at individual sites can then be aggregated to identify the position at a wider geographical area, to identify the potential for excess demand at some sites to be accommodated by excess supply at others in the locality. Other factors can also be assessed such as:

- Any demand being accommodated on sites with unsecured community access.
- The impact of latent or displaced demand.
- The situation at priority sites.

This analysis then enables an assessment to be made of the adequacy of existing pitch and related facility provision.

2.4 Assessing future needs

2.4.1 Assessment methodology

The methodology applied to assess the additional future needs for pitches and related facilities arising from population growth also involves the approach advocated in Sport England's PPS guidance, namely:

- Establishing projected population change.
- Analysing sports development proposals and participation trends.
- Considering existing deficiencies or spare capacity.
- Taking account of any forthcoming changes to facility supply.

2.4.2 Assessed demand parameters

Analysis of the above factors influencing the future supply and demand for playing pitches in the borough has led to the following conclusions, which are reflected in the subsequent assessment of future needs:

- **Population change:** RBC's '*Strategic Housing Market Assessment*' (2018) generated a projected population of 98,887 for Runnymede by 2030, based on a combination of demographic change and net migration. This will represent an increase of 18,377 people, or 22.8% over the 2011 census figure. These figures have been applied as the basis for determining the impact of population growth within the plan period.
- **Participation trends:** According to Sport England's '*Active People*' survey, participation at a national level in all the pitch sports has remained static or fallen in the period since 2005, in some cases by quite significant margins. This means that future increases in participation in the pitch sports cannot be assumed based upon historic trends and have therefore not been factored in to projected needs.

- **Sports development initiatives:** A limited range of sports development initiatives is delivered in Runnymede involving the pitch sports. There are no firm proposals to expand or amend the current programmes and an increase in participation directly attributable to these activities has therefore not been factored in to projected future needs.
- **Changes in supply:** Any known proposed gains or losses in pitches and related facilities provision will influence the ability to accommodate the additional demand arising from the increased population and this has been included in the capacity assessments.

2.5 Delivering future needs

2.5.1 Process

To identify the most appropriate way to meet the additional pitch and related facilities needs arising from population growth, four sequential questions were addressed:

- **Existing deficiency or spare capacity:** To what extent do existing pitches and related facilities have any current shortfalls or any over-supply?
- **Additional needs:** What additional needs will arise from population growth?
- **Accommodating needs:** Which needs can be met in whole or part by spare capacity in existing pitches and related facilities and which will need to be met in whole or part by new provision?
- **Extra pitches:** What extra pitches and related facilities of each type are required to provide for the residual unmet demand?

2.5.2 Methodology

The methodology provides quantified answers to the above questions as follows:

- **Current provision:** The adequacy of current provision and any existing spare capacity was assessed using Sport England's approved methodology, adapted where appropriate to assess informal demand and facilities.
- **Additional needs:** Additional needs were calculated by identifying the existing Team Generation Rates in the borough, to identify the number of people that are currently required to form a team of various types in each of the pitch sports. These figures have then been applied to the projected population increases, to calculate the gross additional team and related pitch needs arising from an extra 18,377 people.
- **Net requirements:** The net requirement for additional provision was calculated by comparing the extra required capacity to the current spare capacity where appropriate, to identify the difference.
- **Location of provision:** The location of additional pitch and related facilities needs was established by comparing the respective levels of projected population growth in each part of the borough.

2.6 Sources of information

2.6.1 Consultation

Information was gathered from a wide range of consultees including:

- ***Sport England:*** Guidance on the assessment methodology.
- ***Runnymede Borough Council:*** Consultation with officers from Leisure, Planning and Grounds Maintenance on their respective areas of responsibility.
- ***Active Surrey:*** Information on local and wider strategic priorities.
- ***Neighbouring local authorities:*** Information on their playing pitch assessments and the impact of any cross-border issues.
- ***Governing bodies of sport:*** Information on local and wider strategic priorities and local supply and demand information.
- ***Individual pitch sports clubs:*** Information on playing pitch usage patterns, current and future needs and opinions on quality.
- ***Schools:*** Information on playing pitch needs and aspirations and attitudes towards community use.

2.7 The criteria assessed

2.7.1 Quantity

The number of pitches and related facilities was established and cross checked against other sources provided by local stakeholders and consultees.

2.7.2 Quality

The quality of playing pitches was assessed by visiting every pitch in the borough during the respective playing seasons and assessing quality criteria using the recognised non-technical visual assessment criteria. The ratings for each aspect of each pitch were checked and challenged via the clubs' survey and stakeholder consultation and amended where necessary.

2.7.3 Accessibility

The accessibility of pitches, in particular the extent of secured community use and pricing was assessed, to identify any barriers to use that might impact on the capacity of local provision.

2.7.4 Strategic priority

The assessment of need and priorities for provision was identified by the governing bodies of the respective pitch sports.

2.7.5 Used capacity

The used capacity of existing pitches at each site was assessed using a bespoke supply-demand spreadsheet.

2.8 Assessing bowls facilities needs

2.8.1 Introduction

Because bowls is played on a different basis to the playing pitch sports, with an element of informal and non-team-based activity, its needs are determined by applying the methodology contained in Sport England's '*Assessing Needs and Opportunities Guidance*' (2014).

2.8.2 Assessing bowls facilities supply

The assessment of bowls facilities supply involved four main elements:

- **Quantity:** Establishing what facilities there are in the borough.
- **Quality:** Auditing the quality of all aspects of all bowls facilities.
- **Accessibility:** Determining the extent to which the facilities are accessible for users.
- **Availability:** Identifying how much each facility is used, whether there is any existing spare capacity and if there is any scope to increase capacity.

2.8.3 Assessing bowls facilities demand

The assessment of bowls facilities demand involved five main elements:

- **Local population profile:** Establishing the local demography, including the size, age profile, affluence/deprivation, health indices and growth projections.
- **Sports participation:** Identifying local bowls participation characteristics, through analysing the results of Sport England's '*Active People*' survey, market segmentation data, local facilities usage figures and a survey of local clubs to establish membership patterns and trends.
- **Unmet, displaced and future demand:** In addition to current expressed demand, analysis of unmet (demand which exists but cannot currently be satisfied), displaced (demand from within the borough that is satisfied elsewhere) and future demand (based on projected population and participation increases) was identified.
- **Local participation priorities:** Establishing national and local priorities for the use of bowls facilities, such as those relating to corporate health and well-being policies.
- **Bowls-specific priorities:** Determining through consultation with the Bowls Development Alliance and a local bowls clubs survey, whether there are any priorities for Runnymede.

2.8.4 Assessing the balance between bowls facilities supply and demand

The supply and demand information was brought together to establish:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs?
- **Quality:** Are the facilities fit for purpose for the users?
- **Accessibility:** Are the facilities in the right physical location for the users?
- **Availability:** Are the facilities available for those who want to use them?

2.8.5 Addressing the needs of bowls

The results of the assessment were applied to assesses the needs of bowls, which included:

- **Options for provision:** The options for meeting current and future facilities needs were identified under Sport England's recommended headings of 'Protect', 'Provide' and 'Enhance'.
- **Policy recommendations:** Arranged under the headings of 'Protect', 'Provide' and 'Enhance', planning policy recommendations were developed to ensure that the implementation of the strategy will be supported by the provisions of the Local Plan.
- **Action plan:** An action plan was developed for bowls facilities, linking identified issues with specific actions, including the organisations responsible for lead and support roles, the resource implications and the respective priorities.
- **Delivery:** Mechanisms for securing developer contributions towards the costs of meeting additional bowls facilities arising from housing growth in the borough were developed.

2.9 Summary

Assessing playing pitch needs in Runnymede borough using the approach advocated by Sport England in its 'Playing Pitch Strategy Guidance' (2013) and 'Assessing Needs and Opportunities Guidance' (2014) has ensured that the exercise is both robust and evidence-based and as a result complies with the provisions of the Government's Planning Policy Framework.

3 THE LOCAL CONTEXT

Key findings:

- **Overall sports participation rates:** Sports participation rates in Runnymede are well above the national average figures for all measures.
- **Geographical variations in participation:** There are significant differences in sports participation between the eastern (where rates are lower) and western (where rates are higher) parts of the borough, which will impact upon demand patterns.
- **Population growth:** This will create significant additional demand for playing pitches.
- **Playing pitch supply:** Pitches are provided by a mosaic of owners and operators from the public and voluntary sectors, which highlights the need for and benefits of a strategic approach to co-ordinating provision.

3.1 Introduction

This section identifies the context within which playing pitch provision is made in Runnymede.

3.2 Background

The Borough of Runnymede is located in the north of Surrey, adjoining the boundary with Berkshire. The borough covers 7,803 hectares, of which 6,136 hectares (78.6%) are in the Metropolitan Green Belt. There are a number of established settlements, including Addlestone, Chertsey, Egham, Englefield Green, Longcross Lyne, New Haw, Ottershaw, Row Town, Thorpe, Virginia Water and Woodham.

The borough has good transport links, being bisected by the M25 and M3 and this connectivity makes relatively easy for Runnymede residents to access facilities and services in neighbouring areas, as well as facilitating movement into the borough from outside.

3.3 Population

3.3.1 Current population

The Office of National Statistics (ONS) mid-2016 population estimates for Runnymede indicate 86,900 residents. This represents an increase of 6,390 people (7.9% growth) since the 2011 Census figure of 80,510.

3.3.2 Age structure

The population of Runnymede has an age structure that is close to the national average. The average age of borough residents is 39.7 years, compared with a national average of 39.3 years. 38.7% of the borough population is aged between 18 and 44, well above with the national figure of 36.9%.

3.3.3 Ethnicity

Runnymede's population is relatively homogenous. At the 2011 Census 91.5% of the resident population was White, 2.9% Asian/Asian British, 1.1% are Black/Black British, 2.4% are from mixed/multiple/other ethnic groups.

3.3.4 Population density

The borough is relatively densely populated, with 10.3 people hectare, compared with 4.5 people per hectare in the South-East of England as a whole.

3.3.5 Population growth

ONS population projections with 10-year migration trends for Runnymede to 2030 are quoted in the Council's *'Strategic Housing Market Assessment Report'* (2018), which estimates that there will be 98,887 people resident in the borough by 2030. This represents a 22.8% increase from the 2011 Census and a 13.8% increase from the mid-2016 population estimate. It is based upon a housing allocation figure of 498 dwellings per annum.

3.4 Deprivation

Runnymede is an affluent area, with the Government's Indices of Local Deprivation showing that the Borough is the 280th most deprived of 326 local authority areas in England in 2015. However:

- There are pockets of relative deprivation, with five Super Output Areas in the borough ranked amongst the 50 most deprived parts of Surrey.
- 12.2% of children live in low income families.
- There is a life expectancy gap of 6.2 years for men and 5.7 years for women between the most and least deprived parts of the Borough.

3.5 Health

Local health indices are recorded in Public Health England's *'Health Profile for Runnymede'* (2017). These show that in general the health of people in Runnymede is better than in England as a whole:

- Life expectancy at birth is much higher than the national averages by 7.0 years for men and 4.9 years for women.
- 18.1% of year 6 children in Runnymede are obese, compared with a national average of 19.8%.
- Only 60.2% of adults in the Borough are overweight or obese, compared with a national average of 64.8%.

3.6 Local playing pitch demand

Sport England's 'Active People' survey has identified the following key measures of adult (16+) participation in sport and physical activity in Runnymede:

3.6.1 Overall participation

Overall rates of regular adult participation in sport and physical activity (at least one session of 30 minutes of moderate intensity exercise per week) show rates in Runnymede in 2015/16 were well above the national average at 43.6%, compared with 36.1% for England as a whole.

3.6.2 Organised sport

The percentage of the adult population taking part in organised sport in Runnymede in the previous twelve months was 40.7%, well above the national average of 33.9%.

3.6.3 Volunteering

The percentage of the adult population volunteering to support sport for at least one hour a week in Runnymede was 13.2%, just above the national average of 12.8%.

3.6.4 Club membership

The percentage of the adult population belonging to a sports club in Runnymede was 31.5%, well above the national figure of 22.2%.

3.6.5 Coaching

The percentage of the adult population receiving sports coaching in Runnymede in the previous twelve months was 26.6%, well above the national average of 15.5%.

3.6.6 Competitions

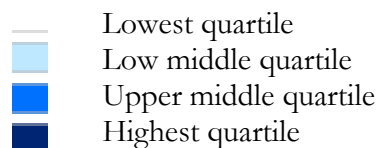
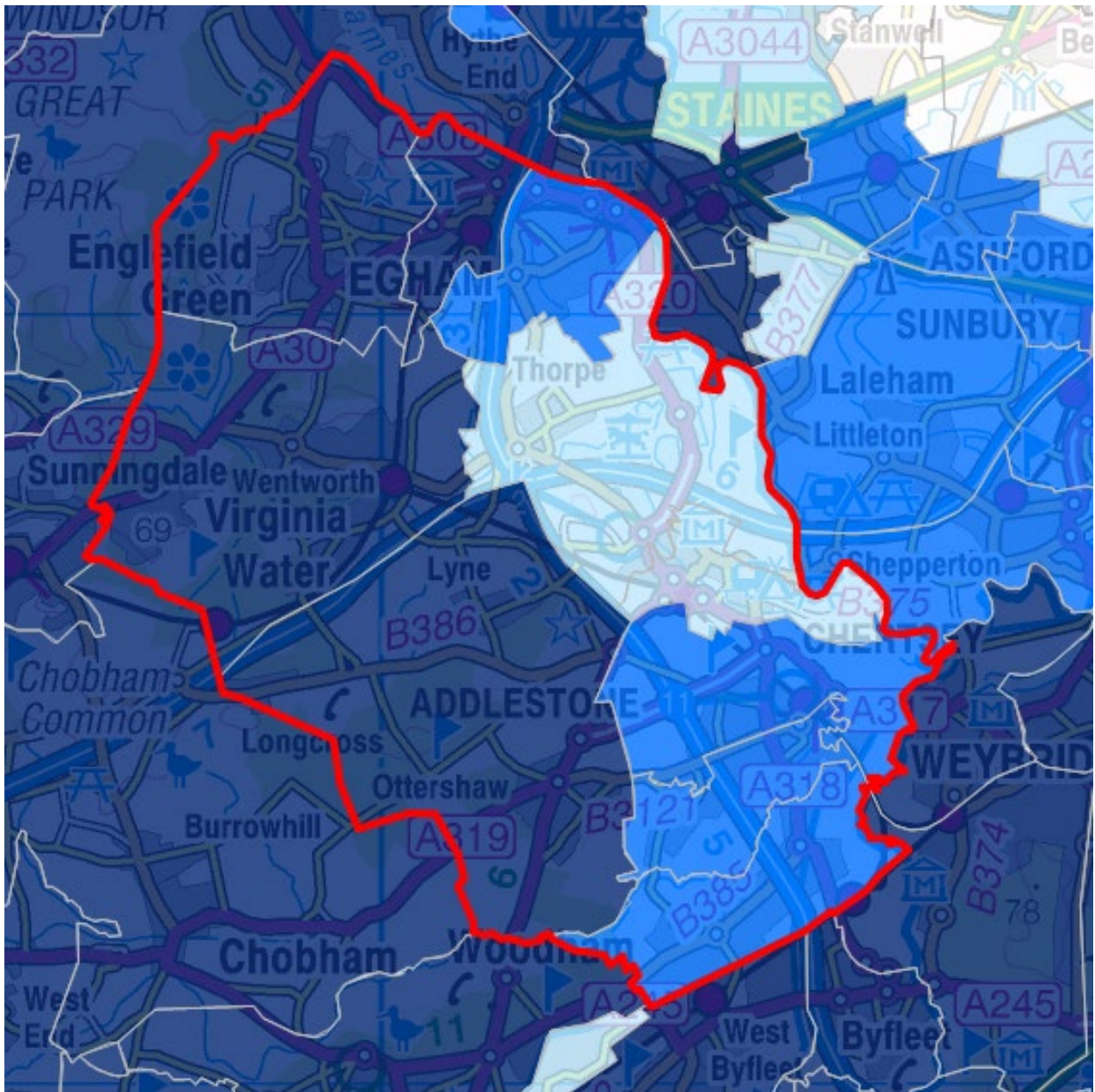
The percentage of the adult population taking part in a competitive sports event in Runnymede in the previous twelve months was 13.4%, only just above the national average of 13.3%.

3.6.7 Satisfaction

The percentage of adults who are very or fairly satisfied with sports provision in Runnymede was 60.3%, just below the national figure of 62.2%.

3.6.8 Geographical variations

Whilst overall rates of participation in the borough are very high, as the map overleaf identifies, there are large variations at Middle Super Output Area (MSOA) level, with most of Chertsey and Thorpe in the low middle quartile nationally.



3.6.9 Active Lives' survey

In 2017, Sport England replaced the 'Active People' survey with the 'Active Lives' survey, which broadens the definition of engagement in sport and physical activity, with a greater focus on measuring inactivity. The definitions used in the survey are as follows:

- **Sport and physical activity:** This includes bouts of at least 10-minutes of moderate or higher intensity sports activities, walking and cycling for leisure or travel, fitness activities and dance.

- **Active:** The ‘Active’ population is defined as those doing at least 150 minutes of the above activities per week.
- **Fairly active:** The ‘Fairly active’ population is defined as those doing at between 30 and 149 minutes of the above activities per week.
- **Inactive:** The ‘Inactive’ population is defined as those doing at 30 minutes or less of the above activities per week.

The key data for Runnymede, with county, regional and national comparators from the initial survey is set out below. The results contradict the ‘Active People’ data, showing activity levels below the county, regional and national averages:

<i>Area</i>	<i>Active</i>	<i>Fairly active</i>	<i>Inactive</i>
Runnymede	60.0%	21.1%	27.8%
Surrey	65.9%	12.7%	21.5%
South-east	63.1%	13.6%	23.4%
England	60.6%	13.8%	25.6%

3.6.10 Market segmentation

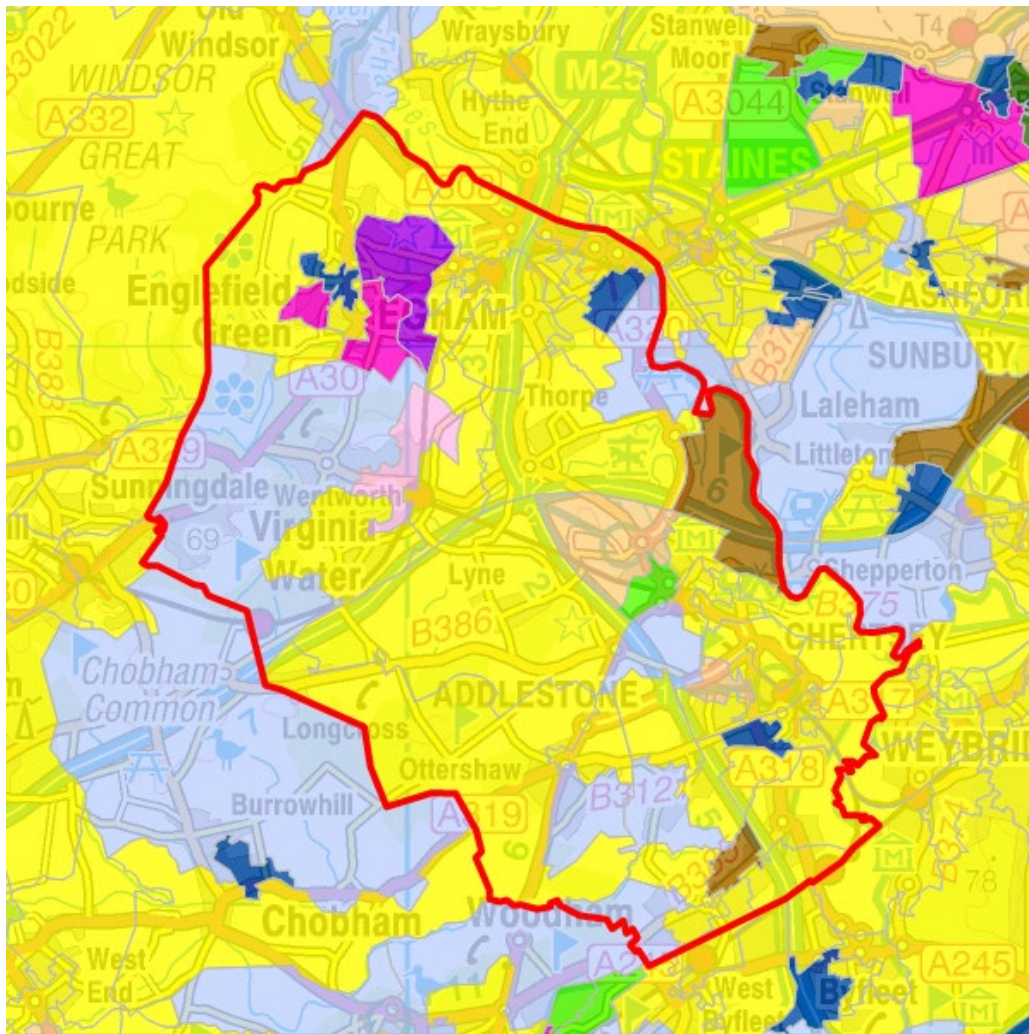
Sport England has analysed 19 adult sporting market segments, to better understand specific motivations for sports participation and barriers to doing more sport and physical activity. The data provides a useful way of anticipating demand for individual types of activity, based upon the extent to which each segment is over or under represented in the local population.

Sport England classifies all market segments with more than 7% of the adult population as ‘dominant’ and their sporting preferences therefore influence facilities demand in the area. The ‘dominant’ market segments in Runnymede are listed below:

<i>Segment name</i>	<i>Characteristics</i>	<i>Sports that appeal</i>
Competitive male urbanites	<ul style="list-style-type: none"> • Age 18-25 • Single • Owner-occupied • Employed full-time • No children • Social class ABC1 • 40% do 3x30 minutes exercise per week • 19% do no exercise 	<ul style="list-style-type: none"> • Rugby • Cricket • Squash • Climbing • Windsurfing • Gym • Tennis • Football
Fitness class friends	<ul style="list-style-type: none"> • Age 18-35 • Single • Owner-occupied • Employed full-time • No children • Social class ABC1 • 28% do 3x30 minutes exercise per week • 34% do no exercise 	<ul style="list-style-type: none"> • Body combat • Netball • Swimming • Pilates • Gym • Running • Tennis • Aqua aerobics

<i>Segment name</i>	<i>Characteristics</i>	<i>Sports that appeal</i>
Settling down males	<ul style="list-style-type: none"> • Age 26-45 • Married • Owner-occupied • Employed full-time • 50% have children • Social class ABC1 • 32% do 3x30 minutes exercise per week • 27% do no exercise 	<ul style="list-style-type: none"> • Canoeing • Skiing • Cricket • Golf • Cycling • Squash • Football
Stay at home mums	<ul style="list-style-type: none"> • Age 26-45 • Married • Owner-occupied • Employed part-time/at home • Children • Social class ABC1 • 25% do 3x30 minutes exercise per week • 33% do no exercise 	<ul style="list-style-type: none"> • Swimming • Tennis • Badminton • Cycling • Aerobics • Horse riding • Pilates • Exercise bike
Comfortable mid-life males	<ul style="list-style-type: none"> • Age 36-65 • Married • Owner-occupied • Employed full-time • 50% have children • Social class ABC1 • 26% do 3x30 minutes exercise per week • 39% do no exercise 	<ul style="list-style-type: none"> • Sailing • Gym • Football • Jogging • Badminton • Golf • Cycling • Cricket
Empty nest career ladies	<ul style="list-style-type: none"> • Age 46-55 • Married • Owner-occupied • Employed full-time • No dependent children • Social class ABC1 • 25% do 3x30 minutes exercise per week • 44% do no exercise 	<ul style="list-style-type: none"> • Swimming • Yoga • Walking • Horse riding • Aqua aerobics • Pilates • Step machine • Gym
Early retirement couples	<ul style="list-style-type: none"> • Age 56-65 • Married • Owner-occupied • Retired/employed full-time • No dependent children • Social class ABC1 • 19% do 3x30 minutes exercise per week • 54% do no exercise 	<ul style="list-style-type: none"> • Swimming • Sailing • Walking • Golf • Aqua aerobics • Shooting • Bowls • Fishing

- **Geographical variations:** The ‘dominant’ market segment in each MSOA is mapped below. ‘Settling down males’ are the dominant segment in the areas marked in yellow:



3.7 The local playing pitch supply network

Playing pitch provision in Runnymede comprises a mixed economy involving the public and voluntary sectors. The key providers are as follows:

- **Runnymede Borough Council:** The Council owns and manages playing pitches at seven sites in the borough.
- **Schools:** Schools are major playing pitch providers in the borough, although not all provision is community accessible.
- **Sports clubs:** Voluntary sector sports clubs provide and run a range of playing pitches and outdoor sports facilities.
- **Royal Holloway University:** The University is a significant pitch provider and allows some community use of its facilities.

3.8 The implications for pitch provision

The implications of the local context for playing pitch provision in Runnymede are as follows:

- **Population growth:** The population is projected to increase by almost 12,000 people by 2030. This will generate additional demand for the pitch sports.
- **An affluent population:** The population is relatively affluent, which is traditionally associated with higher than average participation in sport.
- **Participation rates:** As anticipated from the local demography, the ‘Active People’ survey showed that general adult participation rates in sport and physical activity are high in Runnymede, being 20.8% higher than the national average. Rates of club-based formal sports activity like the pitch sports are commensurately high in the borough. Whilst this is contradicted by the local results for the ‘Active Lives’ survey, this is likely to be a statistical anomaly given the consistency of the time series data from ‘Active People’.
- **Geographical variations:** Analysis of participation rates at Middle Super Output Area level reveal significant differences, with most of Chertsey and Thorpe in the lower middle quartile nationally, which will impact upon demand patterns.
- **Market segmentation:** The pitch sports feature amongst the participation preferences of four of the seven dominant market segments in Runnymede, which underlines their wide local appeal.

4 STRATEGIC INFLUENCES

Key findings:

- ***Runnymede Corporate Plan:*** Promoting healthy lifestyles and providing a new borough leisure centre are key priorities.
- ***Runnymede Planning policy:*** A robust, evidence-based assessment of sports facilities needs in the borough is required to inform planning policy and this PPS will provide this to help ensure good future provision.
- ***National sports policy shifts:*** The move in national sports policy towards prioritising new participants will create a challenge for sport to ensure that the traditional facilities ‘offer’ is sufficiently relevant and attractive to engage a wider participation base, including people who are currently inactive.
- ***Governing body of sport priorities:*** There are no major identified strategic facilities needs or opportunities in Runnymede, but some potential to link with funding programmes that might enhance local provision.

4.1 Introduction

This section examines the influence of relevant policies and priorities on sports facilities provision in Runnymede, including the impact of national strategies.

4.2 Runnymede Council's Corporate Business Plan

RBC's '*Corporate Business Plan 2016 - 2020*' (2016) sets out the Council's priorities for improving local quality of life over the next four years. The Plan contains the following material of relevance to sport and physical activity (including the pitch sports):

- One corporate theme includes developing healthier and safer communities.
- The corporate priorities include:
 - 'To continue to support the local improvement of exciting leisure facilities'. This is reflected in the development of a new leisure centre in Egham.
 - 'To continue maintaining the services in our well regarded open spaces'.
- Key actions specified in the Plan include:
 - 'To increase the number of activities in the parks and open spaces bookings and event hires'.
 - 'To maintain our good relationships with the voluntary sector and take new opportunities where resources allow'.
 - 'To provide more funding to the voluntary sector as resources allow'.

4.3 Well-being Strategy

RBC's *Promoting Wellbeing in Older People Strategy* (2017) sets out the Council's vision for older people in Runnymede to 2020. The following objectives have particular relevance to sport and physical activity in the Borough:

- **Physical activity:** The Strategy notes that 'the parks and open spaces in the Borough provide opportunities to take part in a range of recreational activities. This includes formal sports activity such as tennis, bowls and football to informal walks and outdoor gyms. The sport and health development work covers all ages but the focus on older people in recent years has seen the introduction of healthy walks, swimming and walking basketball and the new *Get Active 50+* programme in partnership with Active Surrey'.
- **Get Active 50+ initiative:** The Strategy includes the continuation of the initiative to encourage the over 50's to play sport and makes provision for the expansion of the programme to include football, cricket and bowls.

4.4 Runnymede Local Plan

The Runnymede Local Plan was adopted in 2001 and sets out policies for guiding and managing the way that buildings and land are used and developed in Runnymede:

- The Local Plan notes that 'in terms of public facilities an abundance of local parks cater for the play and recreation needs of much of the borough but a few residential areas lack accessible kickabout areas, and there is a considerable shortfall in the provision of playing fields'.
- The policy aims for recreation and leisure are as follows:
 - 'To ensure the retention of existing facilities and open space'.
 - 'To encourage the provision of appropriate additional facilities especially by the private and voluntary sectors'.
 - 'To ensure a range of recreation facilities are accessible to residents in the Borough'.
- Policy R1 states that 'the Council will resist development proposals which would result in the loss or reduced availability of existing open spaces and buildings (without their replacement on alternative sites acceptable to the council) which make a valuable contribution to recreation and leisure facilities in the Borough. The Council will encourage the provision of facilities where deficiencies exist if this is appropriate and feasible'.
- Policy R2 states that 'the Council will encourage where appropriate an increase in the provision of playing fields and the further provision of floodlit artificial grass pitches. It will have regard to the National Playing Fields Association (NPFA) standard of 1.6 ha (4 acres) per 1000 people and to levels of usage, demand and other open space provision in the area'.

The Local Plan also notes that:

- The application of the NPFA standard produces some significant shortfalls in pitch provision in some wards.
- It acknowledges that artificial turf pitches offer one option for meeting needs, but also notes that ‘there is a need to avoid disturbance/annoyance which might be caused by noise and floodlighting at any site proposed in the future. Floodlit facilities will not normally be encouraged in the Green Belt’.

The Council is currently preparing the ‘Runnymede 2030’ Local Plan. The findings of the PPS will inform the relevant policy in the Local Plan.

4.5 The Government’s Planning Policies

In March 2012, the Government published the ‘*National Planning Policy Framework*’ (2012), setting out its economic, environmental and social planning policies for England. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The policies of greatest relevance to pitch provision and retention are as follows:

- ***Sustainable development:*** ‘The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs’.
- ***Health and well-being:*** ‘Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population, including expected future changes, and any information about relevant barriers to improving health and well-being’.
- ***Open space, sports and recreational facilities:*** ‘Access to good quality opportunities for sport and recreation can make an important contribution to the health and well-being of communities. The planning system has a role in helping to create an environment where activities are made easier and public health can be improved. Planning policies should identify specific needs and quantitative or qualitative deficits or surpluses of sports and recreational facilities in the local area. The information gained from this assessment of needs and opportunities should be used to set locally derived standards for the provision of sports and recreational facilities’.
- ‘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 need for and benefits of the development clearly outweigh the loss’.

The Government also issued *Planning Practice Guidance* in 2014 and the following is of particular relevance to sports facilities and playing pitches:

- ***Open space, sport and recreation provision:*** ‘Open space should be taken into account in planning for new development and considering proposals that may affect existing open space. It can provide health and recreation benefits to people living and working nearby’.
 - ‘Authorities and developers may refer to Sport England’s guidance on how to assess the need for sports and recreation facilities’.
 - ‘Local planning authorities are required to consult Sport England in certain cases where development affects the use of land as playing fields. Where there is no requirement to consult, local planning authorities are advised to consult Sport England in cases where development might lead to loss of, or loss of use for sport, of any major sports facility, the creation of a site for one or more playing pitches, artificial lighting of a major outdoor sports facility or a residential development of 300 dwellings or more’.
- ***Health and well-being:*** ‘Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making’.
 - ‘Development proposals should support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do’.
 - ‘Opportunities for healthy lifestyles must be considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity and promotes high quality open spaces and opportunities for play, sport and recreation).

4.6 The Government’s Sports Strategy

The Government’s sports strategy *‘Sporting Future: A New Strategy for an Active Nation’* (2015) sets the context for a national policy shift. It contains the following material of relevance to pitch provision in Runnymede:

- The Strategy seeks to ‘redefine what success looks like in sport’ by concentrating on five key outcomes: physical wellbeing, crazy wellbeing, individual development, social and community development and economic development.
- The benefit of engaging those groups that typically do little or no activity is immense. Future funding will therefore focus on those people who tend not to take part in sport, including women and girls, disabled people, those in lower socio-economic groups and older people.

4.7 Sport England Strategy

Sport England's strategy *'Towards an Active Nation'* (2016) contains a significant policy shift to encourage more currently inactive people to become active, with a relative move away from support for programmes aimed at existing participants. Elements of particular relevance to pitch provision in Runnymede are as follows:

- More money and resources will be focused on tackling inactivity because this is where the gains for the individual and for society are greatest.
- There will be greater investment in children and young people from the age of five to build positive attitudes to sport and activity as the foundations of an active life.
- Sport England will work with those parts of the sector that serve existing participants to help them identify ways in which they can become more sustainable and self-sufficient.

4.8 The implications for pitch provision

The implications of the key strategic influences on pitch provision in Runnymede are:

- ***Local corporate priorities:*** Given the increasing limitations on public finances, demonstrating the role football can play in delivering wider agendas such as health and wellbeing is a key requirement for attracting investment. The local emphasis on sports activities for the over 50's offers some opportunities in this regard.
- ***Runnymede Planning policy:*** Whilst local planning policy is supportive of the retention and provision of playing pitches, including those for football, the current work on the Playing Pitch Strategy will provide a methodologically robust basis for determining current and future needs.
- ***National sports policy shifts:*** The move in national sports policy towards prioritising new participants will create a challenge for the pitch sports to ensure that their 'offer' is sufficiently relevant and attractive to engage a wider participation base, including people who are currently inactive. Recent innovations such as walking and small-sided versions of the sports might prove more attractive than the more traditional models, but this will have implications for facilities needs in the future, because this type of activity does not need to be accommodated on formal grass pitches.

5 FOOTBALL NEEDS IN RUNNYMEDE

5.1 Key stakeholders

The key stakeholders delivering football in Runnymede are:

- **Surrey FA:** All the football clubs in the borough affiliate to the Surrey FA, which administers the game in the county.
- **FA-affiliated clubs:** There are 18 FA-affiliated clubs in Runnymede, who collectively run 21 adult teams, 54 youth teams and 46 mini-soccer teams.
- **Pitch providers:** A range of organisations provide football pitches in the borough, in particular schools and Royal Holloway University.

5.2 Strategic context

5.2.1 Football Association

The Football Association's *National Game Strategy 2015 - 2019* has a number of targets with important implications for football and its facilities needs at grassroots level (see box below).

- Doubling female participation in football.
- Increase the number of over 16's playing every week by over 200,000, by offering a variety of formats by 2019.
- Create 100 new '3G' football turf pitches and improve 2,000 grass pitches by 2019.
- Develop Football Hubs in major centres of population.
- Ensure that 50% of youth football and mini-soccer matches are played on '3G' pitches by 2019.

5.2.2 Neighbouring local authorities

Playing pitch strategies in neighbouring local authority areas identify cross-boundary issues:

Elmbridge

The *Elmbridge Playing Pitch Strategy* (2013) is currently being revised, but the existing study identifies that there is:

- A collective surplus of 12 adult football pitches in the borough.
- A deficit of 33 youth pitches, 25 mini-soccer pitches and two '3G' football turf pitches.

Spelthorne

'A Playing Pitch Strategy for Spelthorne 2013 - 2018' (2013) identifies that there is:

- A collective surplus of 14 adult football pitches in the borough.
- A deficit of 29 youth pitches, three mini-soccer pitches and an unquantified shortfall of '3G' football turf pitches.

Surrey Heath

The 'Surrey Heath Playing Pitch Strategy and Action Plan' (2016) identifies that there is a deficit of four adult football pitches, three youth (11v11) pitches, five youth (9v9) pitches and four '3G' football turf pitches in the district.

Woking

The 'Woking Playing Pitch and Outdoor Sports Facilities Strategy' (2016) identifies that there is sufficient pitch provision to meet current needs, but that additional demand by 2027 will require:

- Three adult pitches.
- Three youth (11v11) pitches.
- Three junior (9v9) pitches.
- Four mini-soccer pitches.
- Four '3G' football turf pitches.

Windsor and Maidenhead

The 'Royal Borough of Windsor and Maidenhead Playing Pitch Strategy' (2016) identifies that there is a deficit of:

- Two adult football pitches.
- Four youth (11v11) pitches.
- Three youth (9v9) pitches.
- Five '3G' football turf pitches.

5.2.3 Implications of the strategic context

The implications of the strategic context for football in Runnymede are as follows:

- ***Participation increases:*** The FA's target increases in participation amongst the over 16s need to be set in the context of falling demand locally for adult league football.
- ***'3G' pitches:*** The increased dependence on '3G' football turf pitches for youth football and mini-soccer matches by 2019 will place stresses in an area where there are only one such pitch at present.
- ***Exported demand:*** Pitch shortfalls in neighbouring areas may lead to exported demand to Runnymede.

5.3 Football pitch demand in Runnymede

5.3.1 Expressed demand

The information on football clubs and teams affiliated to the Surrey FA and based in Runnymede was supplied by the FA through its 'Whole Game System' database, cross-referenced to a local clubs' survey. The survey was circulated by the Surrey FA to all FA-affiliated football clubs in Runnymede. The following ten clubs responded, collectively representing 112 teams, or 90.3% of all the 124 affiliated teams in the Borough.

- AFC Brooklands
- Chertsey Town FC
- Egham Hawks FC
- Manorcroft United FC
- Pulse Chertsey FC
- Abbey Rangers FC
- Chertsey Town Junior FC
- Lyne FC
- Ottershaw FC
- Virginia Water FC

<i>Club</i>	<i>Match venue</i>	<i>Training venue</i>	<i>Adult teams</i>	<i>Youth (11v11)</i>	<i>Youth (9v9)</i>	<i>Mini (7v7)</i>	<i>Mini (5v5)</i>
AFC Brooklands	Fulbrook School Heathervale Recn. Grd. St. George's College	Fulbrook School	-	3	4	7	4
Abbey Rangers FC	Addlestone Moor	Addlestone Moor	5	10	6	6	5
Chertsey Old Salesians	Victory Park	-	1	-	-	-	-
Chertsey Town FC	Alwyns Lane Football Grd	Alwyns Lane Football Grd	1	1	-	-	-
Chertsey Town Juniors	Alwyns Lane Football Grd Abbeyfields Recn. Grd. Chertsey Recreation Grd.	Alwyns Lane Football Grd	-	2	2	4	3
Egham Athletic FC	Egham Cricket Club	-	1	-	-	-	-
Egham Hawks FC	Hythe Social Centre Rec.	-	-	-	1	-	-
Egham Town FC	Runnymede Stadium	Runnymede Stadium	1	-	-	-	-
Hythe Hornets FC	The Magna Carta School	The Magna Carta School	-	3	-	-	-
Lyne FC	Jubilee High School	Jubilee High School	1	2	3	4	5
Manorcroft United FC	Cooper's Hill Recn. Grd.	Cooper's Hill Recn. Grd. Royal Holloway Sp. Ctre.	1	6	3	3	4
Ottershaw FC	Ottershaw Memorial Field	Fulbrook School Sir William Perkins School	1	-	-	-	-
Pooley Park FC	Frank Muir Memorial Grd	-	1	-	-	-	-
Pulse Chertsey	Addlestone Moor	Addlestone Moor	2	-	-	-	-
Royal Holloway OBFC	Royal Holloway Sp. Ctre.	Royal Holloway Sp. Ctre.	2	-	-	-	-
Staines-on-Thames FC	Royal Holloway Sp. Ctre.	<i>Matthew Arnold Sp. Ctre.</i>	1	-	-	-	-
Virginia Water FC	KGV Playing Field <i>Stag Meadow, Windsor</i>	Royal Holloway Sp. Ctre.	3	3	1	1	-
Walton Casuals JFC	St. George's College	<i>Elmbridge Xcel</i>	-	3	1	-	-
TOTALS	-	-	21	33	21	25	21

The key expressed demand issues are as follows:

- **Team numbers:** There are 21 adult men's teams, no adult women's teams, 31 youth male (11v11) teams, two youth female (11v11) team, 20 youth male (9v9) teams, one youth female (9v9) teams, 25 mixed mini-soccer (7v7) teams and 21 mixed mini-soccer (5v5) teams that draw the majority of their membership from Runnymede.
- **Charter Standard Clubs:** Of the 18 clubs in Runnymede six have achieved the FA's quality-assured Charter Standard status. This is 33% which compares with the national average of 27%. In terms of teams, 89.8% (88 out of 98) of youth and mini-soccer teams play within a Charter Standard club in Runnymede, compared with the national average of 81.1%. This means that the benefits of belonging to an accredited club with formalised safeguarding procedures and qualified coaches is enjoyed by the majority of youth and mini-soccer players in Runnymede.

- **Women and girl's football:** Football for women and girls is under-developed in Runnymede, with only two youth 11v11 teams and one youth 9v9 team.

5.3.2 Expressed demand trends

- **National trends:** Overall football participation by adults is falling across the country. The 'Active People' survey shows that participation has fallen from 3.15 million adult players in 2010/11 to 2.66 million in 2015/16, although levels of youth football and mini-soccer participation, which are not accounted for by the 'Active People' survey, have shown strong growth.
- **Local trends:** Based upon the clubs' survey of local clubs, six clubs have increased their membership in the past five years, three have remained static and one has decreased membership. In future, seven clubs plan to increase the number of teams they field by the following amounts:

<i>Age group</i>	<i>Male teams</i>	<i>Female teams</i>	<i>Mixed teams</i>
Adult	6		-
Youth (11v11)	13	2	-
Youth (9v9)	10	2	-
Mini (7v7)	-	-	13
Mini (5v5)	-	-	12
TOTAL	29	4	25

5.3.3 Displaced demand

Displaced demand relates to play by teams or other users of football pitches from within the study area which takes place outside of the area, or vice versa:

- **Imported demand in Runnymede-based clubs:** Based upon the results of the clubs' survey, the proportion of members from Runnymede-based football clubs that are resident outside the borough is equivalent to 29.25 teams.
- **Imported demand from external clubs:** Staines Football Club has one team that plays at a pitch in Runnymede and Walton Casuals FC has four teams.
- **Exported demand from internal clubs:** Virginia Water Football Club exports three teams to play at Stag Meadow, Windsor, under a ground share arrangement.

The net effect of displaced demand in Runnymede is 26.25 teams (29.25 imported minus 3.0 exported).

5.3.4 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Pitches of a particular size or type may be unavailable to the community.

- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

Consultation with local clubs indicated that a total of 58 additional teams of all age groups could be accommodated in Runnymede if the quality and quantity of pitch provision was improved.

5.3.5 Latent demand

Whereas unmet demand is known to currently exist, latent demand is demand that evidence suggests may be generated from a population if they had access to more or better provision. Given the generally high rates of participation in Runnymede, it is reasonable to assume that the local clubs' estimates of additional team formation potential above would be a more accurate assessment of the overall levels of latent demand.

5.4 Football pitch supply in Runnymede

5.4.1 Introduction

This section summarises the detail of football facilities supply in Runnymede, including:

- '3G' football turf pitches.
- Other artificial grass pitches used for football.
- Grass football pitches.

5.4.2 Full-sized '3G' football turf pitches

The only full-sized '3G' football turf pitch in Runnymede is detailed below. The pitch is not on the FA's '3G' Pitch Register and therefore cannot be used for matches involving affiliated teams.

<i>Site</i>	<i>Address</i>	<i>Size</i>	<i>Year built</i>
Royal Holloway SC	Prune Hill, Egham TW20 0EX	100m x 60m	2014

5.4.3 Small-sided '3G' football turf pitches

The following '3G' football turf pitches are too small to accommodate competitive play (other than mini-soccer 5v5 matches on the Fulbrook School facility) but are used for training purposes. Neither pitch is on the FA's '3G' pitch register:

<i>Site</i>	<i>Address</i>	<i>Size</i>	<i>Year built</i>
Egham Leisure Centre	Vicarage Road, Egham TW20 8NL	Six x 34m x 16m	2007
Fulbrook School	Selsdon Road, Addlestone KT15 3HW	50m x 40m	2013

5.4.4 Grass football pitches

Provision of grass pitches with regulation line markings and goalposts for organised football are as follows. Pitches shown in brackets are overmarked onto another pitch with resultant reductions in usage capacity. The dimensions of the pitches are as follows:

<i>Pitch Type</i>	<i>Pitch length</i>	<i>Pitch width</i>	<i>Size including run-offs</i>
Adult football	100m	64m	106m x 70m
Youth football	100m	64m	106m x 70m
Youth football (U15-U16)	91m	55m	97m x 61m
Youth football (U13-U14)	82m	50m	88m x 56m
Youth football (9v9)	73m	46m	79m x 52m
Mini-soccer (7v7)	55m	37m	61m x 43m
Mini-soccer (5v5)	37m	27m	43m x 33m

- Available for community use and used:*

<i>Site</i>	<i>Address</i>	<i>Adult 11v11</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
Abbeyfields Recn. Ground	Staines Lane, Chertsey KT16 8PT	-	2	-	-	-
Addlestone Moor	Addlestone Moor, Addlestone KT15 2QH	4	-	(1)	(1)	1
Chertsey Recreation Ground	Guildford Road, Chertsey KT16 9LY	1	-	-	1	-
Chertsey Town FC	Alwyn's Lane, Chertsey KT16 9DW	1	-	-	-	-
Cooper's Hill Recreation Ground	Cooper's Hill Lane, Egham TW20 0LB	2	-	(1)	2	(1)
Egham Cricket Club	Vicarage Road, Egham TW20 8NP	1	-	-	-	-
Egham Town FC	Tempest Road, Egham TW20 8HX	1	-	-	-	-
Frank Muir Memorial Field	Rosemary Lane, Egham TW20 8QF	1	-	-	-	-
Fullbrook School	Selsdon Road, Addlestone KT15 3HW	-	-	1	1	2
Heathervale Recreation Ground	Parkside, Addlestone KT15 3AN	2	-	-	-	-
Hythe Social Centre Rec. Grd.	Rochester Rd., Pooley Green TW18 3HD	1	-	-	-	-
Jubilee High School	School Lane, Addlestone KT15 1TE	1	1	1	1	1
King George V Playing Field	Crown Road, Virginia Water GU25 4HS	2	-	-	(1)	-
Ottershaw Memorial Fields	Foxhills Road, Chertsey KT16 0NQ	2	-	-	-	-
Royal Holloway Sports Centre	Prune Hill, Egham TW20 0EX	1	-	-	-	-
The Magna Carta School	Thorpe Road, Staines TW18 3HJ	1	1	1	-	-
St. George's College	Weybridge Road, Addlestone KT15 2QS	1	-	-	-	1
Victory Park	Victory Park Road, Addlestone KT15 2AZ	1	-	1	1	-
TOTALS	-	23	4	4(2)	6(2)	5(1)

- Available for community use and not used:*

<i>Site</i>	<i>Address</i>	<i>Adult 11v11</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
Aviator Park	Station Road, Addlestone KT15 2PN	-	-	1	-	-
Bishop's Way Recreation Ground	Bishop's Way, Egham TW20 8EL	-	1	-	-	-
Egham Leisure Centre	Vicarage Road, Egham TW20 8NL	1	-	-	-	-
Manorcrofts Recreation Ground	Station Road, Egham TW209LB	-	-	1	-	-
Pycroft Grange Primary School	Pycroft Road, Chertsey KT16 9EW	-	-	1	-	-
Thorpe Green	Green Road, Egham TW20 8QW	1	-	-	1	1
TOTALS	-	2	1	3	1	1

- *Not available for community use:*

<i>Site</i>	<i>Address</i>	<i>Adult 11v11</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
ACS International School	London Road, Egham TW20 0HS	2	-	-	1	-
Bishopsgate School	Bishopsgate Road, Egham TW20 0YJ	3	-	-	-	-
Englefield Green Infants	Barley Mow Rd., Englefield Green TW20 0NP	-	-	-	-	1
Holy Family Primary School	Ongar Hill, Addlestone KT15 1BP	-	-	1	-	-
Hythe Primary School	Thorpe Rd., Staines-upon-Thames TW18 3HD	-	-	1	-	-
Lyne & Longcross Prim. Sch	Lyne Lane, Lyne Chertsey KT16 0AJ	-	-	-	1	-
New Haw Junior School	The Avenue, Addlestone KT15 3RL	-	-	2	-	-
Ottershaw Junior School	Fletcher Close, Ottershaw KT16 0JT	-	-	1	1	1
Ongar Place Primary School	Sayes Court Farm Rd., Addlestone KT15 1NY	-	-	-	1	-
Manorcroft Primary School	Manorcroft Road, Egham TW20 9LX	-	-	2	-	-
Salesian Sixth Form	Highfield Road, Chertsey K16 8BX	2	-	-	-	-
Sayes Court Primary School	Sayes Court Farm Rd., Addlestone KT15 1NB	-	-	-	1	-
St. Ann's Heath Junior Sch.	Sandhills Lane, Virginia Water GU25 4DS	-	-	1	1	-
St. Anne's Primary School	Free Prae Road, Chertsey KT16 8ET	-	-	-	1	1
St. Cuthbert's Primary Sch.	Bagshot Road, Egham TW20 0RY	-	-	-	1	-
St. Jude's Primary School	Bagshot Road, Egham TW20 0RU	-	-	-	2	-
St. Paul's Primary School	School Lane, Addlestone KT15 1TD	-	-	2	2	-
Strodes College	High Street, Egham TW20 9DR	3	-	-	-	-
The American School	Coldharbour Lane, Egham TW20 8TE	2	4	-	-	-
The Grange Infants School	The Avenue, New Haw KT15 3RL	-	-	-	-	1
TOTALS	-	12	4	9	12	4

5.4.5 Artificial turf pitch quality

The quality of the '3G' football turf pitch at Royal Holloway Sports Centre was assessed from a site visit, to apply the Non-technical Visual Assessment criteria developed for use in conjunction with the *Playing Pitch Strategy Guidance*. The assessment generates an overall 'score' by evaluating the playing surface, fencing, floodlighting, disability access and changing provision. The scores equate to ratings of 'Good' for 80% or more 'Standard' for 79% - 51% and 'Poor' for 50% or below:

<i>Site</i>	<i>Pitch</i>	<i>Changing</i>
Royal Holloway Sports Centre	Good	Good

5.4.6 Grass pitch quality

The quality of all grass football pitches in Runnymede was assessed from site visits during the playing season by applying the Non-technical Visual Assessment criteria developed by the FA for use in conjunction with the *Playing Pitch Strategy Guidance*. The criteria assessed are as follows. A percentage score and associated ratings are generated as an overall measure of quality:

- **The playing surface:** This includes grass cover, pitch dimensions, gradient, evenness, length of grass, drainage and evidence of any unauthorised use.

- **The changing facilities:** This includes the availability of changing rooms, kitchen and/or bar, the interior and exterior appearance, showering and toilet provision, medical room, disability access and parking arrangements.
- **Grounds maintenance:** This includes the frequency of grass cutting, seeding, aeration, sand-dressing, fertilising, weed killing and chain harrowing.

The ratings for each grass football pitch in Runnymede are below. The percentage scores generated equate to ratings of ‘Good’ for scores of 100% - 75% (highlighted in green below), ‘Standard’ for scores of 74.9% - 50% (highlighted in yellow below), ‘Poor’ for scores of 49.9% - 25% (highlighted in red below) and ‘Unsuitable’ below 25%:

<i>Site</i>	<i>Pitches</i>	<i>Pitch</i>	<i>Changing</i>	<i>Comments</i>
Abbeyfields Recreation Ground	Youth (11v11) pitch 1 Youth (11v11) pitch 2	Standard Standard	Poor	‘Standard’ quality pitches with ‘poor’ quality changing facilities.
Addlestone Moor	Adult pitch 1 Adult pitch 2 Adult pitch 3 Adult pitch 4 Youth (9v9) pitch Mini (7v7) pitch Mini (5v5) pitch	Good Good Good Good Good Good Good	Good	‘Good’ quality pitches and changing facilities, well maintained by Abbey Rangers FC.
Chertsey Recreation Ground	Adult pitch Mini (7v7) pitch (Mini (5v5) pitch)	Standard Standard Standard	Standard	‘Standard’ quality pitches and changing, but no dedicated officials’ changing provision.
Chertsey Town FC	Adult pitch	Good	Good	‘Good’ quality stadium facilities.
Cooper’s Hill Recreation Ground	Adult pitch 1 Adult pitch 2 (Youth (9v9) pitch) Mini (7v7) pitch 1 Mini (7v7) pitch 2 (Mini (5v5) pitch)	Standard Standard Standard Standard Standard Standard	Good	‘Standard’ quality with ‘good’ quality changing facilities that the Manorcroft United FC has plans to extend.
Egham Cricket Club	Adult pitch	Good	Good	‘Good’ quality pitch on the cricket outfield and ‘good’ quality changing.
Egham Town FC	Adult pitch	Good	Good	‘Good’ quality stadium facilities.
Frank Muir Memorial Field	Adult pitch	Standard	None	‘Standard’ quality pitch with no on-site changing facilities.
Fulbrook School	Youth (9v9) pitch Mini (7v7) pitch Mini (5v5) pitch 1 Mini (5v5) pitch 2	Standard Standard Standard Standard	None	Pitches at the higher end of ‘standard’ quality. Changing facilities not available for external hirers.
Heathervale Recreation Ground	Adult pitch 1 Adult pitch 2	Standard Standard	Standard	‘Standard’ quality pitches and changing facilities.
Hythe Social Centre Recreation Ground	Adult pitch	Standard	None	‘Standard’ pitch. No changing but toilets in the Social Centre.

<i>Site</i>	<i>Pitches</i>	<i>Pitch</i>	<i>Changing</i>	<i>Comments</i>
Jubilee High School	Adult pitch Youth (11v11) pitch Youth (9v9) pitch Mini (7v7) pitch Mini (5v5) pitch	Good Good Good Good Good	Standard	‘Good’ quality pitches maintained by Lyne FC, but ‘standard’ quality changing with limited showers and no integral catering facilities.
King George V Playing Field	Adult pitch 1 Adult pitch 2 (Mini (7v7) pitch)	Poor Poor Poor	Standard	‘Poor’ quality pitches with waterlogging issues and ‘standard’ changing facilities.
Ottershaw Memorial Fields	Adult pitch 1 Adult pitch 2	Standard Standard	Poor	‘Standard’ quality pitches but ‘poor’ quality changing with no dedicated provision for officials’.
Royal Holloway Sports Centre	Adult pitch	Good	Good	‘Good’ quality pitch and changing facilities.
St. George’s College	Adult pitch Mini (5v5) pitch	Good Good	None	‘Good’ quality pitches. Changing facilities not available for external hirers.
The Magna Carta School	Adult pitch Youth (11v11) pitch Youth (9v9) pitch	Standard Standard Standard	Standard	‘Standard’ quality pitches and changing facilities.
Victory Park	Adult pitch Youth (9v9) pitch Mini (7v7) pitch	Standard Standard Standard	Standard	‘Standard’ quality pitches and changing facilities.

5.4.7 Summary of grass pitch quality

The number and percentage of pitches in each quality band is tabulated below. The summary shows half of all pitches are rated as ‘good’ quality, with fewer than one-in-fifteen being assessed as ‘poor’ quality.

<i>Pitch type</i>	<i>Good</i>		<i>Standard</i>		<i>Poor</i>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
Adult 11v11	10	43.5%	11	47.8%	2	8.7%
Youth 11v11	1	25.0%	3	75.0%	0	0.0%
Youth 9v9	2	33.3%	4	66.7%	0	0.0%
Mini-soccer 7v7	2	25.0%	5	62.5%	1	12.5%
Mini-soccer 5v5	3	43.8%	4	57.2%	0	0.0%
TOTAL	18	37.5%	27	56.2%	3	6.3%

5.4.8 Summary of changing facilities quality

The number and percentage of pitches of each type that are served by ‘poor’ quality or no changing facilities is tabulated below. Whilst youth and mini players frequently do not use changing facilities even where they are provided, it is concerning that more than one-quarter of pitches are served by ‘poor’ quality changing facilities. The adverse impact on user experiences makes it more difficult to recruit and retain new players, particularly women and girls.

<i>Pitch type</i>	<i>Number</i>	<i>%</i>
Adult 11v11	6	26.1%
Youth 11v11	2	50.0%
Youth 9v9	1	16.7%
Mini-soccer 7v7	1	12.5%
Mini-soccer 5v5	3	42.9%
TOTAL	13	27.1%

5.4.9 Grass pitch maintenance

Football pitch maintenance in the borough is organised by the managers of the facilities as follows:

- **Club-managed pitches:** Chertsey Town FC, Egham Town FC and Manorcroft United FC (at Cooper’s Hill Recreation Ground) all maintain their own grounds. This involves a combination of external contractors and volunteer help.
- **Council-owned pitches:** The council contracts and external contractor, G. Burley and Sons, to undertake football pitch maintenance.
- **Pitches on education sites:** The university and school sites with community use all employ or contract their pitch maintenance staff.

5.4.10 Pitch hire charges

Grass pitches in Runnymede: The cost of hiring football pitches in Runnymede and other areas was supplied by pitch providers as follows. All costs are for pitches with changing facilities. Both ‘3G’ and grass pitches in Runnymede are more expensive than those in neighbouring areas, but this does not appear to have deterred significant levels of imported demand.

<i>Pitch</i>	<i>Cost per match (£)</i>
Runnymede Borough Council	
Adult pitch	£98
Royal Holloway University	£120
Elmbridge Borough Council	
Adult pitch	£118 (one-off hire) £73 (regular hire)
Youth Pitch	£53 (one-off hire) £31.50 (regular hire)
Mini-soccer pitch	£23.50
Woking Borough Council	
Adult pitch	£66
Youth (11v11) pitch	£33
Youth (9v9) pitch	£21.50
Surrey Heath Borough Council	
Adult (with changing)	£93.50
Junior (with changing)	£56.50

‘3G’ football turf pitches: Charges for selected ‘3G’ pitches in Runnymede and neighbouring areas are as follows.

<i>Pitch</i>	<i>Cost per match (£)</i>
Royal Holloway University	£168 full pitch
Egham Leisure Centre (small-sided)	£50 (peak) £18.80 (off-peak)
Fulbrook School (small-sided)	£70
Xcel (Elmbridge) Full pitch (Match)	£114.60 (non-member) £95.50 (member)
Full pitch (Peak training)	£97.80 (non-member) £81.50 (member)
One-third pitch (Peak)	£50.40 (non-member) £42 (member)
Frimley Lodge Park (Woking) Full pitch	£128 (public peak) £116 (adult club peak) £108 (junior club peak)
Half pitch	£64 (public peak) £58 (adult club peak) £54 (junior club peak)
One-third pitch	£32 (public peak) £29 (adult club peak) £27 (junior club peak)

5.4.11 Ownership, management and security of access

The ownership, management and security of access of all football pitch sites in Runnymede with community use and used is detailed below:

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of access</i>
Abbeyfields Recreation Ground	Runnymede BC	Runnymede BC	Secured
Addlestone Moor	Abbey Rangers FC	Abbey Rangers FC	Secured
Chertsey Recreation Ground	Runnymede BC	Runnymede BC	Secured
Chertsey Town FC	Edward Stern Trust	Chertsey Town FC	Secured
Cooper's Hill Recreation Ground	Cooper's Hill Trust	Manorcroft United FC	Secured
Egham Cricket Club	Runnymede BC	Egham Cricket Club	Secured
Egham Town FC	Egham Town FC	Egham Town FC	Secured
Frank Muir Memorial Field	Runnymede BC	Runnymede BC	Secured
Fulbrook School	Fulbrook School	Fulbrook School	Unsecured
Heathervale Recreation Ground	Runnymede BC	Runnymede BC	Secured
Hythe Social Centre Recreation Grd.	Runnymede BC	Runnymede BC	Secured
Jubilee High School	Jubilee High School	Jubilee High School	Unsecured
King George V Playing Field	Fields in Trust	Runnymede BC	Secured
Ottershaw Memorial Playing Fields	Runnymede BC	Runnymede BC	Secured
Royal Holloway University	Royal Holloway Univ.	Royal Holloway Univ.	Unsecured
St. George's College	St. George's College	St. George's College	Unsecured
The Magna Carta School	Magna Carta School	Magna Carta School	Unsecured
Victory Park	Runnymede BC	Runnymede BC	Secured

Security of access for each type of football pitch in Runnymede is summarised below. It shows that almost 70% of football pitches have secured access:

<i>Pitch Type</i>	<i>Secured</i>		<i>Unsecured</i>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
Adult football	18	81.8%	4	18.2%
Youth football (11v11)	2	66.7%	1	33.3 %
Youth football (9v9)	3	60.0%	2	40.0%
Mini-soccer (7v7)	6	80.0%	2	20.0%
Mini-soccer (5v5)	3	42.9%	4	57.1%
'3G' Football Turf Pitch	0	0.0%	1	100%
TOTALS	32	68.9%	14	31.1%

5.5 The views of local stakeholders

5.5.1 AFC Brooklands

'We have been in discussions with Runnymede Council about a piece of land to develop into our own home at Barrsbrook Farm, but this has gone quiet from the Runnymede side. We have recently lost five teams due to the lack of clubhouse provision to create a better club environment. We are keen to expand to a multi-sports club with other sports as part of the offering i.e. disability football, walking football, netball, maybe walking rugby and community exercise for less active groups. I believe if Runnymede Council would work with us we could develop a facility at minimal cost to Runnymede but with a proper community benefit'.

5.5.2 Abbey Rangers FC

'We are involved in a project to provide a full-sized, floodlit '3G' pitch at Chertsey High School in 2018'.

5.5.3 Lyne FC

The club made the following comments:

- 'The men's team, due to their progression through the leagues now need to have facilities for the Combined Counties [League] and we are looking at options'.
- 'We have options at Jubilee High School (Addlestone Leisure Centre) for additional pitches to be made if required, except we need a pitch with facilities for the men's first team that meets the league requirements. We would like to explore the possibility of providing this on the RBC-owned Simplemarsh Farm site immediately to the north of Addlestone Leisure Centre'.

5.5.4 Manorcroft United FC

The club wishes to increase its community participation and involvement far beyond our current very active role:

- We are exploring the possibility of improving our current facilities to allow us to offer walking football, disability football, a college academy scheme and increased coach education.
- The overall facility upgrade would also allow better access for the tennis club which sits within the same site.
- We also have in place a potential link and community use plan with the local Rugby club.
- Currently the club has a large waiting list to the point where some age groups are struggling to even have the boys on the playing waiting list along to training.
- We have a large number of adult players and with the potential for better facilities it would allow the club to form a second men's side.
- We also currently have a mid-week youth side (u18's) which offers fantastic progression and the opportunity with better facilities, we could turn this into an academy scheme where participants could also gain education.
- I don't feel that we have enough access to Astro/3G pitches in the area which would greatly improve the training/playing usage for all local football and Rugby clubs. Royal Holloway is generally booked up with students and so the local sports clubs are fighting for space between them. There are also not many council run pitches up to a decent standard and at 5v5 and 7v7 and 9v9 sizes to use as an alternative for the younger age groups. We would like to increase the girls' participation but are greatly restricted to the pitch usage we have as no alternatives in the immediate area.
- The club is currently at capacity regarding the grass pitches we have within the facility. An artificial surface for example would allow us to increase teams by playing Saturdays. It would allow us to increase our girls section which we have a number of interested girls across a range of ages but can't accommodate teams for them as we are'.

5.5.5 Ottershaw FC

'Changing facilities at Ottershaw Memorial Field are the main problem for the club.

- The ones we use in the pavilion are shared changing rooms for both teams and the officials. The showers are also shared between teams and officials.
- Overall if we feel we want to develop as a club, we feel these are the facilities letting us down. If the ground could be improved for us to move up the [football league] pyramid this would be a great situation.

- There is a clubhouse on site however this is only accessible to Ottershaw Cricket Club. Venue wise, we would love to stay in Ottershaw as it is a local club playing in its village. If the changing facilities/showers could be improved in some way we feel we could stay here. However, at the moment it would definitely not meet the requirements of the Surrey Intermediate League’.

5.5.6 Virginia Water FC

‘We are looking to relocate our adult teams to a stadium with lights and to redevelop our existing site for youth male and female teams. We currently only have two pitches to support our seven teams, one of which is affected by poor drainage and not available for half the season. We are drastically lacking the correct facilities to provide opportunities for development at all ages Our 1st team plays at Windsor with a ground share agreement, but we would like to play closer to Virginia Water, possibly at a site at Longcross’.

5.6 The implications for football in Runnymede

Analysis of local supply of football pitches in Runnymede indicates the following:

- **Local clubs:** There is a strong network FA Charter Standard football clubs in Runnymede, providing high quality coaching and playing opportunities.
- **Unmet demand:** General participation rates in sport and physical activity are high in Runnymede, but this is not immediately reflected in football team generation rates. Local clubs estimate that there is potential for an additional 58 teams in the borough, in addition to the 125 already playing in the area. This suggests that a shortage of pitch provision is inhibiting football participation locally.
- **Imported demand:** Information supplied by local football clubs on where their members live, indicates that there is substantial imported demand to Runnymede, which in net terms is equivalent to more than 23 teams.
- **‘3G’ football turf pitches:** There is only one full-sized ‘3G’ pitch in Runnymede, which is on a site (at Royal Holloway Sports Centre) with no secured community access, is not on the FA’s ‘3G’ Pitch Register (and therefore cannot be used for competitive matches by FA-affiliated clubs) and is significantly more expensive to hire than comparable pitches in neighbouring areas. There are a further seven small-sided ‘3G’ pitches in the borough, which provide for some training needs, but many local clubs have identified the lack of floodlit, all-weather pitches as an impediment to the development of the game locally. Based upon the FA calculation that there should be one full-sized ‘3G’ pitch per 42 teams, there should be 3.12 pitches in Runnymede. Current full-sized ‘3G’ pitch proposals in Runnymede include the following:
 - Chertsey High School with Abbey Rangers FC (with planning consent).
 - Manorcroft United FC at Cooper’s Hill Recreation Ground (no planning consent).
 - Longcross Garden Village (masterplan proposal)

- **Grass pitch quality:** Whilst 37.5% of grass football pitches in Runnymede are rated as ‘good’ quality, many pitches in the borough suffer from poor drainage, which compromises their carrying capacity. As an example, Virginia Water FC is unable to use the pitches at King George V Recreation Ground for around 50% of the playing season.
- **Secured community use:** Just over two-thirds of the pitches with community use and used are on sites with secured community use, meaning that in theory community use of almost one-third of the pitch stock could be rescinded at any time. Whilst the spare capacity at sites with community use that are not used would meet some additional demand, measures to secure community use at education sites would be advisable.

5.7 Assessment of current needs

5.7.1 Introduction

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site with how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of ‘match equivalent sessions’ at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity (highlighted in red in the tables below).
- **Being played to the level the site can sustain:** Where use matches the carrying capacity (highlighted in yellow in the tables below).
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity (highlighted in green in the tables below).

In line with FA guidance, the following assumptions have been made in relation to the number of weekly match equivalents that can be accommodated by different quality pitches:

<i>Pitch type</i>	<i>Good quality</i>	<i>Standard quality</i>	<i>Poor quality</i>
Adult	3	2	1
Youth 11v11	4	2	1
Youth 9v9	4	2	1
Mini-soccer 7v7	6	4	2
Mini-soccer 5v5	6	4	2

5.7.2 Adult pitches

The supply demand balance is tabulated below. Spare capacity is highlighted by green shading, balanced usage levels are highlighted in yellow and sites that are overused are highlighted in red:

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Addlestone Moor	4	Abbey Rangers FC Pulse Chertsey FC	12.0	10.0	+2.0	4.0	4.0	Balanced
Chertsey Recreation Ground	1	Chertsey Town Juniors	2.0	1.0	+1.0	1.0	1.0	Balanced
Chertsey Town FC	1	Chertsey Town FC	3.0	3.0	Balanced	1.0	1.0	Balanced
Cooper's Hill Recreation Ground	2	Manorcroft United FC	6.0	4.0	+2.0	2.0	3.0	-1.0
Egham Cricket Club	1	Egham Athletic FC	3.0	1.0	+2.0	1.0	1.0	Balanced
Egham Town FC	1	Egham Town FC	3.0	2.0	+1.0	1.0	1.0	Balanced
Frank Muir Memorial Field	1	Pooley Park FC	2.0	1.0	+1.0	1.0	1.0	Balanced
Heathervale Recreation Ground	2	AFC Brooklands	4.0	2.0	+2.0	2.0	1.0	+1.0
Hythe Social Centre Rec. Grd.	1	Egham Hawks FC	2.0	1.0	+1.0	1.0	1.0	Balanced
Jubilee High School	1	Lyne FC Jubilee High School	3.0	2.0	+1.0	1.0	1.0	Balanced
King George V Playing Field	2	Virginia Water FC	2.0	2.0	Balanced	2.0	1.0	+1.0
Ottershaw Memorial Fields	2	Ottershaw FC	4.0	1.0	+3.0	2.0	1.0	+1.0
Royal Holloway Sports Centre	1	Royal Holloway Old Boys Staines-on-Thames FC	3.0	2.0	+1.0	1.0	1.0	Balanced
The Magna Carta School	1	Hythe Hornets FC The Magna Carta School	3.0	3.0	Balanced	1.0	2.0	-1.0
St. George's College	1	Walton Casuals FC	2.0	1.0	+1.0	1.0	1.0	Balanced
Victory Park	1	Chertsey Old Salesians FC	2.0	1.0	+1.0	1.0	1.0	Balanced
TOTALS	23	-	56.0	37.0	+19.0	23.0	22.0	+1.0

The key findings are:

- Adult demand is supplemented by youth (11v11) teams using adult pitches at several sites.
- Peak time utilisation shows an overall deficit at two sites, is balanced at a further 11 sites and there is peak time spare capacity at three sites.
- Collective peak time spare capacity in the borough amounts to 1.0 match equivalent session. This figure becomes a deficit of 2.0 match equivalents if sites without secured community access are excluded.

5.7.3 Youth 11v11 pitches

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Abbeyfields Recreation Ground	2	Chertsey Town Juniors	4.0	2.0	+2.0	2.0	1.0	+1.0
Jubilee High School	1	Lyne FC Jubilee High School	4.0	3.0	+1.0	1.0	1.0	Balanced
The Magna Carta School	1	Hythe Hornets FC	2.0	2.0	Balanced	1.0	2.0	-1.0
TOTALS	4	-	10.0	7.0	+3.0	4.0	4.0	Balanced

The key findings are:

- Peak time utilisation shows an overall deficit at one site, a balance at one site and spare capacity at one site.
- The collective peak time supply-demand position in the borough is balanced. The deficit increases to 2.0 match equivalent sessions if the sites without secured community access are excluded.

5.7.4 Youth 9v9 pitches

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Addlestone Moor	(1)	Abbey Rangers FC	2.0	3.0	+1.0	1.0	3.0	-2.0
Cooper's Hill Recreation Ground	(1)	Manorcroft United FC	2.0	2.0	Balanced	1.0	2.0	-1.0
Fulbrook School	1	AFC Brooklands Fulbrook School	2.0	2.0	Balanced	1.0	2.0	-1.0
Jubilee High School	1	Lyne FC Jubilee High School	4.0	3.0	+1.0	1.0	2.0	-1.0
The Magna Carta School	1	No recorded use	2.0	0.0	+2.0	1.0	0.0	+1.0
Victory Park	1	No recorded use	2.0	0.0	+2.0	1.0	0.0	+1.0
TOTALS	4(2)	-	18.0	10.0	+8.0	6.0	9.0	-3.0

The key findings are:

- Peak time utilisation shows an overall deficit at four sites and there is spare peak time capacity at two sites where there is currently no recorded use.
- The collective peak time deficit in the borough amounts to 3.0 match equivalent sessions which is managed by staggering kick off times. The deficit increases to 5.0 match equivalent sessions if the sites without secured community access are excluded.

5.7.5 Mini-soccer 7v7 pitches

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Addlestone Moor	(1)	Abbey Rangers FC	3.0	3.0	Balanced	1.0	3.0	-2.0
Chertsey Recreation Ground	1	Chertsey Town Juniors	4.0	2.0	+2.0	1.0	2.0	-1.0
Cooper's Hill Recreation Ground	2	Manorcroft United FC	12.0	3.0	+9.0	2.0	2.0	Balanced
Fulbrook School	1	AFC Brooklands	4.0	4.0	Balanced	1.0	4.0	-3.0
Jubilee High School	1	Lyne FC	6.0	2.0	+4.0	1.0	2.0	-1.0
King George V Playing Field	(1)	Virginia Water FC	1.0	1.0	Balanced	1.0	1.0	Balanced
Victory Park	1	No recorded use	4.0	0.0	+4.0	1.0	0.0	+1.0
TOTALS	6(2)	-	34.0	15.0	+19.0	8.0	14.0	-6.0

The key findings are:

- Peak time utilisation shows a deficit at four sites, is balanced at two further sites and there is peak time spare capacity at one site where there is currently no recorded use.
- The collective peak time deficit in the borough amounts to 6.0 match equivalent sessions, which is managed by staggering kick off times. The deficit increases to 8.0 match equivalent sessions if the sites without secured community access are excluded.

5.7.6 Mini-soccer 5v5 pitches

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Addlestone Moor	1	Abbey Rangers FC	4.0	3.0	+1.0	1.0	3.0	-1.0
Chertsey Recreation Ground	(1)	Chertsey Town Juniors	2.0	2.0	Balanced	1.0	2.0	-1.0
Cooper's Hill Recreation Ground	(1)	Manorcroft United FC	3.0	3.0	Balanced	1.0	3.0	-2.0
Fulbrook School	2	AFC Brooklands	8.0	3.0	+5.0	2.0	2.0	Balanced
Jubilee High School	1	Lyne FC	6.0	3.0	+3.0	1.0	3.0	-2.0
St. George's College	1	AFC Brooklands	6.0	3.0	+3.0	1.0	1.0	Balanced
TOTALS	5(1)		29.0	17.0	+12.0	7.0	14.0	-7.0

The key findings are:

- Peak time utilisation shows an overall deficit at four sites and is balanced at two other sites.
- The collective peak time deficit in the borough amounts to 7.0 match equivalent sessions, which is managed by staggering kick off times. The deficit increases to 11.0 match equivalent sessions if the sites without secured community access are excluded.

5.7.7 '3G' football turf pitch

The methodology for assessing the used capacity of full-sized artificial grass pitches used for football is based upon assessing information from two sources:

- The actual used capacity of artificial grass pitches with football use is based upon their hours of use in the peak period supplied by the pitch operators.
- A projection based upon the FA's guide figure of one pitch per 42 **affiliated** teams.

Used capacity: The used capacity of the only full-sized '3G' football turf pitch in Runnymede is as follows:

<i>Pitch</i>	<i>Peak hours</i>	<i>Utilised peak hours</i>	<i>Peak utilisation rate</i>
Royal Holloway University	16.00 - 22.00 Mon - Fri	18	90%

FA guidance: An alternative way to assess '3G' pitch needs is to apply the FA's guide figure of one full-sized pitch per 42 **affiliated** teams. With 121 football teams in Runnymede at present, there is a requirement for 2.88 pitches the borough. Existing provision of one full-sized pitch leaves an effective shortfall of two full-sized '3G' pitches.

5.8 Assessment of future needs

5.8.1 Population growth

ONS population projections with 10-year migration trends for Runnymede to 2030 are quoted in the Council's *'Strategic Housing Market Assessment Report'* (2018), which estimates that there will be 98,887 people resident in the borough by 2030. This represents a 22.8% increase from the 2011 Census and a 13.8% increase from the mid-2016 population estimate.

5.8.2 Potential changes in demand

Changes in demand for football in the in future can also be modelled on a trend-based projection. Two sets of data can help to inform this:

- **'Active People' survey:** The national rates of football participation between 2005 and the present, as measured by the 'Active People' survey, are as follows:

<i>2005/6</i>	<i>2007/8</i>	<i>2008/9</i>	<i>2009/10</i>	<i>2010/1</i>	<i>2011/2</i>	<i>2012/3</i>	<i>2013/4</i>	<i>2014/5</i>	<i>2015/6</i>	<i>% Change</i>
4.97%	5.18%	5.08%	4.96%	4.98%	4.94%	4.25%	4.39%	4.34%	4.28%	-0.69%

- **FA strategic targets:** The FA's 'National Game Strategy 2016 - 2019' sets the following participation targets:

- Maintain the existing numbers of adult male, female and disability teams.
- Double female youth participation.

Balancing national trends that identify falling demand against recent local increases at youth and mini levels suggests that projecting future need based in current demand patterns is a reasonable basis for forecasting, with the exception of adult and youth female participation, where achieving the target increases has been assumed.

5.8.3 Site-specific pressures

Runnymede Borough Council needs to identify sites upon which it can deliver its housing targets. Whilst planning policy offers protection to playing pitches, those sites that do not currently accommodate formal football activity may be vulnerable unless it can be proved that they are needed to accommodate existing or future shortfalls in supply or serve some other green space functions.

5.8.4 Potential changes in supply

Current full-sized ‘3G’ pitch proposals in Runnymede include the following:

- Chertsey High School (with Abbey Rangers FC).
- Cooper’s Hill Recreation Ground (Manorcroft United FC).
- Longcross Garden Village (masterplan proposal).

To secure existing pitches to meet both current and future needs, a priority should be to negotiate secured community use agreements with as many schools as possible.

5.8.5 Existing spare capacity

Existing surpluses (shown with a ‘+’) or deficits (shown with a ‘-’) in football pitch peak-time capacity have been calculated in section 5.7 above and are as follows. The pitch equivalents are based upon the weekly carrying capacity of a ‘standard’ quality grass pitch:

<i>Pitch type</i>	<i>Match equivalents</i>	<i>Pitch equivalents</i>
Adult	-2.0	-1.0
Youth 11v11	-2.0	-1.0
Youth 9v9	-5.0	-2.5
Mini-soccer 7v7	-8.0	-2.0
Mini-soccer 5v5	-11.0	-2.75

5.8.6 Future grass pitch needs

Future formal grass pitch needs to 2030 are modelled below using ‘Team Generation Rates’ (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population and the target increases in female football participation to identify the likely number of teams in the future. The match equivalent calculations are based upon the adult and youth teams playing and training on average once a week, with mini-soccer teams playing or training on average once a week:

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>	<i>Population 2030</i>	<i>Teams 2030</i>	<i>Extra teams</i>	<i>Match equivalents</i>
Adult male football	17-45	17,629	21	1: 829	21,648	26	5	10
Adult female football	17-45	18,667	0	-	22,923	1	1	2
Boys youth 11v11 football	12-16	2,069	31	1: 67	2,541	38	7	14
Girls youth 11v11 football	12-16	2,035	2	1: 1,018	2,499	4	2	4
Boys youth 9v9 football	10-11	909	20	1: 45	1,116	25	5	10
Girls youth 9v9 football	10-11	870	1	1: 870	1,068	2	1	2
Mini-soccer 7v7 (mixed)	8-9	1,933	25	1: 77	2,374	31	6	6
Mini-soccer 5v5 (mixed)	6-7	1,976	21	1: 94	2,427	26	5	5

5.8.7 Future '3G' pitch needs

Future '3G' pitch needs to 2030 are modelled based upon the projected number of additional teams identified above (32) multiplied by the FA's guide figure of 42 teams per pitch, to produce a requirement for 0.76 additional pitches, in addition to the existing assessed shortfall of two pitches.

5.9 Key findings and issues

5.9.1 What are the main characteristics of current supply and demand?

- ***Demand trends:*** There has been a long-term decline in adult football in the borough, mirroring wider national trends. However, the survey returns from Runnymede football clubs shows a strong and relatively stable position in the youth and mini participation, with 60% of clubs experiencing membership increases in these age groups in the past three years, with three clubs currently operating waiting lists.
- ***Women and Girls:*** Women and girls football is significantly under-developed in Runnymede, with only two girl's youth 11v11 teams and one girl's youth 9v9 team.
- ***Unmet demand:*** General participation rates in sport and physical activity are high in Runnymede, but this is not immediately reflected in football team generation rates. Local clubs estimate that there is potential for an additional 58 teams in the borough, in addition to the 125 already playing in the area. This suggests that a shortage of pitch provision is inhibiting football participation locally.
- ***Imported demand:*** Information supplied by local football clubs on where their members live, indicates that there is substantial imported demand to Runnymede, which in net terms is equivalent to more than 23 teams.
- ***'3G' football turf pitches:*** There is only one full-sized '3G' pitch in Runnymede, which is on a site (at Royal Holloway Sports Centre) with no secured community access, is not on the FA's '3G' Pitch Register (and therefore cannot be used for competitive matches by FA-affiliated clubs) and is significantly more expensive to hire than comparable pitches in neighbouring areas. There are a further seven small-sided '3G' pitches in the borough, which provide for some training needs, but many local clubs have identified the lack of floodlit, all-weather pitches as an impediment to the development of the game locally.

- **Grass pitch quality:** Whilst 37.5% of grass football pitches in Runnymede are rated as ‘good’ quality, many pitches in the borough suffer from poor drainage, which compromises their carrying capacity. As an example, Virginia Water FC is unable to use the pitches at King George V Recreation Ground for around 50% of the playing season.
- **Secured community use:** Just over two-thirds of the pitches with community use and used are on sites with secured community use, meaning that in theory community use of almost one-third of the pitch stock could be rescinded at any time. Whilst the spare capacity at sites with community use that are not used would meet some additional demand, measures to secure community use at education sites would be advisable.

5.9.2 Is there enough accessible and secured community use to meet current demand? **NO** - there is a deficit for all pitch types.

- **Adult grass pitches:** There is a deficit of 2.0 weekly match equivalent sessions at accessible, community-secured sites, which equates to 1.0 ‘standard’ quality pitch.
- **Youth 11v11 pitches:** There is a deficit of 2.0 weekly match equivalent sessions at the community-secured sites, which equates to 1.0 ‘standard’ quality pitch.
- **Youth 9v9 pitches:** There is a deficit of 5.0 weekly match equivalent sessions at community-secured sites, which equates to around 2.5 ‘standard’ quality pitches.
- **Mini-soccer 7v7 pitches:** There is a deficit of 8.0 weekly match equivalent sessions at community-secured sites, which equates to around 2.0 ‘standard’ quality pitches.
- **Mini-soccer 5v5 pitches:** There is a deficit of 11.0 weekly match equivalent sessions at the community-secured sites, which equates to around 2.75 ‘standard’ quality pitches.
- **‘3G’ football turf pitches:** There is no effective peak-time spare capacity at the only ‘3G’ football turf pitch in the borough and an assessed shortfall of 2.0 pitches.

5.9.3 Is the accessible provision of suitable quality and appropriately maintained? **YES** - at most pitches.

- **Quality:** Pitch quality was rated ‘poor’ at only three out of 48 football pitches in the borough. However, quality is at the lower end of ‘standard’ at a further eight pitches, many of which are likely to fall into the ‘poor’ category in the future, without enhanced maintenance and drainage is an issue at sites in the north of the borough.
- **Maintenance:** Most pitches in Runnymede are appropriately maintained.

5.9.4 What are the main characteristics of future supply and demand?

- **Population growth:** The borough’s population is projected to increase by 11,998 people by 2030, a 22.8% increase over the 2011 census figure.
- **Changes in demand:** Balancing past trends that identify falling demand against the target increases in participation suggests that projecting future need based on current demand patterns **plus the achievement of target increases in female football participation** is a reasonable basis for forecasting.

- **Changes in supply:** There are no known development threats to any existing pitch sites, including those that are currently disused. There are three current proposals to provide '3G' football turf pitches in the borough. However, there is no secured community use of 14 pitches on school sites and so access could, in theory, be withdrawn at any time.
- **Existing spare capacity:** There is no existing aggregated peak-time spare capacity for any type of football pitch.
- **Future needs:** Based on projected population growth and target increases in female football participation, these have been assessed as follows:
 - Adult grass pitches: 12 match equivalent sessions.
 - Youth 11v11 grass pitches: 18 match equivalent sessions.
 - Youth 9v9 grass pitches: 12 match equivalent sessions.
 - Mini-soccer 7v7 pitches: 6 match equivalent sessions.
 - Mini-soccer 5v5 pitches: 5 match equivalent sessions.
 - '3G' football turf pitches: 0.76 additional pitches (32 match equivalent sessions).

5.9.5 Is there enough accessible and secured provision to meet future demand? No - there is a deficit for all pitch types.

The situation at community accessible pitches in the borough is summarised below. Match equivalent sessions have been converted into pitch requirements, assuming that need is met by grass pitches with a carrying capacity equivalent to a 'standard' quality pitch. In cases where the additional need calculations are not a whole number, the figures have been rounded up to the next whole number to produce the actual number of extra pitch needs.

<i>Pitch type</i>	<i>Current secured pitches</i>	<i>Current secured peak spare pitch capacity</i>	<i>Current peak needs</i>	<i>Extra peak needs by 2030</i>	<i>Total peak needs by 2030</i>	<i>Additional secured pitch needs</i>
Adult football	18	-1.0	19.0	5.5	24.0	6.0
Youth 11v11	2	-1.0	3.0	9.0	12.0	10.0
Youth 9v9	3	-2.5	5.5	5.5	11.0	8.0
Mini 7v7	6	-2.0	8.0	1.5	9.5	4.0
Mini 5v5	3	-2.75	5.75	1.5	6.75	4.0
'3G'	0	0	3.0	0.76	3.76	4.0

5.10 Scenario Testing

5.10.1 Introduction

Based upon the key findings and issues identified above, a number of scenarios have been examined, to identify the optimum approach to addressing needs.

5.10.2 Scenario 1: Re-instating un-used and disused pitches

- Rationale:** The table below models the effect of re-instating unused and disused pitches to meet future demand. It assumes that the pitches could be restored to 'standard' quality along with resolving any changing, access and parking issues at the sites. It shows that whilst additional pitches would still need to be provided, the number of new pitches required would be reduced. It would therefore make sense to consider resuming use of these pitches to meet additional future demand, rather than making entirely new provision.

<i>Pitch type</i>	<i>Current unused pitches</i>	<i>Match equivalent capacity</i>	<i>Future demand (match equivalents)</i>	<i>Balance (match equivalents)</i>	<i>Residual unmet pitch needs</i>
Adult football	2	4.0	12.0	-8.0	-4.0
Youth 11v11	1	2.0	18.0	-16.0	-8.0
Youth 9v9	3	6.0	12.0	-6.0	-3.0
Mini 7v7	1	4.0	6.0	-2.0	-0.5
Mini 5v5	1	4.0	5.0	-1.0	-0.25

- Advantages:** The advantages of this scenario are as follows:
 - Most pitches were used until recently, so could be reinstated at relatively low cost.
 - Five of the six sites have secured community access so usage would be assured.
- Disadvantages:** The disadvantages of this scenario are as follows:
 - Usage was discontinued at all the sites because of localised falling demand and despite capacity issues at some of the currently used sites in Runnymede, clubs and teams have declined to take advantage of the available alternatives at present.
 - Use at some sites was discontinued because of pitch quality issues which will need to be addressed if the pitch capacity is to be maximised and users attracted back.
- Conclusions:** This scenario offers some advantages for enhancing local pitch capacity on a cost-effective basis and should therefore be examined further on a site-by-site basis.

5.10.3 Scenario 2: Accessing pitches on education sites

- Rationale:** The table below models the effect of gaining access to school pitches to meet future community demand. It shows that whilst additional pitches would still need to be provided, the number of new pitches required would be reduced. Whilst match equivalent capacity is reduced by the education use, it would nevertheless make sense to consider negotiating the use of these pitches to meet additional future demand, rather than making entirely new provision.

<i>Pitch type</i>	<i>Current School pitches</i>	<i>Match equivalent capacity</i>	<i>Future demand (match equivalents)</i>	<i>Balance (match equivalents)</i>	<i>Residual unmet pitch needs</i>
Adult football	12	12.0	12.0	0	0
Youth 11v11	4	4.0	18.0	-14.0	-7.0
Youth 9v9	9	9.0	12.0	-3.0	-1.0
Mini 7v7	12	24.0	6.0	+18.0	+4.5
Mini 5v5	4	8.0	5.0	+3.0	+0.75

- **Advantages:** The advantages of this scenario are as follows:
 - The pitches already exist and therefore could be brought into use at little or no additional cost.
 - There would be opportunities to establish closer school-club links if community-based clubs were playing on school sites.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - None of the schools has community use at present and there is no obvious mechanism for securing it, so there is no guarantee that they would be prepared to commence such an arrangement.
 - None of the sites has a formal Community Use Agreement, so continued access would not be secured.
- **Conclusions:** This scenario offers some advantages for enhancing local pitch capacity on a cost-effective basis and should therefore be examined further on a site-by-site basis.

5.10.4 Scenario 3: De-commission all council-operated football pitches

- **Rationale:** Runnymede Borough Council provides 17 football pitches at nine sites in the district, all of which 'standard' quality. In addition, seven further pitches at Council-owned sites are currently unused. Providing pitches is a permissive rather than a statutory requirement for local authorities, therefore the council is under no obligation to provide them. If alternatives were available therefore, the Council could decommission its pitches. The table below models the effects of removing council pitches, but re-instating un-used and disused pitches, plus those on school sites with no current community access. The data shows that all current football needs might theoretically be met without using council-owned pitches.

<i>Pitch type</i>	<i>Secured non-RBC pitches</i>	<i>Current peak needs</i>	<i>Deficit at non-RBC pitches</i>	<i>Unused non-RBC pitches</i>	<i>Pitches with no access</i>	<i>Position including unused/no access pitches</i>
Adult football	8	19.0	-11.0	2	12	+3.0
Youth 11v11	2	3.0	-1.0	1	4	+4.0
Youth 9v9	2	5.5	-3.5	3	9	+8.5
Mini 7v7	4	8.0	-4.0	1	12	+9.0
Mini 5v5	2	5.75	-3.75	1	4	+1.25

- **Advantages:** The advantages of this scenario are that there would be significant pitch maintenance cost savings for the Council.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - As indicated in Scenario 1 above, some of the disused pitches were abandoned because of their poor quality and therefore there would be capital cost implications in re-instating them to a standard that would sustain sufficient use to compensate for the loss of the Council pitches.
 - As indicated in Scenario 2 above, schools are under no obligation to hire their pitches for community use and many are unwilling to do so for a variety of reasons including wear-and-tear to the playing surfaces that impacts adversely upon education use and logistical problems of accessing school fields out of hours. For this reason, no assumptions could be made about community accessibility to school pitches.
 - As identified in section 5.9.4 above, all existing pitches are required to meet current and/or future needs, so Council pitches could not be lost without serious detriment to overall local pitch needs.
- **Conclusions:** It would be unacceptably risky to decommission the Council’s football pitches, given the high degree of uncertainty over the quality of the currently unused pitch stock and the difficulties of securing community use of school pitches. However, the Council should keep the position under regular review and could decommission pitches should demand patterns permit. Furthermore, any sites with decommissioned pitches should be kept as public open space, to allow for the re-instatement of pitches in the future, in response to increases in demand.

5.10.5 Scenario 4: Improve existing pitch carrying capacity

- **Rationale:** 24 (41.7%) of football pitches in Runnymede are either ‘standard’ or ‘poor’ quality and as such their carrying capacity is compromised. The table below models the effect of upgrading all pitches to ‘good’ quality and subsequently maintaining them as such.

<i>Pitch type</i>	<i>Improved pitch capacity (match equivalents)</i>	<i>Future demand (match equivalents)</i>	<i>Balance (match equivalents)</i>	<i>Residual unmet pitch needs</i>
Adult football	13.0	10.0	+3.0	+1.5
Youth 11v11	6.0	16.0	-10.0	-5.0
Youth 9v9	6.0	10.0	-4.0	-2.0
Mini 7v7	10.0	6.0	+4.0	+1.0
Mini 5v5	2.0	5.0	+3.0	+0.75

- **Advantages:** The advantages of this scenario are as follows:
 - Overall usage capacity would be improved and all deficiencies would be reduced but not eliminated.

- This would be a cost-effective option compared with the expense of providing new pitches, particularly if land acquisition costs are factored in.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - The main pinch point in the football pitch supply-demand balance is peak time spare capacity, rather than the weekly carrying capacity. Even with some fixture scheduling to allow consecutive youth and mini-soccer matches, it would still not be possible to accommodate all current needs at peak times, other than for adult pitches.
 - The capital cost of pitch improvements may be supported by the Premier League and the FA Facilities Fund Small Grants Scheme, the main financial challenge to many pitch providers would be meeting the revenue cost implications of the enhanced works associated with maintaining the pitch quality as 'good'.
- **Conclusions:** Whilst pitch quality improvements would improve carrying capacity at some sites, it would have only limited effect on availability in the peak period and would therefore not offer the best solution for meeting current and projected future deficits.

5.10.6 Scenario 5: Improve poor quality changing facilities

- **Rationale:** 13 football pitches in Runnymede (27.1%) are served by either 'poor' quality or no changing facilities. Whilst youth and mini players frequently do not use changing facilities even where they are provided, it is concerning that more than one-quarter of pitches are served by 'poor' quality changing facilities. The adverse impact on user experiences makes it more difficult to recruit and retain new players, particularly women and girls. Improving or providing changing facilities would help to improve efforts to increase participation.
- **Advantages:** The advantages of this scenario are as follows:
 - Good quality changing facilities exist at Fulbrook School and St. George's College, but are not available to community hirers, so negotiating access would ensure that external users would benefit from an existing resource.
 - Improving the changing provision at the Council-owned sites of Abbeyfields Recreation Ground and Ottershaw Recreation Ground would benefit cricket users of both sites, as well as footballers.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Changing facility enhancements would not impact directly on the usage capacity of the sites, so would not improvements would be qualitative rather than quantitative.
 - Youth and mini-soccer players generally make limited use of changing facilities - often toilets are the key requirement rather than changing space and showering facilities *per se*, so the cost of new or improved provision in relation to its benefits would be relatively high.

- **Conclusions:** With existing ‘good’ quality changing facilities on the two school sites, it should be possible to negotiate access for community users as required. Improving the changing provision at Abbeyfields and Ottershaw recreation grounds, when resources allow and with external funding support where available, would support efforts to improve player recruitment and retention.

5.10.7 Scenario 6: Move adult pitches to sites with changing provision

- **Rationale:** Youth football and mini-soccer players frequently do not use changing facilities even where they are provided, so it would theoretically be possible to rationalise pitch provision to provide adult pitches at sites with changing provision and move youth and mini pitches to sites without.
- **Advantages:** The advantages of this scenario are as follows:
 - Investment in new changing facilities could be avoided if pitch provision was reorganised to match the changing needs of different user groups.
 - Four adult football pitches are on sites with poor quality or no changing facilities, so there would be space to accommodate several youth and mini pitches at these sites.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Abbeyfields Recreation Ground has poor quality changing at a site with youth pitches so improvements would still be required to changing provision at this and some other sites.
 - Youth and mini-soccer players still require toilet provision, which is not available at three of the potential relocation sites.
- **Conclusions:** This would be a sub-optimal solution.

5.10.8 Scenario 7: Meeting the pitch needs of Longcross Garden Village

- **Rationale:** Runnymede Borough Council has secured Government backing to pursue a locally-led Garden Village at Longcross. The site is likely to accommodate 1,500 new homes (with an anticipated population of around 3,500 people) and in accordance with the Garden Village design principles, is intending to meet playing pitch needs on site, including two grass football pitches, a cricket pitch and a ‘3G’ football turf pitch.
- **Advantages:** The advantages of this scenario are as follows:
 - The population of Longcross comprises almost 30% of the overall projected increase in the borough by 2030, so providing for the additional pitch needs on the site would potentially meet a significant proportion of the extra demand.
 - The application of Sport England’s Playing Pitch New Development Calculator indicates a requirement arising from the projected population of Longcross for 0.47 adult football, 1.21 youth football and 0.98 mini-soccer match equivalent sessions in the peak period. The proposed levels of provision are consistent with these needs.

- ‘Good’ quality pitches and changing could be specified in the design brief, to maximise the usage capacity.
 - With high land values in the borough, identifying additional pitch sites elsewhere is likely to be problematic.
 - Virginia Water FC is keen to explore alternative pitch sites and has identified Longcross as one possibility. This would provide an established club structure into which new residents could be assimilated.
- **Disadvantages:** There are no obvious disadvantages with this scenario.
 - **Conclusions:** Given the clarity provided by the Runnymede PPS and Sport England’s Playing Pitch New Development Calculator on future football needs, the masterplan for the Longcross Garden Village can make provision for the right type and number of pitches at the site.

5.11 Policy recommendations

5.11.1 Introduction

The recommendations in relation to football are made in the context of the National Planning Policy Framework (NPPF) paragraph 74, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space 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 sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under the three main headings of ‘protect’, ‘enhance’ and ‘provide’.

5.11.2 Protect

Recommendation 1 - Safeguarding existing provision: The Runnymede PPS comprises a robust and evidence-based assessment of current and future needs for football in the borough. The Strategy has identified a need for all current and disused football pitch sites to be retained, on the basis of the specific identified roles that each can play in delivering the needs of the sport and/or other wider open space functions in Runnymede both now and in the future. It is therefore recommended that existing planning policies continue to support the retention of all sites, based upon the evidence in the PPS. If any pitch sites do become the subject of development proposals, this will only be permissible if they are replaced and meet policy exception E4 of Sport England’s Playing Fields Policy. This states that ‘the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development’.

Recommendation 2 - Security of tenure: More than 30% of the football pitches in Runnymede are on sites without secured community use and the absence of a Community Use Agreement at some school sites makes it impossible to assume the continued availability of the pitches for the community. It also makes it impossible for a school to apply for external grant funding to improve its facilities, including the receipt of funds from developer contributions. It is therefore recommended that efforts are made to achieve security of Community Use Agreements at sites without them at present.

5.11.3 Enhance

Recommendation 3 - Improving existing 'poor' quality provision, including dis-used sites: Three pitches (6.3%) in the borough are rated as 'poor' quality and several more are rated at the lower end of 'standard' quality. Additionally, four pitches (8.4%) are served by 'poor' quality or no changing facilities. This reduces the quality of playing experience, may present child protection issues in relation to simultaneous male and female and adult and junior use of changing provision and may deter some potential participants. Two adult, one youth 11v11, three youth 9v9, one mini 7v7 and one mini 5v5 pitches are currently disused. Subject to security of tenure issues, it is recommended that:

- The site owners concerned should be supported to apply for external funding for facility enhancements, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.
- If funding is not available, sites could be designated as exclusively adult or youth sites, to avoid the problems of mixed adult-youth changing areas.
- Sites with poor playing surfaces should apply to be part of the FA Pitch Improvement Programme, which will offer a programme to improve the short, medium and long-term maintenance of pitches to improve pitch quality.

Recommendation 4 - Developer contributions (enhancements): Some of the additional demand for football arising from the proposed housing development in Runnymede to 2030, should be accommodated through enhancements to existing pitches and facilities. It is recommended that the site-specific action plan in the Runnymede PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under Section 106 or CIL arrangements, to cover the capital and revenue implications of the enhancements. To facilitate this, specific larger playing pitch projects (in particular the additional '3G' pitches, changing facilities improvements at Abbeyfields and Ottershaw Recreation Ground) should be listed as 'relevant infrastructure', under CIL Regulation 123. Funding for smaller playing pitch projects should be collected via Section 106 contributions.

5.11.4 Provide

Recommendation 5 - ‘3G’ football turf pitches: There is a current shortfall of two full-sized ‘3G’ pitches in the borough, with demand equivalent to a further full-sized pitch being generated by population growth by 2030. ‘3G’ pitches are an important component of provision because their all-weather nature and floodlights enable a high volume of play to be accommodated on good quality playing surfaces. The provision of additional ‘3G’ pitches to meet needs identified in the Runnymede PPS should be supported as a priority in appropriate locations. Sites currently under active consideration include Chertsey High School (with Abbey Rangers FC), Cooper’s Hill Recreation Ground (Manorcroft United FC) and Longcross Garden Village (masterplan proposal). Not all of these sites may prove suitable, so other proposals should be encouraged.

Recommendation 6 - Developer contributions (new provision): Most of the extra demand for football arising from the proposed housing development in Runnymede to 2030, will need to be accommodated through the provision of new pitches and facilities, with on-site provision at Longcross Garden Village presenting a particular opportunity. It is recommended that an agreement be concluded with the site developer to provide football pitches to meet the specific future needs identified in the Runnymede PPS.

5.12 Action Plan

5.12.1 Introduction

In the context of the high-level recommendations above, the tables below set out the football site-specific action plan to guide the implementation of the strategy. The abbreviations stand for RBC - Runnymede Borough Council, FA - Football Association, RHU - Royal Holloway University and GANTIP - Grass and Natural Turf Pitch Improvement Programme. The capital cost estimates are based upon Sport England’s *Facility Costs - Second Quarter of 2017* (2017).

5.12.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Community access to education pitches	Pursue formal Community Use agreements at all existing and any future proposed pitches on education sites.	RBC	Academies and schools	Possible funding for improvements to physical accessibility.	High
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved football facilities.	RBC	Developers	Determined by Sport England’s New Development Calculator	High
Identification of sites for additional ‘3G’ football turf pitches	Examine the feasibility of providing additional pitches at Chertsey HS, Cooper’s Hill Recreation Ground, Longcross Garden Village and other appropriate sites.	RBC	Potential host sites CIL funding	£10,000 for feasibility studies	High
Site specific grounds maintenance needs	Review site specific grounds maintenance needs when reviewing RBC’s grounds maintenance contract specification.	RBC	GANTIP	-	High

5.12.3 Site specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Abbeyfields Recreation Ground	Poor quality changing facilities	Seek external funding for changing facilities improvements	RBC	Football Foundation CIL funding	£250,000	High
Addlestone Moor	Youth and mini pitches used to over peak capacity	Review grounds maintenance with GANTIP to improve usage capacity	Abbey Rangers FC	GANTIP	-	Medium
Aviator Park	Site currently disused	Reinstate youth 9v9 pitch in response to demand	RBC	-	£5,000 grounds maintenance	Low
Bishop's Way Recreation Ground	Site currently disused	Reinstate youth 11v11 pitch in response to demand	RBC	-	£5,000 grounds maintenance	Low
Chertsey Recreation Ground	Youth and mini pitches used to over peak capacity	Review grounds maintenance with GANTIP to improve usage capacity	RBC	GANTIP	-	Medium
Chertsey Town FC	No current issues	No action required	-	-	-	-
Cooper's Hill Recreation Ground	<ul style="list-style-type: none"> Pitches used to over peak capacity Proposed '3G' pitch provision 	<ul style="list-style-type: none"> Review grounds maintenance with GANTIP to improve usage capacity Feasibility study for '3G' pitch 	Manorcroft United FC	GANTIP	£10,000 for feasibility	High
Egham Cricket Club	No current issues	No action required	-	-	-	-
Egham Leisure Centre	Adult pitch currently unavailable due to construction work	Reinstate adult pitch in response to demand	RBC	-	£5,000 grounds maintenance	Low
Egham Town FC	No current issues	No action required	-	-	-	-
Frank Muir Mem. Field	No on-site changing facilities	<ul style="list-style-type: none"> Review the need for on-site changing Consider conversion to youth/mini pitch(es) 	RBC	-	-	Low
Fulbrook School	No secured community use	Pursue Community Use Agreement	RBC	Fulbrook School	-	Medium
Heathervale Recn Ground	No current issues	No action required	-	-	-	-
Hythe Social Centre	No current issues	No action required	-	-	-	-
Jubilee High School	<ul style="list-style-type: none"> Mini pitches used to over capacity No secured community use 	<ul style="list-style-type: none"> Review grounds maintenance with GANTIP to improve usage capacity Pursue Community Use Agreement 	RBC	Jubilee HS GANTIP	-	Medium
King George V Playing Field	Poor quality pitches with drainage issues	Review grounds maintenance with GANTIP to improve usage capacity	RBC	GANTIP Virginia Water FC	£30,000 to improve drainage	High

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Manorcrofts Recreation Ground	Site currently disused	Reinstate youth 9v9 pitch in response to demand	RBC	-	£5,000 grounds maintenance	Low
Ottershaw Memorial Pl. Fields	Poor quality changing facilities	Seek external funding for changing facilities improvements	RBC	Football Foundation CIL funding	£250,000	High
Pycroft Grange Primary School	Currently no community access	Reinstate access to youth 9v9 pitch in response to demand	Pycroft Grange Primary School	-	-	Low
Royal Holloway University	<ul style="list-style-type: none"> • '3G' pitch not on the FA Register • No secured community use 	<ul style="list-style-type: none"> • Pursue FA pitch registration • Pursue Community Use Agreement 	RHU	FA RBC	£1,500 testing fee every 3 years	Medium
St. George's College	No secured community use	Pursue Community Use Agreement	RBC	St. George's College	-	Medium
The Magna Carta School	No secured community use	Pursue Community Use Agreement	RBC	The Magna Carta School	-	Medium
Thorpe Green	Site currently disused	Reinstate adult and mini 7v7 and 5v5 pitches in response to demand	RBC	-	£10,000 grounds maintenance	Low
Victory Park	No current issues	No action required	-	-	-	-

6 CRICKET NEEDS IN RUNNYMEDE

6.1 Key stakeholders

The key stakeholders delivering cricket in Runnymede are:

- **Surrey Cricket:** Surrey Cricket manages recreational cricket in the county, from its grass-roots foundations through to the interface with the first-class game.
- **Surrey Cricket-affiliated clubs:** There are eight affiliated clubs in Runnymede, who collectively run 27 adult and 15 junior teams.
- **Pitch providers:** Pitches in the borough are variously managed and maintained by cricket clubs, Runnymede Borough Council, Royal Holloway University and some schools.

6.2 Strategic context

6.2.1 National cricket strategy

The England and Wales Cricket Board's strategy for 2016 - 2020 '*Cricket Unleashed*' (2016) contains the following priorities of relevance to Runnymede

Clubs and leagues:

- Promoting player driven formats of the game in leagues.
- Providing more opportunities to play across the whole league structure.
- Delivering a new club affiliation core offer.
- Delivering new training opportunities for coaches, officials and groundstaff.
- Delivering a volunteer offer to drive recruitment, retention and recognition.

Kids:

- Developing an ability-based pathway for children aged 5-12 for adoption in clubs, schools and youth organisations.
- In partnership with Chance to Shine, expanding the reach of the game into all schools across the country through a combination of bat and ball opportunities, a national teacher ambassador program and curriculum-aligned classroom resources.
- Creating a seamless transition across the age groups and different formats to reduce the current drop out at key ages.
- Promoting shorter pitch lengths for younger age groups.

Communities:

- Implementing inclusion and engagement strategies to deliver welcoming environments and opportunities for players of diverse backgrounds.
- Prioritising additional investment in coaches for women's, girl's, multicultural groups and disability cricket.
- Increasing the opportunities for people with a disability to take part and play cricket.
- Maximising the impact of hosting ICC global events to inspire a more diverse participation base to play cricket.

- Delivering and investing in cricket programmes that are specifically designed to bring communities together and improve physical and mental wellbeing.

Casual:

- Delivering simple and enjoyable casual cricket offers.
- Developing a 5 or 6-a-side version of cricket, played on artificial wickets to engage players at all ages and levels.
- Supporting innovation such as Last Man Stands, Indoor, Tape-ball and Beach Cricket.
- Creating a year-round participation programme using artificial wickets, indoor centres and other indoor spaces to allow all-year round play.
- Driving availability of bats and balls for unstructured play.

6.2.2 Neighbouring local authorities

Playing pitch strategies in neighbouring boroughs identify cross-boundary issues:

Elmbridge

The '*Elmbridge Playing Pitch Strategy*' (2013) is currently being revised, but the existing study identifies that there is:

- Cricket pitch supply and demand is effectively balanced at present, although a further three pitches will be needed to cater for additional demand by 2026.
- There is evidence of exported cricket demand from Elmbridge to Runnymede, with two teams from Weybridge Cricket Club playing at Heathervale Recreation Ground in New Haw and some Runnymede-based clubs drawing a proportion of their membership from Elmbridge.

Spelthorne

'*A Playing Pitch Strategy for Spelthorne 2013 - 2018*' (2013) identifies that there is:

- There is a current deficit of 5.1 cricket pitches in Spelthorne, including provision for a 'strategic reserve'.
- The deficit in cricket pitches is projected to increase to 7.6 pitches by 2018.
- There is some evidence of cricket demand being exported from Spelthorne to Runnymede, with some Runnymede-based clubs drawing a proportion of their membership from Spelthorne.

Surrey Heath

The '*Surrey Heath Playing Pitch Strategy and Action Plan*' (2016) identifies that there is:

- Collective seasonal spare capacity of 86 match equivalents in the borough, which equates to around two 'good' quality eight wicket pitches.
- Collective future seasonal spare capacity in 2022 has been projected as 46 match equivalents, which equates to around one 'good' quality eight wicket pitch.
- There is some evidence of cricket demand being exported from Surrey Heath to Runnymede, with some Runnymede-based clubs drawing a proportion of their membership from Surrey Heath.

Woking

The 'Woking Playing Pitch and Outdoor Sports Facilities Strategy' (2016) identifies that:

- There is enough accessible and secured community use provision to meet current and future demand for cricket in Woking.
- Notwithstanding the above, there is evidence of exported cricket demand from Woking to Runnymede, with one team from Woking Cricket Club playing at Heathervale Recreation Ground in New Haw and some Runnymede-based clubs drawing a proportion of their membership from Woking.

Windsor and Maidenhead

The 'Royal Borough of Windsor and Maidenhead Playing Pitch Strategy' (2016) identifies that:

- There is sufficient collective spare cricket pitch capacity in the borough to meet all current and future needs.
- There is some evidence of cricket demand being exported from Windsor and Maidenhead to Runnymede, with some Runnymede-based clubs drawing a proportion of their membership from Windsor and Maidenhead.

6.2.3 Implications of the strategic context

The implications of the strategic context for cricket in Runnymede are as follows:

- ***Wider agendas:*** Given the increasing limitations on public finances, demonstrating the role that cricket can play in delivering wider agendas such as health and wellbeing is a key requirement for attracting investment.
- ***Policy shifts:*** The move in national sports policy towards prioritising new participants will create a challenge for cricket to demonstrate that it can attract new and lapsed participants. Recent innovations such as Last Man Stands and Tape-ball might prove more attractive than the more traditional model.
- ***Neighbouring areas:*** There is evidence of imported demand for cricket in Runnymede from neighbouring areas.

6.3 Cricket demand in Runnymede

6.3.1 Affiliated clubs and teams

A questionnaire survey was circulated to all eight ECB-affiliated cricket clubs in Runnymede. Five responded, collectively representing 20 teams, or 46.5% of all the 43 affiliated teams in the Borough.

The questionnaire was followed up by a forum session attended by four clubs, collectively representing 37 (86.0%) of the 43 affiliated local teams.

The following clubs in Runnymede affiliate to Surrey Cricket:

<i>Club</i>	<i>Home Ground(s)</i>	<i>Adult male teams</i>	<i>Adult female teams</i>	<i>Junior male teams</i>	<i>Junior female teams</i>	<i>Veterans/ social teams</i>
Chertsey Cricket Club	Chertsey Cricket Club Chertsey Recreation Ground Abbeyfields Recreation Ground Ottershaw Recreation Ground St. George's College	5	1	8	0	5
Egham Cricket Club	Egham Cricket Club Abbeyfields Recreation Ground	5	0	4	0	0
Englefield Green CC	Englefield Green CC	3	0	3	0	0
Ottershaw and Hamm CC	Ottershaw Memorial Ground	3	0	0	0	0
Ottershaw Social CC	Heatheryale Recreation Ground	1	0	0	0	0
Royal Holloway Univ. CC	Royal Holloway University	2	1	0	0	0
Seven Sports Cricket Club	Abbeyfields Recreation Ground	1	0	0	0	0
Thorpe Manhattans CC	Heatheryale Recreation Ground	1	0	0	0	0
TOTALS	-	20	2	15	0	5

6.3.2 Cricket development initiatives

In partnership with the ECB and 'Chance to Shine', Egham Cricket Club registered to become an ECB 'All Stars Cricket Centre' in 2017. Once registered, a club can deliver the programme which aims to introduce cricket to children aged from 5 - 8. Subsequently, this may lead to increased interest and demand for junior cricket at clubs. The programme has the following aims:

- Increase cricket activity for five to eight year olds in the school and club environment.
- Develop consistency of message in both settings to aid transition.
- Improve generic movement skills for children, using cricket as the vehicle.
- Make it easier for new volunteers to support and deliver in the club environment.
- Use fun small sided games to enthuse new children and volunteers to follow and play the game

Egham Cricket Club had 49 participants in 2017. It is hoped that for 2018 there will be an increase in the number of clubs becoming All Star Centres.

6.3.3 Demand trends

- The ECB's most recent 'National Cricket Playing Survey' (2015) identified a 7% decrease in player numbers between 2013 and 2014. Of the 850,000 players nationally, 250,000 are 'core' players (playing at least 12 times per season), 400,000 are 'occasional' players (playing between three and 11 times per season) and 200,000 are 'cameo' players (playing once or twice per season). 5% of all organised fixtures were cancelled in 2014 because at least one of the teams was unable to field eleven players.

- Sport England’s ‘Active People’ survey national data for Cricket indicates that the percentage of adults who played cricket the four weeks prior to each survey has fallen in the period since 2005.

2005/06	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% Change
0.48%	0.49%	0.49%	0.41%	0.51%	0.43%	0.34%	0.37%	0.32%	0.42%	-0.06%

6.3.4 Displaced demand

Displaced demand relates to play by teams or other users of playing pitches from within the study area which takes place outside of the area:

- **Imported demand in Runnymede-based clubs:** Based upon the results of the clubs’ survey, the proportion of members from Runnymede-based cricket clubs that are resident within the borough or outside is tabulated below, along with the team equivalent numbers of externally-based members. This shows that the equivalent of 14 teams are imported from neighbouring areas:

<i>Club</i>	<i>% Runnymede members</i>	<i>% External members</i>	<i>External team equivalents</i>
Chertsey Cricket Club	70%	30%	5.7
Egham Cricket Club	65%	35%	3.15
Englefield Green CC	60%	40%	2.4
Ottershaw and Hamm CC	50%	50%	1.5
Ottershaw Social CC	80%	20%	0.2
Royal Holloway Univ. CC	100%	0%	0
Seven Sports Cricket Club	75%	25%	0.25
Thorpe Manhattans CC	20%	80%	0.8

- **Imported demand from external clubs:** Weybridge Cricket Club has two teams that play at pitches in Runnymede and Woking Cricket Club has one team.
- **Exported demand to external clubs:** Weybridge Cricket Club draws 20% of its membership from Runnymede, which is equivalent to 2.4 teams.

The net effect of displaced demand in Runnymede is 14.6 teams (17 imported minus 2.4 exported)

6.3.5 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

Several clubs in the borough (Egham, Chertsey and Englefield Green) are struggling to schedule junior fixtures due to their lack of capacity at their sites. Ottershaw and Hamm CC has also recently started a junior section (25 members) and therefore will also be subject to this challenge. At present junior matches are generally accommodated by scheduling them at off-peak times and/or on council pitches, but it is inhibiting demand being fully met at present.

6.3.6 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. Consultation with local clubs and cricket leagues indicated that there is no clear evidence of any latent demand in Runnymede at present.

6.4 Cricket supply in Runnymede

6.4.1 Cricket facilities

Provision of cricket pitches in Runnymede is set out below. The pitches included in the analysis are defined as natural grass or artificial turf wickets.

- *Available for community use and used:*

<i>Site</i>	<i>Address</i>	<i>Wickets</i>
Abbeyfield Recreation Ground	Staines Lane, Chertsey KT16 8PS	14
Chertsey Cricket Club	Grove Road, Chertsey KT16 9DL	15(1)
Chertsey Recreation Ground	Guildford Road, Chertsey KT16 9LY	14
Egham Cricket Club	Vicarage Road, Egham TW20 8NP	15(1)
Englefield Green	The Green, Egham TW20 0YX	10
Heathervale Recreation Ground	Parkside, Addlestone KT15 3AN	10
Ottershaw Memorial Playing Fields	Foxhills Road, Chertsey KT16 0NQ	12
Royal Holloway University	Egham Hill, Egham TW20 0EX	6
St. George's College	Weybridge Road, Addlestone KT15 2QS	6
TOTAL	-	102(2)

- *Available for community use and not used:* No cricket pitches are available for community use and not used.

- *Not available for community use:*

<i>Site</i>	<i>Address</i>	<i>Wickets</i>
Bishopsgate School	Bishopsgate Road, Egham TW20 0YJ	(2)
Fulbrook School	Sheldon Road, Addlestone KT15 3HW	8
Jubilee High School	School Lane, Addlestone KT15 1TE	(1)
Sayed Court Primary School	Sayed Court Farm Drive, Addlestone KT15 1NB	(1)
St. John's Beaumont School	Priest Hill, Old Windsor SL4 2JN	(1)
The Magna Carta School	Thorpe Road, Staines TW18 3HJ	(1)
St. George's College	Weybridge Road, Addlestone KT15 2QS	19
TOTAL	-	27(6)

- *Not available as disused:*

<i>Site</i>	<i>Address</i>	<i>Wickets</i>
Victory Park	Victory Park Road, Addlestone KT15 2AZ	12
TOTAL	-	12

6.4.2 Cricket facilities quality

The qualitative analysis of pitches in Runnymede involved visits to all cricket pitches, to undertake the sport-specific non-technical visual inspections produced by the ECB for Sport England’s *Playing Pitch Strategy Guidance* (2013). The assessment generated ‘scores’ for each site by evaluating the condition of:

- **Grass wickets:** This includes presence of line markings, evidence of rolling, grass cut and height, repaired wickets, grass coverage and ball bounce.
- **Outfield:** This includes grass coverage, length of grass, evenness and evidence of unofficial use or damage to the surface.
- **Non-turf wickets:** This includes integration with the surrounding grass, evenness, stump holes any evidence of moss, tears or surface lifting and ball bounce.
- **Changing facilities:** This includes the presence or absence of umpires’ provision, toilets, hot/cold water, heating and an assessment of the condition of the building.
- **Non-turf practice nets:** This includes integration with the surrounding grass, surface quality, ball bounce, safety and integrity of the steel frame and nets and safety signage.

The assessment generates a ‘score’ for each site by evaluating the condition of the wickets, outfield, ancillary facilities and practice nets. Blank cells in the table mean that the feature concerned is absent from the site in question. The ratings for each cricket pitch site in Runnymede are as follows:

<i>Site</i>	<i>Wicket</i>	<i>Non-turf</i>	<i>Outfield</i>	<i>Changing</i>	<i>Practice nets</i>
Abbeyfield Recreation Ground	Standard	-	Standard	Poor	-
Chertsey Cricket Club	Good	Good	Good	Good	Good
Chertsey Recreation Ground	Standard	-	Standard	Standard	-
Egham Cricket Club	Good	Good	Good	Good	Good
Englefield Green	Good	-	Standard	Good	-
Heathervale Recreation Ground	Standard	-	Standard	Poor	-
Ottershaw Memorial Playing Fields	Good	-	Good	Poor	Poor
Royal Holloway University	Good	-	Poor	Good	-
St. George’s College	Good	-	Good	Good	Good

6.4.3 Pitch carrying capacity

The carrying capacity of pitches is related to their quality and is expressed as the number of ‘match equivalents’ that can be accommodated each season. The *Playing Pitch Strategy Guidance* indicates the following seasonal carrying capacities for cricket pitches:

- A ‘good’ quality wicket will accommodate five, a ‘standard’ quality wicket will accommodate four and a ‘poor’ quality wicket will accommodate three matches per season.
- ‘Good’ and ‘Standard’ quality artificial turf wickets accommodate 35 matches per season.
- The seasonal pitch carrying capacity of each cricket site in Runnymede is as follows:

<i>Site</i>	<i>Grass wickets</i>	<i>Artificial wickets</i>	<i>Total capacity</i>
Abbeyfield Recreation Ground	56	0	56
Chertsey Cricket Club	75	35	110
Chertsey Recreation Ground	56	0	56
Egham Cricket Club	75	35	110
Englefield Green	50	0	50
Heathervale Recreation Ground	40	0	40
Ottershaw Memorial Playing Fields	60	0	60
Royal Holloway University	30	0	30
St. George’s College	30	0	30
TOTALS	472	70	542

6.4.4 Pitch maintenance

Grass cricket pitch maintenance in the borough is organised by the managers of the facilities as follows:

- **Club-managed pitches:** Egham CC, Englefield Green CC and Chertsey CC maintain their own grounds. Ottershaw CC relies on the council’s grounds management contractor
- **Council-owned pitches:** The council directly employs staff for fine turf maintenance of grass cricket squares at the sites it owns and contracts and external contractor, G. Burley and Sons, to undertake outfield and general maintenance.
- **Pitches on education sites:** The university and school sites all employ or contract their pitch maintenance staff.

6.4.5 Pitch hire charges

The cost of hiring cricket pitches in Runnymede and comparisons with other areas are as follows. All costs are for pitch and hire with the use of a pavilion:

<i>Pitch</i>	<i>Cost per match (£)</i>
Abbeyfield Recreation Ground	£102
Chertsey Recreation Ground	£102
Heathervale Recreation Ground	£102
Royal Holloway University	£100
St. George’s College	£150
Elmbridge Borough Council	£113.25 (one-off hire) £89 (regular hire)
Woking Borough Council	£70
Surrey Heath Borough Council	£93.50

The comparison of prices shows that:

- Council-owned pitches in Runnymede are cheaper than facilities on education sites, which reflects the respective quality of the playing surfaces.
- Charges in Elmbridge and Surrey Heath are broadly comparable with RBC and all three councils offer discounted changes for hire by junior teams.
- Charges in Woking are significantly cheaper, to the extent that they might conceivably attract users from Runnymede, given that there is assessed spare capacity at pitches in Woking borough.

6.4.6 Ownership, management and security of access

The ownership, management and security of community access of all cricket pitch sites in Runnymede is detailed below. Security of access refers to the extent to which community use of the site is protected (through public ownership, planning policy ownership covenants etc.), rather than the security of tenure of specific club users. The following examples highlight this distinction:

- Ottershaw and Hamm Cricket Club has only an annual hiring agreement with the council at Ottershaw Memorial Playing Fields, so has no security of tenure against which to apply for external funding for facilities improvements.
- Users of the other council-owned recreation grounds are in the same position of having annual hiring arrangements, although in most instances this has less impact on the operation of the user clubs, several of whom use the pitches to supplement those at their home facilities.

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of access</i>
Abbeyfield Recreation Ground	Runnymede BC	Runnymede BC	Secured
Chertsey Cricket Club	Chertsey Cricket Club	Chertsey Cricket Club	Secured
Chertsey Recreation Ground	Runnymede BC	Runnymede BC	Secured
Egham Cricket Club	Runnymede BC	Egham Cricket Club	Secured
Englefield Green	Runnymede BC	Englefield Green CC	Secured
Heathervale Recreation Ground	Runnymede BC	Runnymede BC	Secured
Ottershaw Memorial Playing Fields	Runnymede BC	Runnymede BC	Secured
Royal Holloway University	Royal Holloway Univ.	Royal Holloway Univ.	Unsecured
St. George's College	St. George's College	St. George's College	Unsecured

6.4.7 The views of stakeholders on pitch supply

Consultation with affiliated cricket clubs identified the following issues in relation to Runnymede:

- ***Cricket pitch provision:***

- The three largest clubs (Chertsey CC, Egham CC and Englefield Green CC) have dedicated and exclusive access their own sites, all of which have one pitch. Ottershaw and Hamm CC effectively have exclusive use of their site, although there are occasional one-off hirings by other clubs. The smaller clubs (Ottershaw Social CC, Seven Sports CC and Thorpe Manhattans CC) rely on hiring council pitches.
 - Egham CC and Chertsey CC make use of council and other pitches to supplement their playing needs. Englefield Green CC and Ottershaw and Hamm CC have sufficient capacity at their own sites. The smaller clubs have no capacity issues at the pitches they hire.
 - Egham CC, Englefield Green CC and Chertsey CC maintain their own grounds. Ottershaw and Hamm CC relies on the council to maintain the cricket square and the council's grounds management contractor for the outfield.
 - Several clubs expressed the view that the quality of pitches prepared at the council's recreation sites (Abbeyfield, Heathervale, Ottershaw and Chertsey) should be improved in the future to raise the standard of matches played at these venues.
 - Only Chertsey CC has a women's team. Englefield Green CC has a separate girls section and provides the Runnymede girls team for the Surrey Youth Games.
 - Chertsey CC and Englefield Green CC report growing numbers of young cricketers. Egham CC expects increases in youth membership because of a successful 'All Stars Cricket' programme. The other clubs report broadly static adult membership numbers.
- ***Ancillary facilities:***
 - Ottershaw and Hamm CC relies on the Council to carry out pavilion repairs, which are often slow. The female changing facilities and toilets at the Memorial Ground are poor quality.
 - All three larger clubs are responsible for their own pavilion maintenance and have no ongoing problems, although Englefield Green CC are planning pavilion refurbishments in the future.
 - Englefield Green has no access to outdoor practice nets. Ottershaw and Hamm CC practice nets are poor quality. Egham CC and Chertsey CC have good quality practice nets on their sites.
 - There are no practice nets on the council-owned sites.
 - ***Current pitch capacity:***
 - ***Egham CC:*** Development is constrained by a lack of pitch capacity at the club's main site and an inability to achieve secured access to good quality facilities elsewhere.
 - ***Chertsey CC:*** The club has difficulties with arranging youth fixtures but has sufficient pitch capacity for adult cricket.

- **Englefield Green CC:** The club has pressures with arranging junior fixtures but is content with the capacity for adult matches.
 - **Ottershaw and Hamm CC:** The club has recently launched a junior section with 25 members registered, which is likely to lead to the club seeking additional pitch capacity in the future.
 - **Royal Holloway University CC:** The club has no problems with pitch capacity.
 - **Smaller clubs:** All three of the smaller clubs have sufficient access to council-owned pitches to meet their needs.
- **Future pitch capacity:**
 - **Extra demand:** All clubs believe that any additional teams created from demand arising from population growth will require additional pitch capacity.
 - **Victory Park:** Re-introducing cricket at Victory Park would be the best solution to providing additional pitch capacity rather than the creation of a new site, although given previous problems with the proximity of residential properties around the boundary, it would best be used for junior play. There is potential for either the former cricket square to be re-instated or an artificial turf wicket to be installed at the site.
 - **Magna Carta School:** It was also suggested that installing a grass cricket pitch at Magna Carta School would provide additional capacity for the school and club cricket subject to a secure community use agreement. The size of the playing pitch at the school would be suitable for junior rather than adult cricket.
 - **Non-Club Pitches:** Concern was expressed by clubs about the quality of council-maintained pitches.
 - **Chertsey Recreation Ground:** The pitch is regarded as the best of the council sites, but better toilets and showers are needed at Chertsey Recreation Ground.
 - **Heathervale Recreation Ground:** The pitch has inconsistent bounce and a rough outfield shared with football. Clubs assess the pavilion as being of poor quality.
 - **Abbeyfields Recreation Ground:** The pitch is used mostly for social cricket and was described as challenging to play on. Clubs assess the pavilion as being of poor quality.
 - **Pitch preparation:** Council pitches are not regularly rolled. All pitches have rollers but on some occasions rolling is not carried out due to a lack of staff training.
 - **Royal Holloway University:** University teams make extensive use of the pitch. Egham CC also hires the pitch on a regular basis, although its availability is limited during term times. The wicket is regarded as good but the outfield is uneven with grass that is too long.
 - **St. George's College:** Chertsey CC makes occasional use of one of the five pitches at St. George's College which has high standard facilities due to the availability of dedicated ground staff but is expensive to hire.

- **Indoor Facilities:** There is a lack of access to indoor practice nets during the winter, despite significant demand from local clubs. Those schools with indoor nets in sports halls do not make them available on a regular basis. There is no indoor cricket league in the area. This was suggested as a programme element in the new leisure centre at Egham and clubs believe that the new centre must have cricket nets installed.
- **Other issues:** Englefield Green CC is unable to protect its square in the usual manner by roping it off. A local resident has quoted the Enclosures Act of 1857 as preventing the club from doing this, because it prevents common land from being available to everyone.

6.5 The implications for cricket in Runnymede

Analysis of local supply of cricket pitches in Runnymede indicates the following:

- **Imported demand:** Club membership data shows that there is significant imported demand for cricket from neighbouring areas, equivalent to a net influx of more than 14 teams. The reasons behind this are not immediately apparent.
- **Unmet/latent demand:** Several clubs in the borough are struggling to schedule junior fixtures due to their lack of capacity at their sites. At present junior matches are generally accommodated by from scheduling them at off-peak times and/or on council pitches, but it is inhibiting demand being fully met at present.
- **Pitch quality:** There are some issues over the quality of council-owned pitches and three changing facilities are rated as poor, but in the main, there are no significant quality issues.
- **Indoor provision:** There is an identified deficiency in access to indoor training facilities for cricket and clubs strongly advocate the inclusion of cricket nets (and programmed time to access them) in the new Egham Leisure Centre.

6.6 Assessment of current needs

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site with how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of ‘match equivalent sessions’ at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are

- **Being overplayed:** Where use exceeds the carrying capacity (highlighted in red in the tables below).

- **Being played to the level the site can sustain:** Where use matches the carrying capacity (highlighted in yellow in the tables below).
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity (highlighted in green in the tables below).

In line with ECB guidance, the following assumptions have been made in relation to the number of weekly match equivalents that can be accommodated by different quality pitches:

- Overall capacity is expressed as match equivalents per **season**, as opposed to per **week** for all other pitch types.
- The number of wickets at each site is shown below. Non-turf wickets are listed in brackets.
- In line with the guidance it has been assumed that a ‘good’ quality wicket will accommodate five matches per season, a ‘standard’ quality wicket will accommodate four and a ‘poor’ quality wicket will accommodate three matches per season.
- Adult teams account for an average of 0.5 ‘home’ games per week and junior teams for 0.35 ‘home’ games per week.
- Artificial turf wickets will accommodate 35 matches per season.
- Aspects of each site shaded in red indicate a deficiency, those shaded in yellow indicate that supply and demand are balanced and those shaded in green have some spare capacity.

<i>Site</i>	<i>Wickets</i>	<i>Users</i>	<i>Seasonal capacity</i>	<i>Seasonal demand</i>	<i>Seasonal balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Abbeyfield Recreation Ground	14	Chertsey Cricket Club Egham Cricket Club Seven Sports Cricket Club	56	30	+26	1	1	Balanced
Chertsey Cricket Club	15(1)	Chertsey Cricket Club	110	100	+10	1	2	-1
Chertsey Recreation Ground	14	Chertsey Cricket Club	56	50	+6	1	1	Balanced
Egham Cricket Club	15(1)	Egham Cricket Club	110	80	+30	1	2	-1
Englefield Green	10	Englefield Green CC	50	60	-10	1	1	Balanced
Heathervale Recreation Ground	10	Ottershaw Social CC Thorpe Manhattans CC Weybridge Cricket Club	40	30	+10	1	1	Balanced
Ottershaw Memorial Playing Fields	12	Ottershaw & Hamm CC Weybridge Cricket Club	60	30	+30	1	1	Balanced
Royal Holloway University	6	Royal Holloway Univ. CC	30	30	Balanced	1	1	Balanced
St. George's College	6	Chertsey CC St. George's College	30	30	Balanced	1	1	Balanced
TOTALS	102(2)	-	542	440	+102	9	11	-2

The key findings are as follows:

- One site shows a seasonal deficit, although collectively there is significant seasonal spare capacity in the borough as a whole.
- Two sites show a peak time deficit, although this is generally managed by fixture scheduling. Peak usage is balanced at all other sites and there is a collective peak time deficit of 2.0 match equivalent sessions in the borough as a whole.
- Seasonal spare capacity at secured community access sites reduces to 62 match equivalents. The collective peak time deficit at secured sites only remains the same at 2.0 match equivalent sessions

6.7 Assessment of future needs

6.7.1 Population growth

ONS population projections with 10-year migration trends for Runnymede to 2030 are quoted in the Council's *'Strategic Housing Market Assessment Report'* (2018), which estimates that there will be 98,887 people resident in the borough by 2030. This represents a 22.8% increase from the 2011 Census and a 13.8% increase from the mid-2016 population estimate.

6.7.2 Potential changes in demand

Changes in demand for cricket in the future can be modelled on a trend-based projection. Two sets of data can help to inform this:

- **'Active People' survey:** The national rates of cricket participation between 2005 and the present, as measured by the 'Active People' survey, are as follows:

2005/06	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% Change
0.48%	0.49%	0.49%	0.41%	0.51%	0.43%	0.34%	0.37%	0.32%	0.42%	-0.06%

- **National cricket playing survey:** The ECB's most recent *'National Cricket Playing Survey'* (2016) identified a 7% decrease in player numbers between 2014 and 2015.

Balancing past trends that identify falling demand against target increases in participation suggests that projecting future need based on current demand patterns is a reasonable basis for forecasting.

6.7.3 Site-specific pressures

Runnymede Borough Council needs to identify sites upon which it can deliver its housing targets. Whilst planning policy offers protection to playing pitches, those sites that do not currently accommodate formal cricket activity may be vulnerable unless it can be proved that they are needed to accommodate existing or future shortfalls in supply or serve some other green space functions.

6.7.4 Potential changes in supply

There are no known development threats to any existing pitch sites, including those that are currently disused.

6.7.5 Existing spare capacity

Existing spare cricket pitch capacity has been calculated in section 6.6 above and indicates seasonal spare capacity of 102 match equivalent sessions at all sites and 62 match equivalent sessions at sites with secured community use. This equates to 20 good quality grass wickets or three artificial turf wickets at all sites or 12 good quality grass wickets or two artificial turf wickets at secured sites. However, if weekly peak time capacity is considered, there is a deficit of 2.0 match equivalent sessions, which means that there is no effective spare capacity as present.

6.7.6 Future cricket pitch needs

Future cricket pitch needs to 2030 are modelled below using ‘Team Generation Rates’ (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future. The extra matches calculation is based upon the extra seasonal demand.

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>	<i>Population 2030</i>	<i>Teams 2030</i>	<i>Extra teams</i>	<i>Extra matches</i>
Adult males	16-55	23,901	25	1: 956	29,350	31	6	60
Adult females	16-55	25,121	1	1: 25,121	30,849	1	0	0
Junior males	10-15	2,590	15	1: 173	3,181	18	3	30
Junior females	10-15	2,476	0	-	3,041	0	0	0

6.8 Key findings and issues

6.8.1 What are the main characteristics of current supply and demand?

- **Quality:** The only aspects of cricket pitches and ancillary provision in Runnymede assessed as being of ‘poor’ quality are the outfield at Royal Holloway University, the pavilions at Abbeyfields, Heathervale and Ottershaw Recreation Grounds and the practice nets at Ottershaw Memorial Playing Fields.
- **Junior demand:** Several clubs in the borough (Egham, Chertsey and Englefield Green) are struggling to schedule junior fixtures due to their lack of capacity at their sites. Ottershaw and Hamm CC has also recently started a junior section (25 members) and therefore will also be subject to this challenge. At present junior matches are generally accommodated by scheduling them at off-peak times and/or on council pitches, but it is inhibiting demand from being fully met at present.
- **Women and girl's cricket:** There is only one dedicated women and girls’ cricket team in Runnymede at present. With recent growth in the women’s game at national level and the strategic priority to target further expansion, the reasons why female cricket at local level is slow to develop should be assessed, including whether shortfalls in the quantity and quality of pitch provision is a contributory factor.

- **Secured provision:** Only two cricket pitches in the borough do not have secured access, which is an unusually high proportion and a positive factor in ensuring continued access to the vast majority of local pitches.

6.8.2 Is there enough accessible and secured community use to meet current demand? **No - Not for junior matches**

- **Junior demand:** Several clubs in the borough are unable to schedule junior fixtures due to their lack of capacity at their sites. At present junior matches are generally accommodated by scheduling them at off-peak times and/or on council pitches, but it is inhibiting demand from being fully met at present.
- **Seasonal pitch capacity:** One site shows a small seasonal deficit with usage balanced at, although collectively there is seasonal spare capacity of 102 match equivalent sessions in the borough as a whole. Seasonal spare capacity just at secured community access sites reduces to 62 match equivalent sessions.
- **Peak time pitch capacity:** Two sites show a peak time deficit, although this is managed by fixture scheduling. Peak usage is balanced at all other sites and there is a collective peak time deficit of 2.0 match equivalent sessions in the borough as a whole. The peak time deficit just at secured sites is also 2.0 match equivalent sessions.

6.8.3 Is the accessible provision of suitable quality and appropriately maintained? **NO - Although three pavilions should be improved.**

- **Quality:** All cricket pitches on secured sites with community use and used are 'good' or 'standard' quality, but the outfield at Royal Holloway University, the pavilions at Abbeyfields, Heathervale and Ottershaw Recreation Grounds and the practice nets at Ottershaw Memorial Playing Fields are rated as 'poor'.
- **Maintenance:** Several clubs expressed the view that the quality of pitches prepared at the council's recreation sites (Abbeyfield, Heathervale, Ottershaw and Chertsey) should be improved in the future to raise the standard of matches played at these venues.

6.8.4 What are the main characteristics of future supply and demand?

- **Population growth:** The borough's population is projected to increase by 11,998 people by 2030, a 22.8% increase over the 2011 census figure.
- **Changes in demand:** Balancing past trends that identify falling demand against the target increases in participation suggests that projecting future need based on current demand patterns is a reasonable basis for forecasting.
- **Changes in supply:** There are no known development threats to any existing pitch sites, including those that are currently disused.
- **Existing spare capacity:** Existing collective seasonal spare capacity amounts to 102 match equivalents, which equates to 20 good quality grass wickets or three artificial turf wickets. However, weekly peak time supply and demand are effectively balanced, which means that there is no current spare capacity.

- **Future needs:** Based on projected population growth, there will be additional demand from nine extra cricket teams (or 90 seasonal match equivalent sessions) by 2030. This is equivalent to 18 good quality grass wickets (equivalent to three pitches) or three artificial turf wickets.

6.8.5 Is there enough accessible and secured provision to meet future demand? **No** - Not in peak periods.

There is insufficient accessible and secured provision to meet future demand at peak periods at present, but additional capacity could be created in four ways:

- **Longcross Garden Village:** Runnymede Borough Council has secured Government backing to pursue a locally-led Garden Village at Longcross. The site is likely to accommodate 1,500 new homes (with an anticipated population of around 3,500 people) and in accordance with the Garden Village design principles, is intending to meet playing pitch needs on site, so a cricket pitch and associated facilities could justifiably be included as part of an overall package of pitch provision in the site masterplan.
- **Victory Park:** Re-introducing cricket at Victory Park (which comprises 12 grass wickets) would be the best solution to providing additional pitch capacity rather than the creation of a new recreation ground. There is potential for either a cricket square or an artificial turf wicket to be re-installed at the site, although given the site constraints, junior usage only would be the preferred usage.
- **Existing club sites:** Enhancing capacity at existing secured club sites with community use and used, such as the addition of artificial turf wickets. This is preferable to creating new sites in housing developments in areas with no established teams.
- **Accessing school facilities:** There are 27 grass wickets and six artificial grass wickets on school sites in Runnymede and accessing these facilities would provide some additional capacity.

6.9 Scenario Testing

6.9.1 Introduction

Based upon the key findings and issues identified above, a number of scenarios have been examined, to identify the optimum approach to addressing needs.

6.9.2 Scenario1: Meeting the cricket pitch needs of Longcross Garden Village

- **Rationale:** Runnymede Borough Council has secured Government backing to pursue a locally-led Garden Village at Longcross. The site is likely to accommodate 1,500 new homes (with an anticipated population of around 3,500 people) and in accordance with the Garden Village design principles, is intending to meet playing pitch needs on site.
- **Advantages:** The advantages of this scenario are as follows:

- The application of Sport England’s Playing Pitch New Development Calculator indicates a requirement arising from the projected population of Longcross 16.06 cricket match equivalent sessions per season. The proposed levels of provision are broadly consistent with these needs.
- The population of Longcross comprises almost 30% of the overall projected increase in the borough by 2030, so providing for the additional cricket pitch needs on the site would potentially meet a significant proportion of the extra demand.
- ‘Good’ quality pitches and ancillary facilities could be specified in the design brief, to maximise the usage capacity.
- With high land values in the borough, identifying additional pitch sites elsewhere is likely to be problematic.
- **Disadvantages:** The only disadvantage with this scenario is that unless an existing cricket club could be attracted to use the site, there would initially be no established club on site to manage the facilities, particularly the grounds maintenance implications.
- **Conclusions:** Given the clarity provided by the Runnymede PPS on future cricket needs, the masterplan for the Longcross Garden Village should make provision for an eight-wicket grass cricket pitch, a non-turf wicket and pavilion at the site.

6.9.3 Scenario 2: Accommodating future needs using existing spare capacity

- **Rationale:** The unused pitch at Victory Park could be re-instated to accommodate extra demand. Enhancing ancillary facilities like pavilions and cricket nets and improving the quality of ‘standard’ or ‘poor’ quality pitches will further improve capacity. Accommodating additional demand arising from population growth at existing sites therefore has a strong rationale.
- **Advantages:** The advantages of this scenario are as follows:
 - The pitch at Victory Park could be re-instated at relatively low cost.
 - Utilising spare capacity at existing sites, is a more cost-effective way of accommodating additional demand than providing an entirely new facility, particularly given the large land take involved with cricket pitches.
 - The established administrative structures of clubs at existing sites provide an effective operational model for managing cricket facilities, particularly the grounds maintenance implications.
 - The demand arising from new housing normally will build over a protracted period and it may be a period of years before there is sufficient critical mass to form a new club at a new site. Joining an existing club allows new members to be integrated immediately into an organised team set up.

- Additional demand arising from population growth is projected to be equivalent to nine teams by 2030. The additional seasonal pitch capacity demand will amount to 90 match equivalent sessions, which compares with current spare capacity of 102 match equivalent sessions at secured sites (although see below for peak period issues).
- An influx of new members will secure the long-term viability of existing clubs.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - The location of Victory Park in a residential area means that the use of the pitch would best be confined to junior teams to prevent problems with balls being hit into neighbouring properties.
 - Because of the layout of cricket pitches, only one wicket per site can be used for a game in the peak period, so the ability to accommodate additional teams will depend upon scheduling activity outside of the Saturday peak periods.
- **Conclusions:** This scenario offers a partial solution to meeting additional junior cricket pitch demand in Runnymede.

6.9.4 Scenario 3: Accessing school facilities

- **Rationale:** There are 27 grass wickets (collectively providing 132 seasonal match equivalent sessions) and six artificial grass wickets (collectively providing 210 seasonal match equivalent sessions) on school sites in Runnymede and accessing these facilities would provide some additional capacity.
- **Advantages:** The advantages of this scenario are as follows:
 - The pitches already exist and therefore could be brought into use at little or no additional cost.
 - There is existing use of one pitch at St. George's College, so scope to investigate the potential for extra use of three other on-site pitches.
 - There would be opportunities to establish closer school-club links if community-based clubs were playing on school sites.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Some of the available capacity is already used by the schools to meet curricular and extra-curricular needs, so the potential net availability for community use is around half the total number of match equivalent sessions.
 - The pitch hire charges at St. George's College are high.
 - The quality of grass pitch maintenance at state school sites tends to be below that standard that is acceptable for club cricket.
 - None of the schools has community use at present, so there is no guarantee that they would be prepared to commence such an arrangement.

- None of the sites has a formal Community Use Agreement, so continued access would not be secured.
- **Conclusions:** This scenario offers some advantages for enhancing local pitch capacity on a relatively cost-effective basis and should therefore be examined further on a site-by-site basis.

6.10 Policy recommendations

6.10.1 Introduction

The recommendations in relation to cricket are made in the context of the National Planning Policy Framework (NPPF) paragraph 74, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space 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 sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under the main headings of ‘protect’, ‘enhance’ and ‘provide’.

6.10.2 Protect

Recommendation 1 - Safeguarding existing provision: The Runnymede PPS comprises a robust and evidence-based assessment of current and future needs for cricket in the borough. The PPS identifies a need for all current cricket pitch sites to be retained on the basis of the specific identified roles that each can play in delivering the needs of the sport in Runnymede both now and in the future. It is therefore recommended that planning policies continue to support the retention of all sites based upon the evidence in the PPS. If any pitch sites do become the subject of development proposals, this will only be permissible if they are replaced and meet policy exception E4 of Sport England’s Playing Fields Policy. This states that ‘the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development’.

Recommendation 2 - Security of tenure: Only two of the nine pitch sites with community use in Runnymede does not have security of tenure. However, some clubs at secured sites have less than 25-years to run on existing leases and the absence of a long-term lease makes it impossible to apply for external funding to improve their facilities. It is therefore recommended that tenure is reviewed at sites where leases have less than 25-years to run, to extend the current periods.

6.10.3 Enhance

Recommendation 3 - Improving existing 'poor' quality provision: One site in the district has a 'poor' quality outfield, three sites have 'poor' quality changing facilities and one site has 'poor' quality practice nets. This reduces the quality of playing experience and may deter some potential participants. Subject to security of tenure issues, it is recommended that the clubs concerned should be supported to apply for external funding for facility enhancements, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.

Recommendation 4 - Developer contributions (enhancements): All the additional demand for cricket arising from the proposed housing development in Runnymede to 2030 can be accommodated through enhancements to existing pitches and facilities. It is recommended that the site-specific action plan in the Runnymede PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under Section 106 or CIL arrangements, to cover the capital and revenue implications of the enhancements. To facilitate this, specific larger projects (like the pavilion improvements at Abbeyfields Recreation Ground, Heathervale Recreation Ground and Ottershaw Memorial Fields) should be listed as 'relevant infrastructure', under CIL Regulation 123. Funding for smaller playing pitch projects should be collected via Section 106 contributions.

6.10.4 Provide

Recommendation 6 - Developer contributions (new provision): Most of the extra demand for cricket arising from the proposed housing development in Runnymede to 2030, will need to be accommodated through the provision of new pitches and facilities, with on-site provision at Longcross Garden Village presenting a particular opportunity. It is recommended that an agreement be concluded with the site developer to provide cricket facilities to meet the specific future needs identified in the Runnymede PPS. The opportunity to reinstate the Victory Park pitch, which is centrally located, should also be explored. New pitch provision is key to address deficit of pitches during peak periods (currently 2 extra pitches are required).

6.11 Action Plan

6.11.1 Introduction

In the context of the high-level recommendations above, the tables below set out the cricket action plan to guide the implementation of the strategy. The abbreviations stand for RBC - Runnymede Borough Council, ECB - England and Wales Cricket Board and SC - Surrey Cricket. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2017* (2017).

6.11.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved cricket facilities, including Longcross Garden Village, reinstatement of Victory Park and pitch quality improvements at council sites.	RBC	Developers Local clubs	Determined by Sport England's New Development Calculator	High
Access to school sites	<ul style="list-style-type: none"> Approach schools regarding access Secure Community Use Agreements 	RBC	Schools Local clubs	Possible funding for improvements to physical accessibility.	Medium
Sustaining and improving pitch maintenance quality	Provide training for RBC fine turf maintenance staff as required.	RBC	GANTIP SC	-	Medium

6.11.3 Site specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Abbeyfield Recreation Ground	'Poor' quality changing facilities	Provide new pavilion	RBC	ECB SC CIL	£250,000	High
Chertsey Cricket Club	Capacity issues in the peak period	Continue to schedule junior fixtures to sites with spare capacity	Chertsey CC	-	-	Medium
Chertsey Recreation Ground	'Poor' quality showers	Provide new showers	RBC	ECB SC	£15,000	High
Egham Cricket Club	Capacity issues in the peak period	Continue to schedule junior fixtures to sites with spare capacity	Egham CC	-	-	Medium
Englefield Green	Small seasonal capacity shortfall	Increase capacity by adding an artificial turf pitch	Englefield Green CC	ECB SC	£10,000	High
Heathervale Recreation Ground	'Poor' quality changing facilities	Provide new pavilion	RBC	ECB SC CIL	£250,000	High
Ottershaw Memorial Playing Fields	'Poor' quality changing facilities and practice nets	<ul style="list-style-type: none"> Provide new pavilion Provide new practice nets 	RBC	Ottershaw & Hamm CC CIL	£250,000 for pavilion £20,000 for nets	High
Royal Holloway University	No current issues	No action required	-	-	-	-
St. George's College	<ul style="list-style-type: none"> No secured community use High hire costs 	<ul style="list-style-type: none"> Seek community use agreement Negotiate discounts for junior teams 	RBC	St. George's College	SC	Medium
Victory Park	Pitch is currently unused	Reinstate existing pitch for future junior use	RBC	Clubs	£10,000 to install a non-turf pitch, £40,000 to bring fine turf square back into use	High

7 RUGBY UNION NEEDS IN RUNNYMEDE

7.1 Organisational context

- **Rugby Football Union:** The RFU is the governing body of the sport and supports the development of the game in Runnymede.
- **RFU-affiliated Rugby Club:** There are three clubs based in the borough, Egham Hollowegians RFC, Old Georgians RFC and Royal Holloway University RFC which collectively field five adult male teams and one adult female team. In addition, Egham Hollowegians RFC runs an extensive Age Grade Rugby programme for juniors, which whilst being informal activity equates to four team equivalents.

7.2 Strategic context

7.2.1 National rugby facilities strategy

The RFUs *National Facilities Strategy for Rugby Union in England 2013 - 2017* (2013) provides a framework for facility provision.

- Increase the provision of integrated changing facilities that are child friendly and can sustain concurrent male and female activity at the club.
- Improve the quality and quantity of natural turf pitches.
- Increase the number of Artificial Turf Pitches.
- Improve social, community and catering facilities, which can support diversification and the generation of additional revenues.
- Invest in facility upgrades which result in an increase in energy-efficiency, in order to reduce the running costs of clubs.

7.2.2 Neighbouring local authorities

Playing pitch strategies in neighbouring local authority areas identify cross-boundary issues:

Elmbridge

The *'Elmbridge Playing Pitch Strategy'* (2013) is currently being revised, but the existing study identifies that there is a collective surplus of 1.5 adult rugby pitches in the borough.

Spelthorne

'A Playing Pitch Strategy for Spelthorne 2013 - 2018' (2013) identifies that there is a current collective deficit of 2.25 adult rugby pitches in the borough, which is projected to rise to 4.3 pitches by 2018.

Surrey Heath

The *'Surrey Heath Playing Pitch Strategy and Action Plan'* (2016) identifies that there is a deficit of four rugby pitches in the district

Woking

The 'Woking Playing Pitch and Outdoor Sports Facilities Strategy' (2016) identifies that there is sufficient pitch provision to meet current and future needs.

Windsor and Maidenhead

The 'Royal Borough of Windsor and Maidenhead Playing Pitch Strategy' (2016) identifies that there is a current and future deficit equivalent to one rugby pitch.

7.2.3 Implications of the strategic context

The implications of the strategic context for rugby union in Runnymede are:

- **Existing deficits:** The lack of spare pitch capacity in several neighbouring areas means that there is no prospect of accommodating any demand from Runnymede.
- **Future deficits:** In all cases where a detailed assessment has been undertaken, rugby pitch shortfalls are projected to increase in the future.

7.3 Rugby Union demand

7.3.1 RFU-affiliated clubs and teams

The following clubs affiliate to the RFU and play in Runnymede:

<i>Club</i>	<i>Home Ground</i>	<i>Adult Teams</i>	<i>Junior Teams</i>	<i>Mini teams</i>
Egham Hollowegians RFC	Kings Lane, Englefield Green TW20 0UB	2	0	0
Old Georgians RFC	Weybridge Road, Addlestone KT15 2QS	1	0	0
Royal Holloway RFC	Royal Holloway SC, Prune Hill, Egham TW20 0EX	3	0	0
TOTALS	-	6	0	0

7.3.2 Demand trends

Sport England's 'Active People' survey national data for rugby union indicates that the percentage of adults (16+) who played rugby the four weeks prior to each survey has remained static in the period since 2005.

<i>2005/6</i>	<i>2007/8</i>	<i>2008/9</i>	<i>2009/10</i>	<i>2010/1</i>	<i>2011/2</i>	<i>2012/3</i>	<i>2013/4</i>	<i>2014/5</i>	<i>2015/6</i>	<i>% Change</i>
0.46%	0.56%	0.50%	0.46%	0.42%	0.42%	0.37%	0.43%	0.40%	0.46%	0.00%

7.3.3 Displaced demand

Displaced demand relates to play by teams or other users of playing pitches from within the study area which takes place outside of the area. There is evidence of imported demand to Runnymede from Berkshire-based rugby clubs (Bracknell RFC and Windsor RFC) to use the artificial grass pitch at Royal Holloway University.

7.3.4 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is no evidence of any unmet demand for rugby in Runnymede.

7.3.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. Whilst the absence of formal junior and mini-rugby teams in Runnymede is suggestive of latent demand from these age groups, the Age Grade Rugby programme operated by Egham Hollowegians RFC caters for a significant amount of local demand, which equates to four team equivalents.

7.4 Rugby union supply in Runnymede

7.4.1 Quantity

Provision of rugby union pitches in Runnymede is set out below:

- **Available for community use and used:**
 - **Full-sized '3G' Artificial Grass Pitch:** The '3G' pitch at Royal Holloway University is one of only two World Rugby Regulation 22-accredited all-weather rugby pitch in Surrey:

<i>Site</i>	<i>Address</i>	<i>Dimensions</i>	<i>Built</i>
Royal Holloway SC	Prune Hill, Egham TW20 0EX	100m x 60m	2014

- **Grass pitches:**

<i>Site</i>	<i>Address</i>	<i>Pitches</i>
Egham Hollowegians RFC	Kings Lane, Englefield Green TW20 0UB	2
St. George's College	Weybridge Road, Addlestone KT15 2QS	1

- **Available for community use and not used:** There are no rugby pitches available for community use that are not used.
- **Not available for community use:** The following grass pitches on school sites are not available for community use:

<i>Site</i>	<i>Address</i>	<i>Pitches</i>
Fullbrook School	Selsdon Road, Addlestone KT15 3HW	1
Jubilee High School	School Lane, Addlestone KT15 1TE	1
Salesian Sixth Form	Highfield Road, Chertsey K16 8BX	1
St. George's College	Weybridge Road, Addlestone KT15 2QS	2
St. John's Beaumont School	Priest Hill, Old Windsor SL4 2JN	5
Strodes College	High Street, Egham TW20 9DR	2
The American School	Coldharbour Lane, Egham TW20 8TE	1
TOTALS	-	13

- **Not available as disused:** There are no rugby pitches that are available for community use that are disused.

7.4.2 Artificial turf pitch quality

The quality of the '3G' artificial turf pitch at Royal Holloway Sports Centre was assessed from a site visit, to apply the Non-technical Visual Assessment criteria developed for use in conjunction with the *Playing Pitch Strategy Guidance*. The assessment generates an overall 'score' by evaluating the playing surface, fencing, floodlighting, disability access and changing provision.

<i>Site</i>	<i>Pitch</i>	<i>Changing</i>
Royal Holloway Sports Centre	Good	Good

7.4.3 Grass pitch quality

The qualitative analysis involved a visit to Egham Hollowegians Rugby Club during the playing season, to undertake the sport-specific non-technical visual inspections produced by the RFU for Sport England's *Playing Pitch Strategy Guidance* (2013). The assessment generated 'scores' for each site by evaluating the condition of:

- **Pitch drainage:** Inadequately naturally drained (scores D0), adequately naturally drained (scores D1) pipe drained (scores (D2) and pipe and slit drained pitches (scores D3).
- **Grounds maintenance:** Frequency of aeration, sand-dressing, fertilising, weed killing and chain harrowing. This generates scores of 'Poor' (M0), 'Adequate' (M1) and 'Good' (M2).

The scores for each pitch at Egham Hollowegians are as follows. 'Good' ratings are highlighted in green, 'adequate' ratings are highlighted in yellow and 'poor' in red.

<i>Site</i>	<i>Drainage</i>	<i>Maintenance</i>
Egham Hollowegians RFC Pitch One	D0	M1
Egham Hollowegians RFC Pitch Two	D0	M0
St. George's College	D2	M2

7.4.4 Grass pitch carrying capacity

The carrying capacity of grass pitches is related to their quality and is expressed as the number of 'match equivalent sessions' that can be accommodated each week. The *Playing Pitch Strategy Guidance* indicates the following weekly carrying capacities for rugby union pitches:

<i>Drainage</i>	<i>Maintenance</i>		
	<i>Poor</i>	<i>Standard</i>	<i>Good</i>
Natural inadequate	0.5	1.0	2.0
Natural adequate	1.5	2.0	3.0
Pipe drained	1.75	2.5	3.25
Pipe and slit drained	2.0	3.0	3.5

The weekly collective carrying capacity of the pitches at Egham Hollowegians Rugby Club is 1.5 match equivalent sessions and at St. George's College is 3.25 match equivalent sessions.

7.4.5 Changing quality

The quality of the changing facilities at the three sites was assessed in terms of changing accommodation for players and officials, disability access and building layout. The ratings were as follows:

<i>Site</i>	<i>Changing</i>
Egham Hollowegians RFC	Good
Royal Holloway SC	Good
St. George's College	Good

7.4.6 Pitch maintenance

Rugby pitch maintenance in the borough is organised by the managers of the facilities as follows:

- ***Egham Hollowegians RFC:*** Egham Hollowegians RFC maintains its pitches. This involves a combination of external contractors and volunteer help.
- ***Royal Holloway University:*** The artificial grass pitch at Royal Holloway Sports Centre is maintained by University grounds maintenance staff, supplemented by contractors for specialist elements like decompaction.
- ***St. George's College:*** The college maintains the pitch used by Old Georgians RFC with its own grounds maintenance staff.

7.4.7 Ownership, management and security of access

The ownership, management and security of community access of rugby pitch sites is detailed below. Security of access refers to the extent to which community use is protected (through public ownership, community use agreements etc.), rather than the security of tenure of specific club users.

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of access</i>
Egham Hollowegians RFC	Runnymede BC	Egham Hollowegians RFC	Secured
Royal Holloway Sports Centre	Royal Holloway Univ.	Royal Holloway Univ.	Unsecured
St. George's College	St. George's College	St. George's College	Unsecured

7.4.8 The views of stakeholders on pitch supply

Egham Hollowegians RFC: The main points to emerge from the consultation were as follows:

- **Competitive programme:** The club field two senior men's teams.
- **Development programmes:** Although the club has no formal junior or mini-rugby teams, it has 50 boys and girls in its Age Grade Rugby programme, which involves coaching of development squads. The club is also an accredited Touch Rugby Centre and runs mixed touch rugby activities during the summer months.
- **Facilities:** The club rents two rugby pitches at Kings Lane, Englefield Green from Runnymede Borough Council and has been trying to negotiate a long-term lease in the face of a large proposed increase in its rent assessment. The clubhouse at the site was repaired following a collapsed roof in 2014. The club trains weekly on the '3G' pitch at Royal Holloway Sports Centre, since its home pitches are not floodlit. The absence of floodlights is hampering the club's sustainability in the long-term.

Old Georgians RFC: The club re-formed in 2011 and fields one men's team, formed of former pupils. The club uses the high-quality facilities at St. George's College, which meet its current needs, but there is also capacity to expand to use two further rugby pitches at the College, which have no community use at present.

Royal Holloway RFC: The club draws its membership from students at Royal Holloway University and fields two men's teams and one women's team that play in the British Universities and Colleges Sport league structure.

7.5 The implications for rugby union in Runnymede

Analysis of local supply of rugby union pitches in Runnymede indicates the following:

- **Grass pitch supply:** Grass rugby pitch supply in Runnymede has sufficient capacity to meet all current needs, although all of the training needs of Egham Hollowegians and the match and training needs of Royal Holloway RFC are met by the '3G' artificial grass pitch
- **Grass pitch quality:** The quality of the grass pitches at Egham Hollowegians RFC is 'poor', with inadequate drainage caused by a lack of aeration and associated compaction.
- **Artificial grass pitch supply:** All of the match and training needs of Royal Holloway RFC are met by the '3G' artificial grass pitch at Royal Holloway Sports Centre, whilst Egham Hollowegians RFC also trains at the facility on a weekly basis, as do Berkshire-based teams Bracknell RFC and Windsor RFC. The pitch is one of only two World Rugby Regulation 22-compliant pitch in Surrey. It is also in high demand for football usage as well as rugby.
- **Security of access:** Whilst the grass pitches used by Egham Hollowegians at the Kings Lane site are owned by Runnymede BC and therefore have secured community access, the club is seeking to secure a long-term lease on the site to enable it to secure external funding for improvements, but the arrangement is currently subject to a rent review which is proposing a large increase in the rental figure.

7.6 Assessment of current needs

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of ‘match equivalent’ sessions at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity (highlighted in red in the table below).
- **Being played to the level the site can sustain:** Where use matches the carrying capacity.
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity.

As per RFU guidance, rugby pitch capacity, demand and the resultant balance are expressed as ‘match equivalent sessions’, both weekly and at peak times.

7.6.1 Artificial grass pitch

The used capacity of the rugby compliant artificial grass pitch in Runnymede is as follows. Rugby use accounts for 9.5 hours per week in the peak period, including imported demand from clubs from neighbouring areas. The pitch also accommodates a significant amount of football usage, which is reflected in the limited spare capacity, although this position may alter in the future with the provision of proposed additional dedicated ‘3G’ football turf pitches in the borough:

<i>Pitch</i>	<i>Peak hours</i>	<i>Utilised peak hours</i>	<i>Peak utilisation rate</i>
Royal Holloway University	16.00 - 22.00 Mon - Fri	18	90%

7.6.2 Grass pitches

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Egham Hollowegians RFC	2	Egham Hollowegians	1.5	1.0	+0.5	1.5	1.0	+0.5
St. George’s College	1	Old Georgians RFC St. George’s College	3.25	3.0	+0.25	1.0	1.0	Balanced

The key findings are that both the weekly and peak period supply and demand figures indicate a small amount of spare capacity, although in the case of Egham Hollowegians, this is only achieved through accommodating its midweek training needs at the Royal Holloway University AGP, in the absence of floodlighting at its own site.

7.7 Assessment of future needs

7.7.1 Population growth

ONS population projections with 10-year migration trends for Runnymede to 2030 are quoted in the Council's *'Strategic Housing Market Assessment Report'* (2018), which estimates that there will be 98,887 people resident in the borough by 2030. This represents a 22.8% increase from the 2011 Census and a 13.8% increase from the mid-2016 population estimate.

7.7.2 Potential changes in demand

Sport England's *'Active People'* survey national data for rugby union indicates that the percentage of adults who played rugby the four weeks prior to each survey has remained static in the period since 2005. This suggests that projecting needs based on current demand patterns is a reasonable basis for forecasting.

7.7.3 Site-specific pressures

Egham Hollowegians are seeking to secure a long-term lease on the Kings Lane site to enable them to secure external funding for improvements to the pitches and to provide floodlighting, but the arrangement is currently subject to a rent review which is proposing a large increase in the rental figure.

7.7.4 Potential changes in supply

The following factors may affect rugby pitch supply in the borough:

- Egham Hollowegians RFC is seeking to secure a long-term lease on its site, but the arrangement is currently subject to a rent review which is proposing a large increase in the rental figure so this may threaten their continued tenure.
- Bishopsgate School is proposing to provide a small-sided World Rugby Regulation 22-accredited all-weather rugby pitch, although it would be unfenced and unlit and there is no indication of any potential for community use.

7.7.5 Existing spare capacity

There is limited peak time spare capacity at present at the artificial grass pitch and grass pitches.

7.7.6 Future rugby pitch needs

Future rugby pitch needs are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future.

- Team numbers are based on the participation data supplied by the RFU. The junior team equivalents are based upon the Age Grade Rugby programme.
- The extra pitches calculation is based upon the weekly capacity of a pipe-drained grass pitch with standard maintenance.

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>	<i>Population 2030</i>	<i>Teams 2030</i>	<i>Extra teams</i>	<i>Extra matches</i>
Adult males	19-45	16,724	5	1: 3,345	20,527	6	1	2
Adult females	19-45	17,697	1	1: 17,697	21,732	1	0	0
Junior males	13-18	2,544	2	1: 1,272	3,124	3	1	2
Junior females	13-18	2,591	1	1: 2,591	3,182	1	0	0
Mini-rugby (mixed)	7-12	5,535	1	1: 5,535	6,797	1	0	0

7.8 Key findings and issues

7.8.1 What are the main characteristics of current supply and demand?

All current needs are met by the existing provision at Egham Hollowegians RFC, St. George's College and Royal Holloway University, with a small amount of spare capacity.

7.8.2 Is there enough accessible and secured community use to meet current demand? **YES** - Although this depends on access to the AGP.

There is a collective surplus of grass pitches of 0.75 match equivalent sessions on a weekly basis and a surplus of 0.5 match equivalent session at peak periods. The small amount of spare capacity at Royal Holloway University is on an unsecured site.

7.8.3 Is the accessible provision of suitable quality and appropriately maintained? **NO** - The Egham Hollowegians pitches have poor quality drainage

The Egham Hollowegians RFC pitches have 'poor' quality drainage and the maintenance of their second pitch is poor.

7.8.4 What are the main characteristics of future supply and demand?

- **Population growth:** The borough's population is projected to increase by 11,998 people by 2030, a 22.3% increase over the 2011 census figure.
- **Changes in demand:** The projected increase in population will generate one additional adult male team and one junior male team by 2030.
- **Changes in supply:** There are no known prospective changes in rugby pitch supply, although the lease issue at Egham Hollowegians pitches needs to be resolved.
- **Existing spare capacity:** There is a collective surplus at the grass pitches of 0.75 match equivalent sessions on a weekly basis and a surplus of 0.5 match equivalent session at peak periods. There is a surplus of two hours of peak-time availability at the Royal Holloway University artificial grass pitch.
- **Future needs:** Additional future needs equate to demand for 1.0 extra grass rugby pitch, which could be accommodated with pitch quality improvements at the Egham Hollowegians site and the provision of floodlights, subject to resolving the lease issues, or at the pitches with no current community use at St. Georges College.

7.8.5 Is there enough accessible and secured provision to meet future demand? **NO**

There is insufficient accessible and secured provision to meet future demand at present, even without the outstanding lease issues at the Egham Hollowegians site. Some additional capacity could be created by enhancing the carrying capacity of the existing grass rugby pitches, with drainage and maintenance improvements, which would improve the quality of the playing experience and provide a strategic reserve of additional pitch provision. The provision of floodlights in conjunction with the pitch improvements would enable midweek training to be accommodated at the site. There are two rugby pitches at St. George's College which currently have no community use but could accommodate additional demand arising from Old Georgians RFC.

7.9 Scenario Testing

7.9.1 Introduction

Based upon the key findings and issues identified above, some scenarios examining the effect of securing additional pitch capacity have been rehearsed to identify the optimum approach to addressing needs.

7.9.2 Scenario 1: Enhancing grass pitch carrying capacity at Egham Hollowegians

- **Rationale:** Improving the drainage and maintenance of the pitches at the Egham Hollowegians site and the provision of floodlights could theoretically add capacity equivalent to 2.5 weekly match equivalent sessions.
- **Advantages:** The advantages of this scenario are as follows:
 - The additional capacity would theoretically be sufficient to meet all projected extra needs to 2030.
 - The extra capacity could be achieved at the existing site without the need for additional land acquisition costs.
 - The provision of floodlights would enable midweek training sessions to be accommodated on-site and would ease some the usage pressures on the artificial grass pitch at Royal Holloway University.
- **Disadvantage:** The disadvantages of this scenario are that:
 - The Club's continued occupation of the site is unresolved.
 - The cost of grounds maintenance to sustain the enhanced pitch capacity would be in the order of £15,000 per annum and as a small club Egham Hollowegians would be likely to need some external financial assistance with this.
- **Conclusions:** Assuming that the rent and lease issues can be resolved, this is the preferred option or meeting additional needs.

7.9.3 Scenario 2: Accessing extra pitches at St. George's College

- **Rationale:** In addition to the rugby pitch at St. George's College that is currently used by Old Georgian's RFC, there are two further rugby pitches on the site with no community use at present and accessing these facilities would provide some additional capacity.
- **Advantages:** The advantages of this scenario are as follows:
 - The pitches already exist and therefore could be brought into use at little or no additional cost.
 - There is existing use of one pitch at St. George's College, so scope to investigate the potential for extra use of the other on-site pitches.
- **Disadvantage:** The only disadvantage of this scenario is that some of the available capacity is already used by the College to meet curricular and extra-curricular needs, so the potential net availability for community use is around half the total number of match equivalent sessions.
- **Conclusions:** This scenario offers some advantages for enhancing local pitch capacity on a relatively cost-effective basis and should therefore be examined further by Old Georgians RFC as demand increases.

7.10 Policy recommendations

7.10.1 Introduction

The recommendations in relation to rugby union are made in the context of the National Planning Policy Framework (NPPF) paragraph 74, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space 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 sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under the main headings of 'protect', 'enhance' and 'provide'.

7.10.2 Protect

Recommendation 1 - Safeguarding existing provision: The Runnymede PPS comprises a robust and evidence-based assessment of current and future needs for rugby in the borough. The PPS has identified a need to increase local rugby pitch capacity and to this extent, it will be important for all current community used rugby pitch sites to be retained. It is therefore recommended that planning policies continue to support the retention of all sites, based upon the evidence in the PPS. If proposals to redevelop rugby pitches do come forward, this will only be permissible they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development'.

Recommendation 2 - Security of tenure: There are security of tenure and community use issues at all the rugby pitch sites in Runnymede at present and the absence of a long-term lease makes it impossible to apply for external funding to improve their facilities. It is therefore recommended that efforts be made to resolve the rent review issues at Egham Hollowegians RFC and to secure formal Community Use Agreements at Royal Holloway University and St. George's College.

7.10.3 Enhance

Recommendation 3 - Improving existing pitch capacity: Additional pitch capacity would best be developed by improving the quality of pitch drainage and maintenance, plus the provision of floodlights at Egham Hollowegians RFC and obtaining access to extra pitches at St. George's College.

7.10.4 Provide

Recommendation 4 - Developer contributions: All the additional demand for rugby arising from the proposed housing development in Runnymede to 2030, should be accommodated through the enhancements outlined above. It is recommended that the action plan in the Runnymede PPS be used as the basis for seeking an appropriate level of financial contributions under Section 106 or CIL arrangements, to cover the capital and revenue implications of the enhancements. To facilitate this, rugby pitch projects (including floodlighting and changing facilities) should be listed as 'relevant infrastructure', under CIL Regulation 123, including provision for the enhanced grounds maintenance costs to facilitate additional capacity at Egham Hollowegians RFC.

7.11 Action Plan

7.11.1 Introduction

In the context of the high-level recommendations above, the tables below set out the rugby union action plan to guide the implementation of the strategy. The abbreviations stand for RBC - Runnymede Borough Council, RFU - Rugby Football Union, EHRFC - Egham Hollowegians Rugby Football Club, OGRFC - Old Georgians Rugby Football Club and RHU - Royal Holloway University. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2016' (2016).

7.11.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved rugby facilities.	RBC	Developers	Determined by Sport England's New Development Calculator	High

7.11.3 Site specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Egham Hollowegians Rugby Club	<ul style="list-style-type: none"> • Tenure threatened by rent review. • Poor pitch drainage • Poor maintenance. • No floodlights 	<ul style="list-style-type: none"> • Resolve rent issues • Improve pitch drainage • Improve pitch maintenance • Provide floodlights 	EHFRC	RBC RFU Developers	£75,000 for drainage improvements £15,000 for maintenance improvements £50,000 for floodlights	High
Royal Holloway University	No secured community use	Negotiate Community Use Agreement	RBC	RHU	-	Medium
St. George's College	<ul style="list-style-type: none"> • No secured community use • Access to additional pitches on site 	<ul style="list-style-type: none"> • Negotiate Community Use Agreement • Secure additional access as demand arises 	RBC	OGRFC	Additional hire costs	Medium

8 HOCKEY NEEDS IN RUNNYMEDE

8.1 Organisational context

- **England Hockey:** England Hockey is the governing body of the sport and supports the development of the game in Runnymede.
- **England Hockey-affiliated clubs:** There are three affiliated clubs in Runnymede, who collectively provide 17 adult and 12 junior teams.
- **Pitch providers:** All the hockey-compliant artificial grass pitches in the borough are on education sites and are managed by the providers.

8.2 Strategic context

8.2.1 National hockey strategy

England Hockey's strategic plan 2013 - 2017 '*A Nation Where Hockey Matters*' (2013) contains the following priorities of relevance to Runnymede:

Adults: The number playing regularly in the club network will be increased by:

- Working with universities, schools and colleges to deliver quality playing experiences and clear pathways to club hockey.
- Working with regional and local leagues and affiliated clubs, to deliver the highest quality playing experience and appropriate competition frameworks.
- Developing more opportunities for over 40s to play hockey.
- Delivering a quality programme of competitions that meet the needs of players and clubs.

Young people: The number playing hockey in schools and clubs will be increased by:

- Developing more relationships between clubs and primary and secondary schools.
- Working with clubs to increase the number of junior hockey sessions being provided.
- Delivering a quality programme of competitions that meet the needs of players, schools and clubs.
- Developing an ability-based pathway for children aged 5-12 for adoption in clubs, schools and youth organisations.

Informal hockey: The numbers of people playing informal hockey will be increased by:

- Setting up opportunities to play Quicksticks in community sites.
- Increasing the opportunities to play Rush Hockey at schools, colleges, universities, clubs and community sites.
- Increasing the opportunity for women to take part in Back to Hockey sessions at clubs and community sites.

8.2.2 Hockey facilities strategy

England Hockey's '*Facilities Strategy*' (2016) contains the following key elements:

- **Protect - To conserve the existing hockey provision:** There are currently over 800 pitches that are used by hockey clubs (club, school, universities.) The current provision must be retained where appropriate, to ensure that hockey is maintained across the country.
- **Improve - To improve the existing facilities stock (physically and administratively):** The current facilities stock is ageing and there needs to be strategic investment into refurbishing the pitches and ancillary facilities. There needs to more support for clubs to obtain better agreements with facilities providers and education around owning an asset.
- **Develop - To strategically build new hockey facilities where there is an identified need and ability to deliver and maintain:** The research has identified key areas across the country where there is a lack of suitable Hockey provision and there is a need for additional pitches. There is an identified demand for multi pitches in the right places to consolidate hockey and allow clubs to have all of their provision catered for at one site.

8.2.3 Neighbouring local authorities

Playing pitch strategies in neighbouring boroughs identify cross-boundary issues:

Elmbridge

The '*Elmbridge Playing Pitch Strategy*' (2013) is currently being revised, but the existing study identifies that there is sufficient provision of artificial turf pitches in the borough to meet the current and future needs of hockey.

Spelthorne

'*A Playing Pitch Strategy for Spelthorne 2013 - 2018*' (2013) identifies that there is a current deficit of artificial grass pitches suitable for hockey in the district.

Surrey Heath

The '*Surrey Heath Playing Pitch Strategy and Action Plan*' (2016) identifies that current demand for artificial grass pitches suitable for hockey is being met in the district, but that an additional pitch will be required by 2037.

Woking

The '*Woking Playing Pitch and Outdoor Sports Facilities Strategy*' (2016) identifies current demand for artificial grass pitches suitable for hockey is being met in the borough, but that an additional pitch will be required by 2027.

Windsor and Maidenhead

The '*Royal Borough of Windsor and Maidenhead Playing Pitch Strategy*' (2016) identifies that all current and future needs can be met by existing pitch provision.

8.2.4 Implications of the strategic context

Most current needs for hockey are being met in neighbouring areas, but additional pitches will be needed to cater for future demand.

8.3 Hockey demand

8.3.1 England Hockey-affiliated clubs and teams

The following clubs are affiliated to England Hockey and are based in Runnymede:

<i>Club</i>	<i>Home Ground</i>	<i>Men's teams</i>	<i>Women's teams</i>	<i>Boy's teams</i>	<i>Girl's teams</i>
Chertsey Thames Valley HC	Salesian School	3	2	1	2
Old Georgian's HC	St. George's College	5	2	4	5
Royal Holloway HC	Royal Holloway SC	2	3	-	-
TOTALS	-	10	7	5	7

8.3.2 Demand trends

- **National trends:** Sport England's 'Active People' survey national data indicates that the percentage of adults who played hockey in the four weeks prior to each survey has fallen in the period since 2005.

<i>2005/6</i>	<i>2007/8</i>	<i>2008/9</i>	<i>2009/10</i>	<i>2010/1</i>	<i>2011/2</i>	<i>2012/3</i>	<i>2013/4</i>	<i>2014/5</i>	<i>2015/6</i>	<i>% Change</i>
0.23%	0.23%	0.24%	0.23%	0.21%	0.19%	0.25%	0.20%	0.20%	0.20%	-0.03%

- National affiliation data for hockey club members provided by England Hockey reveals a different picture compared with the 'Active People' survey, recording successive increases in the period since 2010 as follows:

<i>Year</i>	<i>No. players</i>	<i>Annual % increase</i>
2010/11	102,313	-
2011/12	106,665	4.3%
2012/13	114,642	7.5%
2013/14	113,575	-0.9%
2014/15	120,404	6.0%
2015/16	129,857	7.9%

8.3.3 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. There is no evidence of any displaced demand in Runnymede. There is some evidence of cross-border movement of hockey players between Runnymede and neighbouring areas, but the effect is broadly neutral.

8.3.4 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.

- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is no evidence of any unmet demand for hockey in Runnymede, with all clubs having spare capacity to accommodate additional members.

8.3.5 Latent demand

Whereas unmet demand is known to exist, latent demand is demand that may be generated from the current population should they have access to more or better provision. There is no evidence of any latent demand for hockey in Runnymede.

8.4 Hockey pitch supply in Runnymede

8.4.1 Quantity

Provision of artificial turf pitches for Hockey (water-based, sand-filled and sand-based surfaces) in Runnymede is below.

- **Pitches with community use and used:** These are as follows.
 - **Full-sized pitches:**

<i>Site</i>	<i>Address</i>	<i>Surface</i>	<i>Dimensions</i>	<i>Built/ resurfaced</i>
Royal Holloway SC	Prune Hill, Egham TW20 0EX	Sand-filled	92m x 55m	2014
Salesian School	Guildford Road, Chertsey KT16 9LU	Sand-dressed	97m x 61m	2011
St. George's College	Weybridge Road, Addlestone KT15 2QS	Sand-dressed	95m x 58m	2017
St. George's College	Weybridge Road, Addlestone KT15 2QS	Sand-filled	95m x 58m	2006

- **Small-sided pitch:**

<i>Site</i>	<i>Address</i>	<i>Surface</i>	<i>Dimensions</i>	<i>Built</i>
Sir William Perkins School	Guildford Road, Chertsey KT16 9BN	Sand-filled	69m x 45m	2012

- **Pitches with community access but not used:** There are no full-sized pitches with community access that are not used.
- **Pitches not available for community use:** The following small-sided pitches on school sites are not available for community use:

<i>Site</i>	<i>Address</i>	<i>Surface</i>	<i>Dimensions</i>	<i>Built</i>
Bishopsgate School	Bishopsgate Road, Egham TW20 0YJ	Sand-filled	50m x 30m	2014
Pycroft Grange School	Pycroft Road, Chertsey KT16 9EW	Sand-dressed	37m x 18m	2012

8.4.2 Hockey pitch quality

The qualitative analysis of pitches in Runnymede involved visits to all hockey pitches, to undertake the sport-specific non-technical visual inspections produced by England Hockey for Sport England’s *Playing Pitch Strategy Guidance* (2013). The assessment generates an overall ‘score’ for each pitch by evaluating the condition of the playing surface, fencing, floodlighting, disability access and changing provision. The scores for each hockey pitch in Runnymede are as follows:

<i>Site</i>	<i>Pitch</i>	<i>Changing</i>
Royal Holloway SC	Good	Good
Salesian School	Good	None
St. George’s College (sand-dressed)	Good	Good
St. George’s College (sand-filled)	Good	Good

8.4.3 Pitch maintenance

The maintenance of pitches suitable for hockey use in the borough is organised by the managers of each facility.

8.4.4 Ownership, management and security of access

This is summarised in the table below:

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of access</i>
Royal Holloway SC	Royal Holloway Univ.	Royal Holloway Univ.	Unsecured
Salesian School	Salesian School	Salesian School	Secured
St. George’s College	St. George’s College	St. George’s College	Secured

8.4.5 The views of stakeholders on pitch supply

England Hockey: Consultation with England Hockey’s Facilities Relationship Manager for the region raised the following issues:

- **Participation trends:** Since 2012, hockey has seen a 65% increase of U16 players taking up Hockey within the club environment. This is increase across all age groups expected to continue especially with the success of Rio Olympics. England Hockey is also hosting the Vitality Hockey Women’s World Cup in July 2018 and it is hoped that the event will also create a springboard for the game across all ages, but especially amongst young females.
- **Pitches suitable for hockey:** Unlike some sports, hockey can only be played competitively on sand or water-based artificial grass pitches. Water-based pitches are not common and only found at elite sites, whereas as in Runnymede sand-based/sand dressed pitches can be found on school sites, leisure centres and higher education establishments.
- **Pitch re-surfacing:** The popularity of artificial grass pitches on school sites is due to the surface being able is used for a number of sports to be played and taught. However, many schools do not financially plan to replace the pitch surface, or carpet as it is called. A carpet has roughly a 10-year life span dependant on use.

- ***The impact of ‘3G’ pitches:*** Since the introduction of the Third Generation (‘3G’) artificial grass pitches catering for football and rugby, some pitch providers have been attracted by the concept of replacing sand-based/filled carpets with a ‘3G’ surface, to generate greater income levels from hire to football clubs/commercial football providers. Because hockey cannot be played on ‘3G’ surfaces, it has had a detrimental effect on the game in some areas causing teams to be displaced to different areas or even to disband completely.
- ***Pitch surface conversion:*** Any providers proposing to change the type of surface on their artificial grass pitch should take advice from the appropriate sports’ governing bodies or refer to Sport England’s guidance. Due to the impact on hockey, it is important to ensure that sufficient sand-based pitches are retained for playing and developing hockey within each local authority area. To that end, any proposed change of an artificial grass pitch’s surface or carpet should require a planning application and as part of the process, the applicants will need to show that there is sufficient alternative provision available for hockey in the locality if the surface is changed. Advice from Sport England and England Hockey should be sought prior to any planning application being submitted.

Hockey clubs: A questionnaire survey was circulated to England Hockey-affiliated hockey clubs in Runnymede and two responded.

- ***Chertsey Thames Valley HC:*** The main points to emerge from the consultation were as follows:
 - ***Adult teams:*** The club fields three senior men’s teams two senior women’s teams and a mixed team.
 - ***Colts section:*** The club has a thriving colts section, currently with 60 members aged 7-13. There are two junior girls’ teams, one junior boys team and one mixed under 10s team.
 - ***Facilities:*** The club uses the floodlit sand-dressed artificial grass pitch at Salesian School. The club shares the Chertsey Cricket Club clubhouse at the Sir Edmund Stern Sports Ground, about a mile-and-a-half from the pitch. Access is secured via a formal Community Use Agreement
- ***Old Georgians Hockey Club:*** The main points to emerge from the consultation were as follows:
 - ***Adult teams:*** The club fields five senior men’s teams two senior women’s teams and a veteran’s team.
 - ***Colts section:*** Known as ‘The Dragons’, the colts section involves around 200 7-16 year olds who play in age group teams and have organised training sessions on four evenings per week and Sunday mornings.
 - ***Facilities:*** The club primarily uses the sand-dressed floodlit artificial grass pitch at St. George’s College and also has access to the floodlit sand-filled pitch. It has exclusive use of a recently refurbished clubhouse on the site.

8.5 Assessment of current needs

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of ‘match equivalent’ sessions at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are

- **Being overplayed:** Where use exceeds the carrying capacity.
- **Being played to the level the site can sustain:** Where use matches the carrying capacity.
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity.

As per England Hockey guidance, pitch capacity is expressed as weekly peak time hours of availability, demand as actual hours of use and the resultant balance is expressed as hours of availability at peak times. The actual used capacity of artificial turf pitches is based upon their hours of use in the peak period supplied by the pitch operators.

<i>Site</i>	<i>Users</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Royal Holloway SC	Royal Holloway Hockey Club	20.0	13.0	+3.5
	Royal Holloway Lacrosse Club		3.5	
Salesian School	Chertsey Thames Valley HC	20.0	14.5	+5.5
St. George’s College (sand-dressed)	Old Georgians HC St. George’s College	20.0	16.0	+4.0
St. George’s College (sand-filled)	Old Georgians HC St. George’s College	20.0	4.0	+16.0
TOTALS	-	80.0	51.0	+29.0

The split between midweek and weekend use in the peak period at each pitch is as follows:

<i>Site</i>	<i>Midweek used hours</i>	<i>% capacity</i>	<i>Weekend used hours</i>	<i>% capacity</i>
Royal Holloway SC	12.5	100.0%	4.0	53.3%
Salesian School	7.0	56.0%	7.5	100.0%
St. George’s College (sand-dressed)	9.5	76.0%	7.5	100.0%
St. George’s College (sand-filled)	0	0.0%	4.0	53.3%
TOTALS	29.0	58.0%	23.0	76.7%

The assessment shows that there is collective spare peak-time capacity equivalent to 29 hours per week. Based upon 20 hours per week peak capacity, this equates to 1.45 artificial grass pitches.

8.6 Assessment of future needs

8.6.1 Population growth

ONS population projections with 10-year migration trends for Runnymede to 2030 are quoted in the Council's *'Strategic Housing Market Assessment Report'* (2018), which estimates that there will be 98,887 people resident in the borough by 2030. This represents a 22.8% increase from the 2011 Census and a 13.8% increase from the mid-2016 population estimate.

8.6.2 Potential changes in demand

Notwithstanding the data from the *'Active People'* survey, which shows a fall in adult participation in the game since 2005, England Hockey's national membership figures show an increase of 13% in the past four years and local club membership has increased in the same period. However, in the absence of any unmet or latent demand in Runnymede, it seems reasonable to project future needs based upon current demand levels.

8.6.3 Site-specific pressures

One of the pitch surfaces at St. George's College is more than 10 years old, which is the normal life expectancy of a pitch carpet. It is likely to need to be refurbished in the near future to ensure its continued availability.

8.6.4 Potential changes in supply

There are no known proposals to change local hockey pitch supply.

8.6.5 Existing spare capacity

Existing collective spare capacity in the borough in the peak period amounts to 29 hours per week, which equates to 1.45 pitches.

8.6.6 Future hockey pitch needs

Future hockey pitch needs are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future.

- Mixed teams have been apportioned between male and female teams.
- The extra pitch calculation is based upon each team requiring an average of 2.5 hours of peak time pitch use per week (1.5 hour match and 1 hour for training), based on a peak period of 20 hours per week.

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>	<i>Population 2030</i>	<i>Teams 2030</i>	<i>Extra teams</i>	<i>Extra matches</i>
Adult male hockey	18-45	17,198	10	1: 1,720	21,119	12	2	4
Adult female hockey	18-45	18,213	7	1: 2,602	22,366	9	2	4
Boys junior hockey	8-17	4,416	5	1: 883	5,423	6	1	2
Girls junior hockey	8-17	4,285	7	1: 609	5,262	9	2	4

Projected future demand by 2030 amounts to the equivalent of 0.82 artificial grass pitches.

8.7 Key findings and issues

8.7.1 What are the main characteristics of current supply and demand?

There is peak-time spare capacity at the four hockey-compliant artificial grass pitches in Runnymede, which when aggregated for the borough as a whole equates 1.45 of a pitch.

8.7.2 Is there enough accessible and secured community use to meet current demand? **YES**

The pitch at Royal Holloway University does not have secured community use, but if community use was discontinued, there would be sufficient spare capacity to accommodate hockey usage at the other three secured pitches.

8.7.3 Is the accessible provision of suitable quality and appropriately maintained? **YES**

The pitches are all high quality, although one of the St. George's College pitches is likely to need resurfacing in the next year or so.

8.7.4 What are the main characteristics of future supply and demand?

- **Population growth:** The borough's population is projected to increase by 11,998 people by 2030, a 22.8% increase over the 2011 census figure.
- **Changes in demand:** The projected increase in population will generate seven additional teams by 2030.
- **Changes in supply:** It has been assumed that there will be no changes to hockey pitch supply.
- **Existing spare capacity:** Current collective peak time spare capacity is equivalent to 1.45 pitches.
- **Future needs:** Additional future needs equate to demand equivalent to 0.82 artificial grass pitches for hockey.

8.7.5 Is there enough accessible and secured provision to meet future demand? **YES**

The position is as follows:

- Existing collective peak time spare capacity in the borough amounts to the equivalent of 1.45 pitches.
- Future demand from Runnymede will be equivalent to another 0.82 hockey pitches by 2030, all of which can be accommodated by identified spare capacity.

8.8 Policy recommendations

8.8.1 Introduction

The recommendations in relation to hockey are made in the context of the National Planning Policy Framework (NPPF) paragraph 74, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space 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 sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under the main headings of ‘protect’ and ‘enhance’.

8.8.2 Protect

Recommendation 1 - Safeguarding existing provision: The Runnymede PPS comprises a robust and evidence-based assessment of current and future needs for hockey in the borough. It identifies a need to maintain local hockey pitch capacity and all four community-used pitches should therefore be retained. If proposals to move hockey pitches, or to convert them into ‘3G’ football turf pitches (or similar surfaces that are unsuitable for hockey use) come forward, this should be subject to planning consent and will only be permissible if:

- The applicant can demonstrate to the satisfaction of England Hockey that there is sufficient capacity at alternative pitches in the borough to meet all current and future needs, or
- The pitch is replaced and meets policy exception E4 of Sport England’s Playing Fields Policy. This states that ‘the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development’.

Recommendation 2 - Security of tenure: The Royal Holloway University pitch does not have security of tenure. Whilst there are no known threats of eviction, the loss of access to the pitch would create problems. It is therefore recommended that efforts be made to secure a formal Community Use Agreement, to ensure that all current capacity can be assured.

8.8.3 Enhance

Recommendation 3 - Resurfacing existing pitches: One of the St. George's College pitches will need resurfacing in the near future. Whilst the College has made financial provision for this, all providers should be encouraged to continue to ensure that the quality of pitch surfaces is maintained in the longer-term.

Recommendation 4 - Developer contributions: All the additional demand for hockey arising from the proposed housing development in Runnymede to 2030, should be accommodated at existing pitches. It is therefore recommended that the action plan in the Runnymede PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under Section 106 or CIL arrangements, to cover the capital and revenue implications of the enhancements. To facilitate this, specific larger pitch projects such as pitch resurfacing and clubhouse provision should be listed as 'relevant infrastructure', under CIL Regulation 123.

8.9 Action Plan

8.9.1 Introduction

In the context of the high-level recommendations above, the tables below set out the hockey action plan to guide the implementation of the strategy. The abbreviations stand for RBC - Runnymede Borough Council, RHU - Royal Holloway University, CTVHC - Chertsey Thames Valley Hockey Club and OGHC - Old Georgians Hockey Club. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2016' (2016).

8.9.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards improved hockey facilities.	RBC	Clubs Developers	Determined by Sport England's New Development Calculator	High

8.9.3 Site specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Royal Holloway SC	No security of tenure	Negotiate Community Use Agreement	RBC	RHU	-	Medium
Salesian School	No on-site clubhouse	Review options for some form of on-site provision	CTVHC	Salesian School	TBC	Medium
St. George's College	Sand-filled pitch needs resurfacing by 2020	Resurface pitch	St. George's College	OGHC	£100,000	High

9 LACROSSE NEEDS IN RUNNYMEDE

9.1 Organisational context

- **English Lacrosse Association:** The English Lacrosse Association is the governing body of the sport and supports the development of the game in Runnymede.
- **Royal Holloway University Lacrosse Club:** The club affiliates to the English Lacrosse Association and draws its membership from students at the University.

9.2 Strategic context

9.2.1 National Lacrosse strategy

The English Lacrosse Association's strategic plan '*National Lacrosse Strategy: Delivering More 2016 - 2020*' (2016) contains the following priorities of relevance to Runnymede:

Vision: 'For Lacrosse to be recognised as a major team sport in England'.

Market positioning: The English Lacrosse Association will focus on male and female participation in the age range 10 - 30. This will encompass:

- School lacrosse to age 18, including after-school INTO programmes.
- Community Club expansion, using the INTO programmes on a 12-month a year basis.

Key priorities:

- Raising the profile of lacrosse.
- Expanding the lacrosse community.
- Improving world-level competitive performance.

Facilities Issues: There is an identified action to develop greater access to appropriate facilities.

9.2.2 Neighbouring local authorities

Cobham Lacrosse Club is based in Elmbridge and Woking Lacrosse Club in Woking but there are no other community-based Lacrosse clubs in neighbouring local authorities to Runnymede.

9.2.3 Implications of the strategic context

Lacrosse is still seeking to expand as a sport in Runnymede, but the existing infrastructure for the sport is limited.

9.3 Lacrosse demand

9.3.1 Existing teams

Current lacrosse activity in Runnymede is as follows:

- **Royal Holloway University Lacrosse Club:** The University fields five teams (one men's, two women's and two mixed), which compete in the British University and Colleges Sports leagues and the men's first team also plays in the South-East Lacrosse League. All home games are played on the sand-filled artificial turf pitch at the Royal Holloway Sports Centre.
- **The American School in England (TASIS):** The school has two grass lacrosse pitches and offers the sport as part of its curricular and extra-curricular PE and sport programme.

9.3.2 Development initiatives

Consultation with England Lacrosse's South-East Regional Co-ordinator provided the following overview of lacrosse in Runnymede:

- **Current activity:** 'We have a very limited amount of Lacrosse activity taking place in the borough, other than at the university and The American School in England (TASIS), we have had to therefore cancel the newly formed sessions taking place in Egham based on recreational and social lacrosse (RE-Lax session). We would be interested to identify outdoor spaces which we could use for summer activities next year as one of our priorities is to create a 12-month programme for Lacrosse'.
- **Future activity:** 'The social sessions which we are starting as a new initiative in Runnymede had to be cancelled due to a lack of interest. These sessions are based on similar initiatives to 'Back to Netball' and Touch Rugby. Runnymede supported the Surrey Youth Games so perhaps we will look at developing junior lacrosse instead working closely with the university again, depending on outdoor and indoor available spaces. Lacrosse can be played on grass and all-weather pitches as well as indoor (INTO Lacrosse)'.

9.3.3 Demand trends

Sport England's 'Active People' survey does not record adult participation levels in Lacrosse but the number of members nationally affiliating to the English Lacrosse Association increased from 8,000 in 2009 to 17,000 in 2017.

9.3.4 Displaced demand

Cobham Lacrosse Club in Elmbridge attracts some of its female members from Runnymede.

9.3.5 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.

- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

The facilities used by the existing teams in Runnymede are adequate to meet their needs.

9.3.6 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand in the borough at present.

9.4 Lacrosse pitch supply in Runnymede

9.4.1 Quantity

Pitch provision used for Lacrosse in Runnymede is as follows:

- **Artificial grass pitches:** These are as follows.

<i>Site</i>	<i>Address</i>	<i>Surface</i>	<i>Dimensions</i>	<i>Built</i>
Royal Holloway SC	Prune Hill, Egham TW20 0EX	Sand-filled	92m x 55m	2014

- **Grass pitches:** These are as follows:

<i>Site</i>	<i>Address</i>	<i>No. pitches</i>
The American School	Coldharbour Lane, Egham TW20 8TE	2

9.4.2 Quality

The qualitative analysis of pitches in Runnymede involved visits to all lacrosse pitches. The scores for each pitch in Runnymede used for lacrosse are as follows:

- **Artificial grass pitch:**

<i>Site</i>	<i>Pitch</i>	<i>Changing</i>
Royal Holloway SC	Good	Good

- **Grass pitches:**

<i>Site</i>	<i>Pitches</i>	<i>Pitch</i>	<i>Changing</i>	<i>Comments</i>
The American School in England (TASIS)	Lacrosse pitch 1	Standard	Standard	‘Standard’ quality pitches and changing facilities.
	Lacrosse pitch 2	Standard	Standard	

9.4.3 Pitch maintenance

The maintenance of the pitches used for lacrosse in the borough is organised by the managers of each facility.

9.4.4 Ownership, management and security of access

The ownership, management and security of community access of lacrosse pitch sites is detailed below. Security of access refers to the extent to which community use is protected (through public ownership, community use agreements etc.), rather than the security of tenure of specific club users.

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of access</i>
Royal Holloway SC	Royal Holloway Univ.	Royal Holloway Univ.	Unsecured
TASIS	TASIS	TASIS	Unsecured

9.5 Assessment of current needs

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of ‘match equivalent’ sessions at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are

- ***Being overplayed:*** Where use exceeds the carrying capacity.
- ***Being played to the level the site can sustain:*** Where use matches the carrying capacity.
- ***Potentially able to accommodate some additional play:*** Where use falls below the carrying capacity.

Given the use of the pitches used for lacrosse by other sports in addition, the assessment of used capacity includes consideration of other pitch users to establish their carrying capacity.

- ***Royal Holloway artificial grass pitch:***

<i>Site</i>	<i>Users</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Royal Holloway SC	Royal Holloway Hockey Club	20.0	13.0	+3.5
	Royal Holloway Lacrosse Club		3.5	

- ***TASIS grass pitches:***

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
TASIS	2	TASIS	4.0	4.0	Balanced	2.0	2.0	Balanced

9.6 Assessment of future needs

9.6.1 Population growth

ONS population projections with 10-year migration trends for Runnymede to 2030 are quoted in the Council's *'Strategic Housing Market Assessment Report'* (2018), which estimates that there will be 98,887 people resident in the borough by 2030. This represents a 22.8% increase from the 2011 Census and a 13.8% increase from the mid-2016 population estimate.

9.6.2 Potential changes in demand

The rapid increases in participation in lacrosse in the past decade suggest that demand for the sport is likely to continue to increase, albeit from a low base.

9.6.3 Site-specific pressures

There are no known site-specific pressures at either of the pitches currently used for lacrosse in Runnymede.

9.6.4 Potential changes in supply

There are no known proposed changes to the supply of pitches used for lacrosse in Runnymede.

9.6.5 Existing spare capacity

There is some limited spare capacity at pitches at the Royal Holloway Sports Centre pitch.

9.6.6 Future lacrosse pitch needs

Future lacrosse pitch needs are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future.

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>	<i>Population 2030</i>	<i>Teams 2030</i>	<i>Extra teams</i>	<i>Extra pitches</i>
Adult male	18-45	17,198	2	1: 8,599	21,119	2	0	0
Adult female	18-45	18,213	2	1: 9,107	22,366	2	0	0
Juniors	8-17	4,416	2	1: 2,208	5,423	2	0	0

Projected future demand by 2030 is not projected to increase the current number of teams.

9.7 Key findings and issues

9.7.1 What are the main characteristics of current supply and demand?

The grass pitches at TESIS are currently used to capacity, but there is some spare capacity at the artificial grass pitch at the Royal Holloway Sports Centre.

9.7.2 Is there enough accessible and secured community use to meet current demand? **NO**

The pitch at the Royal Holloway Sports Centre does not have secured community access, so in the event that access was withdrawn, there would be insufficient provision to meet the needs of Lacrosse.

9.7.3 Is the accessible provision of suitable quality and appropriately maintained? **YES**

The existing pitches used for lacrosse in Runnymede are of at least 'standard' quality and are adequately maintained.

9.7.4 What are the main characteristics of future supply and demand?

- **Population growth:** The borough's population is projected to increase by 11,998 people by 2030, a 22.8% increase over the 2011 census figure.
- **Changes in demand:** The projected increase in population will generate no additional teams by 2030.
- **Changes in supply:** There are no proposed changes in pitch supply that will directly impact upon the needs of lacrosse, although since some pitch usage is shared with hockey respectively, the needs of lacrosse will need to be overlaid with that of Hockey.
- **Existing spare capacity:** There is current spare capacity equivalent to 0.1 artificial grass pitches in the peak period at the Royal Holloway Sports Centre.
- **Future needs:** Additional future needs are not projected to increase current team numbers.

9.7.5 Is there enough accessible and secured provision to meet future demand? **NO**

There is sufficient accessible provision to meet lacrosse needs, although since neither site has secured community access, there would be insufficient capacity if access to one or both sites was withdrawn.

9.8 Policy recommendations

The recommendations in relation to lacrosse are made in the context of the National Planning Policy Framework (NPPF) paragraph 74, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space 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 sport and recreation provision, the needs for which clearly outweighs the loss.

Recommendation 1 - Safeguarding existing provision: The Runnymede PPS comprises a robust and evidence-based assessment of current and future needs for lacrosse in the borough. It identifies a need to maintain local lacrosse pitch capacity and all current pitches should therefore be retained. If proposals to move lacrosse pitches come forward, this will only be permissible they are replaced and meet policy exception E4 of Sport England’s Playing Fields Policy. This states that ‘the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development’.

Recommendation 2 - Security of tenure: Neither of the sites used for lacrosse has security of tenure. Whilst there are no known threats of eviction and the current users are all from the institutions owning the pitches, the loss of access to the pitches would create problems for developing the game in the wider community. It is therefore recommended that efforts be made to secure a formal Community Use Agreement, to ensure that all current capacity can be assured.

9.9 Action Plan

9.9.1 Introduction

In the context of the high-level recommendations above, the tables below set out the lacrosse action plan to guide the implementation of the strategy. The abbreviations stand for RBC - Runnymede Borough Council, RHU - Royal Holloway University and TESIS - The American School in England. The capital cost estimates are based upon Sport England’s *Facility Costs - Second Quarter of 2016* (2016).

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Royal Holloway SC	No security of tenure	Negotiate Community Use Agreement	RBC	RHU	-	Medium
TESIS	No security of tenure	Negotiate Community Use Agreement	RBC	TESIS	-	Medium

10 BOWLS NEEDS IN RUNNYMEDE

10.1 Organisational context

- **Bowls Development Alliance:** The Bowls Development Alliance represents the various the governing bodies of bowls and supports the development of the game in Runnymede.
- **Affiliated bowls clubs:** There are five bowls clubs that draw their membership from Runnymede.

10.2 Strategic context

10.2.1 National bowls strategy

The national strategy can be summarised as follows:

The Bowls Development Alliance *Whole Sport Plan 2013 - 2017* (2012) confirms that efforts will focus on support packages promoting participation amongst the over 55's and disabled participants aged 16+, using the existing clubs network. No capital funding is involved.

10.2.2 Neighbouring local authorities

The position in neighbouring local authorities is as follows:

Elmbridge: The local position is as follows:

- There is no current strategic assessment of bowls needs in the borough, although a sports facilities strategy is currently in preparation.
- There are 11 outdoor bowls clubs in the borough, each playing at their own bowls green.
- There is some evidence of demand for demand for bowls being imported from Elmbridge.

Spelthorne: The local position is as follows:

- There is no current strategic assessment of bowls needs in the borough, although an open spaces assessment in 2005 examined collective outdoor sports provision and concluded that 'Spelthorne is currently well provided for in terms of the space it has containing outdoor sports facilities'.
- There are six outdoor bowls clubs in the borough, each playing at their own bowls green.
- There is some evidence of demand for bowls being imported from Spelthorne to Runnymede.

Surrey Heath: The *Surrey Heath Playing Pitch Strategy and Action Plan* (2016) contains the following key findings of relevance to bowls in Runnymede:

- There are five actively used bowls greens in the borough and one that is disused.
- The strategy concludes that 'there is no evidence based upon current participation that there is demand for additional facilities. While some greens operate a busy programme of fixtures, all clubs have capacity for additional members, and the flexibility of fixtures means that there is scope to accommodate more teams on existing greens'.

- There is some evidence of demand for bowls being imported from Surrey Heath to Runnymede.

Woking: The *Woking Playing Pitch and Outdoor Sports Facilities Strategy* (2016) contains the following material of relevance to bowls in Runnymede:

- There are seven bowls greens in the borough. All current demand for bowls in the borough can be met by existing provision.
- All future demand for bowls in the borough can be met by spare capacity at existing sites.
- There is some evidence of demand for bowls being imported from Woking to Runnymede.

Windsor and Maidenhead: The local position is as follows:

- There is no current strategic assessment of bowls needs in the borough.
- There are six outdoor bowls clubs in the borough, each playing at their own bowls green.
- There is some evidence of demand for bowls being imported from Windsor and Maidenhead to Runnymede.

10.3 Bowls demand in Runnymede

10.3.1 Existing clubs

The following affiliated clubs are based in Runnymede:

<i>Club</i>	<i>Home Ground</i>	<i>Adult male</i>	<i>Adult female</i>	<i>Junior male</i>	<i>Junior female</i>	<i>Total members</i>
Addlestone Victory Park BC	Victory Park	32	21	0	0	53
Chertsey Bowls Club	Chertsey Recreation Ground	40	15	0	0	55
Egham Bowls Club	Egham Bowls Club	68	41	2	1	112
Heathervale Bowls Club	Heathervale Recreation Ground	23	16	0	0	39
Ottershaw Bowls Club	Ottershaw Mem. Playing Field	16	11	0	0	27
TOTALS	-	179	104	2	1	286

10.3.2 Demand trends

- **National trends:** Sport England's *Active People* survey national data for bowls indicates that the percentage of adults who played bowls the four weeks prior to each survey has fallen in the period since 2005, by the equivalent of 97,900 bowlers nationally.

<i>2005/06</i>	<i>2007/08</i>	<i>2008/09</i>	<i>2009/10</i>	<i>2010/11</i>	<i>2011/12</i>	<i>2012/13</i>	<i>2013/14</i>	<i>2014/15</i>	<i>2015/16</i>	<i>% Change</i>
2.21%	2.32%	2.10%	2.02%	1.54%	1.57%	1.73%	1.53%	1.40%	1.33%	-0.88%

- **Local trends:** Consultation with local bowls clubs in Runnymede indicated that counter to the national trends, all have increased their membership over the past three years, albeit by small numbers.

10.3.3 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. Based upon the results of the clubs' survey, the proportion of members from Runnymede-based bowls clubs that are resident within the borough or outside is tabulated below. This shows that the equivalent of 112 bowlers (39.1% of all members of Runnymede-based clubs) are imported from neighbouring areas:

<i>Club</i>	<i>% Runnymede members</i>	<i>% External members</i>
Addlestone Victory Park BC	60%	40%
Chertsey Bowls Club	80%	20%
Egham Bowls Club	47%	53%
Heathervale Bowls Club	75%	25%
Ottershaw Bowls Club	59%	41%

10.3.4 Unmet demand

Unmet demand for bowls may be based upon the poor quality and consequent limited capacity of greens in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement. Consultation with local clubs indicated that the quality and quantity of local greens does not inhibit local demand.

10.3.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. Consultation with local clubs indicated that there is no evident latent demand for bowls in the borough.

10.4 Bowls supply in Runnymede

10.4.1 Quantity

Provision of bowls greens in Runnymede is below. All have community use and are used.

<i>Site</i>	<i>Address</i>
Chertsey Recreation Ground	Guildford Road, Chertsey KT16 9LY
Egham Bowls Club	Manorcroft Road, Egham TW20 9LX
Heathervale Recreation Ground	Parkside, Addlestone KT15 3AN
Ottershaw Memorial Playing Fields	Foxhills Road, Chertsey KT16 0NQ
Victory Park	Victory Park Road, Addlestone KT15 2AZ

10.4.2 Quality

The quality of outdoor bowls greens was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were assessed were as follows:

- **The green:** The quality of the grass, flatness and regulation ditches.

- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of access ramps, dedicated changing, toilets and car parking.
- **General access:** Parking, signage and proximity to public transport.

The facilities were rated on a five-point scale, where 5 equates to ‘very good’ (highlighted in green below), 4 to ‘good’ (also highlighted in green below), 3 to ‘average’, 2 to ‘poor’ (highlighted in red below) and 1 to ‘very poor’. The ratings for the outdoor bowls greens in Runnymede are shown in the table below.

<i>Site</i>	<i>Green</i>	<i>Pavilion</i>	<i>Disabled</i>	<i>General</i>
Chertsey Recreation Ground	Good	Good	Good	Very Good
Egham Bowls Club	Very Good	Very Good	Very Good	Very Good
Heathervale Recreation Ground	Good	Good	Very Good	Very Good
Ottershaw Memorial Playing Fields	Good	Very Good	Poor	Very Good
Victory Park	Very Good	Good	Very Poor	Very Good

10.4.3 Maintenance

Bowls greens maintenance in the borough is organised by the managers of the facilities as follows:

- **Club-owned green:** Egham BC employs its own grounds maintenance contractor.
- **Council-owned greens:** The council’s directly employs staff for fine turf maintenance of bowls greens at the sites it owns, in some instances with assistance from club volunteers.

10.4.4 Ownership, management and security of access

The ownership, management and security of community access of all bowls green sites in Runnymede is detailed below:

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of access</i>
Chertsey Recreation Ground	Runnymede BC	Chertsey Bowls Club	Secured
Egham Bowls Club	Egham Bowls Club	Egham Bowls Club	Secured
Heathervale Recreation Ground	Runnymede BC	Heathervale Bowls Club	Secured
Ottershaw Memorial Playing Fields	Runnymede BC	Ottershaw Bowls Club	Secured
Victory Park	Runnymede BC	Addlestone Victory Park BC	Secured

10.4.5 Key findings

The key findings are as follows:

- **Participation rates:** General participation rates in sport and physical activity are high in Runnymede and this is reflected in buoyant levels of bowls activity in the borough. Increasing club memberships locally runs counter to national declines in bowls participation.
- **Imported demand:** Club membership data shows that there is significant imported demand for bowls from neighbouring areas, equivalent to a net influx equivalent to 39.1% of all bowls club members in the borough. The reasons behind this are not immediately apparent.
- **Unmet/latent demand:** There is no discernible unmet or latent demand, which corroborates the views of local clubs that they have significant spare capacity to accommodate additional members.
- **Facilities quality:** There are some issues over the poor quality of disabled access to the facilities at Ottershaw Memorial Playing Fields and Victory Park.

10.5 Assessment of current needs

Four criteria have been assessed to evaluate current bowls needs in Runnymede:

- **Quantity:** Are there enough greens with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the greens fit for purpose for the users now and in the future?
- **Accessibility:** Are the greens in the right physical location for the users now and in the future?
- **Availability:** Are the greens available for those who want to use them now and in the future?

10.5.1 Quantity

Current bowls facilities in Runnymede are assessed to be at operating with significant spare capacity, based upon the following evaluation:

- **Used capacity:** All local clubs have indicated that there is significant spare capacity to attract additional members. For example, Chertsey BC has a membership of 55 and estimates that it could accommodate another 90 members.
- **Satisfied demand:** There is no evidence of unmet demand in the borough.
- **Changes in supply:** There are no known planned changes to bowls green supply.

10.5.2 Quality

Most aspects of the outdoor bowls facilities are rated as at least 'average', with the exception of disabled access at two sites. All clubs are satisfied with the quality of their greens and ancillary facilities.

10.5.3 Accessibility

There is a good geographical spread of bowls facilities in the borough.

10.5.4 Availability

Sessions for non-members are run at two of the five outdoor bowls clubs in the district, with ‘pay-and-play’ access at one further facility. Club membership fees are generally set at reasonable rates. All clubs in the borough have spare capacity to accommodate additional members. Based upon the responses to the clubs’ survey, this amounts to a 35% increase in membership before capacity would be reached.

10.6 Assessment of future needs

10.6.1 Population growth

ONS population projections with 10-year migration trends for Runnymede to 2030 are quoted in the Council’s ‘Strategic Housing Market Assessment Report’ (2018), which estimates that there will be 98,887 people resident in the borough by 2030. This represents a 22.8% increase from the 2011 Census and a 13.8% increase from the mid-2016 population estimate.

10.6.2 Participation rates

One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Sport England’s ‘Active People’ survey has recorded adult (16+) weekly participation rates for bowls at national level on an annual basis since 2005. The results are tabulated below and show that participation has declined significantly over the past decade, with the number of regular (at least once a week) players falling by more than 98,000, from 309,800 in 2005 to 211,900 in 2016. The participation rates are detailed below:

2005/06	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	% Change
2.21%	2.32%	2.10%	2.02%	1.54%	1.57%	1.73%	1.58%	1.33%	1.30%	-0.91%

10.6.3 Future projections

Balancing past national trends that identify falling demand against local increases in participation suggests that projecting future need based on current demand levels is a reasonable basis for forecasting.

10.6.4 Site-specific pressures

There are no known site-specific pressures at any of the bowls facilities in Runnymede.

10.6.5 Potential changes in supply

There are no known proposed changes to the supply of bowls facilities in Runnymede.

10.6.6 Existing spare capacity

All clubs in the borough have spare capacity to accommodate additional members. Based upon the responses to the clubs' survey, this amounts to a 35% increase in membership before capacity would be reached.

10.7 Key findings and issues

10.7.1 What are the main characteristics of current supply and demand?

Current bowls facilities supply exceeds demand by around 35%.

10.7.2 Is there enough accessible and secured community use to meet current demand? **YES**

All the bowls facilities have secured access and collectively can accommodate around 35% more members.

10.7.3 Is the accessible provision of suitable quality and appropriately maintained? **YES**

Most aspects of the outdoor bowls facilities are rated as at least 'average', with the exception of disabled access at two sites. All clubs are satisfied with the quality and maintenance of their greens and ancillary facilities.

10.7.4 What are the main characteristics of future supply and demand? **YES**

- **Population growth:** The borough's population is projected to increase by 11,998 people by 2030, a 22.8% increase over the 2011 census figure.
- **Changes in demand:** The projected increase in population will generate additional demand of 22.8%.
- **Changes in supply:** There are no proposed changes in bowls facilities supply.
- **Existing spare capacity:** There is current spare capacity equivalent to 35% of bowls facility capacity.
- **Future needs:** Projected future needs can be accommodated within existing facilities.

10.7.5 Is there enough accessible and secured provision to meet future demand?

There is sufficient accessible provision to meet bowls needs to 2030.

10.8 Scenario Testing

10.8.1 Introduction

Based upon the key findings and issues identified above, a number of scenarios have been examined, to identify the optimum approach to addressing needs.

10.8.2 Scenario 1: Accommodating future needs using existing spare capacity

- **Rationale:** There is significant spare capacity at existing bowls greens in the borough, which collectively amounts to 35% of overall available capacity. Future demand is projected to rise by less than 23% by 2030, so there is sufficient capacity to accommodate this, without additional facilities being provided.
- **Advantages:** The advantages of this scenario are as follows:
 - Four of the five bowls clubs in the borough have fewer than 100 members and an influx of additional players would improve their ongoing viability.
 - Utilising spare capacity at existing sites, is a more cost-effective way of accommodating additional demand than providing an entirely new facility.
 - The established administrative structures of clubs at existing sites provide an effective operational model for managing bowls facilities, particularly the grounds maintenance implications.
 - The demand arising from new housing normally will build over a protracted period and it may be a period of years before there is sufficient critical mass to form a new club at a new site. Joining an existing club allows new members to be integrated immediately into an organised team set up.
- **Disadvantages:** There are no disadvantages with this scenario.
- **Conclusions:** This scenario offers the optimum solution to meeting additional bowls green demand in Runnymede.

10.8.3 Scenario 2: Amalgamating some existing clubs

- **Rationale:** Four of the five bowls clubs in Runnymede has around 50 members or fewer, which is on the margins of sustaining viability. If some of these clubs were to merge, it would improve their ability to maintain a membership base large enough to generate sufficient income to cover the costs of running a bowls green.
- **Advantages:** The advantages of this scenario are as follows:
 - In a relatively compact borough, all the clubs are within two miles of each other so accessibility to alternative sites should not be a problem.
 - If Heathervale Bowls Club shared the green at Victory Park with Addlestone Bowls Club, the bowls pavilion at Heathervale Recreation Ground could accommodate use by a local nursery school which is currently using the general pavilion the site, thus freeing up the latter for use by adult football and cricket teams, for which the design is better suited.
 - Clubs would not necessarily need to merge formally. Two clubs could share the same green and clubhouse.
 - There is sufficient spare capacity at present to accommodate all bowls activity at four club sites rather than five.

- There would be proportionate savings in overall maintenance costs if the number of active club bases reduced from five sites to four.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - One or more bowls greens in the borough would become surplus to requirements and may become vulnerable to redevelopment.
 - Whilst there is sufficient spare capacity to accommodate current demand at four sites, there would be insufficient capacity to accommodate the additional demand anticipated by 2030.
- **Conclusions:** This main risk associated with rationalising bowls clubs at four active sites in the borough is that the fifth site might either be lost to development or expensive to reinstate after a period of obsolescence. For this reason, it would be preferable to maintain the current arrangements and to encourage the smaller clubs to actively recruit additional members from new residents to the borough.

10.9 Policy recommendations

10.9.1 Introduction

The recommendations in relation to bowls are made in the context of the National Planning Policy Framework (NPPF) paragraph 74, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space 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 sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under the main headings of ‘protect’ and ‘enhance’.

10.9.2 Protect

Recommendation 1 - Safeguarding existing provision: The Runnymede PPS comprises a robust and evidence-based assessment of current and future needs for bowls in the borough. The PPS identifies a need for all current bowls sites to be retained on the basis of the specific identified roles that each can play in delivering the needs of the sport in the borough both now and in the future. It is therefore recommended that planning policies continue to support the retention of all sites based upon the evidence in the PPS. If any bowls sites do become the subject of development proposals, this will only be permissible if they are replaced and meet policy exception E4 of Sport England’s Playing Fields Policy. This states that ‘the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development’.

10.9.3 Enhance

Recommendation 2 - Improving existing ‘poor’ quality provision: Two sites in the district have ‘poor’ or ‘very poor’ quality disabled access. This may deter some potential participants. It is recommended that the clubs concerned should be supported to apply for external funding for facility enhancements, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.

Recommendation 3 - Developer contributions (enhancements): All the additional demand for bowls arising from the proposed housing development in Runnymede to 2030 can be accommodated through enhancements to existing greens. It is recommended that the site-specific action plan in the Runnymede PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under Section 106 or CIL arrangements, to cover the capital and revenue implications of the enhancements. To facilitate this, specific larger projects should be listed as ‘relevant infrastructure’, under CIL Regulation 123. Funding for smaller playing pitch projects should be collected via Section 106 contributions.

10.10 Action Plan

10.10.1 Introduction

In the context of the high-level recommendations above, the tables below set out the bowls action plan to guide the implementation of the strategy. The abbreviation stands for RBC - Runnymede Borough Council. The capital cost estimates are based upon Sport England’s *Facility Costs - Second Quarter of 2016* (2016).

10.10.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards improved bowls facilities.	RBC	Developers Local clubs	Determined by Sport England’s New Development Calculator	High

10.10.3 Site specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Chertsey Recreation Ground	No current issues	No action required	-	-	-	-
Egham BC	No current issues	No action required	-	-	-	-
Heathervale Recreation Ground	No current issues	No action required	-	-	-	-
Ottershaw Memorial Playing Fields	‘Poor’ quality disabled access	Improve disabled access	RBC	Ottershaw Bowls Club	£10,000	High
Victory Park	‘Very poor’ quality disabled access	Improve disabled access	RBC	Addlestone Victory Park BC	£10,000	High

11 APPLYING AND REVIEWING THE STRATEGY

11.1 Introduction

This section identifies the applications of the Runnymede PPS and the mechanisms for reviewing it to ensure that it remains robust and up-to-date.

11.2 Strategy applications

The success of the PPS will be determined by how it is used. While the use of the PPS should be led by Runnymede Borough Council, its application and delivery should be the responsibility of the project steering group involving other key local stakeholders including Sport England and the governing bodies of the pitch sports. The PPS has a number of applications:

11.2.1 Sports development planning

The PPS can be applied to help:

- Highlight, justify and make the case for sports development activities with particular sports, groups and clubs and in particular areas.
- Identify current and future trends and changes in the demand for individual sports and how they are played.
- Inform the work, strategies and plans of sporting organisations active in the area.
- Advocate the need to work with specific educational establishments to secure community use of their site(s).
- Develop and/or enhance school club links by making the best use of school sites where they have spare capacity and are well located to meet demand.

11.2.2 Planning policy

The PPS can be applied to help:

- Develop new, and review the effectiveness of existing, local planning policy (e.g. Local and Neighbourhood Plans) in line with paragraph 73 of the National Planning Policy Framework (NPPF).
- The implementation of local planning policy to meet the needs of the community in line with paragraph 74 of the NPPF.

11.2.3 Planning applications

The PPS can be applied to help:

- Inform the development of planning applications which affect existing and/or proposed new sports facilities provision.

- Inform pre-application discussions to ensure any subsequent planning applications maximise their benefit to sport and are developed in line with national (e.g. NPPF paragraph 74) and local planning policy.
- Sports clubs and other organisations provide the strategic need for development proposals thereby potentially adding support to their application(s) and saving them resources in developing such evidence.
- The Council to assess planning applications affecting existing and/or proposed new playing pitch provision in line with national (e.g. NPPF paragraph 74) and local planning policy.
- Sport England and other parties respond to relevant planning application consultations.

The PPS can also be applied to help the Council to meet other relevant requirements of the NPPF including:

- Taking account of and supporting local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs (NPPF paragraph 17 - Core Planning Principles).
- Delivering the social, recreational, cultural facilities and services the community needs (NPPF paragraph 70).
- Planning positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the framework (NPPF paragraph 157).
- Working with public health leads and health organisations to understand and take account of the health status and needs of the local population, including expected future changes, and any information about relevant barriers to improving health and well-being (NPPF paragraph 171).

11.2.4 Community Infrastructure Levy (CIL)

The PPS can be applied to help:

- Advocate the need for playing pitch provision to be taken into account when the local authority is developing and/or reviewing an approach to the CIL (Charging Schedule and Infrastructure Delivery Plan) and the wider benefits of doing so (e.g. improving health and wellbeing).
- Provide prioritised infrastructure requirements for sports facilities provision including deliverable sport, area and site-specific projects with costings (where known).

11.2.5 Funding bids

The PPS can be applied to help:

- Provide the evidence base and strategic need to support funding bids by a range of parties to a variety of potential funding sources.

- Inform potential bidders of the likely strategic need for their project.

11.2.6 Facility and asset management

The PPS can be applied to help:

- Ensure a strategic approach is taken to the provision and management of playing pitches.
- Inform the current management, strategies and plans of playing pitch providers e.g. the Council, leisure trusts and educational establishments.
- Share knowledge of how sites are managed and maintained, the lessons learnt and good practice.
- Highlight the potential of asset transfers and ensure any proposed are beneficial to all parties.
- Provide additional protection for particular sites over and above planning policy, for example through deeds of dedication.
- Resolve issues around security of tenure.

11.2.7 Public health

The PPS can be applied to help:

- Understand how the community currently participates in sport, the need for playing pitches and how this may evolve.
- Raise awareness of and tackle any barriers to people maintaining and increasing their participation.
- Highlight and address any inequalities of access to provision within the study area.
- Provide evidence to help support wider health and well-being initiatives.

11.2.8 Co-ordinating resources and investment

The PPS can be applied to help:

- Raise awareness of the current resources and investment (revenue and capital) going into the management, maintenance and improvement of playing pitch provision.
- Co-ordinate the current and any future resources and investment to ensure the maximum benefit to sport and that value for money is secured.
- Ensure the current and any future resources and investment are complimentary and do not result in their inefficient use.

11.2.9 Capital programmes

The PPS can be applied to help:

- Provide the evidence base to justify the protection and investment in playing pitch provision.
- Influence the development and implementation of relevant capital programmes (e.g. school refurbishment and new build programmes).

11.3 Monitoring delivery

A process should be put in place to ensure regular monitoring of how the recommendations and action plan are being delivered. This monitoring should be led by Runnymede Borough Council and supported by all members of, and reported back to, the steering group. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery.

11.4 Keeping the strategy robust and up-to-date

Along with ensuring that the PPS is used and applied, a process should be put in place to keep it robust and up to date. This will extend the life of the PPS, providing people with the confidence to continue to both use it and attach significant value and weight to its key findings and issues, along with its recommendations and actions.

Sport England advocates that the PPS should be reviewed on an annual basis from the date it is formally signed off by the steering group. This will help to maintain the momentum and commitment built up when developing the PPS. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.

The annual review 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 facilities and/or sites 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.

11.5 Strategy implementation

To support the delivery of the actions in all the pitch sport-specific chapters, Runnymede Borough Council in consultation with stakeholders will prepare a short-term action plan identifying priorities and actions for year one of the strategy delivery. The action plans in the PPS provide a long list of prioritised actions, but many will not be applicable, appropriate or manageable to deliver initially. This is the first stage of delivering the PPS and essential that this is undertaken as this initiates the delivery and provides momentum following completion of the work.