

## **NEW LOCAL PLAN EVIDENCE BASE: PLAYING PITCH AND INDOOR BUILT FACILITY STRATEGIES**

### **1 PURPOSE OF REPORT**

- 1.1 Rochford District Council, in partnership with Basildon, Castle Point and Southend-on-Sea Borough Councils and Sport England, jointly commissioned Knight, Kavanagh and Page (KKP) to assess outdoor and indoor sport facility needs across the local authority areas and to develop strategies for meeting local facility needs into the future.
- 1.2 The Playing Pitch and Indoor Built Facility Strategies provide important sources of evidence for both local and regional plan-making; in particular, they can advise and inform the Council's future policy approach to ensure that the future sport facility needs of the District are best met through the planning process, including in the context of supporting future housing growth.
- 1.3 These strategies have been developed in accordance with Sport England guidance and under the direction of a steering group led by each Council and including National Governing Bodies of Sport (NGBs) representatives.

### **2 INTRODUCTION**

- 2.1 The National Planning Policy Framework (NPPF) requires planning policies to achieve healthy, inclusive and safe places. As part of this, plan-making should enable and support healthy lifestyles and should aim positively for the provision and use of sports and recreational facilities.
- 2.2 Paragraph 96 of the NPPF highlights the importance of having access to a network of high quality open spaces and opportunities for sport and physical activity for the health and wellbeing of communities. It requires planning policies to be based on robust and up to date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.
- 2.3 In order to provide a robust and up-to-date assessment of the need for sport and recreation facilities across each authority area, the Council, in partnership with Basildon, Castle Point and Southend-on-Sea Borough Councils and Sport England, jointly commissioned KKP to prepare Playing Pitch and Indoor Built Facility Strategies for each authority.
- 2.4 A partnership approach has been followed to preparing these strategies as it is recognised that local residents generally do not recognise local authority boundaries when accessing sports and recreational facilities. As a result, it was considered that by taking a joined up approach to assessing sports facility provision would help to ensure that future planning and facility

provision is both spatially effective and resource efficient. To further aid strategic plan-making, KKP has pulled together the findings of these local strategies into an overarching strategy for South Essex. This overarching strategy identifies the key cross boundary issues that the Councils may need to respond to collaboratively and has been informed by similar studies prepared for Brentwood and Thurrock Councils. This South Essex overarching strategy will be reported to Members separately.

- 2.5 These strategies have primarily been prepared for the purposes of providing a robust and up-to-date source of evidence to inform local plan-making, however it is noted that officers from the Council's leisure and open spaces teams were also engaged in their preparation. The evidence and recommendations made in these strategies can inform these officers in the onward management of the operational aspects of playing pitch and built facilities within the District.
- 2.6 The aims of the project were to provide:
- A vision for the future improvement and prioritisation of sport and recreation facilities
  - Evidence to help protect and enhance sport and recreation provision
  - Evidence to inform the development and implementation of planning policies
  - Evidence to inform the assessment of planning applications
  - Evidence to help secure internal and external funding
  - A series of sport by sport recommendations that provide a strategic framework to improve provision
  - A series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of facility stock
  - A prioritised area by area action plan to address key issues
- 2.7 Given significant differences in the nature of uses and facilities, separate strategies have been prepared for outdoor sports (i.e. playing pitches) and indoor sports (i.e. built facilities). Each strategy is further split into two reports – an assessment report and a strategy/action plan.
- 2.8 The assessment report provides quantitative and qualitative analysis of existing provision on a facility by facility and sport by sport basis. This analysis was informed by survey work and engagement with local clubs and NGBs, and followed Sport England's guidance, including the Assessing Need and Opportunities Guide for Indoor and Outdoor Sports Facilities (ANOG). Building from this analysis, the strategy and action plans make recommendations on how partners involved in sports and recreation provision in the District, including the Council, can help to protect, enhance and provide sports facilities to meet current and future needs.
- 2.9 The playing pitch strategy considers provision for the following outdoor sports and activities:

- Football (including 3G AGPs)
- Cricket
- Rugby union
- Rugby league
- Hockey (sand/water-based AGPs)
- Outdoor tennis
- Outdoor netball
- Outdoor bowls
- Outdoor athletics
- Golf
- Outdoor cycling
- Parkour
- Multi-use games areas (MUGAs)

2.10 The indoor built facility strategy considers provision for the following indoor sports and activities:

- Multi-purpose sports halls (such as those at leisure centres)
- Swimming
- Health and fitness (including dance studios)
- Sailing and Water Sports
- Indoor tennis
- Indoor bowls
- Squash
- Gymnastics
- Table tennis

2.11 These strategies are to be reviewed regularly to ensure that they reflect the most up to date information on pitch and facility provision and need. Such reviews will also allow for any progress or updates on identified actions to be reported and factored in to any updated recommendations.

### **3 PLAYING PITCH AND INDOOR BUILT FACILITY STRATEGIES**

#### **Playing Pitch Strategy**

- 3.1 The Rochford Playing Pitch Strategy assessed existing playing pitch provision across the District both quantitatively (i.e. the supply and demand of pitches) and qualitatively (i.e. the quality of pitches and ancillary facilities).
- 3.2 The playing pitch strategy found that for most sports existing demand is being met or there is only a moderate shortfall in supply. Without action current shortfalls are likely to be exacerbated in the future and new shortfalls may be created for some facilities and for some areas where demand is currently being met. In particular, there are current and projected future shortfalls of 3G pitches, hockey pitches and rugby union pitches and future projected shortfalls of football pitches. Only in relation to cricket is both current and future demand being met.

- 3.3 KKP did, however, note that the shortfalls evidenced are relatively minimal when compared to other local authorities nationally, especially in relation to grass football pitches. As such, for the most part, no new provision would be required as it is considered that future shortfalls can likely be met through the better utilisation of existing provision, such as via pitch re-configuration and encouraging or enabling access to unused/unavailable provision.
- 3.4 Notwithstanding the above, KKP advised that the shortfall of 3G pitches could only be met through increased provision. With resources to improve the quality of grass pitches being limited, an increase in 3G provision could also help to reduce grass pitch shortfalls through the transfer of play, thus reducing overplay, which in turn could aid pitch quality improvements.
- 3.5 In terms of pitch quality, KKP noted that pitches within the District are generally of a standard or good quality, with poor quality pitches relatively uncommon. When compared to other local authorities nationally, quality of pitches within the District was not considered to warrant significant action.
- 3.6 The strategy identifies a number of specific recommendations and actions for the Council and other partners to consider when planning for the District. Some recommendations and actions are not directly relevant to the planning process and relate more specifically to the operation and maintenance of existing pitches and facilities. These recommendations and actions can also be used by the Council to inform the operational approach and maintenance of built facilities and playing pitches within its wider remit. More information and guidance on all recommendations and actions is provided within the strategy itself.
- Ensure, through the use of the Playing Pitch Strategy, that outdoor sports facilities are protected through the implementation of local planning policy;
  - Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements;
  - Maximise community use of education facilities where there is a need to do so;
  - Improve quality where required;
  - Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites;
  - Work in partnership with stakeholders to explore options for funding;
  - Secure developer contributions as part of any future housing growth (including a step by step guide to using Sport England's Facility Calculators);

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

### **Indoor Built Facility Strategy**

- 3.7 The Rochford Indoor Built Facility Strategy assessed existing indoor built facility provision across the District both quantitatively (i.e. supply and demand of facilities) and qualitatively (i.e. the quality of facilities).
- 3.8 In general, the provision of indoor built facilities was considered to be sufficient and appropriate for meeting current and future needs, although KKP did highlight a number of strengths and weaknesses concerning provision of these facilities within the District.
- 3.9 In terms of strengths, access to facilities is considered to be strong relative to national averages; most residents of the District live within 20 minutes drive of a publicly accessible sports hall and swimming pool(s) either within the District or within an adjacent borough. They also highlighted a particularly strong local interest in growing sports, including sailing, table tennis, basketball and badminton, with strong support from local and national schemes.
- 3.10 In terms of weaknesses, KKP highlighted Greensward Academy and Clements Hall Leisure Centre as two facilities in need of investment to ensure that they remain fit for purpose into the future. KKP also highlighted the lack of casual opportunities for sailing and water sports, and limited access to indoor tennis facilities without an expensive membership programme.
- 3.11 As with the playing pitch strategy, the indoor built facility strategy identifies a number of specific recommendations and actions for the Council and other partners to consider when planning for built facility provision within the District. Some recommendations and actions are not directly relevant to the planning process and relate more specifically to the operations and maintenance of existing pitches and facilities. These recommendations and actions can also be used by the Council to inform the operational approach and maintenance of built facilities and playing pitches within its wider remit, including those operated by Fusion Leisure or any successor contractor. More information and guidance on all recommendations and actions is provided within the strategy itself.
- Protect existing facilities from loss or degradation;
  - Explore opportunities to allow suitably priced community access to school facilities, particularly in areas with limited access to leisure centres;
  - Work with neighbouring authorities and other partners through the plan-making process to ensure future demand for swimming can be

accommodated either within the District or at an accessible location in adjacent authority areas;

- Collect developer contributions where needed to help fund capacity improvements to existing facilities (in line with Sport England guidance);
- Work with sports clubs and partners to explore funding opportunities for facilities; and
- Identify ongoing investment, maintenance and refurbishment regimes in line with the findings of the strategy and any revisions.

#### **4 RISK IMPLICATIONS**

- 4.1 The NPPF, revised in 2019, requires planning policies to be based on robust and up to date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. If the Council does not note these strategies, any Plan it prepares risks being found unsound at the examination stage if not supported by a robust and up to date source of evidence on the future need for such facilities.

#### **5 RESOURCE IMPLICATIONS**

- 5.1 The preparation of these strategies was achieved within existing agreed budgets and resources.

#### **6 LEGAL IMPLICATIONS**

- 6.1 The NPPF, revised in 2019, requires planning policies to be based on robust and up to date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. If the Council does not note these strategies, any Plan it prepares risks being found unsound at the examination stage if not supported by a robust and up to date source of evidence on the future need for such facilities.

#### **7 EQUALITY AND DIVERSITY IMPLICATIONS**

- 7.1 An Equality Impact Assessment has been completed and found there to be no impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

#### **8 RECOMMENDATION**

- 8.1 It is proposed that the Sub-Committee **RESOLVES**

That the Rochford District Playing Pitch Strategy and Indoor Built Facility Strategy, set out in Appendix A and B respectively, be noted as evidence and published on the Council's website.



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**Background Papers:-**

Rochford District Playing Pitch Strategy Assessment Report & Sports and Leisure Facilities Needs Assessment

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## **ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY & ACTION PLAN**

**NOVEMBER 2018**

QUALITY, INTEGRITY, PROFESSIONALISM

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# ROCHFORD DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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### ABBREVIATIONS

3G	Third generation turf
AGP	Artificial grass pitch
ASC	All Stars Cricket
BC	Bowls Club
CC	Cricket Club
EG	England Golf
ECB	England and Wales Cricket Board
EH	England Hockey
FA	Football Association
FC	Football Club
FIFA	Fédération Internationale de Football Association
GIS	Geographical Information Systems
HC	Hockey Club
IOG	Institute of Groundsmanship
JFC	Junior Football Club
KKP	Knight, Kavanagh and Page
LMS	Last Man Stands
NGB	National Governing Body of Sport
NPPF	National Planning Policy Framework
NTP	Non-turf pitch
OAN	Objectively Assessed Need
ONS	Office for National Statistics
PGA	Professional Golfers Association
PPS	Playing Pitch Strategy
PQS	Performance Quality Standard
PIP	Pitch Improvement Programme
RFU	Rugby Football Union
RUFC	Rugby Union Football Club
S106	Section 106
TC	Tennis Club
TGR	Team Generation Rate
U	Under

### PART 1: INTRODUCTION

Knight, Kavanagh & Page Ltd (KKP) has been commissioned by the South Essex authorities of Basildon, Castle Point, Rochford and Southend-on-Sea, together with Essex County Council and Sport England, to assess outdoor sport facility needs across the individual local authority areas.

The output is provision of four separate playing pitch needs assessments and strategies (including action plans) across the aforementioned authorities as well as one additional overarching strategy for South Essex, which will also encompass Thurrock. The intention for the overarching strategy document is to bring the individual strategies together, setting out key recommendations that relate to and impact on the wider South Essex region and encouraging the local authorities to work together in a partnership approach. It should be considered together with the individual strategies.

This is the Playing Pitch Strategy (PPS) for Rochford. It has been developed in accordance with Sport England guidance and under the direction of a steering group led by the Council and including National Governing Bodies of Sport (NGBs). It builds upon the preceding Assessment Report and is capable of:

- ◀ Providing adequate planning guidance to assess development proposals affecting outdoor sports facilities, as appropriate, directing open space contributions secured through development and informing and shaping local planning policy.
- ◀ Informing the protection and provision of playing pitches.
- ◀ Informing land use decisions in respect of future use of existing playing pitch areas and playing fields (capable of accommodating pitches).
- ◀ Providing a strategic framework for the provision and management of playing pitches.
- ◀ Supporting external funding bids and maximising support for playing pitches.
- ◀ Providing the basis for ongoing monitoring and review of the use, distribution, function, quality and accessibility of playing pitches.

The PPS has been developed alongside an Indoor Sports and Leisure Strategy as part of a wider inter-related strategy for sport and recreation within the District. The inter-relationship between the strategies must be noted as some sports covered by the PPS also use indoor facilities for matches or training.

It is important that there is regular annual monitoring and review against the actions identified in the Strategy. This should be led by the Council and supported by the Steering Group. As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off, Sport England and NGBs will consider it to be out of date. If the PPS is used as a 'live' document and kept up to date, its lifespan can be extended.

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 that was built up during its development. 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. To assist this, all information, databases and other tools used to inform the Strategy will be handed over to the Council and full training will be offered to assist in utilisation (see Part 5 for further details).

# ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

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## **Scope**

The PPS covers the following outdoor sports facilities:

- ✦ Football pitches (including 3G AGPs)
- ✦ Cricket pitches
- ✦ Rugby union pitches
- ✦ Rugby league pitches
- ✦ Hockey pitches (sand/water-based AGPs)
- ✦ Outdoor tennis courts
- ✦ Outdoor netball courts
- ✦ Outdoor bowling greens
- ✦ Outdoor athletics tracks
- ✦ Golf courses
- ✦ Outdoor cycling tracks
- ✦ Parkour
- ✦ Multi-use games areas (MUGAs)

Playing pitch sports (i.e. football, cricket, rugby union and hockey) were assessed using the guidance set out in Sport England's PPS Guidance: An approach to developing and delivering a PPS.

For the remaining sports/facilities, the supply and demand principles of Sport England methodology: Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (ANOG) were followed to ensure the process is compliant with the NPPF.

## **Study area**

The study area is the whole of the Rochford District Council boundary area. Further to this, analysis areas have been created to allow for a more localised assessment of provision and examination of playing pitch supply and demand at a local level. These areas are based upon ward boundaries within Rochford and have been agreed upon by the Steering Group to further reflect how people play sport

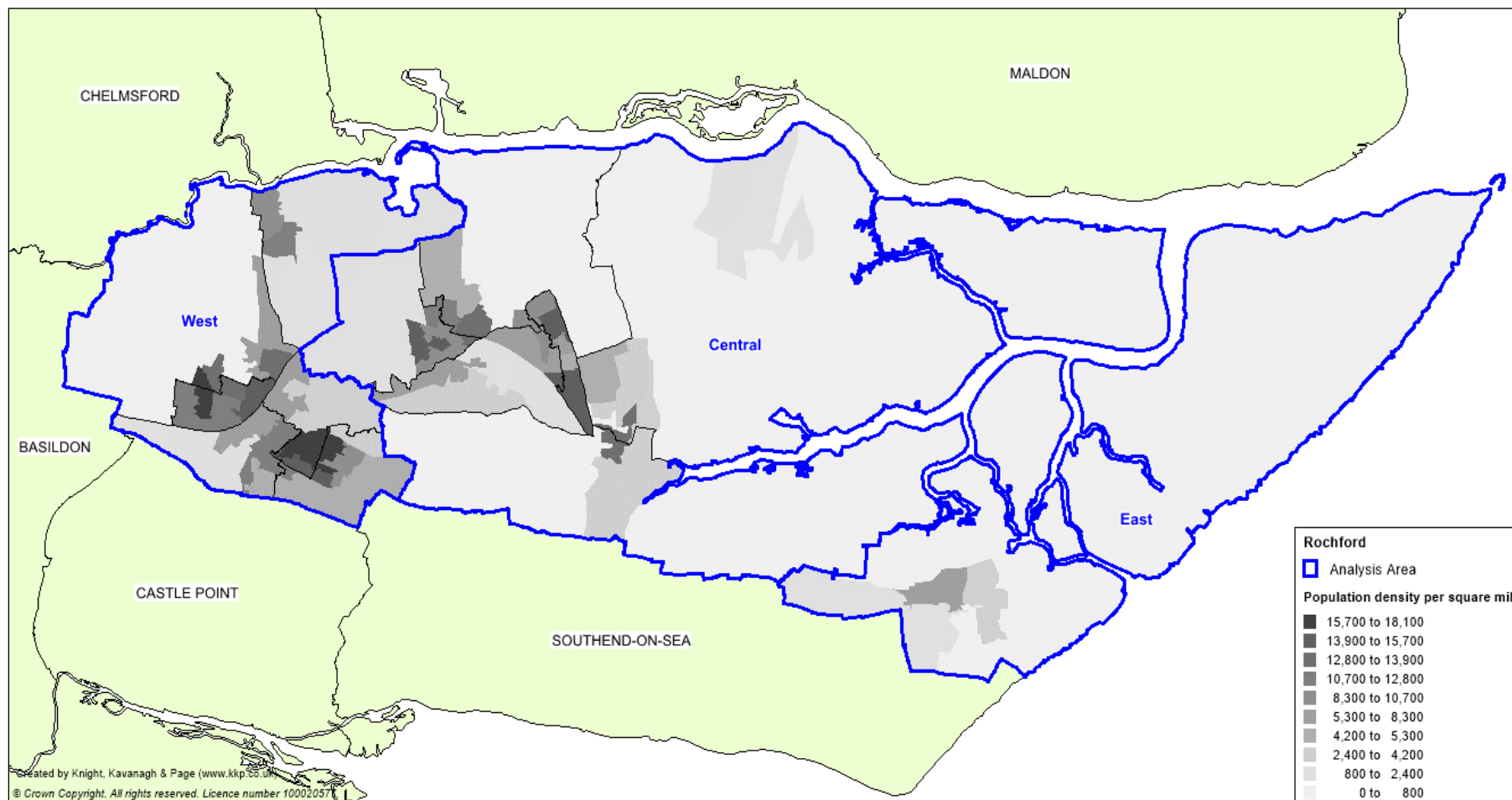
*Table 1.1: Agreed analysis areas*

Analysis area	Wards included
West	Downhall & Rawreth, Swayne Park & Grange, Wheatley, Trinity, Lodge, Hullbridge
Central	Hockley, Hockley & Ashingdon, Hawkwell West, Hawkwell East, Roche North, & Rural, Roche South
East	Foulness & the Wakerings

A map of the analysis areas can be seen overleaf in Figure 1.1.

# ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

Figure 1.1: Analysis area map



### 1.1: Context

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

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

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

This strategy provides an evidence base for planning decisions and funding bids and background evidence to support Local Plan policies in relation to formal recreation. It will ensure that this evidence is sound, robust and capable of being scrutinised through examination and meets the requirements of the National Planning Policy Framework (NPPF, 2018).

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

Section 8 of the NPPF deals specifically with the topic of healthy communities; Paragraph 96 discusses the importance of access to high quality open spaces and opportunities for sport and recreation that can make an important contribution to the health and well-being of communities.

Paragraphs 97 and 98 discuss assessments and the protection of "existing open space, sports and recreational buildings and land, including playing fields". A PPS will provide the evidence required to help protect playing fields to ensure sufficient land is available to meet existing and projected future pitch requirements.

Paragraphs 99 and 100 promote the identification of important green spaces by local communities and the protection of these facilities. Such spaces may include playing fields.

### 1.2: Structure

As this strategy is specific to Rochford, it focuses on findings, recommendations and scenarios for outdoor sports facilities within the District; however, considerations that relate to the whole South Essex area are also included where appropriate. Such considerations are then expanded upon in the overarching strategy document.

# ROCHFORD DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

This strategy has been developed from research and analysis of outdoor sports provision and usage to provide:

- ◀ A vision for the future improvement and prioritisation of outdoor sport facilities.
- ◀ Evidence to help protect and enhance outdoor sport provision.
- ◀ The need to inform the development and implementation of planning policy.
- ◀ The need to inform the assessment of planning applications.
- ◀ The need to provide evidence to help secure internal and external funding.
- ◀ A series of sport-by-sport recommendations that provide a strategic framework for improvements to provision.
- ◀ A series of strategic recommendations which provide a strategic framework for the improvement, maintenance, development and, as appropriate, rationalisation of the playing pitch stock.
- ◀ A prioritised area-by-area action plan to address key issues.

The Strategy and Action Plan recommends numerous priority projects for Rochford that should be implemented over the course of its lifespan. It is outlined to provide a framework for improvement, with potential partners and possible sources of external funding identified in light of limited Council resources.

The recommendations made in this strategy must be translated into local plan policy so that there is a mechanism to support delivery and secure provision and investment into provision where the opportunity arises.

There is a need to sustain and build key partnerships between the Council, neighbouring local authorities, Essex County Council, Active Essex, NGBs, Sport England, education providers, leisure contractors, maintenance contractors, community clubs and private landowners to maintain and improve outdoor sport provision. In these instances, the potential for the Council to take a strategic lead can be limited (except in terms of Section 106 agreements and developer contributions). This document will provide clarity with regard to the way forward and will allow organisations to focus on the key issues and objectives that they can directly influence and achieve.

### 1.3: Headline findings

The table below highlights the quantitative headline findings identified for all main pitch sports included in the preceding Assessment Report. For qualitative findings and site-specific findings, please see Part 3: Sport Specific Recommendations and Scenarios, and Part 4: Action Plan.

*Table 1.2: Quantitative headline findings*

Sport	Analysis area	Current demand shortfall	Future demand shortfall (2037)
Football (grass pitches)	Central	No current shortfalls	0.5 youth 11v11 match sessions 2 youth 9v9 match sessions 1 mini 5v5 match session
	East	No current shortfalls	0.5 youth 11v11 match sessions
	West	No current shortfalls	1.5 youth 11v11 match sessions
	<b>Overall</b>	No current shortfalls	<b>2.5 youth 11v11 match sessions</b>

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Sport	Analysis area	Current demand shortfall	Future demand shortfall (2037)
Football (3G AGPs) <sup>1</sup>	Central	2 full size 3G pitches	2 full size 3G pitches
	East	2 full size 3G pitch	1 full size 3G pitch
	West	3 full size 3G pitches	3 full size 3G pitches
	<b>Overall</b>	<b>6 full size 3G pitches</b>	<b>6 full size 3G pitches</b>
Cricket	Central	No current shortfalls	No future shortfalls
	East	No current shortfalls	No future shortfalls
	West	No current shortfalls	No future shortfalls
	<b>Overall</b>	No current shortfalls	No future shortfalls
Rugby union	Central	6 match sessions	8.5 match sessions
	East	No current shortfalls	No future shortfalls
	West	No current shortfalls	No future shortfalls
	<b>Overall</b>	<b>Six match sessions</b>	<b>8.5 match sessions</b>
Hockey (Sand AGPs)	<b>Overall</b>	<b>Shortfall of one full size hockey suitable AGP</b>	<b>Shortfall of one full size hockey suitable AGP</b>

Current demand is calculated from an analysis of overplay and spare capacity, whereas future demand takes into consideration club aspirations and population growth up to 2037 (in line with the South Essex Strategic Housing Market Assessment (SHMA)).

For the remaining sports included within the PPS, no major quantitative shortfalls are identified, although there are also no clear surpluses of provision.

### Conclusions

The existing position for all sports is either that demand is being met or that there is a shortfall, whereas the future position shows the exacerbation of current shortfalls and the creation of shortfalls for some facilities and for some areas where demand is currently being met. There are current and future shortfalls of 3G pitches, hockey pitches and rugby union pitches and future shortfalls of football pitches. Only in relation to cricket is both current and future demand being met.

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

Notwithstanding the above, a shortfall of 3G pitches can only be met through increased provision. With resources to improve the quality of grass pitches being limited, an increase in 3G provision could also help to reduce grass pitch shortfalls through the transfer of play, thus reducing overplay, which in turn can aid pitch quality improvements. The shortfall of 3G pitches in Rochford is significant, with none currently provided.

<sup>1</sup> Based on accommodating 42 teams on one full size pitch



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For hockey, the current and future shortfall of one pitch does not necessarily have to be resolved within Rochford. Given that the District currently services demand from Southend-on-Sea, the local authorities should work in partnership to provide the provision that is required.

Where demand is being met, this does not equate to a surplus of provision, with any spare capacity instead considered as a solution to overcoming current shortfalls and accommodating existing or future demand. There is a resultant need to protect all existing playing pitch provision until all demand is met, or there is a requirement to replace provision to an equal or better quantity and quality before it is lost.

For low value playing pitch sites, e.g. single pitch sites that are rarely used and are without appropriate ancillary facilities, there could be a case for rationalisation providing that there is no net loss of playing pitch space. As an example, where sites are disposed of (as there will be some cases where the saving is only from a maintenance perspective and the sites continue to be provided as open space) the capital receipts acquired could contribute towards the creation of a multi-pitch site or the extension/improvement of an existing multi-pitch site.

# ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

## PART 2: VISION

Below is Rochford's vision for its sport and leisure provision. It sets out the vision and objectives for the period 2017-2037 and is in line with its current Business Plan.

*'To create a district that puts the health and well-being of its residents at its heart; enabling and empowering its communities to become healthier and more active by providing greater opportunities for recreation and exercise, better facilities and a higher standard for sports and leisure provision, from grassroots to elite.'*

### 2.1: Aims

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

#### AIM 1

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

#### AIM 2

To **enhance** outdoor sports provision and ancillary facilities through improving quality and management of sites.

#### AIM 3

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

Figure 2.1: Sport England themes



Source Sport England (2015)

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

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

#### Football – grass pitches

##### *Summary*

- ✦ The audit identifies 120 grass football pitches within Rochford across 32 sites, with 112 pitches available, at some level, for community use across 26 sites
- ✦ There are just 12 available youth 11v11 pitches provided, representing 12% of the available supply, which is low in relation to the proportion of teams requiring such provision.
- ✦ In total, 41 pitches are assessed as good quality, 64 as standard quality and seven as poor quality.
- ✦ Grove Road Playing Field is not serviced by changing facilities, Rochford Recreation Ground has suffered from recent vandalism and three clubs report Ashingdon Recreation Ground to have poor quality ancillary facilities.
- ✦ There are three clubs playing in the football pyramid in Rochford; Great Wakering Rovers FC, Hullbridge Sport FC and Rayleigh Town FC.
- ✦ Through the audit and assessment, 236 teams from within 39 clubs are identified as playing within Rochford consisting of 76 adult men's, three adult women's, 77 youth boys', five youth girls' and 75 mini teams.
- ✦ Six teams from within three clubs are based outside of Rochford despite playing within the District.
- ✦ There are currently three adult male teams from three Rochford based clubs accessing pitches outside of the study area; however, no desire to relocate is expressed.
- ✦ Team generation rates predict a growth of three youth 11v11 boys', two youth 9v9 boys', two mini 7v7 and one mini 5v5 team in the West Analysis Area, three youth 11v11 and two 9v9 boys' in the Central Analysis Area and one youth 9v9 team in the East Analysis Area.
- ✦ The total future demand expressed by clubs amounts to four match equivalent sessions, the majority of which is identified in the Central Analysis Area and on adult and youth 9v9 pitches.
- ✦ In total, 57 pitches across 19 sites are considered to contain some level of actual spare capacity equating to 43 match equivalent sessions.
- ✦ Eight pitches are overplayed by six match equivalent sessions.
- ✦ It is determined that there is current and future spare capacity on adult, youth 9v9, mini 7v7 and mini 5v5 pitches.
- ✦ For youth 11v11 pitches, there is current spare capacity but a future shortfall.

##### *Scenarios*

##### *Alleviating overplay*

In total, there are eight community available pitches in Rochford that are overplayed, five are which are considered to be poor quality. Improving quality (i.e. through increased maintenance or improved drainage) will therefore increase capacity and as a consequence reduce current and future shortfalls.

## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

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

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

Table 3.1: Levels of overplay if quality improved to good

Site ID	Site name	Pitch type	No. of pitches	Current quality	Current capacity rating <sup>2</sup>	Good quality capacity rating <sup>3</sup>
23	Hullbridge Sports Association	Adult	4	Poor	3.5	4.5
		(9v9)	1	Poor	1	2
28	Old London Road (Rayleigh Football Club)	(9v9)	1	Good	1	1
51	The Warren	Adult	2	Standard	0.5	1.5

The only overplay that would not be alleviated through quality improvements is identified at Old London Road (Rayleigh Football Club), on account of the pitch already being good quality. As such, demand should be transferred to alternative provision to eradicate this overplay, or scope exists to provide more youth 9v9 pitches on the site via re-configuration of the underutilised adult pitches.

### Providing security of tenure

Currently, 44 match equivalent sessions are played on unsecured pitches in Rochford. If these were to fall out of use, shortfalls would be significantly exacerbated as the demand would have to relocate to other sites, thus increasing overplay or resulting in more exported demand.

Of the 44 match equivalent sessions played on unsecured pitches, 30.5 match equivalent sessions are played at peak time, suggesting that 31 pitches would be required to accommodate the demand.

The majority of demand at unsecured sites is evident at the Warren and at Old London Road, which service Academy Soccer Youth FC and Rayleigh Boys FC, respectively. Both sites are leased to the clubs but these arrangements are not of a sufficient length, and both are owned privately having previously been converted from farmland, meaning future usage for sports is not guaranteed. Extending the lease agreements to over 25 years would provide sufficient security of tenure, if possible.

<sup>2</sup> Match equivalent sessions

<sup>3</sup> Match equivalent sessions

## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

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

### *Accommodating youth 11v11 demand*

As it stands, 18 youth 11v11 matches (U13-U16) in Rochford are played on adult pitches. If this demand was to be transferred to the correct pitch type, increased actual spare capacity would exist on adult pitches; however, the current stock of youth 11v11 pitches is not sufficient to accommodate the demand with shortfalls already in existence.

Given the above, the actual spare capacity found on adult pitches should be used to reconfigure the supply to better accommodate youth 11v11 demand. An example of this is found at Grove Road Playing Field, which is used solely by youth 11v11 teams, meaning a pitch re-configuration will not adversely affect adult demand.

The remaining sites accommodating youth 11v11 demand on adult pitches are:

- ◀ Cupids Country Club
- ◀ King George V Playing Fields
- ◀ The Warren
- ◀ Great Wakering Recreation Ground
- ◀ Hullbridge Sports Association
- ◀ Rochford Recreation Ground

Great Wakering Recreation Ground supplies four adult pitches that are used by just one adult team, meaning three of the pitches could be converted for youth 11v11 football (as only one adult pitch is needed). Similarly, Rochford Recreation Ground has one pitch suitable for conversion as its three adult pitches are used by four adult teams (which could be accommodated on two adult pitches).

The remaining sites provide adult pitches that are not suitable for a re-configuration due to the amount of adult football accommodated. The youth 11v11 teams using these sites should therefore be encouraged to transfer to the other sites or to a suitable 3G pitch (if/when created).

### **Recommendations**

- ◀ Protect existing quantity of pitches (unless replacement provision is agreed upon and provided).
- ◀ Where pitches are overplayed and/or assessed as poor quality, prioritise investment and review maintenance regimes to ensure it is of an appropriate standard to sustain use and improve quality.
- ◀ Where pitches are overplayed and assessed as good quality, pursue transfer of demand to sites with actual spare capacity.
- ◀ Work to accommodate future demand as well as expressed exported, unmet and latent demand at sites which are not operating at capacity or at sites not currently available for community use that could be moving forward.
- ◀ Secure tenure for clubs using the Warren and Old London Road through the extension of lease arrangements or, if this is not possible, ensure appropriate mitigation should the provision fall out of permanent use.
- ◀ Provide security of tenure for clubs using remaining unsecure sites through community use agreements.

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- ◀ Ensure all teams are playing on the correct pitch sizes and explore reconfiguration of adult pitches to accommodate youth 11v11 teams where possible.
- ◀ Improve ancillary facilities where there is a demand to do so and where it can benefit the wider footballing offer.
- ◀ Consider rationalisation of low value sites if contributions can go towards creating larger, better quality, multi-pitch sites and providing there is no net loss of playing pitch space.
- ◀ Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis.
- ◀ Where a development is of a size to justify on-site football provision, focus on the creation of multi-pitch sites that reduce existing shortfalls, with accompanying clubhouse provision included given that single pitch sites without appropriate ancillary facilities can be unsustainable.
- ◀ Where a development is not of a size to justify on-site football provision, consider using contributions to improve existing sites within the locality.
- ◀ If required, explore ground sharing possibilities across Rochford and the wider South Essex region that can provide a more sustainable long-term future for the senior club network.

### 3G pitches

#### Summary

- ◀ There are no full size 3G pitches within Rochford.
- ◀ There is one smaller sized pitch at Clements Hall Recreation Ground.
- ◀ There is a clear, significant shortfall of 3G pitches within Rochford, meaning the creation of such provision is required.

#### Scenarios

##### *Accommodating football training demand*

In order to satisfy current football training demand (based on the FA's model of one full size 3G pitch being able to cater for 42 teams) there is a current and future need for six full size 3G pitches in Rochford. With none currently provided, this means a shortfall of six full size 3G pitches exists.

*Table 3.2: Demand for full size 3G pitches in Rochford*

Current number of teams	Current 3G requirement <sup>4</sup>	Future number of teams	Future 3G requirement <sup>5</sup>
236	6	258	6

When studying demand by analysis area, there is shortfall of two full size 3G pitches in the Central Analysis Area, one in the East Analysis Area and three in the West Analysis Area.

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

<sup>5</sup> Rounded to the nearest whole number

## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

Table 3.3: Demand for 3G pitches by analysis area

Analysis area	Current number of teams	3G requirement <sup>6</sup>	Current number of 3G pitches	Potential shortfall
Central	77	2	-	2
East	39	1	-	1
West	120	3	-	3
<b>Rochford</b>	<b>236</b>	<b>6</b>	<b>0</b>	<b>6</b>

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

Moving match play to 3G pitches is supported by the FA. When full size 3G pitches are created within Rochford, they should undergo FA testing in order to be able to host competitive matches.

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

Table 3.4: Number of teams currently using council pitches (peak time)

Pitch type	Pitch size	Peak period	No. of teams
Adult	11v11	Sunday AM	14
Youth	11v11	Sunday AM	13
Youth	9v9	Sunday AM	-
Mini	7v7	Sunday AM	3
Mini	5v5	Sunday AM	-
<b>Total</b>			<b>30</b>

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

Table 3.5: Full size 3G pitches required for the transfer of council pitch demand

Format	No teams per time (x)	No matches at PEAK TIME (y) = x/2	3G units per match (z)	Total units required formats (A)=(y)*(z)	3G pitches required B= (A)/64
Adult	14	7	32	224	3.50
11v11	13	6.5	32	208	3.25
9v9	-	-	10	-	-
7v7	3	1.5	8	12	0.19
5v5	-	-	4	-	-

<sup>6</sup> Rounded to the nearest whole number



## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

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Given that peak time is the same for each pitch type, the number of 3G pitches required needs totalling together. This equates to the demand for seven 3G pitches (rounded up from 6.94). As this figure is only one more than the number of 3G pitches required to accommodate current and future training needs, it suggests that the majority of Council match play demand could be catered for if training shortfalls were alleviated.

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

*Table 3.6: Moving all mini matches to 3G pitches*

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

Based on the above programming and separate start times for mini 5v5 and mini 7v7 matches, the overall need is for five full size 3G pitches (rounded up from 4.75). This is calculated based on 38 mini 5v5 teams and 37 mini 7v7 teams playing within Rochford.

As this figure is less than the number of 3G pitches required to accommodate current and future training needs, it suggests that all mini match play demand could be catered for if training shortfalls were alleviated.

### *Creating additional full size 3G pitches for football*

First and foremost, the creation of additional full size 3G pitches should work towards alleviating the shortfall for training. With no current proposals in place, the FA has identified sites that could be suitable for the creation of provision.

The Central Analysis Area has a shortfall of two 3G pitches, with King Edmund Business and Enterprise School and Greensward Academy identified as potential options for provision. These could satisfy demand from large clubs in the locality such as Ashingdon FC and Hawkwell Athletic FC, with school sites often preferred for such development as daytime usage can be maximised. If provision is not possible at Greensward Academy, providing a pitch at Clements Hall Leisure Centre is considered to be a viable alternative.

In addition, the proposed development of 3G pitch provision at Southend United Football Club (as part of its relocation to Fossetts Farm) in Southend-on-Sea could also go some way to alleviating shortfalls within Rochford and in particular in the Central Analysis Area. The site is located in close proximity to the District and can service a limited number of Rochford clubs.

The West Analysis Area contains the largest shortfall, amounting to three full size 3G pitches. The FA primarily identifies Rayleigh Town Sports and Social Club as a suitable location, although it notes that security of tenure will have to improve, whilst John Fisher is considered to be an alternative option.



## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

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With no other locations identified within the analysis area, it is considered that the wider South Essex region should assist in providing provision in close proximity to the District that can be utilised by Rochford clubs. The ideal solution is therefore considered to be Bartlett Park, in Basildon, which is located close to the Rochford border and two of its largest clubs; Rayleigh Town Youth FC and Academy Soccer FC. The site could potentially host two full size 3G pitches and reduce the overall shortfall in Rochford from six to four.

In the East Analysis Area, Burroughs Park is seen as an option, potentially through the creation of a stadia 3G pitch to cater for Great Wakering Rovers FC. Such provision could also assist in alleviating shortfalls in Southend-on-Sea given the proximity of Burroughs Park to the Borough boundary.

### *World Rugby compliant 3G pitches*

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

There are currently no World Rugby compliant 3G pitches in Rochford; however, given grass rugby pitch shortfalls identified, there is demand within the District to further consider the feasibility of new 3G provision to service rugby training demand. Ideally this would be via the RFU working in partnership with the FA so that one new 3G pitch is also compliant for rugby usage. This would need to be in a location that is suitable for access from Rochford Hundred RFC and/or Westcliff RFC.

If no World Rugby compliant 3G pitch is provided in Rochford, the creation of one in the wider locality could also provide a solution. If such provision is created in a neighbouring authority area, usage by the two clubs in Rochford needs to be supported (if deemed accessible).

### **Recommendations**

- ◀ Explore options for providing new 3G pitches first and foremost to meet football training shortfalls.
- ◀ Carry out a feasibility study across the wider South Essex sub-region to ensure that 3G deficiencies across all local authorities are relieved via a partnership approach.
- ◀ If shortfalls cannot be fully alleviated within Rochford, work in partnership with other South Essex authorities to create provision in close proximity to the District e.g. Basildon and Southend-on-Sea.
- ◀ When assessing 3G pitch suitability, give preference to opportunities for multi 3G pitch sites.
- ◀ Support creation of additional 3G pitches above and beyond football training shortfalls if it can satisfy rugby demand as well as football demand; or, explore creation of 3G pitches that are both football and rugby appropriate when alleviating shortfalls.
- ◀ Consider the need for further 3G pitch provision above and beyond football training shortfalls if certain scenarios become reality e.g. the loss of unsecured sites.
- ◀ Carry out consultation with England Hockey when deciding upon the location of new 3G pitches to ensure the sustainability of existing sand-based AGPs.
- ◀ Ensure that any new 3G pitches are constructed to meet FA/RFU recommended dimensions and quality performance standards to meet performance testing criteria.
- ◀ Ensure that any new 3G pitches have community use agreements in place.

## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

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- ◀ Ensure all providers put in place a sinking fund to ensure long-term sustainability.
- ◀ Encourage more match play demand to transfer to 3G pitches, where possible.
- ◀ Where a development is of a size to justify on-site football provision, consider the potential for 3G provision on multi-pitch sites, and as a minimum requirement, design new sites so that they could accommodate 3G provision at a later date, if required.

### Cricket pitches

#### Summary

- ◀ In total, there are eight grass cricket squares in Rochford located across six sites, all of which are available for community use.
- ◀ There is an NTP accompanying the grass wicket square at Great Wakering Primary School and a standalone NTP at Cupids Country Club; however, neither are used by the community.
- ◀ Both Swayne Park School and King Edmund Business and Enterprise School also contain standalone NTPs; however, this provision is no longer in use.
- ◀ Security of tenure is an issue at both Broomhills Playing Field and Great Wakering Primary School.
- ◀ The non-technical assessment of grass wicket squares in Rochford found three squares to be good quality, four to be standard quality and one to be poor quality (at Rawreth Lane Playing Fields).
- ◀ Changing facilities at Canewdon Recreation Ground, Great Wakering Primary School, Rawreth Lane Playing Fields and Rayleigh Town Sports and Social Club are assessed as poor quality.
- ◀ Rayleigh Cricket Club, Rayleigh Town Sports and Social Club and Broomhills Cricket Ground are serviced by outdoor practice nets, although facilities at Rayleigh Cricket Club are in need of improvement.
- ◀ There are six clubs (two unaffiliated) competing in Rochford generating 35 teams, equating to 21 senior men's, one senior women's and 13 junior boys' teams.
- ◀ Rayleigh CC exports its seventh Saturday team to a variety of venues in other local authorities as the Club states that no other accessible provision exists in closer proximity.
- ◀ Team generation rates predict a growth of one junior team, whilst none of the clubs that responded to consultation report an aspiration to increase demand.
- ◀ Currently, both Rankins and Rayleigh cricket clubs are registered All Star Centres.
- ◀ There are six squares that show potential spare capacity on grass wickets totalling 97 match equivalent sessions per season.
- ◀ Only one of the six squares showing spare capacity is available for further use on a Saturday for senior cricket, equating to 0.5 squares and 17 match equivalent sessions.
- ◀ For junior cricket, capacity is also considered to exist at Rawreth Lane Playing Fields, Rayleigh Cricket Club and Rayleigh Town Sports and Social Club.
- ◀ Broomhills Recreation Ground is considered to be overplayed by eight match equivalent sessions per season.
- ◀ Overall spare capacity exists for senior cricket both currently and accounting for future demand amounting to nine match equivalent sessions.
- ◀ For junior cricket, 56 match equivalent sessions of capacity exist currently and 48 match equivalent sessions of capacity exists when taking into account future demand.
- ◀ The Indoor Sports and Leisure Strategy finds that there is increasing demand for high quality cricket provision for both practice and match play across South Essex; Essex Cricket and the ECB's main objective is to increase access to indoor cricket facilities across the region, however, local clubs are increasingly finding access to indoor facilities a significant challenge, particularly at school sites.

### **Scenarios**

#### *Addressing overplay*

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

In Rochford, only Broomhills Recreation Ground is evidenced as being overplayed, by eight match equivalent sessions. This could be alleviated by installing an NTP at the site to accompany the grass wickets, thus allowing some junior teams to transfer demand.

### **Recommendations**

- ✦ Protect existing quantity of cricket squares, including protection from development that may prejudice the use of a cricket square such as residential development in close proximity to a cricket outfield (ball strike issues).
- ✦ Work with clubs and grounds staff to review quality issues on pitches to ensure appropriate quality is achieved at sites assessed as standard and poor, and sustained at sites assessed as good.
- ✦ Ensure security of tenure for all clubs with lease arrangements in place by ensuring agreements have over 25 years remaining.
- ✦ For clubs without lease arrangements, explore opportunities for long-term asset transfer or as a minimum ensure community use agreements are entered into to enable long-term access.
- ✦ Explore options of alleviating overplay at Broomhills Recreation Ground, primarily via the installation of an accompanying NTP.
- ✦ Seek refurbishment of training facilities where required, particularly at Rayleigh Cricket Club.
- ✦ Explore options of refurbishment of ancillary facilities where provision is assessed as poor quality (Canewdon Recreation Ground, Great Wakering Primary School, Rawreth Lane Playing Fields and Rayleigh Town Sports and Social Club).
- ✦ Where a development is of a size to justify on-site cricket provision, ensure that any proposals for new squares will attract adequate demand.
- ✦ Where a development is not of a size to justify on-site cricket provision, or if sufficient demand cannot be attracted, consider using contributions to improve existing sites within the locality.
- ✦ In line with the Indoor Sports and Leisure Strategy, support investment at sites where sports halls are being refurbished or new sports halls are being developed to ensure cricket is catered for, regularly evaluate programming at sports halls to ensure there is capacity to support cricket, and develop relationships between schools and clubs to ensure good access to indoor provision.

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

#### **Summary**

- ✦ Within Rochford there are ten senior pitches and six mini pitches provided, with all but one senior pitch available for community use.
- ✦ Rochford Hundred RFC reports it rents additional land neighbouring its home ground and intends to utilise this area to create dedicated mini and junior pitches.

- Westcliff RFC has recently relocated to a new site known as the Gables and as part of the move wants to formalise a 60-year lease agreement from Southend-on-Sea Borough Council.
- Rochford Hundred RFC has secured tenure through a freehold of Rochford Hundred RFC.
- Of the community available pitches in Rochford, ten are assessed as good quality, four as standard and two as poor.
- Ancillary provision at Rochford Hundred RFC requires modernisation.
- Rochford Hundred RFC and Westcliff RFC are both large clubs catering for 15 and 16 teams, respectively.
- Rochford Hundred RFC expresses both latent and unmet demand, although it does not quantify this demand by a certain number of teams.
- Anticipated population growth equates to the creation of one junior boys' and one mini team.
- Further to this, Rochford Hundred RFC reports plans to increase participation by two senior men's, one senior women's, one junior boys' and one junior girls' team.
- The Gables (Westcliff Rugby Club) contains three senior pitches that are considered to have actual spare capacity, amounting to 1.5 match equivalent sessions, as well as all of its mini pitches.
- Rochford Hundred RFC contains three senior pitches that are overplayed by five match equivalent sessions, whilst the Gables (Westcliff Rugby Club) has one pitch that is overplayed, also by five match equivalent sessions.
- Having considered supply and demand, an overall shortfall is evident for Rochford Hundred RFC given that all three of its senior pitches are overplayed.
- An overall shortfall is also evident for Westcliff RFC; however, this is considered to be less of an issue as all excess demand is concentrated on its training pitch.

### **Scenarios**

#### *Improving pitch quality*

Rochford Hundred RFC provides three senior pitches that are overplayed by a combined total of five match equivalent sessions. Maximising the quality would increase carrying capacity by 4.5 match equivalent sessions and would eradicate overplay on two of the senior pitches; however, the remaining senior pitch, used for training, would remain overplayed 2.5 match equivalent sessions.

Quality improvements are not considered viable at Westcliff Rugby Club as the pitches have only recently been created and have been provided to specific RFU specification.

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

Providing additional floodlighting to service an increased number of existing pitches at Rochford Hundred RFC would help reduce overplay of the Club's current training pitch as demand could be better spread out. That being said, this could only occur if pitch quality was improved given that overplay currently exists on all of the senior pitches. If quality was maximised and all three senior pitches were floodlit, only 0.5 match equivalent sessions of overplay would remain (instead of five match equivalent sessions).

At Westcliff RFC, providing additional floodlighting on each senior pitch would result in overplay of the Club's training pitch reducing to 3.5 match equivalent sessions (discounting spare capacity on the first team pitch, which should be retained). This is a reduction from five match equivalent sessions but remains significant.

### *World Rugby compliant 3G pitches*

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

There are currently no World Rugby compliant 3G pitches in Rochford; however, given grass rugby pitch shortfalls identified, there is demand within the District to further consider the feasibility of new 3G provision to service rugby training demand. Ideally this would be via the RFU working in partnership with the FA so that one new 3G pitch is also compliant for rugby usage. This would need to be in a location that is suitable for access from Rochford Hundred RFC and/or Westcliff RFC.

If no World Rugby compliant 3G pitch is provided in Rochford, the creation of one in the wider locality could also provide a solution. If such provision is created in a neighbouring authority, usage by the two clubs in Rochford needs to be supported (if deemed accessible).

### *Transferring demand*

If World Rugby compliant pitches are not provided to satisfy demand, the only alternative way to fully alleviate overplay is through the transfer of demand to additional grass pitches. As the only grass pitches not currently used by the clubs are located at school sites, this is considered to be unlikely due to the cost of pitch hire, the travel involved and the current unsecure nature of the schools in question. Traditionally, rugby clubs prefer to be based entirely from one location due to the social aspects of the sport.

### **Recommendations**

- ✦ Protect existing quantity of rugby union pitches.
- ✦ Explore opportunities to improve pitch quality at Rochford Hundred RFC in order to reduce overplay.
- ✦ Ensure quality is sustained at Westcliff RFC to ensure that overplay does not worsen.
- ✦ Explore options to install floodlighting on existing pitches at both sites in order to better spread out training demand or explore creation of a World Rugby compliant 3G pitch (in partnership with the FA) that can be utilised by both clubs to fully alleviate overplay.
- ✦ Ensure that any proposals for the creation of World Rugby compliant 3G pitches are progressed in co-ordination with proposals for meeting 3G needs for football given that the solutions can help meet the needs of both sports.
- ✦ Improve changing facilities at Rochford Hundred RFC.
- ✦ Ensure security of tenure for Westcliff RFC via a long-term lease agreement.
- ✦ Retain supply of rugby pitches at school sites for curricular and extra-curricular purposes and encourage secure community availability should demand exist in the future.

### **Rugby league**

- ✦ There are currently no dedicated rugby league pitches within Rochford.
- ✦ There are no rugby league teams in Rochford.
- ✦ Within South Essex, there were previously clubs playing in Basildon/Chelmsford (Billericay Rangers RLFC) and Southend-on-Sea (Southend Spartans RLFC); however, these both folded recently.

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- ◀ Consultation with the RFL suggests that it would be keen to support the re-establishment of demand within South Essex, although it is considered likely that this would be in Basildon or Southend-on-Sea and therefore away from Rochford.
- ◀ Given that no perceived rugby league demand exists currently or in the future, no action is required in relation to the sport.

### **Scenarios**

N/a

### **Recommendations**

- ◀ Ensure rugby league demand can be accommodated should it exist in the future.

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

#### **Summary**

- ◀ There are currently two full size hockey suitable AGP in Rochford, located at King Edmund Business and Enterprise School and at Swayne Park School.
- ◀ Both pitches are available to the community; however, the AGP at Swayne Park School is without floodlighting which limits its capacity.
- ◀ In addition, a smaller sized AGP exists at Greenward Academy (available to the community but not floodlit).
- ◀ The AGPs at both King Edmund Business and Enterprise School and Swayne Park School are considered to be standard quality, although resurfacing is likely to be required in the near future as both have exceeded their estimated lifespan (ten years).
- ◀ There are three clubs playing within Rochford, with the clubs fielding a combined total of five senior men's, seven senior women's and seven junior teams and consisting of 198 senior members and 78 junior members.
- ◀ Both Southend & Benfleet and Rochford hockey clubs utilise King Edmund Business and Enterprise School.
- ◀ Southend HC accesses both Swayne Park School and King Edmund Business and Enterprise School but expresses imported demand as it deems itself to be a Southend-on-Sea based club.
- ◀ Southend & Benfleet HC expresses future demand equating to an increase of one senior women's team and two junior teams, whereas Southend HC has future demand equating to two senior teams.
- ◀ Given that the pitch at Swayne Park School is not floodlit and is not capable of accommodating four matches on one day, a shortfall of provision for match play is evident with two full sizes, floodlit AGPs required to meet demand.
- ◀ In addition, given the high levels of football usage on the AGP at King Edmund Business and Enterprise School, no capacity is identified for an increase in hockey training activity.
- ◀ It is imperative that both the AGPs at King Edmund Business and Enterprise School and Swayne Park School are protected for continued hockey use.



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### **Scenarios**

#### *Reducing shortfalls*

A shortfall of hockey suitable AGPs for match play does not necessarily mean that an increase in provision is required within the District. Given that Southend HC is imported into Rochford and expresses a demand to return to Southend-on-Sea, finding a resolution for this would free up capacity in Rochford for the remaining two clubs to fulfil growth aspirations. This could be achieved via improving the quality at St Thomas More High School AGP or providing a new AGP within Southend-on-Sea.

#### *Converting sand-based AGPs to 3G pitches*

Given that both full size, sand-based AGPs are in current use for hockey and given that shortfalls are evident, it is imperative that no 3G conversions take place within the District.

### **Recommendations**

- ✦ Retain AGPs at King Edmund Business and Enterprise School and at Sweyne Park School as hockey suitable.
- ✦ Consider resurfacing both pitches in the near future as they near the end of their lifespans.
- ✦ Ensure sinking funds are in place for long-term sustainability.
- ✦ Seek to provide clubs with greater security of tenure via implementation of community use agreements.
- ✦ Improve access to and quality of ancillary facilities at hockey pitch sites to better support post-match and social activities.
- ✦ Work in partnership with Southend-on-Sea to alleviate shortfalls across the two local authorities.
- ✦ Ensure a collective view is gathered from local clubs in regards to current and future provision, and that any new pitch creates a hockey hub/ multi-pitch site.
- ✦ Seek to maximise hockey usage where hockey is being played.

### **Golf**

#### **Summary**

- ✦ There are three golf courses within Rochford and a standalone driving range facility (Rayleigh Golf Range).
- ✦ Both Ballards Gore and Rochford Hundred golf clubs provide an 18-hole course each, whereas the Rayleigh Golf Club provides two 18-hole courses and a nine-hole course.
- ✦ All three golf courses provide clubhouses that feature changing rooms as well as bars, kitchens and function rooms that are available to external hirers.
- ✦ All three courses are primarily membership clubs, although pay and play is offered at each.
- ✦ Rochford Hundred and the Rayleigh golf clubs having a substantial membership base when compared to the national average, whilst Ballards Gore Golf Club has significantly less.
- ✦ Both Ballards Gore and Rochford Hundred golf clubs have seen a year on year reduction in membership since 2014, whereas the Rayleigh Golf Club has seen membership significantly grow over the same time period.
- ✦ In total, an average of 76,543 people are identified as current or potential users of golf facilities within Rochford.

## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

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- ✦ Given that it is difficult for one facility to cater for the needs of all potential members, there is clear scope for some clubs to work more collaboratively in terms of creating pathways.
- ✦ It is considered that the current supply of facilities in Rochford can meet current and future demand, although emphasis should be placed on ensuring the needs of independent golfers can be met given that no courses are currently tailored specifically for such needs.
- ✦ Facilities should be supported to ensure that sites are able to retain current members and users as well as, where appropriate, assisting them in capitalising on any untapped demand plus future demand generated from housing growth and population increases.

### **Scenarios**

N/A

### **Recommendations**

- ✦ Retain all current golf courses and facilities.
- ✦ Sustain course quality and seek improvements where necessary through implementation of appropriate maintenance regimes.
- ✦ Support clubs in membership retention and potential growth.
- ✦ Encourage clubs and providers to work more collaboratively in terms of creating pathways for existing and new players.

### **Bowls**

#### **Summary**

- ✦ There are four flat greens located across four sites in Rochford.
- ✦ There are two greens located in the Central Analysis Area and one green each located in the East and West analysis areas.
- ✦ Two greens are assessed as good quality and two as standard quality; none are assessed as poor quality.
- ✦ Great Wakering (RBL) BC cites issues regarding car parking at King George V Playing Fields.
- ✦ Although no greens are currently serviced by floodlighting, Rochford BC reports it is going to erect temporary lighting to increase usage of its green in the evenings during September.
- ✦ There are four bowls clubs playing in Rochford.
- ✦ Of the two clubs that disclosed membership figures, Great Wakering & District (RBL) BC consists of 30 senior members and Rayleigh BC consists of 144 senior members.
- ✦ Only Rayleigh BC quantifies future demand stating aspirations to increase by 10 senior members.
- ✦ King George V Playing Fields is currently operating above capacity according to Bowls England guidance as Rayleigh BC provides 144 members; however, no demand for an additional green has been identified by the Club.
- ✦ Great Wakering (RBL) Bowls Club is operating within recommended membership, meaning the Club does not require access to additional green space, but does require its green to be protected provided that membership remains stable.
- ✦ As membership figures for the remaining green are unknown, further exploration is required before determining whether the greens are required or whether additional greens are needed to service the Club.



### **Scenarios**

#### *Consolidation of greens*

Bowls England indicates that one green can accommodate approximately 60 members before capacity becomes an issue, whereas at least 20 members are reportedly required for a green to be sustainable.

No two clubs could merge onto one green without membership going significantly above 60, which is the overplay threshold for a green as identified by Bowls England. As such, it is considered that all existing greens are required.

### **Recommendations**

- ✦ Retain existing quantity of greens.
- ✦ Sustain quality of good quality greens and seek improvements where possible in regards to standard quality greens.
- ✦ Support clubs with plans to increase membership so that growth can be maximised.
- ✦ Seek further contact with Rochford BC to better understand its needs and membership levels.

### **Tennis**

#### **Summary**

- ✦ There are 30 tennis courts identified in Rochford across nine sites, with 20 of the courts being available for community use.
- ✦ The courts are split between in the West and Central analysis areas, with no courts located in the East Analysis Area.
- ✦ Three courts at Sweyne Park School are considered to be disused due to quality issues.
- ✦ No clubs' express concerns with regards to security of tenure.
- ✦ Each club is serviced by some level of floodlit provision, with 13 floodlit courts existing across the District.
- ✦ Of the community available courts, 13 have an artificial turf surface and the remaining seven have a macadam surface.
- ✦ There are five courts assessed as good quality, 11 courts assessed as standard quality and four courts assessed as poor quality.
- ✦ Changing room provision at Rochford Tennis Club is considered to be poor quality and in need of modernisation.
- ✦ Combined, membership of the four clubs in Rochford equates to a total of 585 members, which is derived from 294 senior members and 291 junior members.
- ✦ There is a sufficient supply of courts at three out of the four club sites.
- ✦ Rayleigh Lawn Tennis Club is currently operating above its capacity.
- ✦ As all remaining, non-club courts are deemed to have spare capacity, focus should be on improving quality to an adequate standard for informal play.

# ROCHFORD DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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### **Scenarios**

#### *Informal tennis*

The LTA has recently set up an initiative to change the way in which people access council courts known as ClubSpark. Instead of providing free access, some local authorities are now securing their courts as per a membership scheme that allows members access through the use of a fob system following payment of a small yearly fee. Not only does this deter unofficial use of courts but it also allows official use to be tracked, thus providing data on how well and how often courts are being accessed. In addition, it provides income generation that can go towards ongoing maintenance of the courts.

The LTA advocates that sites with a minimum of four courts are likely to be more sustainable, with the provision of accompanying changing facilities and floodlighting preferred. It is considered that Fairview Playing Field could conform to these requirements if floodlighting was provided.

All remaining courts in Rochford are managed by sports clubs or via schools.

### **Recommendations**

- ◀ Protect existing quantity of tennis courts.
- ◀ Sustain quality of club courts for competitive play through implementation of appropriate maintenance regimes.
- ◀ Improve courts located at education sites to meet curricular and extra-curricular needs.
- ◀ Explore implementation of ClubSpark scheme at Fairview Playing Field and determine whether any other local authority sites could be suitable for the increasing the stock of courts within the District as part of the initiative.

### **Netball**

#### **Summary**

- ◀ There are 12 outdoor netball courts in Rochford across three sites, all of which are located at school sites and unavailable for community use or disused.
- ◀ The three courts at Sweyne Park School are disused and currently utilised as overflow car parking.
- ◀ Courts at Greensward Academy and King Edmund Business and Enterprise School are also assessed as poor quality.
- ◀ Any competitive demand for netball courts in Rochford is exported to neighbouring local authorities.
- ◀ Due to limited demand, providing community available netball courts within Rochford is not considered to be a priority.

### **Scenarios**

N/A

### **Recommendations**

- ◀ In line with tennis recommendations, improve court quality at school sites to meet curricular and extra-curricular needs.

# ROCHFORD DISTRICT COUNCIL

## PLAYING PITCH STRATEGY

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### Athletics

#### **Summary**

- There are no athletics tracks in Rochford, with the closest facilities instead located in Basildon and Southend-on-Sea.
- There are no athletics clubs.
- Rochford Running Club caters for over 100 members, accessing the roads of Rochford for sessions twice a week.
- The Club also organises the annual Rochford 10k, with 370 runners taking part last year.
- A Parkrun event is held every Saturday at Hockley Woods, whilst there is also a junior Parkrun event that takes place at Clements Hall Recreation Ground.
- Although no dedicated athletics facilities are currently provided, no demand is expressed for the creation of such provision, with facilities in neighbouring authorities considered close enough to absorb any demand.
- Precedence should instead be placed on sustaining and increasing the popularity of the running events currently taking place, as well as ensuring the sustainability of Rochford Running Club.
- Initiatives not currently implemented should be explored.

#### **Scenarios**

N/A

#### **Recommendations**

- Support the running events taking place as well as exploring the implementation of initiatives not currently serviced to increase participation in recreational running.
- Ensure any activity that requires access to a track can be accommodated via provision in neighbouring local authorities.

### Cycling

#### **Summary**

- There is a BMX track located at The Lawn (Potash Woods) that is used for by Travers Cycling Club for its mountain bike series.
- There is also a BMX track located at Hockley Woods; however, this is used for more recreational/informal activities.
- Sport England Market Segmentation makes it possible to identify that there are currently 6,664 people in Rochford which are participating in regular cycling activity.
- Sport England's Segmentation Tool identifies latent demand of 3,744 people who would like to participate in the sport within Rochford that do not currently do so.
- Formal demand is accounted for by Travers Cycling Club whereas informal demand is accounted for by Hockley and Rayleigh Cycling Group.
- There is no clear evidence to suggest that cycling provision is required within Rochford, especially considering the close proximity of Hadleigh Park.
- Priority should be on working towards the recommendations and actions derived from the Cycling Action Plan

#### **Scenarios**

N/A

### ***Recommendations***

- ◆ Protect BMX track at The Lawn (Potash Woods) and seek to maximise usage.
- ◆ Sustain track quality through appropriate maintenance.

### **MUGAs**

#### ***Summary***

- ◆ There are two sites identified as providing MUGAs in Rochford, of which, one is located in the Central Analysis Area at Canewdon Recreation Ground with the other in the West Analysis Area at Hullbridge Park.
- ◆ All MUGAs are owned by the Council, meaning all provision is open access.
- ◆ Following non-technical assessments, one MUGA is assessed as standard (Canewdon Recreation Ground) quality with the other assessed as good quality (Hullbridge Park).
- ◆ Neither MUGA is accompanied by floodlighting.
- ◆ Given the open access nature of the MUGAs, no usage is recorded.
- ◆ Although demand for access to MUGAs in Rochford is unclear, it is considered likely that there is an under provision in the East Analysis Area given that none are provided.
- ◆ Usage of current provision is likely to be limited given that neither of floodlit.

#### ***Scenarios***

N/A

#### ***Recommendations***

- ◆ Protect existing supply of MUGAs and ensure appropriate maintenance.
- ◆ Explore options to increase supply of MUGAs given lack of current provision, particularly in urban areas where demand for recreational activity is high such as Rayleigh, Hockley and Rochford.
- ◆ Ensure any new MUGAs can be floodlit to maximise usage and explore floodlighting of existing MUGAs.

## PART 4: STRATEGIC RECOMMENDATIONS

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

### OBJECTIVE 1

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

#### Recommendations:

- a. Ensure, through the use of the Playing Pitch Strategy, that outdoor sports facilities are protected through the implementation of local planning policy.
- b. Secure tenure and access to sites for high quality, development minded clubs, through a range of solutions and partnership agreements.
- c. Maximise community use of education facilities where there is a need to do so.

#### **Recommendation (a) – Ensure, through the use of the Playing Pitch Strategy, that outdoor sports facilities are protected through the implementation of local planning policy.**

The PPS Assessment shows that all currently used outdoor sports sites require protection or replacement and therefore cannot be deemed surplus to requirements because of shortfalls now and in the future. Lapsed, disused, underused and poor-quality sites should also be protected from development or replaced as there is a requirement for playing field land to meet the identified shortfalls. Therefore, based on the outcomes of the PPS, local planning policy should reflect this situation.

The above particularly relates to sites such as the Warren and at Old London Road, where tenure is minimal and the designation of the land means future sporting usage is not guaranteed. Should any provision be permanently lost, it is imperative that an appropriate mitigation package is provided and agreed upon by relevant partners such as Sport England and the FA.

NPPF paragraph 97 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

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

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

Although there are identified shortfalls of match equivalent sessions, most demand is currently being met and most shortfalls are likely to be addressed through quality improvements. Including the need for additional facilities in the Local Plan is therefore not recommended as a priority, except in the case of 3G pitches where there is a discrete need for additional provision, or where there is significant housing growth.

The PPS should be used to help inform Development Management decisions that affect existing or new outdoor sports facilities and ancillary facilities. All applications are assessed by the Local Planning Authority on a case by case basis taking into account site specific factors. In addition, Sport England is a statutory consultee on planning applications that affect or prejudice the use of playing field and will use the PPS to help assess that planning application against its Playing Fields Policy.

Sport England's Playing Field Policy Exception E1 only allows for development of lapsed or disused playing fields if a PPS shows a clear excess in the quantity of playing pitch provision at present and in the future across all playing pitch sports types and sizes.

Policy Exception E1:

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

Where the PPS cannot demonstrate the site, or part of a site, is clearly surplus to requirements then replacement of the site, or part of a site, will be required to comply with Sport England's Policy Exception E4.

Policy Exception E4:

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

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

Any disused/lapsed sites are included within the Action Plan together with a recommendation in relation to the need to bring the site back into use or mitigate the loss on a replacement site to address the shortfalls identified within the Assessment.

It may be appropriate to consider rationalisation of some existing outdoor sport sites (that are of low value i.e. one/two pitch sites with no changing provision) to generate investment and focus resources towards creating bigger, better quality sites (hub sites). Such sites could then be re-purposed to meet other recreational needs or, if appropriate and agreed upon, made available for development.

The only outdoor sport site deemed potentially suitable for rationalisation currently in Rochford is Clements Hall Playing Field; however, this should be reviewed as part of the ongoing monitoring of the PPS.

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

A number of school, commercial and private sites are being used in Rochford for competitive play, predominately for football. In some cases, use of pitches has been classified as secure, however, use is not necessarily formalised and further work should be carried out to ensure an appropriate community use agreement is in place (including access to changing provision where required).

Sites which are currently classified as being unsecure in Rochford include:

- ✦ Adult Community Learning
- ✦ Great Wakering Primary School
- ✦ King Edmund Business and Enterprise School
- ✦ Rayleigh Town Sports and Social Club
- ✦ Old London Road
- ✦ Swayne Park School
- ✦ The Warren

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

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

The Council should also further explore opportunities where security of tenure could be granted via lease agreements (minimum 25 years as recommended by Sport England and NGBs) so clubs are in a position to apply for external funding. This is particularly the case at poor quality local authority sites, possibly with inadequate ancillary facilities, so that quality can be improved and sites developed.

Local sports clubs should be supported by partners including the Council and NGBs to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership work. For example, support club development and encourage clubs to develop evidence of business and sports development plans to generate income via their facilities.



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All clubs could be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)<sup>7</sup>. They should also be encouraged to work with partners locally – such as volunteer support agencies or local businesses.

For clubs with lease arrangements already in place, these should be reviewed when fewer than 25 years remain on existing agreements to secure extensions, thus improving security of tenure and helping them attract funding for site developments. Any club with less than 25 years remaining on an agreement is unlikely to gain any external funding.

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

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

Club	Site
<p>Clubs should have Clubmark/FA Charter Standard accreditation award.</p> <p>Clubs commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links.</p> <p>Clubs are sustainable, both in a financial sense and via their internal management structures in relation to recruitment and retention policy for both players and volunteers.</p> <p>Ideally, clubs should have already identified (and received an agreement in principle) any match funding required for initial capital investment identified.</p> <p>Clubs have processes in place to ensure capacity to maintain sites to the existing, or better, standards.</p>	<p>Sites should be those identified as 'Club Sites' (recommendation d) for new clubs (i.e. not those with a City-wide significance) but that offer development potential.</p> <p>For established clubs which have proven success in terms of self-management 'Key Centres' are also appropriate.</p> <p>As a priority, sites should acquire capital investment to improve (which can be attributed to the presence of a Clubmark/Charter Standard club).</p> <p>Sites should be leased with the intention that investment can be sourced to contribute towards improvement of the site.</p>

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

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

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

<sup>7</sup> <http://www.cascinfo.co.uk/cascbenefits>



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

The Council should continue to work towards adopting a policy which supports community management and ownership of assets to local clubs, community groups and trusts. This presents sports clubs and national governing bodies with opportunities to take ownership of their own facilities; it may also provide non-asset owning sports clubs with their first chance to take on a building.

The Sport England Community Sport Asset Transfer Toolkit is a bespoke, interactive web based tool that provides a step by step guide through each stage of the asset transfer process: [http://archive.sportengland.org/support\\_advice/asset\\_transfer.aspx](http://archive.sportengland.org/support_advice/asset_transfer.aspx)

### **Recommendation (c) - Maximise community use of education facilities where there is a need to do so.**

In order to maximise community use of educational facilities it is recommended to establish a more coherent, structured relationship with schools. The ability to access good facilities within the local community is vital to any sports organisation, yet many clubs struggle to find good quality places to play and train. In Rochford pricing policies at facilities can be barrier to access at some of the education sites but physical access and resistance from schools, especially some academies, to open up provision is also an issue.

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the schools and the local clubs. The Council and other key partners must work with schools to develop an understanding of the issues that restrict or affect community access. Support should be provided, where appropriate, to address underlying problems. Consideration should be given to a centralised booking system for community use of schools to minimise administration and make access easier for the users.

The following is a list of schools that have outdoor sports facilities in Rochford but do not allow for community use of all their pitches:

- ❖ Ashingdon Primary School
- ❖ Fitzwimarc School
- ❖ Waterman Primary Academy
- ❖ Plumberow Primary Academy
- ❖ Riverside Primary Academy
- ❖ St Nicholas Church of England Primary School

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

As a priority, community use options should be explored at large schools offering numerous pitches such as Fitzwimarc School. Securing access to these sites will significantly reduce grass pitch shortfalls throughout the analysis areas that they are based within. This also ties in with recommendations made in the Indoor Leisure Facilities Strategy, which makes a recommendation to work with selected schools to increase their availability for community use, particularly relating to sports halls.

It is recommended that the schools that are considered priorities for securing access to in both the PPS and the Indoor Built Facilities Strategy are identified to identify overlap and to provide focus. Where possible, a strategic approach to working with schools should be taken across the local authority and the wider South Essex region, with support from the education authorities provided. For schools that form part of multi-academy trusts, these should be addressed on a collective basis, with securing community access a co-ordinated approach with other engagement that takes place between the schools and relevant stakeholders e.g. sports development initiatives.

Another recommendation made in the Indoor Leisure Facilities Strategy is to work with colleagues in Education to ensure that any new schools or improvements to sports facilities in existing schools are accompanied by a community use agreement. This should also apply to outdoor sports facilities in order to provide greater security of tenure to club users.

Where new schools are provided in major new residential developments, they should be designed to facilitate community access, with opportunities for meeting the community's outdoor sports needs explored at the outset to maximise the potential for facility provision to be made within the developments, if appropriate. An example of this is ensuring the provision of a 3G pitch, given current shortfalls, or youth 11v11 grass football pitches.

As detailed earlier, NGBs, Active Essex and Sport England can often help to negotiate and engage with schools where the local authority may have limited direct influence i.e. at academies. This is particularly the case at sites that have received funding from the relevant bodies or are going to receive funding in the future as community access can be a condition of the funding agreement.

### OBJECTIVE 2

To **enhance** outdoor sports provision and ancillary facilities through improving quality and management of sites.

#### Recommendations:

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

#### ***Recommendation (d) – Improve quality***

There are a number of ways in which it is possible to improve quality, including, for example, addressing overplay and improving maintenance. Given that the majority of Councils' face reducing budgets it is currently advisable to look at improving key sites as a priority (e.g. the largest sites that are the most overplayed or the poorest).

Notwithstanding the above, it should be noted that quality across Rochford is good when compared to the majority of other local authorities. As such, its need for quality improvements is relatively minimal and the main focus should instead be on sustaining current levels of quality.

The Action Plan within this document provides a starting point for identifying what improvements are required, focusing on key sites, poor quality sites and/or sites that are overplayed. Such sites include Hullbridge Sports Association and the Warren for football, Rawreth Lane Playing Fields for cricket, Rochford Hundred Rugby Club for rugby union and Fairview Playing Fields for tennis.

In addition, focus should not just be on improving pitch quality but also on improving ancillary facility quality, where there is a need to do so. The priority for this should on well used, multi-pitch sites that are currently serviced by poor quality changing facilities, or have no provision. Such sites include:

- ◆ Grove Road Playing Field
- ◆ King Edmund Business and Enterprise School
- ◆ Rayleigh Town Sports and Social Club

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

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

Quality in Rochford is variable but generally pitches are assessed as good or standard quality. Where facilities are assessed as standard or poor quality and/or overplayed, maintenance regimes should be reviewed and, where possible, improved to ensure that what is being done is of an appropriate standard to sustain/improve pitch quality. Ensuring continuance of existing maintenance of good quality sites is also essential.

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

Based upon an achievable target using existing quality scoring to provide a baseline, a standard should be used to identify deficiencies and investment should be focused on those sites which fail to meet the proposed quality standard (using the site audit database as provided in electronic format). The Strategy approach to outdoor sports facilities achieving these standards should be to enhance quality and therefore the planning system should seek to protect them.

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

Good quality refers to pitches that have, for example, good grass cover, an even surface, are free from vandalism and litter. For rugby, a good quality pitch is also pipe and/or slit drained. In terms of ancillary facilities, good quality refers to access for disabled people, sufficient provision for referees, juniors/women/girls and appropriate provision of showers, toilets and car parking.

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

Poor quality refers to provision with, for example, inadequate grass cover, uneven surfaces and poor drainage. For rugby, pitches will have inadequate natural drainage. In terms of ancillary facilities, poor quality refers to inappropriate changing rooms with no showers, no running water and/or old, dated interiors. If a poor quality site receives little or no usage that is not to say that no improvement is needed, it may instead be the case that it receives no demand because of its quality, thus an improvement in said quality will attract demand to the site, potentially from overplayed standard or good quality sites.

Without appropriate, fit for purpose ancillary facilities, good quality pitches may be underutilised. Changing facilities form the most essential part of this offer and therefore key sites should be given priority for improvement.

In order to prioritise investment into key sites it is recommended that the steering group works up a list of criteria, relevant to the District and the wider South Essex region, to provide a steer on future investment.

## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

For improvement/replacement of AGPs refer to Sport England and the NGBs 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' document for a guide as to suitable AGP surfaces: [www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/](http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/)

### **Addressing overplay**

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

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

*Table 4.2: Capacity of pitches*

Sport	Pitch type	No. of matches		
		Good quality	Standard quality	Poor quality
Football	Adult pitches	3 per week	2 per week	1 per week
	Youth pitches	4 per week	2 per week	1 per week
	Mini pitches	6 per week	4 per week	2 per week
Rugby union	Natural Inadequate (D0)	2 per week	1.5 per week	0.5 per week
	Natural Adequate (D1)	3 per week	2 per week	1.5 per week
	Pipe Drained (D2)	3.25 per week	2.5 per week	1.75 per week
	Pipe and Slit Drained (D3)	3.5 per week	3 per week	2 per week
Cricket	One grass wicket	5 per season	N/A	N/A
	One synthetic wicket	60 per season		

For all remaining non-pitch sports (e.g. bowls and tennis) there are no capacity recommendations set out by the NGBs. Instead, potential capacity is evaluated on a site-by-site basis following consultation and site assessments.

It is imperative to engage with clubs to ensure that sites are not played beyond their capacity. Play should therefore be encouraged, where possible, to be transferred to alternative venues that are not operating at capacity. This may include transferring play to 3G pitches or to sites not currently available for community use but which may be in the future.

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

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

For rugby union, additional floodlighting can mitigate some of the overplay as it allows training demand to be spread across a greater number of pitches or unmarked areas. If permanent floodlighting is not possible, portable floodlighting is an alternative, as is the installation of a World Rugby compliant 3G pitch.

### ***Increasing maintenance***

Standard or poor grass pitch quality may not just be a result of poor drainage. In some instances, ensuring there is an appropriate maintenance for the level/standard of play can help to improve quality and therefore increase pitch capacity. Each NGB can provide assistance with reviewing pitch maintenance regimes.

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

In addition, PIP also aims to focus on developing improved maintenance programmes with local authorities that can be utilised at local authority maintained sites.

For cricket and the ECB, the equivalent is the Grounds and Natural Turf Improvement Programme (GaNTIP), which is jointly funded by the ECB, FA, Football Foundation and the IOG. Its aim is to raise the standards of sports surfaces as well as the understanding of sports turf management practices among grassroots sports clubs across England Wales.

In relation to cricket specifically, maintaining high pitch quality is the most important aspect of the sport. If the wicket is poor, it can affect the quality of the game and, in some instances, become dangerous. The ECB recommends full technical assessments of wickets and pitches available through a Performance Quality Standard Assessment (PQS). The PQS assesses a cricket square to ascertain whether it meets the standards that are benchmarked by the IoG.

All local authority sites in Rochford receive a good level of maintenance, which is a major factor in current levels of quality being comparatively good. Should regimes reduce or become less regular, it is likely that quality will deteriorate, resulting in more overplay and increased shortfalls.

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

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

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

Partners, led by the Council, should ensure that appropriate funding secured for improved sports provision are directed to areas of need, underpinned by a robust strategy for improvement in outdoor sports facilities.



In order to address the community's needs, to target priority areas and to reduce duplication of provision, there should be a coordinated approach to strategic investment. In delivering this recommendation the Council should maintain a regular dialogue with local partners through the Steering Group.

Although investment in new provision will not necessarily be made by the Council directly, it is important that the Council seeks to direct and lead a strategic and co-ordinated approach to facility development by education sites, NGBs, sports clubs and the commercial sector to address community needs whilst avoiding duplication of provision.

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

Please refer to Appendix One for further funding information which includes details of the current opportunities, likely funding requirements and indicative project costs.

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

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

For playing pitches, the Council should use Sport England's Playing Pitch New Development Calculator as a tool for determining developer contributions linking to sites within the locality. This uses team generation rates (TGRs) from the Assessment Report to determine how many new teams would be generated from an increase in population derived from housing growth. It then converts this into pitch requirements and gives the associated costs (both for providing the provision and for its life cycle).

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

Where it is determined that new provision is required to accompany a development, priority should be placed on providing facilities that contribute towards alleviating existing shortfalls within the locality. To determine what supply of provision is provided, it is imperative that the PPS findings are taken into consideration and that consultation takes place with the relevant NGBs. This is due to the importance of ensuring that the stock of facilities provided is correct to avoid provision becoming unsustainable and unused, such as single grass pitch football sites without adequate ancillary facilities or new cricket/rugby grounds located away from existing clubs. Instead, multi-pitch and multi-sport sites should be developed, supported by a clubhouse and adequate parking facilities which consider the potential for future AGP development.

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The guidance should form the basis for negotiation with developers to secure contributions to include provision and/or enhancement of appropriate playing fields and subsequent maintenance. Section 106 contributions could also be used to improve the condition and maintenance regimes of the pitches in order to increase pitch capacity to accommodate more matches.

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

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

### ***Developer contributions - step by step guide***

For any application warranting a developer contribution the following processes should be followed in order to help inform the potential needs a new housing development may require and/or should look to consider.

In accordance with National Planning Policy Guidance, contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area).

Any obligations sought should be based on a tailored approach to each development, considering the population derived from the development, determining if the demand can be met by existing facilities and identifying the project/s that any required contribution will be used towards. All of this should be carried out using the robust evidence base provided as part of the PPS to help with clearly justifying the needs arising and how they are to be met.

<b>Step 1</b>	<b>Determine the playing pitch requirement resulting from the development</b>
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The main tool for determining this is Sport England's Playing Pitch New Development Calculator which is a Sport England tool provided on completion of the Strategy. The calculator will be pre-populated with the current population of the local authority and the current demand data from the PPS. Until this requires updating, to determine the playing pitch requirement resulting from a development, all that is required is the input of the new population that will derive from a development in Part 1 of the calculator tab.



Part 4 provides an estimation of the number of new pitches that would be required to meet the match equivalent sessions presented in Part 2. Part 4 also presents an estimate of the associated costs for providing these new pitches. Please note that these are indicative costs only and appropriate local work should be undertaken to determine the true costs involved.

<b>Step 2</b>	<b>Determine whether new provision is required and whether this should be on or off site</b>
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Consideration should be given to whether the nearest site/s to the development containing that type of provision could benefit from a contribution towards increasing capacity to meet likely need generated from the development. If there are no potential options to improve or extend existing provision to create additional capacity, or if capacity cannot be increased to a sufficient level, then new provision will likely be required.

Where the calculator does not create demand for a whole pitch, which is often the case for smaller sized developments, it is recommended to make a contribution to increasing the capacity of an existing site to meet demand generated from the development.

When identifying a site for off-site contributions, consider the proximity and location of existing playing pitch sites and whether it could help serve the new development. Identify the analysis area in which the development sits and identify if there are any hub sites or key centres within the locality. Initially, a one-mile radius could be drawn around the site in order to help identify the nearest priority sites, which may require consultation with neighbouring authorities when the development sites to close to the boundary.

This decision should be based on the potential to improve existing facilities within an appropriate catchment of a development to create additional capacity, and how realistic it is given the nature of the local area to provide new provision. For example, there may be some poor quality playing fields that could potentially be improved with additional drainage and long-term maintenance works, along with enhanced changing provision, to enable use to be increased, thereby creating additional capacity to meet the increased demand generated from the development.

Discussions should be held with relevant parties (e.g. NGBs, landowners, facility operators and user groups), and any further necessary evidence gathered (e.g. a feasibility study), to help identify the specific works that are required, and to ensure they will provide the necessary additional capacity to meet the needs. It will also be important to demonstrate that the specific works can be delivered within an appropriate timescale in relation to the occupation of the development site.

When on site provision is required, priority should be placed on the creation of multi-pitch and multi-sport sites with appropriate ancillary facilities such as a clubhouse and adequate car parking, as well as ensuring the provision contributes towards reducing current shortfalls. This will ensure that the provision is sustainable and attractive to potential users. Emphasis should also be on ensuring the site can accommodate an AGP given current sporting trends.

Other useful questions when deciding on new provision include:

- ◀ Are there any teams/clubs playing outside of the local area (displaced demand) which could utilise provision at the site?
- ◀ Do any local clubs identify existing plans/demand for access to new provision?

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- ◀ Are there any overplayed sites in the local area where existing demand could be transferred to a new site?
- ◀ Do any local clubs identify any latent demand (i.e. if they had access to more pitches they could they field more teams?)

To further help determine the sustainability of establishing new provision, consideration should be given to the potential management opportunities which may be available onsite:

- ◀ Is the local authority (or town/parish council) in a position to take on further outdoor sports facilities from a financial point of view?
- ◀ Is an education establishment to be provided as part of the development which offers a potential management option of outdoor sports facilities?
- ◀ Is there a leisure trust in place which has the capacity to take on the management of outdoor sports facilities?
- ◀ Is there an opportunity for a trust based model of management, for example, by formation of a Community Interest Company (CIC) or Charitable Incorporated Organisation (CIO)?
- ◀ Is there an existing sports club that has the capacity to take on the management of another site?

At this point, further dialogue with the relevant NGB may be required to help determine options available.

<b>Step 3</b>	<b>Determine the other pitch and non-pitch requirements resulting from the development</b>
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The calculator does not calculate demand for other types of pitches (outside of football, rugby, cricket and hockey) or non-pitch provision which may be played in the area. However, the PPS identifies (where relevant) current and future demand for the additional types of outdoor sporting provision. As such, this should be used to determine if contributions are required towards these sports or if new provision is required.

Where there is no identified shortfall in provision or future demand for new provision within an area relevant to the development (e.g. an analysis area or settlement), consideration should be given to the nearest site to the development containing that type of provision. If this could accommodate the increased demand from the development, no action is required; if it could not accommodate the demand, consider if the site could benefit from a contribution towards increasing capacity to meet likely need. For example, this could include increasing quality and/or addition of ancillary facilities such as floodlighting, changing rooms or car parking. The PPS action plan should be used as a starting point to identify site by site recommendations.

Where there is an identified shortfall that could not be overcome through contributions, new provision may be required within or nearby to the development as part a multi-sport development.

<b>Step 4</b>	<b>Consider design principles for new provision</b>
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The exact nature and location of provision associated with onsite developments should be fully determined in partnership with each relevant NGB. Further to this, each pitch sport NGB provides national guidance in relation to provision of new pitches.

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There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

<b>Step 5</b>	<b>Calculate the financial contribution required</b>
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After using the PPS New Development Calculator as a starting point for cost, the local cost of provision should be fully determined in order to calculate the financial contributions required.

A clear and transparent methodology for calculating up to date costs for the specific works, including appropriate ancillary provision, should be presented. Where appropriate, depending on how the needs are to be met, the cost of any required land purchase should be included in the financial contribution. If an obligation will be directed to an off-site project it should be ensured the costs are limited to meet the needs of the individual development.

Along with any capital costs for the works, an obligation should ensure an appropriate level of lifecycle costs towards the new or enhanced provision. This is required to cover the day to day maintenance for an agreed long-term period and to help ensure a sinking fund exists for any major replacement work, e.g. the future resurfacing of an artificial grass pitch.

Wherever possible, specific local costs should be used, especially if the works are to improve the existing quality of a site to increase capacity as there may be a number of site specifics to consider. Sport England does provide indicative costs for new provision:

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

For all developments community use agreements between providers and users would ensure that such demand continues to be provided for in the long-term.

### ***Developer contributions – worked example***

The table below shows the additional demand for pitch sports that could be generated overall from a housing development in Rochford. This is based on a housing development of 500 dwellings and an expected occupancy rate of 2.5 people per dwelling, resulting in a population growth of 1,250 people.

*Table 4.3: Housing growth scenario*

Pitch Sport	Estimated demand by sport
Adult football	0.53 match equivalent sessions per week
Youth football	0.52 match equivalent sessions per week
Mini soccer	0.50 match equivalent sessions per week
Rugby union	0.17 match equivalent sessions per week
Rugby league	0.00 match equivalent sessions per week
Hockey	0.15 match equivalent sessions per week
Cricket	0.09 match equivalent sessions per season

The estimated capital cost of providing for this demand equates to £282,055 with a total estimated life cycle cost per annum amounting to £35,397. As there is not enough demand to create an entire pitch for any of the sports, it would be advisable that off-site contributions were sought from such a development rather than creating new provision within the development.

### OBJECTIVE 3

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

#### Recommendations:

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

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

The Steering Group should use and regularly update the Action Plan within this Strategy for improvements to the Council's own outdoor sports facilities whilst recognising the need to support partners. The Action Plan lists improvements to be made to each site focused upon both qualitative and quantitative improvements as appropriate for each area.

Although there are identified shortfalls of match equivalent sessions, most current and future demand is currently being met and most shortfalls can be addressed via quality improvements and/or improved access to sites that are presently used minimally or currently unavailable. Adding to the current stock, particularly in the short term, is therefore not recommended as a priority, except in the case of 3G pitches, sand-based AGP and NTPs where there is a discrete need, where there is significant housing growth, or where sites fall out of use and their loss requires mitigation.

For 3G pitches, it is considered that existing shortfalls can be reduced if full size provision is provided at the following sites:

- ✦ Burroughs Park
- ✦ Greensward Academy
- ✦ King Edmund Business and Enterprise School
- ✦ Rayleigh Town Sports and Social Club<sup>8</sup>

If these pitches were to be provided, a significant shortfall would still be evident. It is therefore considered that the wider South Essex region should assist in providing provision in close proximity to the District that can be utilised by Rochford clubs. Options include Bartlett Park in Basildon and Southend United Football Club (as part of its relocation to Fossetts Farm) in Southend-on-Sea.

If some of the aforementioned sites cannot provide full size 3G pitches, alternatives could be considered in the localities. Examples include Clements Hall Leisure Centre (as an alternative to Greensward Academy) and John Fisher (as an alternative to Rayleigh Town Sports and Social Club). These have been identified as part of the ongoing Local Football Facility Plan for the District, that should be used to inform PPS updates when produced and vice versa.

<sup>8</sup> Subject to security of tenure improving.

There may also be a requirement for additional 3G pitches to be provided, especially if key grass pitch sites were to fall out of use such as the Warren and Old London Road. Demand arising from new housing developments may also result in the need for additional 3G pitch provision over and above what has already been identified.

Emphasis should be placed when selecting sites for 3G provision on those that have the potential to become football hubs with multiple 3G pitches. The majority of the aforementioned sites are considered able to accommodate more than one full size 3G pitch if enough demand warranted such development.

A feasibility study should be carried out across the South Essex region to look at opportunities for such football hub sites as well as conventional sites with single AGPs. It is important that there is a joined-up approach between the relevant authorities to ensure that 3G pitches are developed at the most appropriate sites, such as by selecting sites that can contribute towards accommodating demand from neighbouring authorities. This approach will also ensure there is no duplication of provision that will compete against each other to attract demand.

Recommendations in regards to 3G provision should be checked, and if required updated, with the emerging Local Football Facility Plan for Rochford (and neighbouring local authorities) to enable the recommendations to be consistent.

For sand-based AGPs, the shortfall does not necessarily have to be overcome within Rochford, given that the District hosts demand from Southend-on-Sea currently. It is considered that an additional accessible pitch within Southend-on-Sea would satisfy demand from both local authorities.

The above could either be by resurfacing the existing provision at St Thomas More High School, bringing it up to an appropriate standard, or by providing an additional pitch at Warners Bridge Park. Such options should be explored in partnership between Rochford District Council and Southend-on-Sea Borough Council.

For football, there also remains an isolated need to reconfigure pitches at certain sites, in particular in relation to the lack of dedicated youth 11v11 football pitches.

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

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the preceding Assessment Report and the sport by sport specific recommendations (Part 3) as well as the following Action Plan (Part 5).

It is important that the current levels of provision are protected, maintained and enhanced to secure provision now and in the future. For most sports the current and future demand for provision identified in Rochford can be overcome through maximising use of existing stock through a combination of:

- ◆ Improving quality in order to improve the capacity to accommodate more demand.
- ◆ Transferring demand from overplayed sites to sites with spare capacity.
- ◆ The re-designation of facilities.
- ◆ Securing long term community use at school sites including those currently unavailable.
- ◆ Working with commercial and private providers to increase usage.

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Unmet demand, changes in sport participation and trends and proposed housing growth should be recognised and factored into future facility planning. Assuming that an increase in participation and housing growth occurs, it will impact on the future need for certain types of playing pitches.

### PART 5: ACTION PLAN

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

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

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

*Table 5.1: Proposed tiered site criteria*

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



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

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

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

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

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

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

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

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

### **Management and development**

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

- ◀ Financial viability.
- ◀ Security of tenure.
- ◀ Planning permission requirements and any foreseen difficulties in securing permission.
- ◀ Adequacy of existing finances to maintain existing sites.
- ◀ Business Plan/Masterplan – including financial package for creation of new provision where need has been identified.
- ◀ Analysis of the possibility of shared site management opportunities.
- ◀ The availability of opportunities to lease sites to external organisations.
- ◀ Options to assist community groups to gain funding to enhance existing provision.
- ◀ Negotiation with landowners to increase access to private hub sites.
- ◀ Football investment programme/3G pitch development with the FA and Football Foundation



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### **Partners**

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

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

**It is important to note that the Action Plan is not intended to be delivered solely by Rochford District Council but is designed to be pursued and adhered to by all relevant stakeholders and partners.**

### **Priority**

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

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

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

### **Costs**

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

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

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

### **Timescales**

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

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

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

### ***Aims***

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

**CENTRAL ANALYSIS AREA**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
1	Adult Community Learning	Football	Community Organisation	One adult, one youth 11v11, one youth 9v9 and one mini 7v7 pitch, all of which are standard quality. The adult pitch has actual spare capacity of 0.5 match equivalent sessions and the mini 7v7 pitch has one match equivalent session of actual spare capacity, whereas remaining pitch types are played to capacity at peak time. Hambro Colts YFC reports inadequate car parking and vandalism on site.	Explore the feasibility of improving car parking facilities on sit in line with existing planning permission.	FA	Local site	L	S	M	Protect Enhance
					Ensure security of tenure for Hambro Colts YFC via a long-term lease arrangement.			H	S	L	
					Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.			L	L	L	
2	Apex Sports Ground	Football	Club	Three youth 11v11 four youth 9v9, two mini 7v7 and two mini 5v5 pitches, all of which are standard quality. All pitches are used to capacity at peak time. Hawkwell Athletics FC reports it has received funding to create purpose built ancillary facilities.	Assist Hawkwell Athletics FC in creating purpose built ancillary facilities via the Football Foundation funding that it has received.	FA Club	Key centre	M	S	M	Protect Enhance Provide
3	Ashingdon Primary Academy	Football	School	One standard quality mini 7v7 itch which is unavailable for community use.	Retain for curricular and extra-curricular use.	FA School	Local site	L	L	L	Protect
4	Ashingdon Recreation Ground	Football	Council	Five adult and one youth 11v11 pitch assessed as standard quality. The adult pitches have actual spare capacity of two match equivalent sessions; the youth 11v11 pitch has actual spare capacity of one match equivalent session. Site has poor quality ancillary facilities and inadequate car parking.	Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	FA	Local site	M	L	L	Protect Enhance
					Explore funding opportunities to improve the quality of ancillary facilities and car parking.			M	S	M	
5	Ashingdon Youth Football Club	Football	Club	Two adult, two youth 11v11, three youth 9v9, two mini 7v7 and one mini 5v5 pitch, all of which are good quality. The adult pitches have actual spare capacity of two match equivalent sessions; the youth 9v9 pitches have actual spare capacity of 0.5 match equivalent sessions. All remaining pitches are played to capacity at peak time.	Ensure quality of pitches is sustained through appropriate maintenance regime.	FA Club	Local site	L	L	L	Protect Enhance
					Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.			L	L	L	
					Improve ancillary facilities servicing the Club.			M	M	M	

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Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
7	Canewdon Recreation Ground	Football	Parish Council	One good quality adult pitch which is currently unused by the community. The pitch is over marked onto the cricket outfield.	Explore lack of demand.	FA ECB Parish Council	Local site	L	L	L	Protect
		Cricket		One good quality square with five grass wickets. Used by Canewdon CC, with capacity for one additional senior team at peak time. Ancillary facilities are considered to be poor quality.	Sustain the quality of the square through appropriate maintenance.	ECB Parish Council		L	L	L	
					Look to utilise spare capacity to alleviate overplay from another site or to accommodate future demand.			L	L	L	
					Improve changing provision.			H	S	M	
		MUGA		One standard quality MUGA without fencing and floodlighting.	Retain as an informal, free to use facility and ensure quality is appropriate for level and type of use.	Parish Council		L	L	L	
8	Clements Hall Leisure Centre	3G	Trust	A good quality smaller sized floodlit 3G pitch which is available for community use.	Consider as a potential site for a full size 3G pitch as an alternative to Greensward Academy.	FA Trust	Local site	L	M	H	Protect
9	Clements Hall Playing Field	Football	Trust	Two standard quality adult pitches which are currently unused by the community.	Consider rationalisation of site in order to create bigger, better quality multi-pitch hub sites.	FA Trust	Local site	L	S	L	Enhance
17	Greensward Academy	Sand AGP	School	A smaller sized sand based AGP that is poor quality having been resurfaced in 2006. The pitch is available for community use but is not floodlit. The School reports that community access may be fully rescinded in the near future as a cost saving exercise.	Retain for curricular and extra-curricular demand and explore options for refurbishment.	EH FA School	Key centre	M	L	M	Protect Enhance Provide
					Enter dialogue with the School regarding potential ways in which community access can be retained, potentially linking access with any future funding.			M	S	L	
		Tennis		Four poor quality macadam tennis courts which are not available for community use or floodlit.	Retain for curricular and extra-curricular demand and explore options for refurbishment.	LTA School		L	S	L	
		Netball		Four poor quality macadam netball courts which are not available for community use or floodlit.	Retain for curricular and extra-curricular demand and explore options for refurbishment in line with the tennis courts.	England Netball School		L	S	L	
		3G		Site has been recognized for a potential full size 3G pitch based on identified shortfalls.	Explore the feasibility of creating a full size floodlit 3G pitch on site to reduce District shortfalls.	FA School		H	S	H	
20	Hockley Community Centre	Football	Community Organisation	One good quality adult pitch which has actual spare capacity of one match equivalent session.	Sustain quality through appropriate maintenance.	FA Community Organisation	Local site	L	L	L	Protect
					Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.			L	L	L	

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
25	King Edmund Business & Enterprise School	Football	School	Two youth 11v11 and two youth 9v9 pitches, all of which are standard quality with actual spare capacity discounted due to unsecure tenure. The School has been gifted land adjacent to its site and has aspirations to develop an adult pitch that will be available to the community. The site has also been recognised as a potential site for a full size floodlit 3G pitch based on identified shortfalls.	Pursue security of tenure for club users via a community use agreement, potentially linking it to a 3G pitch funding agreement.	FA School	Hub site	H	S	L	Protect Enhance
					Support the School in its aspirations to develop an additional pitch.			M	M	M	
					Explore the feasibility of creating a full size floodlit 3G pitch on site to reduce District shortfalls.			H	S	H	
		Cricket (NTP)		Two poor quality NTPs which are no longer used by the School.	Explore potential funding streams to refurbish the NTPs for curricular and extra-curricular demand	ECB School		L	S	L	
		Sand AGP		A full size floodlit sand-based AGP that is assessed as standard quality albeit is now at the end of its lifespan having been installed in 2006. Used by both Southend & Benfleet and Rochford hockey clubs, as well as by Southend HC occasionally. Clubs report issues accessing appropriate ancillary facilities after matches and state that the current changing rooms are insufficient.	Explore funding options to refurbish the pitch and ensure it remains hockey suitable.	EH School		H	S	M	
					Encourage the provider to establish a mechanism for long-term sustainability such as a sinking fund.			H	S	L	
					Pursue security of tenure for clubs through community use agreements.			H	S	L	
					Explore providing appropriate ancillary facilities including changing rooms for post-match and social activities.			M	S	L	
		Rugby union		Two poor quality senior pitches which are available for community use but are currently unused.	Improve pitch quality for curricular and extra-curricular demand.	RFU School		L	S	L	
		Tennis		Two poor quality macadam tennis courts which are not available for community use, nor floodlit. School reports if the courts were to improve in quality it would be open to instating community access.	Improve court quality and explore floodlight installation to enable community access.	LTA School		L	S	M	
Netball	Five poor quality macadam netball courts which are not available for community use, nor floodlit. School reports if the courts were to improve in quality it would be open to instating community access.	Improve court quality in line with tennis court improvements.	England Netball School	L	S	M					
30	Plumberow Primary Academy	Football	School	One standard quality mini 7v7 pitch which is unavailable for community use.	Retain for curricular and extra-curricular use.	FA School	Local site	L	L	L	Protect

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
35	Rochford Hundred Rugby Club	Rugby union	Club	Three senior pitches and one mini pitch, all of which are rated as standard quality. One senior pitch is fully floodlit to accommodate training demand. The mini pitch is played to capacity, whereas the floodlit pitch and remaining senior pitches are over played by five match equivalent sessions, combined. The Club states that the RFU has conducted a report on the condition of its pitches and indicates that they need to be rested for an entire season whilst remedial works are carried out; however, funding is an issue.	Look to improve pitch quality via RFU recommendations to reduce overplay.	RFU Club	Local site	M	S	M	Protect Enhance
					Explore floodlighting additional existing pitches so that training demand can be less concentrated.			M	S	M	
					Explore opportunities to create a World Rugby compliant 3G pitch in the locality for the Club to access in order to fully alleviate overplay.			M	S	H	
36	Rochford Recreation Ground	Football	Council	Three good quality adult pitches which have actual spare capacity of 1.5 match equivalent sessions. Club users report that the site suffers from vandalism and inadequate car parking, whilst Rochford Town Sports and Social FC reports aspirations to extend the clubhouse changing facilities. The adult pitches are used for youth 11v11 football.	Sustain pitch quality through appropriate maintenance.	FA	Local site	L	L	L	Protect Enhance
					Reconfigure one of the adult pitches to better accommodate youth 11v11 demand.			M	S	L	
					Explore the feasibility of improving car parking facilities on site.			L	S	L	
					Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.			L	L	L	
		Bowls		One standard quality green used by Rochford BC.	Ensure quality of the bowling green is sustained and look to make improvements where appropriate.	Bowls England		L	L	L	
38	Stambridge Memorial Hall	Football	Community Organisation	A good quality adult pitch which has actual spare capacity of 0.5 match equivalent sessions. Used by imported teams from Southend-on-Sea.	Ensure quality of the pitch is sustained through appropriate maintenance.	FA	Local site	L	L	L	Protect
41	Waterman Primary Academy	Football	School	One standard quality mini 7v7 pitch which is unavailable for community use.	Sustain quality for curricular and extra-curricular use.	FA School	Local site	L	L	L	Protect
42	The Gables (Westcliff Rugby Club)	Rugby union	Club	Five good quality senior pitches and five good quality mini pitches that have recently been provided. One of the senior pitches is floodlit, dedicated to training demand and overplayed by five match equivalent sessions. The remaining senior pitches are overplayed by four match equivalent sessions combined, whilst the mini pitches contain spare capacity. The Club has aspirations to formalise a lease of the site but reports car parking is insufficient for the amount of people requiring accessing.	Sustain pitch quality through appropriate maintenance.	RFU Club	Key centre	H	L	L	Protect Provide
					Explore opportunities to create a World Rugby compliant 3G pitch in the locality for the Club to access in order to alleviate overplay, and/or investigate additional floodlighting of grass pitches/areas.			H	S	H	
					Provide Westcliff RFC with a long-term lease of at least 25 years.			H	S	L	
					Ensure ancillary facilities are developed to planned specifications.			H	S	L	
					Examine issues regarding car parking on site and how they might be alleviated.			M	M	L	

**ROCHFORD DISTRICT COUNCIL  
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
44	Hockley Bowls Club	Bowls	Club	One good quality green used and owned by Hockley BC.	Sustain quality through appropriate maintenance.	Bowls England Club	Local site	L	L	L	Protect
45	Kent Elms Tennis Club	Tennis	Club	Three good quality artificial turf tennis courts which are floodlit. Courts are used by Kent Elms TC.	Sustain court quality through appropriate maintenance.	LTA Club	Local site	L	L	L	Protect
46	Hockley Lawn Tennis Club	Tennis	Club	Three standard quality artificial turf tennis courts which are floodlit. Courts are used by Hockley Lawn TC.	Sustain court quality through appropriate maintenance.	LTA Club	Local site	L	L	L	Protect
47	Rochford Tennis Club	Tennis	Club	Three standard quality macadam tennis courts which are floodlit. Courts are used by Rochford TC. The Club reports ancillary facilities are poor quality and in need of modernisation.	Sustain court quality through appropriate maintenance.	LTA Club	Local site	L	L	L	Protect Enhance
					Identify funding to improve the quality of onsite ancillary facilities.			M	S	M	
50	Broomhills Cricket Ground	Cricket	Club	One good square and one standard quality square, both with ten grass wickets. Squares are accumulatively overplayed by eight match equivalent sessions. Leased to Rankins CC on a 16 year arrangement which can be revoked dependant on planning permission. The Club has aspirations to develop ancillary facilities for its second square.	Sustain quality through appropriate maintenance.	ECB Club	Local site	M	L	L	Protect Provide
					Explore renegotiating the lease to provide greater security of tenure for Rankins CC.			H	S	L	
					Explore the feasibility of creating ancillary facilities to service the second square.			L	S	M	
N/A	Ballards Gore Golf Club	Golf	Club	An 18-hole golf course servicing 370 members.	Retain course and sustain quality through appropriate maintenance	Club England Golf	Local site	M	L	L	Protect
					Explore opportunities to retain and increase membership.			L	L	L	
N/A	Rochford Hundred Golf Club	Golf	Club	An 18-hole golf course servicing 534 members.	Retain course and sustain quality through appropriate maintenance	Club England Golf	Local site	M	L	L	Protect
					Explore opportunities to retain and increase membership.			L	L	L	



**EAST ANALYSIS AREA**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
6	Burroughs Park	Football	Club	A good quality adult pitch with actual spare capacity of one match equivalent session at peak time. Pitch is used by Great Wakering Rovers FC and is suitable for Step 5 football. The Club has aspirations to turn a small training area into a small sized 3G pitch, whilst the site has also been recognized as a potential site for a full size 3G pitch based on identified shortfalls.	Sustain quality through appropriate maintenance.	FA Club	Key centre	M	L	L	Protect Enhance Provide
					Ensure facilities are suitable to allow Great Wakering Rovers FC to progress through the football pyramid system.			M	L	L	
					Explore the feasibility of creating a small sized 3G pitch on site.			L	M	L	
					Explore the feasibility of creating a full 3G pitch by converting the grass stadia pitch on site and ensure any future provision provides for the wider community.			H	S	H	
11	Cupids Country Club	Football	Club	Five good quality adult pitches which are played to capacity at peak time. Southend Sports FC reports aspirations to develop additional pitches on site. Adult pitches are being used for youth 11v11 football.	Sustain quality through appropriate maintenance.	FA Club	Local site	L	L	L	Protect Enhance
		Explore the feasibility of creating additional pitches on site and if it happens, encourage an increase in youth 11v11 stock.			M			S	M		
		Cricket (NTP)		One standard quality NTP which is available for community use but currently unused.	Pursue usage for recreational/casual formats of the game.	ECB Club		L	M	L	
15	Great Wakering Primary School	Football	School	One youth 9v9, two mini 7v7 and one mini 5v5 pitch, all of which are standard quality. All pitches are played to capacity at peak time and are over marked onto a cricket outfield.	Look to improve pitch quality through an enhanced maintenance regime in order to accommodate for over marking.	FA ECB School	Local site	M	L	L	Protect Enhance
					Pursue security of tenure for club users via a community use agreement			H	S	L	
		Cricket		One standard quality square with nine grass wickets and an accompanying NTP. Accessed by Great Wakering CC on an annual agreement, with actual spare capacity discounted due to unsecure tenure. Ancillary facilities are poor quality.	Seek quality improvements through appropriate maintenance regime.	ECB School		M	L	L	
					Pursue security of tenure for club user via a community use agreement.			H	S	L	
					Explore opportunities with the School to improve changing provision.			M	S	M	
16	Great Wakering Recreation Ground	Football	Council	Four adult pitches and one mini 7v7 pitch, all of which are standard quality. The adult pitches are played to capacity at peak time, whereas the mini 7v7 pitch has one match equivalent session of actual spare capacity. The adult pitches are being used for youth 11v11 football.	Reconfigure up to three adult pitches to better accommodate youth 11v11 football.	FA	Local site	M	S	L	Protect Enhance
49	Great Wakering RBL Bowls Club	Bowls	Club	One standard quality green used by Great Wakering (RBL) Bowls Club.	Ensure quality of the bowling green is sustained and look to make improvements where appropriate.	Bowls England Club	Local site	L	L	L	Protect



**WEST ANALYSIS AREA**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
12	Downhall County Primary School	Football	School	Two standard quality mini 7v7 pitches which have spare capacity discounted due to unsecure tenure.	Retain for curricular and extra-curricular demand.	FA School	Local site	L	L	L	Protect
13	Fairview Playing Field	Football	Council	Four standard quality adult pitches which have four match equivalent sessions of spare capacity available at peak time. Currently only used by one team.	Explore lack of existing demand and utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand. Consider re-configuration of pitches to increase youth 11v11 pitch stock..	FA	Local site	M	M	L	Protect Enhance
		Tennis		Four poor quality macadam tennis courts which are available for community use but are not floodlit.	Seek to improve court quality and explore installation of floodlighting to improve community offer, potentially as part of ClubSpark scheme.	LTA		L	S	L	
								H	S	M	
14	Fitzwimarc School	Football	School	Two adult and one youth 9v9 pitch which are all standard quality but are unavailable for community use. A planning application has been submitted for a new school building on some playing field land; to mitigate, the pitches will be reconfigured and new drainage will be installed.	Consider approval of planning application in order to address quality issues, providing that enough pitches remain in place to service curricular and extra-curricular needs. Tie in a community use agreement to the planning application in order to provide the pitches to clubs.	FA School	Local site	M	S	L	Protect Enhance Provide
		Rugby union		One poor quality (M0/D1) senior pitch which is unavailable to the community.	Improve pitch quality where possible for curricular and extra-curricular demand.	RFU School		M	S	L	
		Tennis		Four poor quality macadam tennis courts which are unavailable for community use and are not floodlit. The planning application for a new school building includes a proposal to refurbish the provision as part of the mitigation package.	Consider approval of planning application in order to address quality issues. Tie in a community use agreement to the planning application in order to provide the courts to outside users.	LTA School		L	S	L	
								M	S	L	
								M	S	L	
18	Grove Road Playing Field	Football	Council	One adult, one youth 11v11 and two mini 7v7 pitches, all of which are standard quality. The adult and mini 7v7 pitches each have actual spare capacity of 0.5 match equivalent sessions available, whereas the youth 11v11 pitch is played to capacity at peak time. The site is not service by changing rooms.	Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand. Explore whether changing facilities are required for adult demand.	FA	Local site	L	L	L	Protect Enhance
								M	S	M	
22	Hullbridge Park	Football	Council	Two standard quality adult pitches which are currently unused by the community. The Council is due to receive S106 funding from a nearby housing development in order to provide improvements.	Consider utilisation of S106 funding for alternative projects within Hullbridge (such as at Hullbridge Sports Association (also known as Pooles Lane Recreation Ground)) unless it can be demonstrated that improving provision will increase usage.	FA	Local site	M	M	M	Protect
		MUGA		One standard quality MUGA without fencing and floodlighting.	Retain as an informal, free to use facility and ensure quality is appropriate for level and type of use.	-		L	L	L	

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
23	Hullbridge Sports Association	Football	Community Organisation	Four adult, one youth 9v9, one mini 7v7 and one mini 5v5 pitch, all of which are poor quality due to drainage issues and compaction. The adult pitches are overplayed by 3.5 match equivalent sessions and are used by youth 11v11 teams, whereas the youth 9v9 pitch is overplayed by one match equivalent session. All remaining pitches have no spare capacity at peak time. Hullbridge Sports FC reports that the ancillary facilities need modernising.	Improve pitch quality through resolving drainage issues to reduce overplay.	FA Community Organisation	Local site	H	S	M	Protect Enhance
					Transfer remaining overplay to sites with actual spare capacity.			H	S	L	
					Transfer youth 11v11 teams to alternative sites with dedicated youth 11v11 provision.			M	S	L	
					Explore funding options for ancillary facility improvements.			M	S	M	
24	John Fisher	Football	Council	Three good quality adult pitches which are available to the community but are unused.	Explore lack of community demand and utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	FA	Local site	M	M	L	Protect Enhance
					Consider as a potential site for a full size 3G pitch, as an alternative to Rayleigh Town Sports and Social Club.			M	M	H	
26	King George V Playing Fields	Football	Council	Two good quality adult pitches which are played to capacity at peak time. Both pitches are used by youth 11v11 teams.	Ensure quality is sustained through appropriate maintenance.	FA	Local site	L	L	L	Protect
					Transfer youth 11v11 teams to alternative sites with dedicated youth 11v11 provision.			M	S	L	
		Bowls		One good quality green used by Rayleigh BC. The Club reports issues regarding car parking on site.	Sustain quality through appropriate maintenance.	England Bowls		L	L	L	
					Explore options to improve car parking.			L	S	L	
28	Old London Road (Rayleigh Football Club)	Football	Club	Five adult, two youth 11v11, one youth 9v9 and two mini 7v7 pitches, all of which are good quality. The adult pitches have 3.5 match equivalent sessions of actual spare capacity, whereas the youth 9v9 pitch is overplayed by one match equivalent session. All remaining pitch types are played to capacity at peak time. The Club has limited security of tenure.	Sustain quality through appropriate maintenance.	FA Club	Local site	M	L	L	Protect
					Seek to provide improved security of tenure.			H	S	L	
					Alleviate overplay of the youth 9v9 pitches through pitch reconfiguration, utilising the spare capacity on the adult pitches.			M	S	L	
					Ensure the Club can access a full size 3G pitch if/when one is created in the locality (potentially in Basildon).			H	S	L	
31	Rawreth Lane Playing Fields	Football	Council	Three good quality adult pitches which have actual spare capacity of 2.5 match equivalent sessions. Pitches are over marked onto cricket outfields.	Sustain quality through appropriate maintenance.	FA ECB	Key Centre	M	L	L	Protect Enhance
					Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.			M	S	L	
		Cricket		One good quality square with ten grass wickets and one poor quality square with six. Both are used to capacity at peak time. Accompanied by poor quality ancillary facilities.	Sustain the quality of the good quality cricket square and improve the poor quality square.	ECB		M	S	L	
					Explore potential funding streams to improve the quality of ancillary facilities.			M	S	M	

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
32	Rayleigh Cricket Club	Cricket	Club	One standard quality square with 12 grass wickets. Used to capacity at peak time. Outdoor practice nets are in need of refurbishment.	Sustain the quality of square and seek improvements where appropriate. Seek refurbishment of outdoor practice nets.	ECB Club	Local site	M	S	L	Protect Enhance
33	Rayleigh Town Sports and Social Club	Football	Club	Two adult, two mini 7v7 and two mini 5v5 pitches. The two adult pitches are good; the mini pitches are standard. All mini pitches are played to capacity at peak time, whereas the adult pitch has actual spare capacity of 0.5 match equivalent sessions. The Club has planning permission to create a new club car park which will result in the loss of one of the mini pitches. Issues exist around security of tenure but site has potential for a full size 3G pitch.	Sustain pitch quality through appropriate maintenance. Ensure the Club continues to be provided for following the loss of one its mini pitches. Pursue security of tenure through a long-term lease extension without any break clauses. Explore the feasibility of creating a full size floodlit 3G pitch on site to reduce District shortfalls.	FA Club	Key centre	M	L	L	Protect Enhance Provide
		Cricket		One standard quality square with ten grass wickets that is used to capacity at peak time. Changing provision is considered to be poor quality.	Sustain the quality of square and seek improvements where appropriate. Explore funding streams to improve the quality of ancillary facilities.	ECB Club		M	L	L	
34	Riverside Primary School	Football	School	One standard quality mini 7v7 pitch which is unavailable.	Retain for curricular and extra-curricular demand.	FA School	Local site	L	L	L	Protect
37	St Nicholas C of E Primary School	Football	School	One standard quality mini 7v7 pitch which is unavailable.	Retain for curricular and extra-curricular demand.	School FA	Local site	L	L	L	Protect
39	Sweyne Park School	Football	School	A youth 11v11 and a youth 9v9 pitch that will be reinstated once a flood defence scheme is completed but will not be available for community use.	Ensure the pitches are reinstated to a high standard and explore community use options given the pitch types provided.	FA School	Key Centre	M	S	L	Protect Enhance Provide
		Sand AGP		A full size standard quality sand-based AGP that is used by Southend HC (imported demand). The pitch has reached the end of its lifespan having been installed in 2007. Pitch is not floodlit and therefore has limited community accessibility.	Explore funding options to refurbish the pitch and ensure it remains hockey suitable. Encourage the provider to establish a mechanism for long-term sustainability such as a sinking fund. Pursue security of tenure for club users via a community use agreement. Work in partnership with Southend-on-Sea Council to alleviate pitch shortfalls for Southend HC. Improve access to and quality of ancillary facilities to better support post-match and social activities.	EH School		H	S	M	
		Tennis (Disused)		Three poor quality macadam tennis courts which are currently unused by the School due to their quality.	Consider reinstating courts for curricular and extra-curricular demand.	LTA School		H	L	L	
		Netball (Disused)		Three poor quality macadam netball courts which are currently unused by the School due to their quality. Courts are used as an over flow car park.	Consider reinstating courts for curricular and extra-curricular demand.	England Netball School		H	S	L	
								M	S	L	

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
43	Rayleigh Leisure Centre	Football	Council	Two youth 9v9 and one mini 7v7 pitch, all of which are standard quality. The youth 9v9 pitches have actual spare capacity of two match equivalent sessions, whereas the mini 7v7 pitch has actual spare capacity of one match equivalent session.	Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	FA	Local Site	L	L	L	Protect
		Tennis		Two standard quality artificial turf tennis courts which are floodlit.	Sustain court quality through appropriate maintenance.	LTA		L	L	L	
48	Rayleigh Lawn Tennis Club	Tennis	Club	Two good quality courts which are floodlit and three standard quality courts which are not floodlit. All courts are artificial turf and are currently operating above recommended capacity.	Sustain court quality through appropriate maintenance.	LTA Club	Local Site	M	L	L	Protect Enhance
					Explore installation of additional floodlighting to reduce capacity issues.			M	M	M	
51	The Warren	Football	Club	Two adult, two youth 9v9, two mini 7v7 and two mini 5v5 pitches used by Academy Soccer FC. All pitches are standard quality. The adult pitches are overplayed by 0.5 match equivalent sessions, whereas the youth 9v9, mini 7v7 and mini 5v5 pitches each have actual spare capacity of two match equivalent sessions. The adult pitches are being used for youth 11v11 football. Limited security of tenure.	Explore opportunities to improve pitch quality to alleviate overplay.	Club FA	Local Site	M	S	L	Protect Enhance
					Seek to improve security of tenure.			H	S	L	
					Transfer youth 11v11 demand to dedicated youth 11v11 pitches at an alternative site in the locality or examine whether a pitch re-configuration could take place on site.			M	S	L	
					Ensure the Club can access a full size 3G pitch if/when one is created in the locality (potentially in Basildon).			H	S	L	
N/A	The Rayleigh Golf Club	Golf	Club	Two 18-hole courses as well as a new 9-hole course and a large driving range. Caters for 626 members.	Retain course and sustain quality through appropriate maintenance	England Golf Club	Local Site	M	L	L	Protect
					Explore opportunities to retain and increase membership.			L	L	L	

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

#### ***Delivery***

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

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

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

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

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

Following sign off of the PPS, a short-term Action Plan should be prepared by the Council, in consultation with relevant partners, in order to distil the existing Action Plan and to give the Steering Group a short-term focus. This would then need to be revised through regular meetings.

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

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



## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

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The Steering Group that takes the PPS forward should be a sub-regional group made up of the four local authorities included within the study (potentially as well as Thurrock and Brentwood) as well as other partners such as the NGBs, Active Essex and Essex County Council. This offers benefits in terms of joint working on strategic and cross-boundary issues and will also be more efficient in terms of administration when compared to each authority having its own individual Steering Group.

KKP will provide the tools used to produce the PPS to the Council as well as training on how to use such tools, such as the PPS database used to hold all information gathered. This will enable the monitoring and updating process to be carried out.

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

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

Ideally 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 during its development. 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.

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

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

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

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

## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

- ✦ Provide a partial review focussing on particular sport, pitch type and/or sub area; or
- ✦ Lead a full review and update of the PPS document (including the supply and demand information and assessment details).

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

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

NGBs will also be able to confirm any further performance quality assessments undertaken within the study area. Discussion with league secretaries may also indicate annual league meetings may be useful to attend to pick up on specific issues and/or enable a review of the relevant club details to be undertaken.


The Steering Group should regularly review and refresh area by area plans taking account of any improvements in pitch quality (and hence increases in pitch capacity) and also any new negotiations for community use of education sites in the future.

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

### Checklist

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

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

Stage E: Deliver the strategy and keep it robust and up to date	Tick 	
	Yes	Requires Attention
<b>Step 9: Apply &amp; deliver the strategy</b>		
1. Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
2. Is each member of the steering group committed to taking the lead to help ensure the PPS is used and applied appropriately within their area of work and influence?		

## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

3.	Has a process been put in place to ensure regular monitoring of how the recommendations and action plan are being delivered and the PPS is being applied?		
<b>Step 10: Keep the strategy robust &amp; up to date</b>			
1.	Has a process been put in place to ensure the PPS is kept robust and up to date?		
2.	Does the process involve an annual update of the PPS?		
3.	Is the steering group to be maintained and is it clear of its on-going role?		
4.	Is regular liaison with the NGBs and other parties planned?		
5.	Has all the supply and demand information been collated and presented in a format (i.e. single document that can be filtered accordingly) that will help people to review it and highlight any changes?		
6.	Have any changes made to the Active Places Power data been fed back to Sport England?		



# ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

## APPENDIX ONE: FUNDING PLAN

### Funding opportunities<sup>9</sup>

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

Awarding body	Description
Big Lottery Fund <a href="http://www.biglotteryfund.org.uk/">http://www.biglotteryfund.org.uk/</a>	Big invests in community groups and to projects that improve health, education and the environment. For example, Awards for All which is for small Lottery grants of between £300 and £10,000.
Sport England The current funding streams will change throughout 2018/19 so refer to the website for the latest information: <a href="http://www.sportengland.org/funding/">http://www.sportengland.org/funding/</a>	Sport England is keen to marry funding with other organisations that provide financial support to create and strengthen the best sports projects. Applicants are encouraged to maximise the levels of other sources of funding, and projects that secure higher levels of partnership funding are more likely to be successful.
Football Foundation <a href="http://www.footballfoundation.org.uk/funding-schemes/">http://www.footballfoundation.org.uk/funding-schemes/</a>	This trust provides financial help for football at all levels, from national stadia and FA Premier League clubs down to grass-roots local development.
Rugby Football Foundation <a href="http://www.rugbyfootballfoundation.org/index.php?option=com_content&amp;view=article&amp;id=14&amp;Itemid=113">http://www.rugbyfootballfoundation.org/index.php?option=com_content&amp;view=article&amp;id=14&amp;Itemid=113</a>	The Grant Match Scheme in particular provides easy-to-access grant funding for playing projects that contribute to the recruitment and retention of community rugby players. Grants are available on a 'match funding' 50:50 basis to support a proposed project. Projects eligible for funding include: 1. Pitch Facilities – Playing surface improvement, pitch improvement, rugby posts, floodlights. 2. Club House Facilities – Changing rooms, shower facilities, washroom/lavatory, and measures to facilitate segregation (e.g. women, juniors). 3. Equipment – Large capital equipment, pitch maintenance capital equipment (e.g. mowers). Other loan schemes are also available.
The England and Wales Cricket Trust <a href="https://www.ecb.co.uk/be-involved/club-support/club-funding">https://www.ecb.co.uk/be-involved/club-support/club-funding</a>	Interest Free Loan Scheme provides finance to clubs for capital projects and the Small Grant Scheme is also open to applications from affiliated cricket clubs.
EU Life Fund <a href="http://ec.europa.eu/environment/funding/intro_en.htm">http://ec.europa.eu/environment/funding/intro_en.htm</a>	LIFE is the EU's financial instrument supporting environmental and nature conservation projects throughout the EU.
National Hockey Foundation <a href="http://www.thenationalhockeyfoundation.com/">http://www.thenationalhockeyfoundation.com/</a>	The Foundation primarily makes grants to a wide range of organisations that meet one of the areas of focus: Young people and hockey, Enabling the development of hockey at youth or community level.

<sup>9</sup> Up to date as of April 2017.

#### Community Asset Fund

Whether it's the park you run through, the hall you do classes in or the pitch you play on, welcoming and accessible spaces have a big impact on a person's experience – and likelihood of coming back. Traditional sports facilities where people spend time getting active are an important part of this, but it can be much wider too. It doesn't have to be a traditional space – or a traditional sport.

Sport England's Community Asset Fund is a programme dedicated to enhancing the spaces in the local community that give people the opportunity to be active. There are a number of things it wants to achieve with this investment, but most importantly it wants to help local organisations to create good customer experiences and financially sustainable facilities that benefit their community for years to come – which may mean providing help to get things up and running too.

While it continues to invest in projects that help people get into sport and increase the number who are regularly taking part, it is also looking to invest in projects that look beyond this to how sport and physical activity can – and does – change lives and becomes a force for social good.

This change in approach is in response to Sport England's Towards and Active Nation Strategy and its contribution towards delivering the five key outcomes:

- ◀ Physical wellbeing
- ◀ Mental wellbeing
- ◀ Individual development
- ◀ Social and community development
- ◀ Economic development

How much can you apply for:

- ◀ **Small-scale** investments typically ranging from £1,000 to £15,000. These will address emergency works due to something like storm or flood damage, or something unexpected that is stopping people from being able to stay active.
- ◀ **Medium-scale** investments typically ranging from £15,000 to £50,000. These will address more substantial charges, such as an upgrade to an existing facility or developing a new space in the community.

By exception, Sport England will also consider larger investments up to £150,000 when organisations can demonstrate a considerable impact or are targeting under-represented groups. They are also unlikely to have received Sport England funding previously.

If you think the Community Asset Fund might be for you, have a look at the Guide and Developing your Project documents at <http://sportengland.org/funding/community-asset-fund/>

#### Strategic Facilities Fund

Facilities are fundamental in providing more people with the opportunity to play sport. The supply of the right facilities in the right areas is key to getting more people to play sport. Sport England recognises the considerable financial pressures that local authorities are currently under and the need to strategically review and rationalise leisure stock so that cost effective and financially sustainable provision is available in the long-term.

## ROCHFORD DISTRICT COUNCIL PLAYING PITCH STRATEGY

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Sport England has a key role to play in the sector, from influencing the local strategic planning and review of sports facility provision to investing in major capital projects of strategic importance.

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

Key features which applications must demonstrate are:

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

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

The Strategic Facilities Fund will prioritise projects that:

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

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

### Funder's requirements

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

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

### Indicative costs

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

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

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



# **SOUTH ESSEX INDOOR BUILT FACILITIES STRATEGY**

## **ROCHFORD STRATEGY AND ACTION PLAN**

### **NOVEMBER 2018**

QUALITY, INTEGRITY, PROFESSIONALISM

**Knight, Kavanagh & Page Ltd**  
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# **SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN**

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# **SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN**

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## **INTRODUCTION**

This is the Rochford Indoor Sports Facilities Strategy and Action Plan 2018-2037. It sits within the wider South Essex Framework which includes Basildon, Castle Point, Southend-on-Sea and Thurrock Councils for the same period of time. The strategy recommendations are Rochford specific and are based on the Council's Needs Assessment report, researched and prepared between August 2017 – March 2018 by specialist sport and leisure consultancy, Knight Kavanagh and Page Ltd (KKP). It has been prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities for Indoor and Outdoor Sports Facilities) guidance and in consultation with the Council, Essex County Council, Active Essex, Sport England, national governing bodies of sport, local sports clubs and key stakeholders.

Rochford has an aspiration, and need, to consider its facilities planning particularly in the context of an ageing stock of leisure facilities; different management arrangements, future growth needs; and the changing economic and demographic profile of the District.

### ***Purpose***

The purpose of this Strategy Framework is to:

- ◀ Provide clear direction and strategic vision to all partners so that together they can plan and develop a more modern, efficient and sustainable range of community based sport and leisure facilities that Rochford requires.
- ◀ Present the objectives, priorities and recommendations for Rochford which will inform policy, planning and investment.
- ◀ Provide a deliverable action plan based on the vision, objectives and priorities.

This will ensure residents have the opportunity to be physically active and healthier and where appropriate develop their sporting ambitions within their local community.

The consultant team is grateful to Rochford officers and all other stakeholders for their contribution, experience and knowledge in the development of this Strategy and Action Plan.

### ***Partners***

This is a plan for Rochford. It does, however, sit within a strategic framework for the wider South Essex sub-region. This report is predicated upon wider partners such as local authorities, Active Essex, Essex County Council, national governing bodies of sport and local clubs accepting and taking responsibility for different aspects of its implementation. The partnership approach to Strategy delivery is necessary to make best use of the assets and resources available to drive the development of sport and physical activity across Rochford, in particular, and the wider South Essex sub-region.

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### ***Local context***

Rochford is a District Council within the County of Essex. It is bordered by the local authorities of Southend-on-Sea, Castle Point, Basildon, Chelmsford and the River Crouch. The Authority consists of two main towns; Rayleigh and Rochford, which are supported by a number of settlements, including Hockley, Hawkwell, Ashingdon, Great Wakering, Canewdon and Hullbridge. The two key rivers in the Authority are the River Roach, which originates in the Rayleigh Hills and flows east and the River Crouch, which creates a natural border between Rochford and the Local Authority of Maldon.

The strategic roads within the Authority include the A129 and the A1245. The A129 provides a link between Rayleigh and towns in Castle Point and the A1245 connects the Authority to key towns in Chelmsford. The A127 and A130, form the primary east/west and north/south routes through the district (albeit only small sections actually fall within the district). The A127 provides key road links to Southend, Basildon and London; and the A130 provides key road links to Chelmsford and north Essex. Rayleigh, Hockley, Rochford and London Southend Airport all have railway stations, on the London Liverpool Street to Southend Victoria line.

Rochford experiences significantly lower levels of deprivation compared to other parts of the country with 4.0% of the District's population falling within areas covered by the country's three most deprived cohorts compared to a national average of 30%. Conversely, nearly two thirds of the population (63.7%) live in the three least deprived groupings in the country, which is significantly above the national average (30%). The analysis demonstrates that people living in the east of the Authority are more deprived in relation to access to services than those in the west. Health deprivation is minimal in Rochford: Only a small amount of Rochford's population (1.8%) falls within the areas covered by the three most deprived cohorts

The total population of the District is 85,670 (2016 mid-year estimate) with a slightly higher percentage of females to males (52%:48% respectively). The most recent ONS projections indicate a rise of 13.4% in Rochford's population (+11,371) over the 25 years from 2014 to 2039. In contrast, there is predicted to be a decline in the number of 16-24 year olds, -9.5% in the first period (-836) followed by growth back to -1.5% (-132) in the second period.

There is a continuous increase in the numbers of persons aged 65+ and a need to consider varying sports offers for this age group. This represents an increase of +22.9% (+4,335) in the first period continuing to rise to +51.9% (+9,809) between 2014 and 2039. While the age group represented 22.3% of Rochford's population in 2014 it is projected to be 29.9% of the total by 2039.

Rochford's ethnic composition does not reflect that of England as a whole. According to the 2011 Census of population, the largest proportion (97.2%) of the local population classified their ethnicity as White; this is significantly higher than the comparative England rate of 85.4%. The next largest population group (by self-classification) is Asian, at 1.1% which is lower than the national equivalent (7.8%).

Rochford's Local Development Framework Allocations Plan identifies that during the period 2006-2021, there is a requirement to build 3,790 dwellings at an approximate average of 250 dwellings per year. Between 2021 and 20205, the District is required to continue at the same development rate.

## **SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN**

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Active Lives data, indicates that levels of inactivity and activity are commensurate with both regional and national rates. In common with many other areas, gym and swimming are among the most popular activities and are known to cut across age groups and gender. Nearly one in seven adults, in Rochford, goes to the gym at least once a month, with nearly one in eight adults going swimming.

This Strategy needs to be considered within the wider South Essex sub-region. It is noted that a partnership approach is needed to produce the best quality facilities which are efficient to manage and to ensure that facilities are protected and/or enhanced via new development (in line with national planning policy). It thus looks to address a range of fundamental challenges; and assesses how sports facilities can be used to meet the needs of, or associated with:

- ◀ A changing population, which is economically stable but one which has an age profile increasingly dominated by older age groups.
- ◀ The limited accessibility of facilities, especially during the day time, because the majority of sports halls, in particular, are located on school sites.
- ◀ Health partners' ambitions to address physical inactivity and obesity levels.
- ◀ A growing and active 'grey market' which is time rich, especially during the day.

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## **RESEARCH FINDINGS**

The following is an overview of the strengths, weaknesses, opportunities and threats identified in Rochford within the Needs Assessment 2018.

### **Strengths**

- ✦ Rayleigh Leisure Centre is a good quality facility. Satisfied demand for sports halls in Rochford is high (94.4%).
- ✦ Nearly all (98.5%) of RDC residents reside within a 20 minute drive time of a publicly accessible sports hall.
- ✦ Over half of the population (53.2%) live within 20 minutes walk time of a swimming pool and nine in ten residents (92%) live within 20 minutes' drive of a swimming pool.
- ✦ Basketball and badminton are strong sports with talented athlete performance pathways in place. There is also a strong swimming lesson programme in the District with utilisation of smaller pools a key feature.
- ✦ There appears to be enough swimming pool space for current demand within the District as well as a wide range of health and fitness opportunities with different membership prices.
- ✦ Rochford hosts a good quality indoor bowls facility which has a club with 300+ members.
- ✦ Sailing is a popular sport with several sailing clubs located in the District. The Up River Yacht Club is especially strong with 600+ members. It is in the process of becoming an RYA training centre.
- ✦ Table tennis is popular in the County with the District hosting two strong clubs.
- ✦ There are a range of village halls/community centres which offer different and local opportunities for residents to take part in sport and physical activity sessions, making them accessible to the local population and those in rural areas without personal transport.
- ✦ Fusion Lifestyle (operator at Clements Hall Leisure Centre and Rayleigh Sports Centre) currently has a National agreement to work in partnership to improve badminton provision across its sites meaning greater demand on court time and usage.
- ✦ Active Rochford and Active Essex have a variety of programmes for increasing participation in sports and health and wellbeing activities.

### **Weaknesses**

- ✦ Great Wakering Sports Centre is considered poor quality and Greensward Academy is deteriorating, requiring urgent and significant investment before it becomes unusable.
- ✦ Clements Hall Leisure Centre is almost 40 years old and requires significant investment on both wet and dry facilities, including changing rooms, to ensure it remains fit for purpose as a modern, relevant sports facility.
- ✦ RDC has limited influence over the programming of facilities, particularly in schools.
- ✦ There is no venue which delivers regular casual opportunities for sailing and water sports in the District, so all activity is now delivered through member clubs.
- ✦ Indoor tennis is not accessible to juniors in the District as the indoor tennis facility is adult only. It is an expensive sports facility (in comparison with other tennis facilities in the area) requiring both a registration fee and an annual membership. This makes it inaccessible to certain sections of the community.

### **Opportunities**

## **SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN**

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- ◀ To work in partnership with Greensward Academy to improve the condition of its sports facilities in agreement for long term community access to the facilities.
- ◀ To invest in Clements Hall to improve the quality for the local population.
- ◀ Average used capacity of sports halls as a District is 43.4% of capacity in peak period and swimming pools is 50%, which indicates a capacity to expand the sport, health and wellbeing offer in the area.
- ◀ To drive up participation in swimming given that Market segmentation indicates a latent demand of 8,728 people (13.5%) that would like to participate in swimming.
- ◀ Rochford is a priority area for the Royal Yachting Association.

### **Threats**

- ◀ The increasing financial constraints within which RDC has to work.
- ◀ The rising age profile of the population is likely to lead to increased demand for facilities during peak periods and during the day (when education stock is generally inaccessible).
- ◀ Community access at Greensward Academy may be revoked due to its current condition and health and safety concerns.
- ◀ Approximately 57% of swims demanded in Rochford are met by facilities in neighbouring authorities. This is potentially a major risk to long term swimming access unless planning across boundaries forms part of the future dialogue.
- ◀ There is sufficient supply of health and fitness to meet the current and future demand; a watching brief should be kept to prevent market saturation, which could jeopardise business.
- ◀ There is increasing siltation of certain estuaries affecting sailing clubs.
- ◀ The limited influence that RDC has on educational sporting facilities and not achieving maximum benefit from them in terms of wider health and wellbeing.
- ◀ Lack of information sharing between leisure providers will lead to reduced understanding of who is using what and when. Long term planning of and investment in specific facilities can, therefore, be undermined

### **Summary**

In summary RDC in partnership with key partners needs to:

- ◀ Improve the basis of strategic work across a range of agencies including Public Health and Active Rochford to ensure that real progress is made in respect of all aspects of increasing physical activity and sport.
- ◀ Ensure that RDC owned facilities make a progressively greater (and measured) contribution to the needs of all residents and are fully accessible to all the District's communities through targeted initiatives, facilities, programming and training.
- ◀ Work with neighbouring authorities and the other swimming pool operators in Rochford to ensure future demand for swimming can be accommodated.
- ◀ Improve the quality of its own swimming offer.
- ◀ Improve the breadth, depth and quality of performance management data collected (and shared) and the associated analysis of facility usage to inform future marketing, promotion, programming and pricing etc.
- ◀ Ensure that all school sports facilities continue to accommodate for community use.
- ◀ Coordinate community access to, and the programming and pricing of, facilities (including schools) across the District within the public estate.
- ◀ Support other developments (via planning, developer contributions and officer expertise) which may assist in increasing sport and physical activity within the wider community.

## **SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN**

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- ◀ Continue to work with local sports clubs to ensure facilities and workforce development programmes continue to meet the needs of all clubs
- ◀ Identify ongoing investment, maintenance and refurbishment requirements to protect and improve existing sports facilities
- ◀

# SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

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## VISION AND OBJECTIVES

### Vision

***“To create a district that puts the health and well-being of its residents at its heart; enabling and empowering its communities to become healthier and more active by providing greater opportunities for recreation and exercise, better facilities and a higher standard for sports and leisure provision, from grassroots to elite”***

This builds upon the conclusions identified in the Assessment Report (April 2018) and Sport England’s recently released five-year strategy ‘Towards an Active Nation’, which aims to target the 28% of people who do less than 30 minutes of exercise each week and focuses on the least active groups; typically, women, the disabled and people from lower socio-economic backgrounds.

This strategy provides a framework within which a clear, coherent way forward for the management and delivery of leisure and sports facilities in Rochford can be identified. The primary focus is to enable residents to gain access to leisure facilities of which they can be proud of. It is also vital to ensure that facilities support sport and physical activity programmes that lead to increases in regular participation, taking account of the projected changes in age profile of the population in the District up until 2037.

### Facility hierarchy and core principles

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

In order to complete this, there is a need to clarify the sports facility provision within a hierarchy (identified below). This will enable Rochford to establish specific venues with distinct roles and functions; the extent to which they carry differing levels of community importance, operational weight and related staffing.

It is important that facilities have a defined function from a user perspective. The hierarchy identified below considers whether facilities are Regional, District-wide and/or key community facilities. As such programmes of activity can be orchestrated to deliver physical activity geared to extended participation (hubs and spokes approach) and improving health whilst key neighbourhood facilities offer accredited clubs opportunities to develop their sports.

Broad principles are illustrated in Figure 1 overleaf, whilst key principles are as shown in Table 1.

It is worth noting that facilities identified to service very localised (and in particular rural) areas, are often valuable assets for a specific local area or community offering either a range of recreation/participation opportunities or, in some instances, offering beginner to performance opportunities.



# SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

Figure 1 Facility hierarchy – core principles



Table 1: Proposed facility hierarchy – site designation and definition

Designation	Role and function
Level 1: Regional or sub-regional facilities	<ul style="list-style-type: none"> <li>Provides a regional or sub-regional significant facility which is the primary performance venue for a single or select number of priority sports.</li> <li>A venue with the potential to host sub-regional, county, district-wide and local events.</li> <li>Provides a wide a range of opportunities for residents and visitors to participate in sport and physical activity, contributing significantly to the quality of life of residents across the whole of the District.</li> <li>Provides/programmes opportunities for local people to try new activities, develop their skills and progress to a higher performance level.</li> <li>Is a core venue for training and development of teachers, coaches, volunteers, officials and others in key sports.</li> </ul>
Level 2: Community Leisure facilities which service the District or local town population	<ul style="list-style-type: none"> <li>Contribute to quality of life of residents in the local community served and/or district and provide a range of opportunities to participate in sport and physical activity.</li> <li>Generally, a combination of stand-alone community facilities and sports facilities on school sites (where this is the primary facility within the locality).</li> <li>Is a venue with potential to host district-wide, community/ local events</li> <li>Provides a base for the provision of opportunity (delivered by a range of providers) for local people to develop their skills and try new activities.</li> <li>One of several core venues offering health/fitness provision and activity across the District.</li> <li>Core venue accommodating the District's Learn to Swim programmes (where a pool is incorporated).</li> </ul>

## SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

Designation	Role and function
	<ul style="list-style-type: none"> <li>• Provides options for a range of sports organisations to participate, compete and develop skill within their chosen activity.</li> <li>• Supports voluntary sports sector to cater for club activity and raise standards in respect of coaching, coach education, administration and volunteer development in chosen sport.</li> <li>• Facility use should reflect the demographic profile of the local community.</li> <li>• If applicable, increases/ improves quality of PE and school sport opportunity for young people attending the school at which it is based.</li> </ul>
Level 3: Community accessible schools	<ul style="list-style-type: none"> <li>• Where within the vicinity of a 'community sports facility' it should complement the programming and opportunities offered to the local community.</li> <li>• Contributes to quality of life of the neighbourhood, accommodating a range of opportunities to participate in sport and physical activity.</li> <li>• Either stand-alone smaller dry-side community facilities or sports facilities on school sites which operate within a lettings policy.</li> <li>• Provides opportunities for range of sports organisations to participate, train and compete in their chosen activity.</li> <li>• Facility use to reflect demographic profile of the local community.</li> </ul>
Level 4: Local facilities	<ul style="list-style-type: none"> <li>• Tend to be stand-alone small dry-side community/ sports facilities which operate independently.</li> <li>• Contributes to quality of life of residents within the locality providing a limited range of opportunities to participate in sport and physical activity.</li> <li>• Provides opportunities – often for just for one or two dedicated sports organisations to participate, train and compete (e.g. boxing, martial arts).</li> <li>• Programming generally appeals to a specific demographic e.g. young people or faith groups.</li> </ul>

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## Strategic objectives

The above vision is based upon a clear, achievable framework of strategic objectives to **protect, enhance and provide** and are summarised below.

### Strategic Objective 1:

**Protect** the current stock of facilities in order to meet the sport and physical activity needs of the local residents, by introducing a hierarchy of use with defined roles and functions for different facility types which will be supported by appropriate investment.

RDC needs to protect its current stock of facilities especially Clements Hall Leisure Centre given that it is over 40 years of age. Other leisure facility stock which will need investment include Greensward Academy and Great Wakering Sports Centre (which hosts the Samantha Boyd Dance School) in particular. RDC and partners will consider how to ensure that the district network of leisure and sports facilities works to maximum benefit and that, where possible, each facility performs a specific role and function in order to maintain and drive increases in participation in sport and physical activity and contribute to wider community health and wellbeing.

### Strategic Objective 2:

**Enhance** the district-wide approach to programming and management at all sites with a view to improving sports development aspirations and increasing physical activity outcomes, based on identified strategic need

In delivering the above RDC needs to consider how it will work with partners to:

- ◀ Ensure that the current stock of facilities (which has a proven need), remains open and accessible to the general public.
- ◀ Work through the Council's own management and other partners to develop a process that brings together as many operators of local sports facilities as possible.
- ◀ Develop an agreed approach and a Rochford definition of community use which all partners sign up to and agree to implement. This will recognise the importance of well programmed community use attracting people from older age groups into facilities.

In delivering this RDC and partners will need to consider the following:

- ◀ How partners might engineer a holistic approach to strategic programming across sites, including smaller but strategically placed community/village halls in order to increase and improve provision.
- ◀ How (reflecting the community use standard cited above) relationships are developed and maintained with schools across the District.
- ◀ The latest addendum (2017) to the South Essex Strategic Housing Market Assessment (2008) calculates that Rochford requires between 331-361 dwellings per year over the period from 2014-2037. This will lead to increased demand for sport and physical activity in the District.
- ◀ The development of strategic plans that take account of the increasing demand from the ageing population will affect facilities in the area and how those facilities in the more rural locations can be accessed.

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### **Strategic Objective 3:**

***Provide*** a coherent range of good quality, accessible facilities reflecting the hierarchy and serving key current and future communities across Rochford

The following section identifies major investment requirements over the life of this Strategy. It describes what is needed in order to 'protect', 'enhance' and 'provide' sport and leisure facilities for the residents of Rochford and enable the Council to meet its wider objectives. It firstly considers Clements Hall Leisure Centre and Rayleigh Leisure Centres as key facilities in the District.

*Clements Hall Leisure Centre* is a key facility in the District offering a 7-court hall and a 2- court hall, an 8 lane 25m pool and a teaching/learner pool. This is the only swimming pool facility in the area that offers community use with access available during the day. It hosts an above average 120 station health and fitness facility. The facility is also identified as a priority site by Badminton England. The centre has six squash courts and has the capacity to offer a strong squash programme. It is over 40 years old, is rated below average and is in need of significant investment to modernise it and improve the overall quality.

*Rayleigh Leisure Centre* has the only indoor bowls facility in Rochford (4 rinks). The Centre also has a health and fitness suite, two squash courts and a four courts sports hall. The centre has a strong health and fitness offer. Demand on the centre is likely to increase in the future with the planned housing developments within close proximity to the centre.

RDC needs to consider developing an investment strategy in order that it can continue to invest in Clements Hall Leisure Centre, in particular, or consider developing a new facility within the area within the lifetime of the Strategy. There is also a need to invest in Greensward to ensure that the sports facilities remain operational and compliant in terms of health and safety in the short term as closure of the facilities or a reduction in community use would be detrimental to both the school and the community.

# **SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN**

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## **MONITORING AND REVIEW**

The Indoor and Built Facilities Strategy identifies the investment and actions required to deliver and maintain a high quality built facilities infrastructure for Rochford.

It is important that the Strategy is a live document and is used in a practical manner to prioritise investment, develop key work programmes and partnerships, guide planning gain investment and ensure that built sports facilities are a vital component which contribute to the quality of life in Rochford.

Its production should be regarded as the start of the strategic planning process with a requirement for all partners to engage in ongoing dialogue and review in order to ensure that a strategic approach is adopted throughout its life.

It will be important for Rochford District Council and its partners to develop a short (1-3 years), medium (3 – 5 years) and long term (up to 10 years) action plan based around the Strategy and for this to be monitored and reviewed on an annual basis. This process should not only be reviewed against a current action plan, it should also identify potential changes to supply and demand for facilities across the authorities. This is predicated upon the assumption that the Strategy is as much about how facilities are used as it relates to ensuring that the physical infrastructure is maintained and is of a good quality.

In particular the annual review process should include:

- ◆ A review of annual progress on the recommendations; taking into account any changes required to the priority of each action (e.g. the priority of some may increase following the delivery of others).
- ◆ Lessons learnt throughout the year.
- ◆ New facilities that may need to be taken into account.
- ◆ Any specific changes of use of key sites in the District (e.g. sport specific specialisms of sites, changes in availability, etc.).
- ◆ Any specific changes in demand at particular facilities and/or clubs in the area (e.g. reduction or increase in club numbers, new housing growth *etc.*).
- ◆ New formats of traditional sports that may need to be taken account of.
- ◆ Any new or emerging issues and opportunities.

The outcome of the review will be to develop a new annual and medium term action plan for indoor and built sports facilities across the District and feed into the wider South Essex Strategy.

## **Funding to implement the strategy**

The Strategy has not addressed in detail how proposals and recommendations will be funded. An informed (and committed) combination mix of sources and solutions will be required to deliver the vision and ambitions of the strategy. These are likely to include:

- ◆ Judicious multi-partner revenue contributions at a level that can be justified and that will allow some form of longer term sustainability.
- ◆ Further development and implementation of individual districts' developer contributions process associated with the development of urban extensions.
- ◆ Use of capital receipts from land disposal, where applicable.

## **SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN**

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- ◀ Asset rationalisation and use of revenue saving and/or future liabilities to pay back borrowing aligned to capital investment in other sites.
- ◀ Prudential borrowing where an 'invest to save' justification can be made, particularly for longer-term proposals which may be considered in light of any future borrowing strategy.
- ◀ External funding sources aligned to specific facilities and/or sports (e.g. Sport England funding, other charitable grant awards and funding streams).

Third party borrowing where a suitable, robust business case exists (although this will be more expensive than prudential borrowing).

### ***Developer contributions***

For any application warranting a developer contribution Appendix 1 sets out a toolkit (process) which should be followed in order to help inform the potential needs a new housing development may require and/or should look to consider, with regard to indoor and built facilities

### **Links to Rochford's Business Plan 2016-2020**

As identified and amplified in detail in the Rochford Indoor and built facilities Needs Assessment the Rochford Business Plan 2016-2020 sets out the high level priorities that the Council will work towards. It suggest that residents will be at the heart of everything it does and its priorities are:

- ◀ Become financially self sufficient
- ◀ Early intervention
- ◀ Maximising assets
- ◀ Enabling communities.

The actions identified below will continue to support these and other key objectives of the Council.

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## SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

### ACTION PLAN

#### Management and programming

The following actions are relative to the overall management and programming of key facilities in Rochford. All actions identified below should take account of accessibility issues (hearing, visual and wheelchair access). Short term- 1-2 years; medium 3-5 years; Long term 5-10 years.

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
District wide programming <b>Enhance</b>	Ensure holistic approach to programming across all facilities leading to improved access for all sections of the community.	<ul style="list-style-type: none"> <li>Consider current programming across the District</li> <li>Define the role of each facility within the wider community use offer across District.</li> <li>Develop a site by site action plan for improving programming across the District.</li> </ul>	Short	Schools, leisure centres & village halls / community centres	High
Community use agreements <b>Enhance</b>	Maintain the availability of the current stock of sports halls to the community.	<ul style="list-style-type: none"> <li>Taking account of the currently good levels of community use of facilities, consider if community use agreements can be secured to further embed these policies across the school estate.</li> </ul>	Medium	Schools	Medium
Sports halls <b>Enhance</b>	Improving access to facilities during the day time given the current reliance on educational facilities for indoor activity.	<ul style="list-style-type: none"> <li>On a site by site basis consider whether there are appropriate solutions to extending day time access including working with schools to accommodate community based organisations.</li> </ul>	Short	Schools	Medium
Swimming pools <b>Enhance</b>	Continue to invest in the current stock of facilities and ensure programming reflects the needs of the resident population.	<ul style="list-style-type: none"> <li>Strategically programme water time for all residents to ensure the public have sufficient access the pools at peak times.</li> <li>Work with the swimming clubs on pools programming to maximise their (efficient) access to pool time.</li> </ul>	Short	RDC, Leisure Operator, Public Health, Swim England	Medium



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Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Health and Fitness <b>Enhance</b>	Ensure that the provision of health and fitness facilities are appropriate to an ageing population in the District	<ul style="list-style-type: none"> <li>When reviewing Council owned leisure centres/ and equipment, ensure excellent accessibility and consider changing age profile of those likely to use the facilities in the future.</li> </ul>	Medium	RDC, Places for People.	Low
Indoor Tennis <b>Enhance</b>	Consideration of how the private leisure operator can extend the service to juniors and harder to reach groups in the District.	<ul style="list-style-type: none"> <li>Engage with the private tennis operator to consider if it will extend its programme/ accessibility to younger people, in particular.</li> </ul>	Long	RDC, Active Essex LTA	Medium
Indoor Bowls <b>Protect and Enhance</b>	Continue to invest in the current facility	<ul style="list-style-type: none"> <li>Support facility management to drive up participation and maintain the quality facility and programme offer</li> </ul>	Long	RDC, centre management, English Indoor Bowling Association	Medium
Sailing and water sports <b>Enhance</b>	Support the growth of water sports in the area.	<ul style="list-style-type: none"> <li>Engage with the NGB (as the RYA identifies Rochford as a priority area) to consider partnership working to drive increases in participation in clubs.</li> <li>Work with clubs to develop a pathway for introducing new members to the different sailing activities.</li> <li>Support facility enhancements and developments to meet the needs of the clubs as they grow.</li> </ul>	Medium	RDC, NGB, Clubs	Medium
Incorporating local facilities into the broader activity portfolio	Many of the village halls and community centres identified in Rochford do not offer sport or physical activity opportunity to the local community.	<ul style="list-style-type: none"> <li>Identify a project coordinator to lead on this element of work.</li> <li>Review Level 4 facilities to see which are realistically able to offer physical activity in the</li> </ul>	Medium	RDC, Active Rochford, Public Health, Leisure Operator	Medium

## SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
<b>Protect and Enhance</b>	Develop an improved understanding of the importance of Level 4 facilities with regard to the physical activity offer.	<ul style="list-style-type: none"> <li>context of scale, configuration, management arrangements and existing commitments.</li> <li>Identify improvements to Level 4 facilities (ensuring that they are fit for purpose).</li> </ul>			
<b>Planning</b> <b>Protect, Enhance, and Provide</b>	To recognise the importance of this study and ensure recommendations are acted upon.	<ul style="list-style-type: none"> <li>To adopt the recommendations in this Study and ensure that they are encapsulated in planning policy documents (Local Plans) and other relevant RDC strategies where appropriate.</li> <li>Develop priorities to assist RDC to identify developments that could be funded through developer contributions, CIL and other sources of funding.</li> </ul>	Medium	Planning & Leisure Team	High
<b>Monitor and review</b>	Keeping the Facilities Strategy relevant and up to date.	<ul style="list-style-type: none"> <li>Complete a light touch review of the study annually.</li> <li>Undertake a complete review within 5 years of its implementation.</li> </ul>	Medium	RDC	High

## SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

### ACTION PLAN

The following actions relative to each of the District's key facilities is identified below:

Facility, level and objective	Management	Overview and Challenges	Actions	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Greensward Academy Level 2  <b>Protect</b>	Academy trust- In house	Opened in 1999, this 5-court sports hall and a 3-lane x 19m swimming pool are both in need of investment. There are a number of outdoor facilities at this site also in need of investment. There is significant community use at the site. Community access is unsecured and access may be revoked in the near future.	<ul style="list-style-type: none"> <li>▶ The sports hall needs urgent investment to improve its quality as well as ensuring it is health and safety compliant.</li> <li>▶ Investment is also required for the swimming pool.</li> <li>▶ Community use needs to be secured for the future so the community can continue the use of the Academy's facilities.</li> <li>▶ Consider long term investment solutions for this facility.</li> </ul>	Greensward Academy	Short	High
King Edmund Business & Enterprise School Level 2 <b>Protect and Enhance</b>	Foundation School- In house	<p>The 4-court sports hall was opened in 1997 and refurbished in 2005 and is above average. It is, however, used for exams, which reduces the amount of time it is available for community use. The hall is used by ABC Futsal Academy.</p> <p>The School also has a 3-lane 18m pool which was built in 1997 and refurbished in 2009. The pool quality is above average however, the changing facilities are below average. The pool is available for community use.</p>	<ul style="list-style-type: none"> <li>▶ The School should take measures to ensure that the hall is maintained to retain its currently quality.</li> <li>▶ Community use should continue to be maximised. This is the only site in the area accommodating Futsal.</li> <li>▶ Community access to the pool should be retained with the priority to maintain its quality.</li> <li>▶ An investment strategy is required to enable the School to continue to maintain and, where</li> </ul>	King Edmund Business and Enterprise School	Medium	Medium

## SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

Facility, level and objective	Management	Overview and Challenges	Actions	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
			possible, improve the standard of facilities.			
Rayleigh Leisure Centre Level 2  <b>Protect and Enhance</b>	Local Authority- Fusion Lifestyle	Rayleigh Leisure Centre has a 4-court sports hall built in 2006 (good quality), 42 station gym, 2-glass backed squash courts and hosts the only indoor bowls facility in Rochford (4-rinks). The facility has extensive community use	<ul style="list-style-type: none"> <li>Priority should be given to maintaining the quality of current facilities.</li> <li>The Leisure centre should continue to maximise community use of the facilities.</li> </ul>	RDC, Leisure Operator	Medium	High
Sweyne Park School Level 2  <b>Protect</b>	Rayleigh School Trust-	Built in 1999, Sweyne Park School has a 4-court sports hall which is below average. This hall offers between 20 and 40 hours of community use per week to a variety of sports clubs. The School also has a 4m x 19m swimming pool which is above average, however, the changing facilities are below average. This pool was built in 1999 and refurbished in 2007.	<ul style="list-style-type: none"> <li>Ensure quality of the hall is improved by appropriate investment.</li> <li>Maintain the quality of the pool and levels of community access.</li> </ul>	Rayleigh School Trust	Medium	Medium
Athenaeum Club Ltd Level 2  <b>Enhance</b>	Commercially owned - Athenaeum Club Ltd	This club requires £110 membership per month for use of the facilities. It has a 44-station gym which is above average. It also has a 25mx12m swimming pool.	<ul style="list-style-type: none"> <li>Explore the potential for developing a community use agreement, for the use of indoor tennis especially by young people</li> </ul>	RDC Athenaeum Club Ltd	Medium	Medium

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Facility, level and objective	Management	Overview and Challenges	Actions	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Clements Hall Leisure Centre Level 1  <b>Protect and/or Provide</b>	Local Authority-Fusion Lifestyle	<p>This is a significant facility with two sports halls (opened in 1979) a 7-court hall and a 2-court hall. The main sports hall, refurbished in 2010, is below average. The leisure centre has been identified as a key strategic site by Badminton England.</p> <p>The site also has an 8-lane 25m pool and 12m x 7m learner pool. These are also considered to be below average in quality. This is the only pool in the District that offers community use at both peak and off peak times.</p> <p>There is also a 120-station fitness gym and 6 squash courts which are both above average quality.</p>	<ul style="list-style-type: none"> <li>◀ Identify an investment strategy that brings the facility up to a higher standard of quality.</li> <li>◀ Continue to maximise community use and plan programmes around the requirements of residents, taking account of the increasingly important health and wellbeing agenda.</li> <li>◀ Consider how to maximise income with a view to re-investment and ongoing refurbishment and upgrade of the facilities ensuring that they are fit for purpose.</li> <li>◀ Work with Badminton England to develop badminton programmes for all sections of the community.</li> <li>◀ Priorities should be made to improve and maintain the quality of the health and fitness offer.</li> <li>◀ Consider how the facility can develop a strong squash offer or alternatively (if not achievable) consider alternative leisure uses for the area. .</li> </ul>	RDC	Medium	High

## SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

Facility, level and objective	Management	Overview and Challenges	Actions	Lead Agency	Timescale (S/M/L)	Priority (H/M/L)
Fitzwimarc School Level 3  <b>Protect</b>	Academy- In house	The School has three sports halls: one 5-court sports hall and two 1-court sports halls. The 5-court hall was built in 1997 and is below average quality. All three halls are available for community use with the community using them for between 20 and 40 hours a week.	<ul style="list-style-type: none"> <li>Consider different investment options so that the facilities can be upgraded and continue to maximise community use throughout the week with a view to signing a binding community use agreement</li> </ul>	School/Trust	Medium	Medium
Samantha Boyd School of Dance (Formerly Great Wakering) Level 3 <b>Protect</b>	Local Authority- Private Sports Club	This facility is owned by the local authority and run by private sports club. The 3-court sports hall is in poor quality.	<ul style="list-style-type: none"> <li>Consider different options for investment into the facility.</li> <li>Continue to support the Dance School in its development.</li> </ul>	RDC/Dance School	Medium	Medium

## SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

### Sport by sport action plan

Sport	Challenges	Recommended actions	Lead agency	Timescale (S/M/L)	Objective
Table Tennis	The key challenge for the clubs is to increase membership numbers, particularly focusing on growth of junior and recreational players.	<ul style="list-style-type: none"> <li>Clubs to develop a workforce development plan to ensure they have the skills and capacity to allow the clubs to grow and provide recreational and competitive opportunities in the area.</li> <li>Regular evaluation of hall programming at the leisure centres and other halls to ensure recreational table tennis is available.</li> </ul>	RDC/ Fusion Lifestyle/ Essex County Table Tennis Association/ clubs	Medium	Enhance
Swimming	Ensure the needs of the Club as well as community users are satisfied via effective programming and pricing within the Authority's pools.	<ul style="list-style-type: none"> <li>Maintain dialogue between the Local Authority, Swim England, different user groups and Swimming Club to ensure that users' needs are considered in the context of the wider swimming programme.</li> </ul>	RDC/ Fusion Lifestyle/ Swim England	Medium	Enhance
Badminton	<p>Continue to maintain Clements Hall as a strategic badminton site with the delivery of No Strings sessions for the wider community.</p> <p>Consider who is going to take the lead on developing badminton.</p> <p>Ensure recreational badminton is available and growing at other sports halls in the authority.</p>	<ul style="list-style-type: none"> <li>Fusion Lifestyle to further develop the partnership with Badminton England to improve badminton provision in the area.</li> <li>Develop a workforce development plan the County Badminton Association and local recreational players to ensure local development of the skills and capacity to allow for future growth.</li> <li>Regular evaluation of sports hall programming at Clements Hall and other sports halls to ensure badminton opportunities are available in addition to the No Strings sessions.</li> </ul>	Fusion Lifestyle/ Essex County Badminton Association/ clubs	Medium	Enhance
Futsal	<p>To establish the sport in the area and grow the sport.</p> <p>To ensure that the sport has access to facilities with appropriate makings and are sufficient in size.</p>	<ul style="list-style-type: none"> <li>Develop a workforce development plan with the Club to ensure it will develop the skills and capacity to allow for future growth.</li> </ul>	RDC/ Fusion Lifestyle/ FA/ Club	Medium	Enhance



## SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

Sport	Challenges	Recommended actions	Lead agency	Timescale (S/M/L)	Objective
Basketball	Ensure enough coaches and volunteers are available for the continued development of basketball. Access to the sports hall sites are maintained for the basketball clubs. To maintain recreational delivery through satellite and hub clubs.	<ul style="list-style-type: none"> <li>Develop a workforce development plan with the Clubs and continue to drive up participation in the sport.</li> <li>Regular evaluation of programming at all sports halls across Rochford to ensure there is capacity to support regular participatory sessions.</li> <li>Identify potential funding opportunities to support recreational sessions within the Authority.</li> </ul>	Basketball England/ RDC/ clubs	Medium	Enhance
Squash	To maintain Clements Hall as a strategic site and offer a quality squash programme through the six courts available at the site	<ul style="list-style-type: none"> <li>Work with England Squash and offer a strong, quality programme for squash and racketball participation both competitively and recreationally.</li> <li>Develop a workforce plan for squash to ensure continuity of the programme</li> </ul>	Fusion Lifestyle/ England Squash/ RDC/ Clubs/ Leagues	Medium	Enhance
Indoor Bowls	To continue to grow the membership at the club to ensure the facility is sustainable.	<ul style="list-style-type: none"> <li>To continue to work in partnership with Fusion Lifestyle to further enhance and develop the club to increase membership and income in order to sustain the facility in the future.</li> </ul>	Club/Fusion Lifestyle/ RDC	Medium	Enhance
Sailing	The key challenge for the clubs is to increase membership numbers, particularly focusing on junior members.	<ul style="list-style-type: none"> <li>Develop and maintain effective relationships between Schools, RYA and local clubs to ensure participatory programmes delivered by the clubs are publicised and supported.</li> </ul>	Sailing clubs, RYA, RDC	Medium	Enhance
Indoor Tennis	The main challenge is the only facility in the area is restricted to adults and at a high cost.	<ul style="list-style-type: none"> <li>Explore the opportunity to enable access to the facility for young people.</li> </ul>	Athenaeum Club Ltd , RDC	Short	Enhance
Gymnastics & Trampolining	The main challenge is to increase the workforce to enable the sport to grow.	<ul style="list-style-type: none"> <li>Clubs (gymnastics and trampolining) to develop and coordinate resources to increase the workforce to enable the sport to grow and drive up participation.</li> </ul>	Clubs, British Gymnastics, Fusion Lifestyle, RDC	Short	Enhance

# **SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN**

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## **Appendix 1: Planning gain contribution toolkit**

### **Introduction**

The purpose of this toolkit is to ensure that planning gain contribution sought from an individual development is based on a tailored approach, using the robust evidence bases provided as part of the South Essex Overarching Strategy and Action Plan for indoor and built sports facilities. This will help to clearly justify the needs arising from the development and how they are to be met.

It provides a step by step guide which should be used by those stakeholders which are directly involved in negotiating developer contributions either local authority case officers or housing developers/planning consultants acting on their behalf.

The following processes should be followed in order to inform the potential additional demand that a new housing development generates. This sets out the process for indoor and built sports facilities.

There is also a checklist summary for the process which should be completed as evidence of working through each step. In terms of social sustainability, a series of questions to explore are provided with possible options to consider.

For all developments (regardless of size) developer contributions should be sought towards social, sport and open space facilities. Where a development may be considered too small to provide a contribution, consideration should be given to where a number of small developments may have a cumulative impact on the community infrastructure and refer to local planning policy.

In instances where a development may fall within two or more local authorities it is recommended that the demand from the more urban area or locally reflective area are applied in calculating the requirements. This is in order to reflect the on the ground use of provision in the context of its setting. If provision is to be provided on the outskirts of an urban settlement and therefore is to act as an extension of that settlement, it is justifiable to utilise the demand/standards most appropriate.

The suite of evidence documents making up the Overarching Strategy and Action Plan includes:

- ◀ Basildon Needs Assessment Report
- ◀ Basildon Sports Strategy
- ◀ Castle Point Needs Assessment Report
- ◀ Castle Point Sports Strategy
- ◀ Rochford Needs Assessment Report
- ◀ Rochford Sports Strategy
- ◀ Southend Needs Assessment Report
- ◀ Southend Sports Strategy

# SOUTH ESSEX INDOOR BUILT FACILITIES ROCHFORD STRATEGY AND ACTION PLAN

## Process

Step 1	Determine the key indoor sports facility requirement resulting from the development	Navigation
	<p>The key tools to assess this are provided within Sport England's Sports Facility Calculator which is accessed via the Active Places Power website.  <a href="https://www.activeplacespower.com/">https://www.activeplacespower.com/</a></p> <p>This will enable you to determine the demand for sports halls, swimming pools and indoor bowls facilities that the new population from a development generates.</p>	<p>Access to the calculator is restricted and requires a username and password to be set up.</p>

The individual local authorities IBF strategies provide an estimate of future demand for key indoor sports facilities based on population forecasts as a result of key housing growth areas. This key demand is translated into units of badminton courts, swimming pool lanes and indoor bowls rinks.

As the exact number of units are identified from specific housing developments then the Council will need to apply the household occupancy rate to this to determine the total population.

$$\text{Number of dwellings} \times \text{household occupancy rate}^1 = \text{associated population}$$

This is the population that is applied within the Sports Facilities Calculator (SFC) to determine the additional provision that is required to meet the additional demand.

The SFC is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. The model has no spatial qualities or dimension and can only be used to estimate the facility needs for whole area populations. The model makes no reference to:

- ◀ Location of existing facilities compared to demand.
- ◀ Capacity and availability of facilities (i.e. opening hours, how well they are used)
- ◀ Cross boundary movements of demand.
- ◀ Travel networks and topography.
- ◀ The attractiveness of the existing facility network.

The SFC uses information that Sport England has gathered on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations take on board the population profile (e.g. age, gender, etc) of the local area.

The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits. For swimming pools it uses 25m lane equivalents and for sports halls it uses the number of badminton courts.

Registration is required to access Active Places Power (APP) and therefore the SFC. If you are not already registered, you can register for free via the link under the login button on the APP homepage.

Please note the SFC is one tool and should not be used on its own to determine the need for sports facilities from a single development.

<sup>1</sup> National occupancy rate of 2.3 persons per household is used

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Step 2	Determine the other indoor sports and community facilities required as a result of the development	Navigation
	<p>Use the Indoor Built Facilities Strategy to identify level of need that may be generated from new development(s) for indoor sporting provision not included within the SFC.</p> <p>This should also extend to community centre facilities within the area.</p>	Indoor and built facilities strategy

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC) as a result of a new housing development. In this instance, the Indoor and Built Sports Facilities Strategy should be used to determine the need for additional facilities within the area. This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this. For example, in Southend there is a recognised need for more sports hall space and as such, a contribution towards this may be seen as a priority.

The Assessment Report (within the specific sections of the report) should identify the need for other provision within the area. This will be as a result of the consultation with specific clubs and organisations, facility operators and national governing bodies of sport. It will also take account of the size, scale and quality of existing provision in order to inform this. The type of facilities identified within the Assessment report is determined by the scope of the study which the Council commissions.

This will also be informed by how busy existing facilities are. As an example, if an existing leisure centre (adjacent to the new housing development) is fully programmed with high demand for space, it is unrealistic to expect this facility to accommodate the demand generated from the new development. Therefore, additional provision will be required.

Step 3	Demonstrate an understanding of what else the development generates demand for	Navigation
	<p>Consideration also needs to be given to the other infrastructure that will be generated as a result of the development. As an example, this could include primary and secondary schools, health centres, library, etc.</p> <p>The key focus here is to determine where there may be duplication of facilities and where there may be opportunities for shared provision.</p>	Consultation with other council services, partners and developers

In reality it will take a significantly large development to generate the requirement for a new stand-alone wet and dry leisure centre. Therefore, it is important to identify where other provision may be required as a result of the development in order to determine if this could replace or supplement the need to provide sports facilities or community facilities.

A key example of this is the requirement for primary and secondary school provision as a result of the development. A primary school will require a multi-purpose indoor hall, playground and playing field space to deliver its national curriculum requirements for PE. A secondary school will require at least a four court sports hall and playing field space in order to deliver its national curriculum requirements for PE.

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Therefore, further investigation should be undertaken to identify if the opportunity exists to ensure that community use of the school sports facilities can be guaranteed, thus minimising the potential duplication of facilities. In this instance the 'contribution' associated with the increased demand for sports facilities could be used to enhance the school provision to ensure it was appropriate for community use (e.g. extend fitness facilities, community access arrangements, etc.).

In relation to other service (e.g. library, health centre, etc) there is a need to consider how these could be co-located with alongside sports and community facilities, thus creating a community hub. This is a key driver for sports facilities in attracting users that might not otherwise use these types of facilities.

The financial, social and sporting benefits which can be achieved through development of strategic sites (also known as hub sites) are significant. Sport England provides further guidance on the development of community sports hubs at:

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

<b>Step 4</b>	<b>Consider if there are existing facilities within close proximity that could be enhanced or extended to accommodate increased demand.</b>	<b>Navigation</b>
	Further investigation is required to determine if there is an existing facility that is close enough to the development site which, if extended /refurbished / remodelled could accommodate the increased demand generated from the new development.	Facility mapping within the Sports Facilities Assessment Report

Detailed analysis of facilities within the vicinity of the new development should be undertaken to assess the suitability of these facilities to accommodate the increased demand generated from the development. As an example the following information should be pulled together in order to determine if this is an appropriate solution to accommodate the increased demand:

Is the facility close enough to the development to accommodate the increased demand?

The quality of the facility.....does it need investment?

Is there capacity to accommodate increased demand....how well used is the facility?

Are there any restrictions in access to the facility?

Are there plans in place to maintain or refurbish the facility?

What type of activities are accommodated within the facility?

Are the current management arrangements appropriate to accommodate changes or increased demand at the facility?

Are there opportunities to co-locate other services alongside or within the facility?

In addition to the above it will also be important to assess the potential impact of the additional demand on clubs and organisations within the vicinity. As an example, some clubs and organisations may already be at capacity; therefore, there may be no capacity to accommodate increased demand within the existing infrastructure.

<b>Step 5</b>	<b>Consider the design principles for new provision</b>	<b>Navigation</b>
	The exact nature and location of provision associated with either onsite or off-site developments should be fully determined in partnership with leisure and community specialists (e.g. NGBs, local authority, advisers, etc.) and community groups themselves.	<a href="https://www.sportengland.org/facilities-planning/design-and-cost-guidance/">https://www.sportengland.org/facilities-planning/design-and-cost-guidance/</a>

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It is important to ensure that the design of new or extended facilities is in line with the needs of local clubs and organisations as well as relevant design guidance. It will be important that any design reflects best practice design guidance taking into account all the key considerations which will be relevant to each facility. As an example this will include aspects such as: health and safety, safeguarding, storage, sport specific design features, etc.).

Where an extension or refurbishment of an existing facility takes place it will be important to ensure that the local community is involved in that design. It will also be important to ensure that continuity of provision is also considered as clubs and organisations will need alternative accommodation during the construction period associated with a refurbishment or extension. This is important in ensuring these organisations continue to exist in the longer term.

The development of community hubs is a key focus for many organisations as the benefits derived from the co-location of facilities is often greater than from stand-alone facilities. Therefore, there is a need for developers and stakeholders to consider how different facilities may 'fit' together. As an example, this could include the following facilities which may be required as part of a development:

- ◀ Indoor and outdoor sports facilities
- ◀ Primary and Secondary schools
- ◀ Health centres and GP surgeries
- ◀ Library
- ◀ Early years provision.
- ◀ Community centre
- ◀ Children's play areas
- ◀ Allotments and community growing areas
- ◀ Local retail centres

The master plan for new developments need to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community.

There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

Step 6	Strategic pooling of financial contributions to deliver new provision	Navigation
	Consideration needs to be given to the multiple developments across the local authority or a combination of local authorities in order to determine if the combined increased demand is sufficient to warrant a contribution to a strategic leisure development.	Wider housing growth strategies.

If authorities consider each housing growth area in isolation then it is unlikely that there will be sufficient demand generated from a single development to warrant a new stand-alone leisure provision, especially swimming pools

As such the council needs to consider how the cluster of housing developments within the local authority boundary, or relevant cross border area should make a contribution to strategic sport



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and leisure facilities. As discussed previously, this may be to provide new provision or to enhance existing in order that it can accommodate increased demand.

This in turn requires the Council and developer to consider the wider housing growth within the area which may also include that within a neighbouring authority. Where the combined increased demand generates the requirement for a strategic facility this should be pooled via developer contributions to a strategic development. However, it should be noted that the contribution may go towards a facility which is outside of the local authority boundary but reflects how people will live their life within that specific development. A key example of this is in Southend where residents within the Rochford boundary will gravitate to Southend rather than using facilities within the authority's boundary.

In order to calculate the contribution from each housing development into a strategic leisure facility fund the Council should use the Sport England Sports Facilities Calculator. Using the population growth and process identified from stage 1 this will provide a basis for negotiation with developers on the contribution from each development.

<https://www.activeplacespower.com/>

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

### Checklist summary

Prompt	Evidence	Navigation
<b>Step 1:</b> Determine the indoor sports facility requirement resulting from the development		<a href="https://www.activeplacespower.com/">https://www.activeplacespower.com/</a>
<b>Step 2:</b> Determine the other indoor sports and community facilities are required as a result of the development		Indoor and built facilities strategy
<b>Step 3:</b> Demonstrate an understanding of what else the development generates demand for		Consultation with other council services, partners and developers)
<b>Step 4:</b> Consider if there are existing facilities within close proximity that could be enhanced or extended to accommodate increased demand.		Facility mapping within the Sports Facilities Assessment Report
<b>Step 5:</b> Consider the design principles for new provision		Consultation <a href="https://www.sportengland.org/facilities-planning/design-and-cost-guidance/">https://www.sportengland.org/facilities-planning/design-and-cost-guidance/</a>
<b>Step 6:</b> Strategic pooling of financial contributions to deliver new provision		<a href="https://www.activeplacespower.com/">https://www.activeplacespower.com/</a> <a href="https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/">https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/</a>