

Waverley Borough Council



Playing Pitch Strategy

March 2013

Ploszajski Lynch Consulting Ltd.



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EXECUTIVE SUMMARY

The aims of the study

- 1) The aims of the strategy are to:
 - a) Produce a playing pitch strategy for Waverley Borough Council to replace the previous adopted strategy from 2003.
 - b) Develop policy options, an action plan and the establishment of local standards.
 - c) Provide a carefully quantified and documented assessment of current and future need for pitches within the borough area (for the period 2012 to 2028).
 - d) Ensure the integration of the developed strategy within the Council's draft open space strategy and the draft Core Strategy, which are currently being prepared.
 - e) Enable a direct link to be made with Section 106 contributions, Planning Infrastructure Charges (PIC) and also the forthcoming Community Infrastructure Levy charges (CIL) arising from increased development, in order that these funds can be used to cope with increased demand on playing pitches and associated facilities.

What the strategy covers

- 2) The pitches covered in the study were all those in the local authority area of the following types, including those not currently available for community use:
 - a) Football (mini, youth, adult).
 - b) Cricket.
 - c) Rugby Union (mini, youth, adult).
 - d) Hockey (synthetic turf pitches)

About Waverley

- 3) **Population:** The current population of Waverley is 120,300. The relatively elderly population structure is likely to reduce relative demand in the study area for the sports that use playing pitches.
- 4) **Income:** The socio-economic structure of the local population is strongly skewed towards higher income groups who typically have higher rates of participation in sport. The relatively high wage local economy will supplement the amount of disposable income available for discretionary spending on activities such as sport.
- 5) **Ethnicity:** The ethnicity of 97.4% of the population of the borough is classified as 'White'. Black and minority ethnic groups traditionally have lower rates of involvement in physical activity, so demand levels in a predominantly White population should normally generate above average demand.

- 6) **Growth:** Population growth of 13,835 people (an 11.5% increase) by 2028 will inflate demand for pitches (and other local services). Existing playing fields may come under threat of development to accommodate new housing. However, developer contributions will provide an opportunity to fund provision that will demonstrably meet the needs of the new residents.
- 7) **Health:** Good health indices locally suggest a health-conscious and physically active population with inflated demand for access to sports facilities including pitches.

Sport in Waverley

- 8) **Participation rates:** Overall participation rates in the study area are well above the regional and national averages, suggesting that demand for playing pitches will be commensurately higher locally.
- 9) **Satisfaction:** Levels of satisfaction with local sports provision have increased over the survey period and now stand well above the regional and national averages. This implies that the quantity and quality of local provision is judged by participants to meet their needs.
- 10) **Market segmentation:** The Market Segmentation data suggests that demand for the pitch sports is likely to be higher than the national average, given the relatively large proportion of Waverley residents from market segments which traditionally favour football, cricket, rugby and hockey.

Meeting local priorities

- 11) **Introduction:** Several important policy documents in Waverley provide the overall framework within which the playing pitch strategy has been developed and have influenced the development of the options for addressing deficiencies.
- 12) **Corporate Plan:** The Corporate Plan sets out the council's overall priorities. It emphasises the importance of sport as an influence on quality of life and contains a proposal to involve local sports bodies in managing and maintaining their own pitches.
- 13) **Cultural Strategy:** The Cultural Strategy highlights some key actions and priority projects, in particular disabled access improvements, which have been reflected in the Playing Pitch Strategy.
- 14) **Local Plan:** The Local Plan contains policies that are generally supportive of new and improved playing pitches and also the protection of existing provision.
- 15) **Open space strategy:** The Open Space, Sport and Recreation Study provides a helpful starting point, drawing upon the 2003 Waverley Pitch Strategy and its own current local consultation to identify a draft standard of provision and some detailed key actions.
- 16) **Pitch strategy:** The 2003 pitch strategy provides a valuable reference point for the current assessment.

Meeting wider priorities

- 17) **Introduction:** The external policy context for playing pitch provision has an important influence in Waverley and this is defined in the following documents.
- 18) **National Planning Policy Framework:** The '*National Planning Policy Framework*' affirms the importance of playing pitches in sustainable development and confirms the need to assess local needs and opportunities for open space, sport and recreation facilities and to develop local standards of provision.
- 19) **Sport England:** Sport England's strategy places emphasis on developing facilities and activity programmes on school sites, which highlights the need to formalise existing community access to education pitches in Waverley and to develop additional opportunities, using available Sport England funding where appropriate. Sport England's planning policies focus upon the need to plan for playing pitch provision on the basis of assessments of need, taking account of the strategic plans of the governing bodies of sport, but also based upon a detailed appraisal of local circumstances.
- 20) **Football:** The Football Association's strategy will have the following impact:
- a) The emphasis on small-sided and shorter formats of the game may shift facility requirements away from full-sized grass pitches to smaller, floodlit, synthetic turf facilities.
 - b) The changes in pitch sizes and competition formats arising from the Youth Development Review will need to be accommodated.
- 21) **Cricket:** The England and Wales Cricket Board's strategy focuses on promoting the sustainability of clubs and their facilities.
- 22) **Rugby:** The Rugby Football Union has a priority to increase the provision of integrated changing facilities that are child friendly and can sustain concurrent male and female activity at the club.
- 23) **England Hockey:** Six of the ten synthetic turf pitches in Waverley were installed more than ten years ago, so England Hockey's priority for pitch renewal and upgrades will be significant.
- 24) **Neighbouring local authorities:** Policy documents and assessment of sports facilities and open space provision from neighbouring local authorities will impact upon pitch provision in Waverley. Particular issues identified include:
- a) Assessed shortfalls in the provision of pitches in the southern part of Rushmoor district may import demand to the Farnham sub-area.
 - b) Identified shortfalls in youth football pitches in particular in the parts of East Hampshire district that border the Farnham and Haslemere sub-areas may also lead to imported demand.

Identifying local needs

- 25) **Introduction:** The analysis of local need for playing pitches in Waverley has highlighted a number of key issues that are reflected in the study assessment.

- 26) **Priority:** There is strong local endorsement for the importance of playing pitches in community survey, with 75.8% of respondents suggesting that they are ‘important’ or ‘very important’.
- 27) **Satisfaction:** There is general public satisfaction with pitch provision, with 63.1% of respondents to the community survey feeling that levels of provision are ‘about right’ and 48.8% that the quality is either ‘good’ or ‘very good’.
- 28) **Sports clubs:** The local sports clubs sector appears relatively vibrant, with almost 60% reporting membership increases and 80% having aspirations to expand further.
- 29) **Pitch needs:** 80% of clubs have access to facilities at their location of choice and 50% of them say they are always available when needed, which suggests that local facility supply is reasonably good. Perceptions of facility quality are generally positive, with almost 75% of the aspects rated, classified as ‘acceptable’.
- 30) **Stakeholder consultation:** Local stakeholder consultation has stressed the need for better access to school pitches and the delegated management of local authority facilities by clubs.

Playing pitch demand

- 31) **Introduction:** Playing pitch demand in Waverley was assessed as follows. The analysis involved gathering data on teams and analysing it at an overall borough level and also in four sub-areas (Farnham, Godalming, Haslemere and Cranleigh).
- 32) **Adult football:** There are 72 teams or team equivalents in Waverley. The proportion of the adult population in that plays football locally is close to the regional and national averages. Sub-area satisfied demand is highest in Godalming and lowest in Cranleigh
- 33) **Youth football:** There are 97 teams or team equivalents in Waverley. The proportion of youth footballers in the local population is well below the national and regional averages. Sub-area satisfied demand is highest in Cranleigh and lowest in Farnham.
- 34) **Mini-soccer:** There are 85 teams or team equivalents in Waverley. Contrary to the figures for youth football, the proportion of mini-soccer players in the borough is well above the national and regional averages. Sub-area satisfied demand is highest in Haslemere and lowest in Cranleigh.
- 35) **Adult cricket:** There are 116 teams in Waverley. Sub-area satisfied demand is highest in Cranleigh and lowest in Haslemere.
- 36) **Junior cricket:** There are 96 teams in Waverley. Sub-area satisfied demand is highest in Cranleigh and lowest in Haslemere.
- 37) **Adult Rugby:** There are 38 teams or team equivalents in Waverley. Sub-area satisfied demand is highest in Haslemere and lowest in Cranleigh.
- 38) **Junior Rugby:** There are 48 teams or team equivalents in Waverley. Sub-area satisfied demand is highest in Cranleigh and lowest in Farnham.
- 39) **Mini-rugby:** There are 25 teams or team equivalents in Waverley. Sub-area satisfied demand is highest in Cranleigh and lowest in Farnham.

- 40) **Adult Hockey:** There are 66 teams or team equivalents in Waverley. Sub-area satisfied demand is highest in Haslemere and lowest in Farnham.
- 41) **Junior hockey:** There are 52 teams or team equivalents in Waverley. Sub-area satisfied demand is highest in Haslemere and lowest in Farnham.

Playing pitch supply

- 42) **Introduction:** Pitch supply was assessed by compiling data on the number and location of provision and undertaking a site visit to all facilities to check on quality. All pitches were then mapped to check their accessibility in all parts of the borough.
- 43) **Quantitative analysis:** There are 77 adult football pitches, 24 youth football pitches, 40 mini-soccer pitches, 48 cricket pitches, 24 rugby pitches and 10 synthetic turf pitches in Waverley.
- 44) **Security of access:** Almost one in three pitches are in the least secure access categories, including more than half the youth football pitches. Since community use of these education pitches could in theory be rescinded at any time, efforts should be made to secure formal Community Use Agreements.
- 45) **Sub-area analysis:** Per capita levels of all pitch provision are best in the Cranleigh sub-area and poorest in the Haslemere sub-area.
- 46) **Pitch quality:** 15.7% of all pitches were assessed as being below ‘average’ and are therefore in condition that is likely to compromise the quality and quantity of play that they can accommodate. More than one-quarter of youth football pitches fall into this category. The quality of all synthetic pitches is rated as better than ‘above average’.
- 47) **Changing facilities:** The quality of changing facilities is rated as below ‘average’ at six sites in the study area (7.9%) and a further seven sites (9.2%) have no on-site changing provision.
- 48) **Accessibility:** With the exception of a youth football, mini-soccer, rugby and synthetic turf pitches, for which a small area in the south of the borough is unserved, the entire population is within the effective catchment of all types of pitch.

The balance between supply and demand

- 49) **Introduction:** The balance between pitch supply and demand was assessed by applying Sport England’s Playing Pitch Model (PPM). The PPM compares peak supply and demand and builds in other considerations such as pitch carrying capacity, to produce an estimate of surpluses or deficiencies. This was then used to develop minimum recommended standards of provision:
- 50) **PPM results:** The effective position in Waverley at present, based upon the interpretation of the PPM is as follows:

<i>Pitch type</i>	<i>Effective position</i>	<i>Explanation</i>
Adult football pitches	Surplus of 44.9 pitches	The notional surplus of 47.1 pitches calculated by the PPM reduces by 2.2 pitches to take account of the strategic reserve.
Youth football pitches	Shortfall of 17.8 pitches	The deficit of 14.8 pitches calculated by the PPM increases by 3.0 pitches to take account of the strategic reserve.

<i>Pitch type</i>	<i>Effective position</i>	<i>Explanation</i>
Mini-soccer pitches	Surplus of 12.0 pitches	The surplus of 13.9 pitches calculated by the PPM decreases by 1.9 pitches to take account of the strategic reserve.
Cricket pitches	Supply and demand balanced	The deficit of 4.1 pitches calculated by the PPM increases by 4.6 pitches to take account of the strategic reserve. However, this is managed by spreading play across the five midweek evenings.
Rugby pitches	Surplus of 2.0 pitches	The deficit of 15.0 pitches calculated by the PPM increases by 3.7 pitches to take account of the strategic reserve. However, mini-rugby pitch demand on Sunday mornings is accommodated by 8 pitches, which creates an overall surplus of two pitches in the peak period.
Synthetic turf pitches	Supply and demand balanced	The deficit of 19.5 pitches calculated by the PPM is managed by spreading play across the five midweek evenings and accommodating up to four sessions per pitch per evening.

51) **Standards of provision:** Based upon the PPM outputs, the following standards were developed to establish the adequacy of current and future provision.

<i>Pitch</i>	<i>Standard</i>
Adult football	<ul style="list-style-type: none"> • One adult pitch (1.2ha) per 5,000 people. • All aspects of all pitches and ancillary facilities should rate 'average' or better. • The whole population within 15 minutes walk or drive of the nearest pitch.
Youth football	<ul style="list-style-type: none"> • One youth pitch (0.75ha) per 3,200 people. • All aspects of all pitches and ancillary facilities should rate 'average' or better. • The whole population within 15 minutes walk or drive of the nearest pitch.
Mini-soccer	<ul style="list-style-type: none"> • One mini-soccer pitch (0.2ha) per 5,000 people. • All aspects of all pitches and ancillary facilities should rate 'average' or better. • The whole population within 15 minutes walk or drive of the nearest pitch.
Cricket	<ul style="list-style-type: none"> • One cricket pitch (1.2ha) per 2,800 people. • All aspects of all pitches and ancillary facilities should rate 'average' or better. • The whole population within 15 minutes walk or drive of the nearest pitch.
Rugby	<ul style="list-style-type: none"> • One rugby pitch (1.25ha) per 6,000 people. • All aspects of all pitches and ancillary facilities should rate 'average' or better. • The whole population within 20 minutes walk or drive of the nearest pitch.
Synthetic turf	<ul style="list-style-type: none"> • One synthetic turf pitch per 12,000 people. • All aspects of all pitches and ancillary facilities should rate 'average' or better. • The whole population within 20 minutes walk or drive of the nearest pitch.

52) **Assessment of needs:** The standards were applied to assess:

- Current provision:** The extent to which the existing population is served by good quality, accessible provision.
- Future needs:** These have been modelled based upon a projected increase of 13,835 people in the study area by 2028.

53) **Quantitative needs:** The table below summarises the additional playing pitch needs, both now and in 2028, the latter based upon an anticipated population increase:

<i>Pitch type</i>	<i>Provision in 2012*</i>	<i>Needs in 2012</i>	<i>Extra needs in 2028</i>	<i>Total needs in 2028</i>
Adult football pitches	77 (68.5)	23.6	2.8	26.4
Youth football pitches	24 (20.9)	37.8	4.3	42.1
Mini-soccer pitches	40 (33.0)	21.0	2.8	23.8
Cricket pitches	47 (42.0)	42.0	4.9	46.9
Rugby pitches	24 (22.0)	20.0	2.3	22.3
Synthetic turf pitches	10 (10.0)	10.0	1.2	11.2

* Pitch carrying capacity shown in brackets.

54) **Qualitative needs:** The table below summarises the current quality of provision:

<i>Pitch type</i>	<i>No. pitches below 'average'</i>	<i>% pitches below 'average'</i>
Adult football	17	22.1%
Youth football	8	33.3%
Mini-soccer	14	35.0%
Cricket	10	21.3%
Rugby	4	16.7%
Synthetic turf pitches	0	0.0%
ALL PITCHES	53	25.0%

Planning policy

55) **Introduction:** The key considerations in developing playing pitch planning policy are as follows.

56) **Planning standards:** The standards of provision proposed in the study are based upon a detailed assessment of local needs and provide a robust and defensible means of defining the adequacy of provision.

57) **Minimum standards of provision:** The standards of provision should be regarded as the minimum levels required to meet existing needs.

58) **Existing and new developments:** New residential developments may offer the opportunity to achieve enhanced levels of pitch provision, recognising that the current standards represent the minimum amounts that are needed.

59) **Quality of provision:** Quality criteria were set to define the condition to which each pitch type in the study area should aspire.

60) **Multi-functionality:** Many pitch sites serve other open space functions and therefore even where a site might notionally be surplus to provision based upon its primary function, it may serve other subsidiary roles.

61) **Provision relating to new developments:** All residential developments should make appropriate provision for playing pitches. For smaller developments where on-site provision is not achievable, a financial contribution will be sought from developers towards the improvement of provision elsewhere.

62) **'Surplus' provision:** In some instances the application of the local standards produces an apparent 'surplus' of provision. However, this should not automatically be interpreted as signifying that the 'surplus' could be disposed of because:

- a) The standards against which the 'surplus' was assessed are the minimum that are required to meet current local needs. Local concentrations of existing demand and future increases in usage will both inflate the amount of provision needed to levels well above the minimum stipulation.
- b) An apparent 'surplus' in one form of provision (for example adult football pitches) will often compensate for shortfalls in other types of provision locally (for example youth football pitches).

Dealing with deficiencies

63) ***New provision:*** Providing entirely new pitches may be the only means of securing additional provision in the right location. This can be achieved by:

- a) Identifying entirely new sites for provision in appropriate locations.
- b) Extending existing provision where feasible.
- c) Disposing of existing pitches to reinvest the capital receipt in new provision.
- d) Incorporating pitches into new community provision and housing developments.

64) ***Upgrading and refurbishing:*** Upgrading and refurbishing existing pitches and changing would meet some of the qualitative deficiencies identified:

- a) The provision of floodlights for some pitches would extend the period in which they can be used.
- b) Drainage improvements to grass pitches enables them to accommodate more play, with fewer postponed fixtures.
- c) Changing facilities are poor at some pitch sites in the study area and improvements would significantly enhance the experience of users.

65) ***Secured access:*** Securing improved access through the development of formal agreements serves to safeguard community use of school pitches and in some cases may provide sufficient security of tenure to allow external funding applications to be sought, to provide further enhancements. Given the relatively high proportion of pitches in Waverley that are on school sites, Community Use Agreements with schools would help to ensure that existing use is secured and may also provide a means for developing additional external use.

Delivery partners

66) ***Introduction:*** A wide range of organisations will have a role in implementing the Playing Pitch Strategy.

67) ***Waverley Borough Council:*** The council is likely to play the lead role in co-ordinating the development of the larger, more strategic pitch sites, in conjunction with other partners where appropriate.

68) ***Town and Parish councils:*** Parish councils will continue to play a valuable role in providing and maintaining pitches in the rural parts of the study area.

- 69) **Schools:** Many schools in the study area already provide pitches from which local communities benefit and there will be further opportunities to extend and formalise community access to a range of provision on school sites.
- 70) **Sports organisations:** Local sports clubs are significant providers of pitches and will continue to do so. Some clubs may be interested in taking on delegated management responsibilities for pitch and changing facilities maintenance from the borough, town and parish councils.
- 71) **Developers:** The developers of new housing and commercial projects in Waverley can be required either to provide new pitches as part of an individual development, or to make a financial contribution towards the costs of such provision on site or elsewhere in the vicinity. The key principle is that the provision must meet the needs of the residents of the new homes, as opposed to rectifying any pre-existing deficiencies. This mechanism is likely to comprise a major component of most new provision in the borough.
- 72) **Partnership arrangements:** Partnership arrangements involving combinations of any of the above providers will help to share the costs of provision, management and maintenance of additional provision.

Action plan to meet current needs

- 73) **Introduction:** The action plan identifies the ways in which current and future deficiencies might be met and the partners who will have a role in providing, funding and managing new provision. It specifies what needs to be provided and where and proposes how best this might be achieved.

- 74) **Current needs:** The action plan to address current needs is as follows:

<i>Pitch type</i>	<i>Current assessed deficiency</i>	<i>Action plan for meeting deficiency</i>
Adult football	<ul style="list-style-type: none"> • No current quantitative deficiency (notional surplus of 44.9 pitches). • Quality improvements needed for pitches at 13 sites. • Quality improvements needed to changing provision serving adult football pitches at 11 sites. • No accessibility deficiency. 	<p>Support pitch owners with external funding applications for pitches and/or changing facilities improvement programmes at :</p> <ul style="list-style-type: none"> • All Hallows School • Barrow Hills School • Burford Lodge Recreation Ground • Farnham Park • Farnham Sixth Form College • Farnham United Football Club • Hambledon Recreation Ground • Hindhead Playing Fields • King George V Playing Field, Dunsfold • Meades Park • Morley Road Recreation Ground • Riverdale • Rodborough Technology College • Weybourne Recreation Ground • Weydon School • Witley Recreation Ground • Wrecclesham Recreation Ground <p>Develop Community Use Agreements at schools with unsecured community use.</p>

<i>Pitch type</i>	<i>Current assessed deficiency</i>	<i>Action plan for meeting deficiency</i>
Youth football	<ul style="list-style-type: none"> • 17.8 additional pitches. • Quality improvements needed for pitches at 8 sites. • Quality improvements needed to changing provision serving youth football pitches at 7 sites. • No substantive accessibility deficiency. 	<p>Provide 18 additional youth pitches by:</p> <ul style="list-style-type: none"> • Converting underused adult pitches into youth pitches. • Negotiating additional community access to youth pitches on primary school sites. <p>Support the transition to the new pitch dimensions proposed under the FA's Youth Development Review.</p> <p>Support pitch owners with external funding applications for pitches and/or changing facilities improvement programmes at :</p> <ul style="list-style-type: none"> • All Hallows School • Burford Lodge Recreation Ground • Farnham United Football Club • Hale School • Hindhead Playing Fields • Loseley Children's Centre • Riverdale • Rodborough Technology College • Weybourne Recreation Ground • Weydon School <p>Develop Community Use Agreements at schools with unsecured community use.</p>
Mini-soccer	<ul style="list-style-type: none"> • No current quantitative deficiency (notional surplus of 12.0 pitches). • Quality improvements needed for mini-soccer pitches at 7 sites. • Quality improvements needed to changing provision serving mini-soccer pitches at 4 sites. • No substantive accessibility deficiency. 	<p>Support pitch owners with external funding applications for pitch improvement programmes at:</p> <ul style="list-style-type: none"> • Busbridge Infants School • Chandler Junior School • High Lane Recreation Ground • Loseley Fields School • Meades Park • Rodborough Technology College • Weybourne Recreation Ground • William Cobbett School <p>Develop Community Use Agreements at schools with unsecured community use.</p>
Cricket	<ul style="list-style-type: none"> • No current quantitative deficiency (supply and demand effectively balanced). • Quality improvements needed for pitches at 10 sites. • Quality improvements needed to changing provision serving cricket pitches at 7 sites. • No substantive accessibility deficiency. 	<p>Support pitch owners with external funding applications for pitches and/or changing facilities improvement programmes at:</p> <ul style="list-style-type: none"> • All Hallows School • Barrow Hills School • Brook Cricket Club • Hindhead Playing Fields • Peper Harow Cricket Club • Rodborough Technology College • Shamley Green Cricket Club • Thursley Cricket Ground • Tilford Green • Weydon School • Witley Recreation Ground • Wrecclesham Recreation Ground <p>Develop Community Use Agreements at schools with unsecured community use.</p>

<i>Pitch type</i>	<i>Current assessed deficiency</i>	<i>Action plan for meeting deficiency</i>
Rugby	<ul style="list-style-type: none"> • No current quantitative deficiency (notional surplus of 2.0 pitches). • Quality improvements needed for rugby pitches at 4 sites. • Quality improvements needed to changing provision serving rugby pitches at 2 sites. • No substantive accessibility deficiency. 	<p>Support pitch owners with external funding applications for pitch improvement programmes at:</p> <ul style="list-style-type: none"> • All Hallows School • Farnham Sixth Form College • Rodborough Technology College • Weydon School <p>Develop Community Use Agreements at schools with unsecured community use.</p>
Synthetic turf pitches	<ul style="list-style-type: none"> • No quantitative deficiency, although there are no full-sized '3G' pitches in Waverley. • No qualitative deficiency, although two pitches are more than 20 years old and three are more than 10 years old so resurfacing will be required in the short to medium term. • No substantive accessibility deficiency. 	<p>Develop Community Use Agreements at two schools with unsecured community use. Support pitch owners with external funding applications for pitch resurfacing at:</p> <ul style="list-style-type: none"> • Broadwater School (x2) • Cranleigh School (x2) • Farnham Heath End School

75) **Future needs:** The action plan to address future needs is as follows:

<i>Pitch type</i>	<i>Future assessed deficiency</i>	<i>Action plan for meeting deficiency</i>
Adult football	No additional requirement (extra demand accommodated by current notional surplus).	No action required
Youth football	<ul style="list-style-type: none"> • 4.3 additional pitches once the existing deficiency has been met. • All aspects of quality above average. 	Secure the provision of 5 additional youth pitches funded by developer contributions.
Mini-soccer	No additional requirement (extra demand accommodated by current notional surplus).	No action required
Cricket	<ul style="list-style-type: none"> • 4.9 additional pitches. • All aspects of quality above average. 	Secure the provision of 5 additional cricket pitches funded by developer contributions.
Rugby	<ul style="list-style-type: none"> • 2.4 additional pitches (mostly accommodated by current notional surplus). • All aspects of quality above average. 	Secure the provision of 1 additional rugby pitch funded by developer contributions.
Synthetic turf pitches	<ul style="list-style-type: none"> • 1.2 additional pitches. • All aspects of quality above average. 	Secure the provision of 2 additional synthetic turf pitches with '3G' playing surfaces, funded by developer contributions.

I INTRODUCTION

- 1.1 Ploszajski Lynch Consulting Ltd. was commissioned by Waverley Borough Council to produce a Playing Pitch Strategy for the borough, in the context of national policy and local sports development criteria.

The aims of the study

- 1.2 The aims of the strategy are to:
- a) Produce a playing pitch strategy for Waverley Borough Council to replace the previous adopted strategy from 2003.
 - b) Develop policy options, an action plan and the establishment of local standards.
 - c) Provide a carefully quantified and documented assessment of current and future need for pitches within the borough area (for the period 2012 to 2028).
 - d) Ensure the integration of the developed strategy within the Council's draft open space strategy and the draft Core Strategy, which are currently being prepared.
 - e) Enable a direct link to be made with Section 106 contributions, Planning Infrastructure Charges (PIC) and also the forthcoming Community Infrastructure Levy charges (CIL) arising from increased development, in order that these funds can be used to cope with increased demand on playing pitches and associated facilities.

The Scope of the study

- 1.3 The pitches covered in the study were all those in the local authority area of the following types, including those not currently available for community use:
- a) Football (mini, youth, adult).
 - b) Cricket.
 - c) Rugby Union (mini, junior, adult).
 - d) Hockey.
 - e) Artificial Turf Pitches (all sports)

Methodology

- 1.4 **Introduction:** The strategy was prepared in accordance with '*Towards a Level Playing Field: A guide to the production of playing pitch strategies*' (Sport England, 2002). It involved the following tasks.
- 1.5 **The profile of the study area:** The geographical, economic, physical and demographic context within which pitch provision is made in Waverley was identified, including the current and projected population, the local economy, deprivation and health indices.

- 1.6 ***Sport and physical activity:*** Levels of participation in sport and physical activity in general in the study area were examined, to better understand the likely local patterns of demand for playing pitches.
- 1.7 ***The Local strategic context:*** The implications of all relevant local strategic documents were identified to establish the link between pitches and wider agendas.
- 1.8 ***The wider strategic context:*** The implications of all relevant county, regional and national strategic documents with an impact on pitch provision were established.
- 1.9 ***Stakeholder consultation:*** The views of the following individuals and organisations were sought on the adequacy of current provision and their aspirations for the future.
 - a) All clubs using pitches.
 - b) All leagues in which local pitch sport teams participate.
 - c) Local sports interest groups, including Active Waverley, Active Surrey, the Surrey County Playing Fields Association, Sport Godalming, Sport Farnham and Sport Haslemere.
 - d) All schools.
 - e) Town and parish councils.
 - f) The county governing bodies of the pitch sports.
 - g) Waverley Borough Council officers (leisure, planning, parks and education).
 - h) Neighbouring local authorities (to explore cross-boundary issues).
 - i) Sport England's regional office
- 1.10 ***Audit of pitch supply:*** We undertook an audit of pitches in the study area that comprised:
 - a) ***Quantitative assessment:*** Identifying the number, type, location and community access arrangements for all pitches in Waverley.
 - b) ***Qualitative assessment:*** Assessing the quality of each pitch in Waverley via a site visit and the application of a standardised 'scoring' system.
 - c) ***Spatial distribution:*** The geographical spread of pitch provision was analysed by comparing per capita levels in four 'sub-areas' of the borough (Farnham, Godalming, Cranleigh and Haslemere).
- 1.11 ***Audit of pitch demand:*** Demand for pitches was identified by:
 - a) ***Teams data:*** Compiling the details of all pitch sport teams playing in Waverley, including any that draw their membership from within the borough, but which play their 'home' fixtures elsewhere.

- b) ***Leagues information:*** Establishing the details of competitions, including the frequency and timing of fixtures.

1.12 ***Applying the Playing Pitch Model:*** To establish the balance between supply and demand, we applied Sport England's Playing Pitch Model (PPM), which involved the following:

- a) ***Stage one - Identifying teams/team equivalents:*** The full list of all clubs and teams in the borough were identified and their match and training needs were converted into team equivalents.
- b) ***Stage two - Calculating home games per team per week:*** These figures were identified from the above data.
- c) ***Stage three - Assessing total home games per week:*** These were calculated from the above outputs.
- d) ***Stage four - Establishing temporal demand for games:*** This was identified from the regular timings of matches, to identify the periods of peak demand.
- e) ***Stage five - Defining pitches used on each day:*** This was calculated by applying the peak demand.
- f) ***Stage six - Establishing the number of pitches available for each sport:*** All pitches for each sport in the borough were identified and their carrying capacity at the peak period was calculated by assessing qualitative data.
- g) ***Stage seven - Identifying the balance:*** This was done by comparing data generated from the previous six stages.
- h) ***Stage eight - Identifying latent demand:*** A range of factors was considered to establish whether the 'raw' outputs of the PPM needed to be refined to take account of local circumstances.

1.13 ***Setting provision standards:*** Proposed local standards of playing pitch provision were devised, based upon:

- a) ***Quantitative standards:*** The outputs from the PPM were applied to generate per capita standards for each type of pitch. For artificial turf pitches, the outputs from Sport England's Facilities Planning Model were also incorporated.
- b) ***Qualitative standards:*** The qualitative standards were based upon the definitions for each aspect of each typology, used in the qualitative audit. The full definitions are listed in the study appendix, but the council's policy position is to seek in the first instance to achieve at least an 'average' rating for all sites.
- c) ***Accessibility standards:*** The travel times were identified on the basis of local survey results to establish the journey time of 75% - 80% of users of each typology. Mode of travel was specified on the basis of local survey results indicating travel mode preferences (i.e. reflecting current behavioural patterns).

1.14 ***Applying provision standards:*** The standards were applied to establish the adequacy of current and future provision.

- a) ***Current provision:*** The respective numbers of residents served or under-provided in relation to each typology has been calculated by applying the respective quantitative standards at both boroughwide and sub-area level.
 - b) ***Future provision:*** This has been modelled based upon Surrey County Council population projections for the study area indicating an anticipated population of 134,135 by 2028, an increase of 14,835 people, or 11.5% compared with the current figure.
- 1.15 ***Policy options:*** Policy options were identified for meeting the shortfalls in provision.
- 1.16 ***Action plan:*** An action plan was produced to identify how, where and by whom any shortfalls will be met.

II THE PROFILE OF THE STUDY AREA

Introduction

2.1 **Introduction:** This section identifies the local context within which playing pitch provision is made in Waverley borough. It covers the following:

- a) Background.
- b) Population.
- c) The local economy.
- d) Deprivation indices.
- e) Health indices.
- f) Implications for sports facilities and open space provision.

Background

2.2 The area administered by Waverley Borough Council is in south-west Surrey and covers about 345 square Kilometres. Shaped by the Downs to the north and the Greensand Hills and Weald clay to the south it is an area of contrast and variety and of outstanding natural beauty. The attractive nature of the landscape is reflected in the Green Belt designation of 61% of the area. The borough has four main settlements - Farnham, Godalming, Haslemere and Cranleigh - plus around 20 villages.

2.3 The borough has good strategic transport links. The principal road and rail routes lead through Farnham or Guildford towards London, Winchester and Portsmouth. Six railway stations give access to London Waterloo in around 45 minutes. Heathrow and Gatwick airports are within easy reach. The main transport routes converge towards Guildford to the north of the borough, which makes east/west journeys across Waverley more difficult.

Population

2.4 **Age structure:** Waverley borough has an estimated population of 120,300. The age structure is tabulated below, with comparator figures for Surrey and England as a whole. The figures show that the borough has a relatively elderly age structure compared with the country as a whole, with a significantly higher proportion of over 45's.

Age	Waverley	Waverley %	Surrey %	England %
0-14	15,000	12.5%	12.1%	17.5%
15-24	17,200	14.3%	12.1%	13.2%
25-44	23,000	19.1%	24.3%	27.5%
45-64	34,100	28.3%	28.4%	25.3%
65+	31,000	25.8%	23.1%	16.5%
Total	120,300	100%	100%	100%

Source: 2010 mid-year population estimates (ONS, 2012)

- 2.5 **Ethnicity:** Based upon the most recent available census data, the study area has a predominantly white population. The individual classifications are as follows:

Group	Number	%
White	117,167	97.4%
Black	375	0.3%
Indian	397	0.3%
Pakistani	205	0.2%
Mixed	1,003	0.8%
Other ethnic	1,153	1.0%

Source: 2001 Census (ONS, 2003)

- 2.6 **Population growth:** The Office of National Statistics has published population projections to mid-2028, which are trend-based projections applying observed levels over the past five years. The projections for Waverley show an anticipated population of 135,135 by mid-2028, an increase of 13,835 people, or 11.5% compared with the current population.

The local economy

- 2.7 The local economy in Waverley is relatively buoyant, with 83.6% of the working age population classified as economically active, compared with 76.1% nationally (Nomis, 2012). Average earnings levels are 34% above the national average, reflecting the preponderance of professional and managerial employment types (ONS, 2011). 39.2% of the population of the borough is educated to degree level or equivalent, compared with a national average of 31.3% (ONS, 2011).

Deprivation indices

- 2.8 Waverley is a relatively affluent area, with no wards or local areas classified amongst the 20% poorest in the country, as measured by the Government's Index of Multiple Deprivation (IMD). In terms of national rankings, the borough is ranked as the 32nd least socio-economically deprived district out of 354 local authorities in England and Wales (ONS, 2011). Local rates of car ownership are high with only 13.7% of households not having at least one vehicle and 47.8% having access to two or more.

Health indices

- 2.9 The Department of Health's '*Health Profile for Waverley*' (2011) contains the following details on local health indices:
- a) Male life expectancy in the study area is 80.7 years, with female life expectancy 84.9 years, in both cases well above the respective national averages. However, there is some evidence of health inequality, with the average life expectancy of people living in the 20% most affluent and the 20% least affluent parts of the borough varying by 6.6 years - the largest gap for any local authority in Surrey.
 - b) 20.6% of the local adult population is classified as being obese, which is well below the national average of 24.2%.

- c) Only 10.2% of local children in school year six are classified as being obese, which is the lowest recorded level in the country. The percentage of school age children in the borough who are physically active (at least three hours of PE and sport per week) is 58.2%, more than double the national average of 26.7%.
- d) The proportion of residents who smoke is 17.2%, compared with 21.2% nationally.

The implications for playing pitch provision

2.10 The implications for playing pitch provision are as follows:

- a) The relatively elderly population structure is likely to reduce relative demand in the study area for the sports that use playing pitches.
- b) The socio-economic structure of the local population is strongly skewed towards higher income groups who typically have higher rates of participation in recreational activity.
- c) The ethnicity of 97.4% of the population of the borough is classified as 'White'. Black and minority ethnic groups traditionally have lower rates of involvement in physical activity, so demand levels in a predominantly White population should normally generate above average demand.
- d) Population growth of 13,835 people (an 11.5% increase) by 2028 will inflate demand for pitches (and other local services). Existing playing fields may come under threat of development to accommodate new housing. However, developer contributions will provide an opportunity to fund provision that will demonstrably meet the needs of the new residents.
- e) The relatively high wage local economy will supplement the amount of disposable income available for discretionary spending on activities such as sport and should therefore increase demand levels.
- f) Good health indices locally suggest a health-conscious and physically active population with inflated demand for access to sports facilities including pitches.

III. SPORT AND PHYSICAL ACTIVITY IN THE STUDY AREA

Introduction

- 3.1 This section examines participation in sport and physical activity in Waverley, to better understand the likely patterns of background demand for playing pitches in the study area. The data is drawn from a number of sources, principally Sport England surveys and research. The sources examined are as follows:
- a) The 'Active People' surveys.
 - b) Market Segmentation data.
- 3.2 To place the local results in context, the data has been assessed against the national and regional (South-East) averages provide a wider geographical perspective against which to track local trends.

Active People

- 3.3 **Introduction:** The 'Active People' survey was commissioned by Sport England. The survey is the largest study of patterns of adult (people aged over 16) involvement in sport and physical activity ever undertaken and involved telephone interviews with a representative sample of between 500 and 1,000 residents of each local authority district in the country. Five surveys have been undertaken to date, which has enabled trends to be tracked over a seven year period. The following Key Performance Indicators (KPI's) are measured and the results for each are tabulated below:
- a) **Overall participation:** This is defined as 'taking part on at least three days a week in moderate intensity sport and active recreation (at least twelve days in the last four weeks) for at least 30 minutes continuously in any one session'.
 - b) **Volunteering:** This is defined as 'volunteering to support sport for at least one hour a week'.
 - c) **Club membership:** This is defined as 'being a member of a club particularly so that you can participate in sport or recreational activity in the last four weeks'.
 - d) **Receiving tuition:** This is defined as 'having received tuition from an instructor or coach to improve your performance in any sport or recreational activity in the last twelve months'.
 - e) **Organised Competition:** This is defined as 'having taken part in any organised competition in any sport or recreational activity in the last twelve months'.
 - f) **Satisfaction:** This is defined as 'the percentage of adults who are very or fairly satisfied with sports provision in their local area'.
 - g) **Organised sport:** This is defined as 'the percentage of adults who have done at least one of the following:
 - Received tuition in the last twelve months.

- Taken part in organised competition in the last twelve months.
- Been a member of a club to play sport’.

3.4 **Overall participation:** Overall rates of regular adult participation in sport and physical activity (at least three sessions of 30 minutes of moderate intensity exercise per week) show that there has been a small increase in participation rates in Waverley over the survey period, countering regional and national trends.

Area	2007/8	2008/9	2009/10	2010/11
Waverley	16.8%	19.0%	20.3%	17.8%
South-East	17.1%	17.1%	16.8%	16.5%
England	16.4%	16.6%	16.5%	16.3%

3.5 **Volunteering:** Rates of volunteer support for sport in Waverley have increased during the survey period, to well above the regional and national averages:

Area	2005/6	2007/8	2008/9	2009/10	2010/11
Waverley	4.2%	5.0%	5.7%	6.4%	9.9%
South-East	5.4%	5.3%	5.0%	4.8%	7.6%
England	5.4%	4.9%	4.7%	4.5%	7.3%

3.6 **Sports club membership:** Contrary to national and regional trends, club membership rates for Waverley has increased during the survey period and in the most recent survey remains well above the regional and national averages:

Area	2005/6	2007/8	2008/9	2009/10	2010/11
Waverley	27.3%	30.6%	28.4%	35.8%	28.1%
South-East	27.6%	27.5%	26.1%	26.2%	25.7%
England	25.1%	24.7%	24.1%	23.9%	23.2%

3.7 **Coaching:** Although the proportion of adults receiving coaching in Waverley has fallen over the survey period, it remains well above the regional and national averages:

Area	2005/6	2007/8	2008/9	2009/10	2010/11
Waverley	23.2%	24.3%	23.1%	25.8%	19.9%
South-East	20.7%	20.6%	19.5%	19.3%	18.0%
England	18.0%	18.1%	17.5%	17.5%	16.2%

3.8 **Organised competition:** The proportion of adults involved in organised sports competitions in the previous twelve months has increased steadily over the survey period and it remains well above the regional and national averages:

Area	2005/6	2007/8	2008/9	2009/10	2010/11
Waverley	19.9%	15.5%	18.6%	20.1%	22.3%
South-East	17.1%	16.3%	16.0%	15.7%	16.2%
England	14.8%	14.6%	14.4%	14.4%	14.3%

- 3.9 ***Involvement in organised sport:*** The proportion of adults who are either members of a sports club, received coaching and tuition or played organised competitive sport is dramatically higher than the regional and national averages.

<i>Area</i>	<i>2005/6</i>	<i>2007/8</i>	<i>2008/9</i>	<i>2009/10</i>	<i>2010/11</i>
Waverley	43.6%	40.6%	44.0%	50.4%	47.3%
South-East	40.4%	40.5%	39.1%	39.1%	38.9%
England	37.0%	37.0%	36.1%	36.3%	35.5%

- 3.10 ***Satisfaction with local provision:*** Levels of satisfaction with local sports provision show that the rates for Waverley have increased significantly over the four survey periods in which the question was included, to well above the regional and national averages.

<i>Area</i>	<i>2005/6</i>	<i>2007/8</i>	<i>2008/9</i>	<i>2009/10</i>
Waverley	72.9%	73.9%	77.4%	79.8%
South-East	71.8%	69.9%	71.2%	71.0%
England	69.5%	66.6%	68.4%	69.0%

Market segmentation data

- 3.11 ***Introduction:*** Sport England has identified 19 adult sporting market segments, to better understand specific motivations and barriers to doing sport and physical activity. The data provides a useful way of anticipating demand for activities, based upon the extent to which segments are represented in the local population.
- 3.12 The proportion of the Waverley population in each market segment is tabulated below, with the South-East and national figures for comparison:

<i>Market segment</i>	<i>Waverley</i>	<i>South-East</i>	<i>England</i>
Competitive male urbanites	7.8%	6.0%	4.9%
Sports team drinkers	1.5%	3.9%	5.4%
Fitness class friends	9.1%	6.1%	4.7%
Supportive singles	1.1%	3.1%	4.3%
Career focused females	6.4%	5.2%	4.5%
Settling down males	14.2%	11.4%	8.8%
Stay at home mums	7.7%	6.3%	4.4%
Middle England mums	2.3%	4.6%	4.9%
Pub league team mates	1.5%	3.5%	5.9%
Stretched single mums	1.4%	2.7%	3.7%
Comfortable mid-life males	9.6%	9.7%	8.6%
Empty nest career ladies	8.3%	6.8%	6.1%
Early retirement couples	5.8%	7.3%	6.8%
Older working women	1.3%	2.8%	4.9%
Local 'old boys'	1.3%	2.4%	3.7%
Later life ladies	1.1%	1.3%	2.1%
Comfortable retired couples	12.4%	6.5%	4.2%
Twilight years gents	2.2%	3.5%	4.0%
Retirement home singles	4.8%	6.8%	8.0%

3.13 **‘Dominant segments’:** The ‘dominant’ market segments with more than 7% of the local population are detailed below. The characteristics of these groups and the types of activity that appeal most to them are as follows:

<i>Segment name</i>	<i>Characteristics</i>	<i>Activities that appeal</i>
Competitive male urbanites	<ul style="list-style-type: none"> • Age 18-25 • Single • Owner-occupied • Employed full-time • No children • Social class ABC1 • 40% do 3x30 minutes exercise per week • 19% do no exercise 	<ul style="list-style-type: none"> • Rugby • Cricket • Squash • Climbing • Windsurfing • Gym • Tennis • Football
Fitness class friends	<ul style="list-style-type: none"> • Age 18-35 • Single • Owner-occupied • Employed full-time • No children • Social class ABC1 • 28% do 3x30 minutes exercise per week • 34% do no exercise 	<ul style="list-style-type: none"> • Body combat • Netball • Swimming • Pilates • Gym • Running • Tennis • Aqua aerobics
Settling down males	<ul style="list-style-type: none"> • Age 26-45 • Married • Owner-occupied • Employed full-time • 50% have children • Social class ABC1 • 32% do 3x30 minutes exercise per week • 27% do no exercise 	<ul style="list-style-type: none"> • Canoeing • Skiing • Cricket • Golf • Cycling • Squash • Football
Comfortable mid-life males	<ul style="list-style-type: none"> • Age 36-65 • Married • Owner-occupied • Employed full-time • 50% have children • Social class ABC1 • 26% do 3x30 minutes exercise per week • 39% do no exercise 	<ul style="list-style-type: none"> • Sailing • Gym • Football • Jogging • Badminton • Golf • Cycling • Cricket
Empty nest career ladies	<ul style="list-style-type: none"> • Age 46-55 • Married • Owner-occupied • Employed full-time • No dependent children • Social class ABC1 • 25% do 3x30 minutes exercise per week • 44% do no exercise 	<ul style="list-style-type: none"> • Swimming • Yoga • Walking • Horse riding • Aqua aerobics • Pilates • Step machine • Gym
Comfortable retired couples	<ul style="list-style-type: none"> • Age 65+ • Married • Owner occupied • Retired • No dependent children • Social class ABC1 • 14% do 3x30 minutes exercise per week • 70% do no exercise 	<ul style="list-style-type: none"> • Bowls • Snooker • Golf • Walking • Tennis • Fishing • Table tennis • Swimming

The implications for playing pitch provision

3.14 The implications for playing pitch provision of local participation and demand patterns are as follows:

- a) Overall participation rates in the study area are well above the regional and national averages, suggesting that demand for playing pitches will be commensurately higher locally.
- b) Levels of satisfaction with local sports provision have increased over the survey period and now stand well above the regional and national averages. This implies that there the quantity and quality of local provision is judged by participants to meet their needs.
- c) The Market Segmentation data suggests that demand for the pitch sports is likely to be higher than the national average, given the relatively large proportion of Waverley residents from market segments which traditionally favour football, cricket, rugby and hockey.

IV. THE LOCAL STRATEGIC CONTEXT

Introduction

- 4.1 This section summarises the main findings of all local strategies with the potential to impact on playing pitch provision and identifies their implications.

Corporate Plan

- 4.2 The '*Waverley Borough Council Corporate Plan 2012 - 2015*' (2012) sets the priorities of the Council for the next three years. One of the five key priorities is 'Leisure and Lives'.
- a) The Plan notes that 'sport, recreation and leisure activities are incredibly important to our overall health and well-being. Waverley has a crucial strategic role to play in improving the quality of life for residents in our Borough by ensuring that everybody has access to a range of high quality sports and leisure opportunities'.
 - b) Specific priorities include 'reviewing the arrangements for the management of Waverley's sports pitches and recreation grounds, to ensure that local sports groups are given the greatest possible encouragement to take on devolved responsibility for their own local playing pitches'.

Cultural Strategy

- 4.3 The Council's high level action plan for cultural provision in the borough is contained in '*The Waverley Cultural Strategy 2009-2013*' (2009). The key aims of relevance to pitch provision are to:
- a) Work with key sports clubs to support their improvement plans (Badshot Lea and Farnham Town football clubs, Rowledge, Godalming and Farnham Cricket Clubs and Farnham rugby club).
 - b) Complete a rolling programme of works for improving disabled access to all leisure facilities (including pavilions), to meet the requirements of the Disability Discrimination Act.
 - c) Review and formalise the local management arrangements for the Council's recreation grounds.

Local Plan

- 4.4 **Introduction:** The '*Waverley Borough Local Plan*' (2002) sets out the Council's current policies for guiding and controlling the way that buildings and land are used and developed. The Local Plan was intended to serve up to the end of 2006 but the majority of the policies have now been 'saved' and continue to form part of the development plan. Over time the policies of the Local Plan will be replaced by those in the emerging Local Development Framework.
- a) **Policy LT8 – Sports grounds and playing fields:** 'The loss of sports grounds and playing fields to development or other purposes will be resisted unless suitable alternative provision can be made.'

b) New sports grounds will be permitted provided that:

- Their provision and use, including artificial lighting, would not detract from the character and amenities of the area.
- Access and parking can be provided to a satisfactory standard without prejudicing highway safety.
- Any new buildings should comply with other policies in the Plan.

4.5 The Local Plan also states the following:

- a) 'Playing fields are one of the most important resources for sport in England. A playing field is defined as the whole of a site which encompasses at least one playing pitch. As pressures increase for development land in urban areas, playing fields can often be subject to pressures for other forms of development. Those forming part of school grounds are seen as particularly vulnerable. The loss of playing fields can represent the irretrievable loss of an opportunity for the playing of team sports on pitches and with it the many benefits which sport brings. This important issue has been highlighted by Sport England which is a statutory consultee for planning applications involving development which would have a detrimental effect on the provision of playing fields which are, or have been in use, within the last five years'.
- b) 'Despite a national decline in team sports, there is a strong tradition of football, hockey, rugby and cricket in Waverley. The Leisure Strategy has identified that, in some areas, there is pressure on the number of pitches available, made worse by football and cricket clubs having to share the same recreation grounds and the increasing overlap in their seasons. A further pressure is the growing demand from youth and women's teams as clubs develop'.
- c) 'Sport England's policy is to protect all parts of a playing field, not just those which happen, for the time being, to be laid out as pitches. This is because those other parts of a playing field are a resource which may be needed, now or in the future, and should therefore be afforded the same protection'.
- d) 'In considering proposals for new sports pitches or improved facilities, the Council will have regard to the impact of their appearance and any related structures, such as new buildings and floodlighting. Where the provision of new pitches is acceptable in principle, the Council will seek to ensure, through the imposition of appropriate conditions, that the proposals will not adversely affect the residential amenities of the locality, through for example, the location and intensity of floodlighting, hours of operation and traffic generation'.
- e) 'Where development is proposed which would involve the loss of sports grounds and playing fields, it will be necessary for the applicants to demonstrate that there is an excess of provision in the locality which would still be the case after the proposed development has gone ahead. Applicants should refer to the standard of 1.6ha per 1,000 population for outdoor sport recommended by the NPFA'.

Draft Infrastructure Development Plan

- 4.6 **Introduction:** The Waverley ‘*Draft Infrastructure Development Plan*’ (2012) is part of the evidence base underpinning the emerging Local Development Framework and comprises an audit of existing infrastructure together with an analysis of what is required to meet development needs up to 2028.
- 4.7 **Existing sports pitch provision:** The analysis of existing pitch provision is based upon the 2003 Playing Pitch Strategy (see below).
- 4.8 **Future sports pitch provision:** Based upon the Fields in Trust National Benchmark Standard the increase in the population from housing growth is likely to require 14.4 ha of additional playing pitches in the borough by 2028. The Plan notes that ‘it is important to protect existing facilities and provide for the range of demands for sports and recreational provision that will be generated from new development’.

Open Space, Sport and Recreation Study

- 4.9 **Introduction:** The Waverley ‘*Open Space, Sport and Recreation Study*’ (2012) comprises an assessment of existing provision in the borough, including pitches and outdoor sports facilities.
- 4.10 **Standard of provision:** The following standard of provision was set for outdoor sports facilities (which include tennis courts, bowling greens, golf courses and athletics tracks in addition to playing pitches):
- a) **Quantity:** 1.6ha per 1,000 people (based upon the Fields in Trust National Benchmark Standard).
 - b) **Quality:** ‘Facilities should be clean and litter free, the pitches and playing surfaces should be maintained, safe, level and with good drainage. Toilets, changing facilities and parking should be of an acceptable standard and provided where possible. Bins should be provided to reduce the occurrences of litter and dog fouling problems’.
 - c) **Accessibility:** Playing pitches should be within 1.2km of all dwellings in major residential areas (based upon the Fields in Trust National Benchmark Standard).
- 4.11 **Key actions:** The Review of the Playing Pitch Strategy should incorporate the following aspirations:
- a) Secure and promote the use of further school sites for community use, particularly where deficiencies have been identified.
 - b) Support aims for sport and leisure contained in the Waverley Cultural Strategy.
 - c) Use the forthcoming Sports Turf Research Institute (STRI) study to ascertain the quality of playing pitches to derive a priority list of sites for improvement works and identify those that could potentially receive a proportion of Planning Infrastructure Contribution or Section 106 funding from new developments to enable playing pitch improvements.

- d) Develop more robust provision and quality standards for playing pitches within an open space guidance document for Section 106 developments.
- e) Standardise and formalise leasing arrangements with recreation ground committees on outdoor sports facility sites.
- f) Leisure Service to engage in more regular consultation with outdoor sports facility users (particularly formal lease holders) as a means of maintaining playing pitch quality. (Identified as a major issue through consultation with formal users of Waverley Borough Council outdoor sports facilities).
- g) Formalise sporting activity on outdoor sport sites to encourage more effective use of the sites. The sites that have been identified through the consultation with sports clubs include:
 - Broadwater Park (Godalming).
 - Holloway Hill Recreation Ground (Godalming).
 - Woolmer Hill Recreation Ground (Haslemere).
 - Haslemere Recreation Ground.
 - Heath End Recreation Ground (Farnham).
 - Wrecclesham Recreation Ground (Farnham).
 - Bourne Recreation Ground (Farnham).
 - Rowledge Recreation Ground (Farnham)
- h) Leisure Service to engage in more regular consultation with outdoor sports facility users.
- i) Any new provision should be considered in multi pitch site format, rather than at single site locations (2003 Strategy) to allow flexibility of activities and to make best use of the sites for a wide range of people.
- j) Seek to improve the overall quality of the setting of specific sports pitches and other activities through application for *Green Flag* accreditation for the following sites:
 - Broadwater Park, Godalming.
 - Farnham Park.

Playing Pitch Strategy

4.12 **Introduction:** The current '*Waverley Playing Pitch Strategy 2003 – 2013*' (2003) represents the most recent assessment of pitch provision in the borough.

- 4.13 ***The position in 2003:*** The application of the Playing Pitch Model produced the following assessment of provision in the peak period in 2003:
- a) ***Adult football:*** A notional ‘surplus’ of 35.2 pitches.
 - b) ***Youth football:*** A deficit of 18.2 pitches.
 - c) ***Cricket:*** A deficit of 0.3 pitches.
 - d) ***Adult rugby:*** A surplus of 10.0 pitches.
 - e) ***Junior rugby:*** A deficit of 9.0 pitches.
 - f) ***Synthetic turf pitches:*** A surplus of 2.9 pitches.
- 4.14 ***Sub-area analysis in 2003:*** The more localised assessment was as follows:
- a) ***Cranleigh:*** There is a total surplus of 17.7 pitches in Cranleigh.
 - b) ***Farnham:*** There is a total deficit of 2.3 pitches in Farnham, with a deficit of 8.8 youth football, 5 cricket and 5 junior rugby pitches.
 - c) ***Godalming:*** There is a total surplus of 14.8 pitches in Godalming, with no sport-specific deficiencies.
 - d) ***Haslemere:*** There is a total deficit of 1.1 pitches in Haslemere, with a deficit of 10.2 youth football, 0.2 cricket and 0.5 junior rugby pitches.
- 4.15 ***The projected position in 2013:*** The application of the Playing Pitch Model produced the following assessment of provision in the peak period in 2013:
- a) ***Adult football:*** A notional ‘surplus’ of 28.6 pitches.
 - b) ***Youth football:*** A deficit of 28.3 pitches.
 - c) ***Cricket:*** A deficit of 7.5 pitches.
 - d) ***Adult rugby:*** A surplus of 6.8 pitches.
 - e) ***Junior rugby:*** A deficit of 9.5 pitches.
 - f) ***Synthetic turf pitches:*** A surplus of 0.7 pitches.
- 4.16 ***Recommendations:*** The following recommendations were made:
- a) All existing playing fields should be protected with consideration only given to disposal where alternative high quality provision is made available.
 - b) Securing the use of a number of school sites for community use is recommended. Formal agreements should be drawn up with schools that currently accommodate community teams at weekends. Formal agreements must not compromise curricular physical education.

- c) A key priority for the future should be to place greater emphasis on improving the quality of pitches and ancillary facilities in Waverley.
- d) Where possible, any new provision should be considered in multi pitch site format, rather than at single site locations. In the long term, it is recommended that one multi pitch youth and mini soccer site is provided in each catchment area.
- e) Current mini-soccer sites should be retained. Where possible, at least two mini soccer pitches should be located at each site.
- f) It is recommended that contributions from developers should be sought under Section 106 of the Town and Country Planning Act 1990 from all housing developments. Provision should also be made for subsequent maintenance costs.
- g) If after working through all options for playing pitch development in the borough a surplus remains, it is recommended that careful considerations should be given to the disposal of pitches in appropriate locations, giving thought to both the borough as a whole and the locality. The playing pitch methodology calculations by ward will help to inform this judgement. Strong evidence is required to justify the sale of any sports pitch.
- h) A local standard of 1.58 hectares of playing pitches per 1000 population should be adopted by the Council.

The implications for playing pitch provision

4.17 The local strategic context in Waverley influences the overall framework within which the playing pitch strategy will be developed. In particular:

- a) The Corporate Plan emphasises the importance of sport as an influence on quality of life and contains a proposal to involve local sports bodies in managing and maintaining their own pitches.
- b) The Cultural Strategy highlights some key actions and priority projects that will be reflected in the Playing Pitch Strategy.
- c) The Local Plan contains policies that are generally supportive of new and improved playing pitches and also the protection of existing provision.
- d) The Open Space, Sport and Recreation Study provides a helpful starting point, drawing upon the 2003 Waverley Pitch Strategy and its own current local consultation to identify a draft standard of provision and some detailed key actions.
- e) The 2003 pitch strategy provides a valuable reference point for the current assessment, although changes in supply and demand in the interim period will mean that an updated run of the Playing Pitch Model using existing figures will be needed to update the position.

V. THE WIDER STRATEGIC CONTEXT

Introduction

- 5.1 This section summarises the main findings of the key national and county strategies and those of neighbouring local authorities which impact upon sports facilities and open space assessments and identifies their implications.

National Planning Policy Framework

- 5.2 **Introduction:** In March 2012, the Government published the '*National Planning Policy Statement*' (2012), setting out its economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 5.3 **Sustainable development:** 'The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.
- 5.4 **Core planning principles:** Planning policies and decisions should:
- a) 'Be genuinely plan-led, with succinct Local Plans setting out a positive long-term vision for an area. These plans should be kept up to date and should provide a practical framework within which decisions on planning applications can be made with a high degree of certainty and efficiency'.
 - b) 'In considering the future use of land, take account of its environmental quality or potential quality regardless of its previous or existing use'.
 - c) 'Seek to protect and enhance environmental and heritage assets in a manner appropriate to their significance. Where practical and consistent with other objectives, allocations of land for development should prefer land of lesser environmental value'.
 - d) 'Make effective use of land, promote mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)'.
 - e) 'Actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'.
- 5.5 **Core planning principles:** Planning policies and decisions should:
- a) 'Take account of and support local strategies to improve health and wellbeing for all'.

- b) 'Always seek to secure a good standard of amenity for existing and future occupants of land and buildings'.
- 5.6 **Health and well-being:** 'Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population, including expected future changes, and any information about relevant barriers to improving health and well-being'.
- 5.7 **Open space, sports and recreational facilities:** 'Access to good quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. The planning system has a role in helping to create an environment where activities are made easier and public health can be improved. Planning policies should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. The information gained from this assessment of needs and opportunities should be used to set locally derived standards for the provision of open space, sports and recreational facilities. Planning policies should protect and enhance rights of way and access'.
- 5.8 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) The need for and benefits of the development clearly outweigh the loss'.

Sport England

- 5.9 **Introduction:** The '*Sport England Strategy 2012 - 2017*' sets out national sports policy objectives for the next five years.
- 5.10 **Overall aims:** In 2017, five years after the Olympic Games, we want to have transformed sport in England so that sport becomes a habit for life for more people and a regular choice for the majority. The strategy will:
 - a) See more people taking on and keeping a sporting habit for life.
 - b) Create more opportunities for young people.
 - c) Nurture and develop talent.
 - d) Provide the right facilities in the right places.
 - e) Support local authorities and unlock local funding.
 - f) Ensure real opportunities for communities.
- 5.11 Sport England is seeking a year-on-year increase in the proportion of people who play sport once a week for at least 30 minutes. In particular it hopes to raise the percentage of 14-25 year olds playing sport once a week and reduce the proportion dropping out of sport.

5.12 ***Anticipated outcomes:*** The outcomes with the greatest potential impact on playing pitch use and provision will be as follows:

- a) Every one of the 4,000 secondary schools in England, will be offered a community sport club on its site with a direct link to one or more governing body of sport, depending on the local clubs in its area.
- b) County sports partnerships will be given new resources to create effective links locally between schools and sport in the community.
- c) All secondary schools who wish to do so will be supported to open up, or keep open, their sports facilities for local community use and at least a third of these will receive additional funding to make this happen.
- d) Building on the early success of Places People Play, a further £100m will be invested in facilities for the most popular sports.

5.13 ***Playing pitch policy:*** Sport England's national policies in relation to playing pitches are contained in '*A Sporting Future for the Playing Fields of England*' (2002). It contains a policy of resisting the loss of pitches unless one or more of the following five conditions are met:

- a) 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 facility provision in the catchment and that the site has no special significance to the interests of sport.
- b) The proposed development is ancillary to the principal use of the site as a playing field or outdoor sports facility and does not affect the quantity or quality of facilities or adversely affect their use.
- c) The proposed development affects only land incapable of forming a playing pitch or outdoor sports facility and does not result in:
 - The loss, or loss of use of, any facility (including the maintenance of adequate safety margins).
 - A reduction in the size of the playing area of any facility.
 - The loss of any other sports/ancillary facilities on site.
- d) The playing field or outdoor sports facility which would be lost as a result of the proposed development would be replaced by facilities of an equivalent or better quality, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.
- e) The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport to outweigh the detriment caused by the loss of playing field or current outdoor facility.

The Football Association

5.14 **Introduction:** The Football Association's '*National Game Strategy 2011- 2015*' (2011) sets out the priorities for the development of football over the period.

5.15 **Football development objectives:** The objectives of relevance to football in Waverley are as follows:

a) **Challenges:** The strategy identifies the following:

- Halting the decline in adult male 11-a-side football.
- Providing local and flexible formats of football to suit changing consumer lifestyles.
- Addressing the drop off at ages 14-19.
- Supporting the transition from mini-soccer to youth and youth to adult.
- Widening affiliation and integrating teams from diverse communities.
- Affiliating and developing football in the commercial small-sided sector.
- Working effectively with changing school sport.

b) **Targets:** The national targets for 2015 of relevance to football in Waverley are as follows:

- Retain 30,355 adult male 11-a-side teams and grow to 30,550 teams.
- Retain 1,437 adult female 11-a-side teams and grow to 1,500 teams.
- Grow adult football by 150,000 new participants playing once a week.
- Increase male and female disability teams to 1,264 and 238 teams.
- Increase adult small-sided teams from 28,370 to 30,000 (5.75% increase).
- Retain and grow mini-soccer, male and female youth teams.
- Retain 30,500 intra and inter-school teams.

c) **Priorities:** The priorities for 2015 are as follows:

- Focus resources on retaining and developing the existing affiliated teams.
- Halt the decline in adult male 11-a-side and retain female 11-a-side teams by improving the access and quality of pitches, providing a referee for every game, supporting volunteers, using technology and increasing participation through FA 'Just Play' Centres and the 'Get into Football' programmes.

- Develop the FA's children and young people offer to sustain participation and address drop-out at key phases mini-soccer to youth, 14-16 and 16-19.
- Continue to support existing and diverse communities to participate in affiliated football.
- Develop different affiliation and benefits packages for groups not traditionally affiliated.
- Embed flexible formats of football such as 60 minute matches, shorter competition programmes and turn-up-and-play and develop playing opportunities to meet changing player lifestyles.

5.16 ***Facility development objectives:***

a) ***Challenges:*** The strategy identifies the following:

- Funding cuts in local authorities leading to loss of playing fields, reduction in access and increased costs.
- The impact of the public sector transferring community facilities to new providers.
- Protection of playing fields.
- Managing and supporting the workforce involved with facilities - paid and voluntary.
- Developing facilities with reduced dependence on public subsidy.
- Implementing the recommendations in the FA Youth Development Review.

b) ***Target:*** The national target for 2015 is to invest £115 million in facilities.

c) ***Priorities:*** The priorities for 2015 are as follows:

- Maximise all investment into facilities, including Football Foundation grants and other sources of capital.
- Champion and promote the protection of playing fields.
- Develop sustainable facility models, new procurement opportunities and cost-effective facility designs and options.
- Manage existing resources more effectively.

5.17 ***Youth Development Review:*** The FA recently concluded its Youth Development Review, which will lead to changes to formats and facilities within grassroots youth football from season 2013/14 onwards. The proposals include raising the minimum age for competitive leagues, developing small-sided football and introducing a 9-a-side game for Under 11s. The FA is proposing a range of revised pitch sizes, better suited to the needs of children of different ages.

<i>Age</i>	<i>Format</i>	<i>Pitch Size (yards)</i>	<i>Goal size (feet)</i>
7	5v5	30x20 to 40x30	12x6
8	5v5	30x20 to 40x30	12x6
9	7v7	50x30 to 60x40	12x6
10	7v7	50x30 to 60x40	12x6
11	9v9	70x40 to 80x50	16x7 to 21x7
12	9v9	70x40 to 80x50	16x7 to 21x7
13	9v9 or 11v11	90x50 to 100x60	21x7 to 24x8
14	9v9 or 11v11	90x50 to 100x60	21x7 to 24x8
15	9v9 or 11v11	90x50 to 110x70	24x8
16	9v9 or 11v11	90x50 to 110x70	24x8
17	11v11	90x50 to 110x70	24x8
18	11v11	90x50 to 110x70	24x8

5.18 It is considered that the proposed changes will potentially reduce the drop out of teams at the U10 to U11 age group and provide more involvement in the game for children. This will have the advantage of providing a more phased progression for learning and development, increase the number of touches, shots and dribbles for each player and potentially keep more late developers in the system.

England and Wales Cricket Board

5.19 **Introduction:** The ECB's 'National Club Strategy' (2012) sets out the priorities for developing cricket at club level over the next few years.

5.20 **Current issues:** These have been identified as follows:

- a) Many clubs are unable to make long-term plans for a sustainable future.
- b) It is difficult to recruit and retain adult players, members and volunteers.
- c) Growth is compromised by poor access, to and the quality of, club facilities.
- d) Many clubs have poor security of tenure.
- e) Club income streams are typically static or falling.
- f) Volunteer's time is used ineffectively due to excessive bureaucracy.
- g) The time and cost of travelling to and from fixtures is increasing.
- h) The effects of climate change have impacted on pitch maintenance.

5.21 **Strategic priorities:** The key priority is to create sustainable clubs by encouraging clubs to create a culture that embraces change, advocates best practice and understands that people are the most important asset of a cricket club. To support this, the ECB will:

- a) Support, develop and reward the skills required to grow and sustain participation. Provide easy access to high-quality training and support. Ensure that people are at the heart of maintaining the spirit of cricket and providing a fun, open, fair and accessible game.

- b) Develop accessible, high quality and innovative facilities, which inspire the nation to choose cricket. Create a culture of sustainable development that will leave a legacy for generations to come.
- c) Develop appropriate, innovative competitions. Improve the experience for existing players in order to help recruit new and lapsed players, as well as to help retain players between the critical ages of 16 - 22 and 25 - 35 years of age.

Rugby Football Union

5.22 **Introduction:** The RFUs '*National Facilities Strategy for Rugby Union in England*' (2009) provides a framework for facility provision.

5.23 **Current issues:** Facility audits have identified a number of areas of required facility development. These include:

- a) Improved quality and quantity of natural grass pitches.
- b) Improved quality and quantity of changing provision for men, women and young people.
- c) Improved access to artificial turf training facilities.
- d) Increased quantity and quality of floodlit areas.
- e) Improved standard of social facilities
- f) Enhanced and increased provision for spectators.

5.24 The condition of a number of facilities at club level is also a cause for concern.

- a) 65% of women's teams felt constrained by inadequate changing facilities.
- b) 69% of clubs said that their changing facilities were generally inadequate.
- c) Only 12% of clubs have adequate floodlighting at 200 lux, whilst 40% of clubs have adequate floodlighting at 100 lux.
- d) 22% of clubs have no training area at all.
- e) 31% of clubs have limited disabled access.

5.25 **Facility priorities:** These are as follows:

- a) Increase the provision of integrated changing facilities that are child friendly and can sustain concurrent male and female activity at the club.
- b) Improve the quality and quantity of natural turf pitches.
- c) Increase the number of Artificial Turf Pitches.
- d) Improve the quality and quantity of community use floodlighting.

- e) Improve the quality and quantity of competition floodlighting.
- f) Provide a safe environment for all rugby and sporting activity.
- g) Support central venues for player, coach, officials and volunteer training.
- h) Support the development of multi-sports clubs.
- i) Other projects that assist clubs to become sustainable.

England Hockey

- 5.26 **Introduction:** England Hockey's strategy for facility provision is set out in '*The Right Pitches in the Right Places*' (2011).
- 5.27 **Participation targets:** England Hockey wishes to attract and retain more people into the sport, in particular by retaining club members, and increasing new membership by 10,000 adults and 32,500 children.
- 5.28 **Facility provision:** There are approximately 1000 sand filled or dressed and 50 water based pitches in England. Most have been installed in the past 10-15 years. Many of the sand-filled or sand-dressed pitches involve provision in partnership with schools or local authorities. A considerable number of these pitches are used for multi-sport activity and in most cases hockey is not the dominant user.
- 5.29 As of 2011 affiliated hockey clubs are utilising around two thirds of the sand and water artificial turf pitches in England. The clubs are collectively using around 7,000 hours between September and April and reduced hours during the summer months. Outside of this club use, sits the Single System of coaching and development which uses 2,000 hours annually. 32% of pitches are over 10 yrs old, 12% 15 yrs old and 4% over 20 years old.
- 5.30 England Hockey will be looking into pitch resurfacing cycles, to identify age of pitches and to guide facility providers as to when they need to start to think about replacing their surface. 400 sand filled pitches are over 15 years old and alongside developing new facilities, it will be a priority to ensure that existing facilities receive appropriate maintenance.

Rushmoor Borough Council

- 5.31 **Introduction:** The Council has two policy documents that will impact on pitch provision within Waverley:
- a) The '*Rushmoor Open Space Study*' (2009).
 - b) '*The Rushmoor Playing Pitch Strategy 2003 - 2013*' (2003).
- 5.32 **The Rushmoor Open Space Study:** The study assesses the adequacy of provision of provision of all forms of open space, including playing pitches. The study concluded that per capita provision of recreation grounds is 0.43ha per 1,000 people, well short of the Fields in Trust national benchmark of 1.60ha per 1,000. The areas of greatest deficiency are in the Aldershot sub-area, adjacent to the Farnham sub-area, which may mean that playing pitch demand is exported from Rushmoor.

5.33 ***The Rushmoor Playing Pitch Strategy***: In contrast to the Open Space Study, the pitch strategy concludes that in 2003 when it was compiled:

- a) There were sufficient pitches in the Borough to meet current demand, provided all are fully playable.
- b) Furthermore it recommends rationalising pitch provision to provide more mini soccer, and to enable improved facilities to be provided for local clubs.
- c) There is a need to ensure that the current extensive use of the Garrison pitches continues.

Guildford Borough Council

5.34 The '*Guildford Open Space, Sport and Recreation Audit*' (2006) assesses the adequacy of provision of provision of all forms of open space, including playing pitches. The key findings of relevance to Waverley are as follows:

- a) Playing pitch sites are well distributed around the borough with most settlements having access to playing fields. Most of the urban population is within 15 minutes walk (800m) of their nearest pitch, as are most of the rural settlements, which often have a village recreation ground.
- b) However when analysed in terms of the Fields in Trust 1.60ha per 1,000 standard requirement, then there is a significant deficit in provision equivalent to 97ha of playing fields.

Mole Valley District Council

5.35 The '*Mole Valley Open Space, Sport and Recreation Assessment*' (2007) assesses the adequacy of provision of provision of all forms of open space, including playing pitches. The study identified that provision across the district is reasonable or good for most types of provision but that there are some localised deficiencies felt most acutely in the more urban areas. All facilities were considered to be important and no sites were identified as surplus. There were no specific surpluses or deficiencies of pitches in the area of the district that borders Waverley.

Horsham District Council

5.36 The '*Horsham Open Space, Sport and Recreation Assessment*' (2007) assesses the adequacy of provision of provision of all forms of open space, including playing pitches. The key findings of relevance to Waverley are as follows:

- a) Judged against the local standard, levels of provision of natural grass and artificial turf pitches in the area of the district that borders Waverley show a small per capita surplus.
- b) However, the study also concludes that 'the supply of grass pitches meets the provision standard only if continued access to joint use school pitches can be guaranteed and in most areas the Council should resist the loss of community pitches'.

Chichester District Council

- 5.37 The Council has no current playing pitch or open space assessments to identify current or future needs in the area that borders the southern part of Waverley.

East Hampshire District Council

- 5.38 *'The East Hampshire Playing Pitch Study (2008)* identifies the adequacy of pitch provision in the district. The key findings of relevance to Waverley are as follows:
- a) The sub-area analysis for the area of the district that borders Waverley identifies a surplus of 4.5 adult football pitches and 2.9 cricket pitches, but a deficit of 12.3 youth football pitches. The latter may lead to exported demand for pitches in the Farnham and Haslemere sub-areas of Waverley.
 - b) Projected supply and demand for pitches in 2017 in the areas bordering Waverley indicate a deficit of 7.3 adult football and 11.3 youth football pitches.
 - c) Poor natural turf pitch quality for football, cricket and rugby further limits pitch carrying capacity.
 - d) There is a shortfall of artificial turf pitches in East Hampshire, although demand for hockey use is concentrated in the southern part of the district

Hart District Council

- 5.39 The *'Hart Sport, Recreation and Open Space Assessment'* (2006) assesses the adequacy of provision of provision of all forms of open space, including playing pitches.
- a) The study proposes a per capita standard of 1.9ha of pitches per 1,000 people, which is well above the existing level of provision of 1.2ha per 1,000 people.
 - b) The poor quality of many football pitches and changing facilities is identified, along with the need to improve pitch quality and carrying capacity.
 - c) Two additional synthetic turf pitches are recommended, to help to meet the shortfall of grass pitches.

The implications for playing pitch provision

- 5.40 The external strategic context for playing pitch provision will have an important influence in Waverley. In particular:
- a) The *'National Planning Policy Framework'* affirms the importance of playing pitches in sustainable development and confirms the need to assess local needs and opportunities for open space, sport and recreation facilities and to develop local standards of provision.
 - b) Sport England's strategy places emphasis on developing facilities and activity programmes on school sites, which highlights the need to formalise existing community access to education pitches in Waverley and to develop additional opportunities, using available Sport England funding where appropriate.

- c) Sport England's planning policies focus upon the need to plan for playing pitch provision on the basis of assessments of need, taking account of the strategic plans of the governing bodies of sport, but also based upon a detailed appraisal of local circumstances.
- d) The Football Association's strategy will have the following impact:
- The emphasis on small-sided and shorter formats of the game may shift facility requirements away from full-sized grass pitches to smaller, floodlit, synthetic turf facilities.
 - The changes in pitch sizes and competition formats arising from the Youth Development Review will need to be accommodated.
- e) The English Cricket Board's strategy focuses on promoting the sustainability of clubs and their facilities.
- f) Six of the nine synthetic turf pitches in Waverley were installed more than ten years ago, so English Hockey's priority for pitch renewal and upgrades will be significant.
- g) Policy documents and assessment of sports facilities and open space provision from neighbouring local authorities will impact upon pitch provision in Waverley. Particular issues identified include:
- Assessed shortfalls in the provision of pitches in the southern part of Rushmoor district may import demand to the Farnham sub-area.
 - Identified shortfalls in youth football pitches in particular in the parts of East Hampshire district that border the Farnham and Haslemere sub-areas may also lead to imported demand.

VI. ASSESSMENTS OF NEED

Introduction

6.1 This section examines the data and evidence gathered on local perceptions of need for playing pitch provision. The sources assessed include:

- a) ***Previous survey:*** The result of the community survey carried out in connection with the Waverley '*Open Space, Sport and Recreation Study*' (2012), that convey opinions on local provision.
- b) ***Current surveys:*** Surveys that were carried out specifically in connection with the playing pitch strategy, including:
 - A survey of pitch sports clubs.
 - A survey of schools.
- c) ***Stakeholder consultations:*** Consultations were held with key stakeholders, including:
 - Surrey County Playing Fields Association.
 - Active Surrey.
 - The county governing bodies of the pitch sports.
 - Active Waverley.
 - Sport Godalming.
 - Sport Farnham.
 - Sport Haslemere.

Open Space, Sport and Recreation Study survey

6.2 ***Introduction:*** The survey was conducted in 2009/10 and involved a series of consultations to identify the local needs and views of Waverley residents in relation to existing open space, sport and recreation facilities throughout the Borough.

- a) Paper questionnaires and online surveys via the Council's website were used to gather information on the general public's attitudes to existing provision, their quality and accessibility and any deficiencies in their areas. 3,500 copies were distributed, and a 20.45% response rate achieved.
- b) Consultation was also undertaken directly with sports clubs and organisations, schools, parish and town councils and other landholders.

6.3 **Public survey:** The key findings were as follows:

- a) **Priority:** 75.8% of respondents suggested that outdoor sports facilities (including playing pitches) are important or very important.
- b) **Quantity:** 63.1% of respondents considered that the amount of outdoor sports facilities is about right, while 26.8% feel that there is too little provision. Postcode analysis showed that the latter respondents mainly come from North Farnham, Godalming, and Farncombe, while a smaller, though a significant number came from Hindhead and Witley.
- c) **Quality:** Outdoor sports facilities are rated as being of good or very good quality by 48.8% of respondents, and average by 42.2%.
- d) **Frequency of use:** Over the 12 months preceding the survey, 4.4% of respondents visited an outdoor sports facility daily. 28.5% weekly, 17.4% monthly and 49.7% occasionally.
- e) **Accessibility:** Car travel was the most favoured means of transport to reach outdoor sports facilities in the borough. The majority of people expect to travel for no more than 20 minutes to the open space of their choice.

6.4 **Schools survey:** A questionnaire was sent to all 48 Primary and Secondary Schools in the Borough. 22 responses were received. The purpose of the consultation was to ask schools to indicate the types of sport and recreation facilities they have, to ask about the use of their facilities by external sports clubs or organisations and whether or not they had any plans for increasing, decreasing or improving their facilities. This generally concerned information on playing fields and indoor facilities.

6.5 21 of the 22 schools that responded allowed outside clubs to use their facilities on a regular basis. Charterhouse School listed over 20 different clubs and organisations, several of which came from outside Waverley. Allowing access to the schools at weekends and the cost of maintaining grass pitches were given as reasons for restricting access. 13 of the 22 schools have plans to improve facilities, which range from hopes to rebuild an entire school to improving drainage on the sports pitches, all of which are dependent on funding sources of various kinds.

Sports clubs survey

6.6 **Introduction:** An e-mail questionnaire survey was conducted of the 95 pitch sports clubs in Waverley. 15 completed returns were received, a 16% response rate. The material covered by the survey was as follows:

- a) Club profiles in terms of membership, trends and development aspirations.
- b) Opinions on the pitches used, including quality, convenience and availability.

6.7 **Club profile:** The profile of local clubs is as follows:

- a) **Overall membership size:** This is as follows:

<i>Number of members</i>	<i>Number</i>	<i>Percentage</i>
1 - 50	3	20.0%
51 - 100	3	20.0%
More than 100	9	60.0%

- b) **Membership composition:** The percentage of members of all responding sports clubs in different membership categories are listed below. They show a strong bias towards male participation, with significant levels of youth representation:

	<i>Males</i>	<i>Females</i>
Under 16's	68.5%	0.4%
Aged 16 and above	25.9%	0.2%
TOTAL	99.4%	0.6%

- c) **Membership trends:** 10 (66.7%) clubs reported increased membership over the past five years, 3 (20.0%) have remained static and 2 (13.3%) have experienced a fall in members.
- d) **Development plan:** 10 (66.7%) clubs currently have a development plan and 5 (33.3%) do not.
- e) **Quality accreditation:** 8 clubs (53.3%) currently hold an award such as Clubmark, Clubs First, Seal of Approval or Charter Standard and 7 (46.7%) do not.
- f) **Problem issues:** Clubs reported the following issues as currently problematic for them:

<i>Problem</i>	<i>Number</i>	<i>Percentage</i>
Lack of external funding (grants etc.)	9	60.0%
Shortage of volunteer help	7	46.7%
Lack of internal funding (subs etc.)	5	33.3%
Membership recruitment/retention	3	20.0%
Limited links/co-operation with other local clubs	3	20.0%
Lack of appropriate local facilities	2	13.3%
Access difficulties for members (e.g. lack of public transport)	2	13.3%
Lack of information about local facilities/services	0	0.0%

- g) **Future plans:** Clubs reported the following current plans:

<i>Problem</i>	<i>Number</i>	<i>Percentage</i>
Increase the number of members	12	80.0%
Expand the range of facilities provided	10	66.7%
Refurbish existing facilities	6	40.0%
Relocation to different premises	4	26.7%
None	1	6.7%

6.8 **Pitch use:** The use of local pitches by clubs is summarised below:

- a) **Convenience of location:** 13 clubs (86.7%) say the facilities they use are at their preferred location and 2 (13.3%) that they are not.
- b) **Availability of facilities:** 9 (60.0%) clubs say that the pitches they use are always available when needed, 6 (40.0%) that they are mostly available when needed and none that they are sometimes available when needed.
- c) **Problems of non-availability:** The problems caused by non-availability to the clubs with limited access are as follows:

Problem	Percentage
Have to play home fixtures elsewhere	20.0%
Unable to train as frequently as needed	13.3%
Unable to increase club membership	6.7%

- d) **Quality of facilities:** Views on the quality of the pitches used are below:

Element	Good quality (%)	Acceptable quality (%)	Poor quality (%)
Firmness of surface	13.3%	66.7%	20.0%
Grip underfoot	13.3%	60.0%	26.7%
Bounce of ball on pitch	13.3%	60.0%	26.7%
Flatness of pitch	20.0%	60.0%	20.0%
Length of grass	20.0%	73.3%	6.7%
Grass cover	20.0%	60.0%	20.0%
Posts and sockets	20.0%	53.3%	26.7%
Line markings	40.0%	53.3%	6.7%
Free from litter/dog fouling	20.0%	53.3%	26.7%
Changing facilities	46.7%	33.3%	20.0%
Showers	40.0%	33.3%	20.0%
Parking	26.7%	66.7%	6.7%
Value for money	46.7%	46.7%	6.7%
Overall quality of pitch	26.7%	53.3%	20.0%

Schools survey

6.9 **Introduction:** An e-mail questionnaire survey was conducted amongst all schools in Waverley. 9 completed returns were received, a 19.4% response rate. The material covered by the survey was as follows:

- a) Details of current provision and aspirations for future improvements.
- b) The basis and amount of community use.
- c) The condition of pitches.
- d) Attitudes to new or enhanced community use in the future.

- 6.10 **Existing provision and community use:** The table below summarises the pitches that are currently provided by schools who responded and those where there is currently external community use.

Facility type	Currently provide	Available for Community use
Senior football pitch	0	0
Youth football pitch	6	5
Mini-Soccer pitch	0	0
Cricket pitch	4	1
Cricket pitch with artificial wickets	2	0
Adult Rugby pitch	4	0
Junior Rugby pitch	8	0
Synthetic turf pitch	4	3

- 6.11 **Current condition of pitches:** This was self-assessed as follows:

Element	Good quality (%)	Acceptable quality (%)	Poor quality (%)
Firmness of surface	40%	40%	20%
Grip underfoot	20%	80%	0%
Bounce of ball on pitch	20%	40%	40%
Flatness of pitch	40%	20%	40%
Length of grass	40%	60%	0%
Grass cover	40%	60%	0%
Posts and sockets	20%	60%	20%
Line markings	40%	40%	20%
Free from litter	60%	40%	0%
Free from dog fouling	60%	40%	0%
Changing facilities	100%	0%	0%
Showers	0%	0%	0%
Parking	0%	50%	50%
Overall quality of pitch	40%	40%	20%

- 6.12 **Current community use:** Four schools allow external use of their pitches by community clubs, but only one has a formal community use agreement in place.

- 6.13 **Future community use:** Three schools indicated that they would consider accommodating additional community use in the future. Of those that would not, the following factors were cited and four schools indicated that if these problems could be overcome, that they would consider allowing community access.

Factor	No.
Access to the school and its grounds is problematic at evenings/weekends	2
The additional wear and tear on the facilities might compromise school use	2
The costs of accommodating external users would be higher than the income	2

Stakeholder consultation

- 6.14 **Introduction:** Meetings were held with a range of key stakeholders with an interest in pitch provision in Waverley and the key points arising are summarised below.

- 6.15 **Surrey County Playing Fields Association:** The SPFA's main role is the protection and improvement of playing fields across the county. It is directly affiliated to Fields in Trust formerly the National Playing Fields Association.

- a) **Strategy:** The SPFA's key role is the protection and improvement of the current stock of playing fields and ancillary facilities such as changing pavilions. It is strongly supportive of the production of the Waverley pitch strategy and its links to the Local Development Framework as a means to achieve this aim.
 - b) **Protection of playing fields:** Fields in Trust and the SPFA are working to encourage the designation of playing fields as Queen Elizabeth II Fields. This UK-wide programme aims to celebrate the Diamond Jubilee, the London Olympic and Paralympic Games and the 2014 Commonwealth Games by permanently protecting 2,012 outdoor recreational spaces by 2012. A number of playing fields in Waverley have already been designated as QEII fields and the SPFA is keen to encourage more pitch providers, particularly parish councils, to commit to this long term preservation of pitch spaces.
 - c) **School-club links:** The SPFA is strongly supportive of moves to develop school-club links and the development of greater community access to school pitches.
 - d) **Pitch quality:** The SPFA stressed the need for improved maintenance standards at playing fields in Surrey and the promotion and sharing of expertise and best practice in groundsmanship.
- 6.16 **Active Surrey:** Active Surrey is the core team of the Surrey County Sports Partnership, a network of organisations that are committed to working together via their membership of the Surrey Sports Board. In 2011 the partnership adopted a five year strategy to achieve the following:
- a) **Participation:** Everyone has the opportunity to be active for life.
 - b) **People:** Strong, sustainable infrastructure is available in every community.
 - c) **Places:** Sufficient, well-managed facilities meet Surrey's needs.
 - d) **Performance:** Talented performers are supported.
- 6.17 **Delegated management:** The protection and improvement of playing fields is a key issue for the partnership. At present they are encouraging the transfer and/or maintenance responsibility for playing fields from owners such as town and parish councils to local clubs. This is in line with central government's Localism agenda. It is also seen as a means of providing security of tenure to local clubs, bringing increased resources through the use of volunteers and providing access to funding streams not available to local authorities.
- 6.18 **Widening access:** Active Surrey wishes to see improvement in outdoor sports facilities for women and girls and for people with disabilities both as participants and spectators.
- 6.19 **School pitches:** Active Surrey promotes increased access to school playing fields and in particular to public school facilities, which will help them pass the 'public benefit test' required for charitable status.

- 6.20 ***Surrey Football Association:*** The Surrey FA offered a number of site-specific comments, which have been incorporated into the Strategy, but also raised the headline issue that whilst levels of provision of full-sized synthetic turf pitches in Waverley are reasonably high, none has a ‘Third Generation’ (‘3G’) surface which is favoured by the FA for football usage.
- 6.21 ***Sport Godalming:*** Sport Godalming has a local brief in Godalming to:
- a) Develop and encourage participation in sport.
 - b) Promote local events.
 - c) Raise awareness of local sports issues.
 - d) Support local sports organisations.
 - e) Provide first class facilities in the local area.
- 6.22 Sport Godalming believes that there are two outstanding leisure areas, one at Broadwater School and the other at Holloway Hill. The latter is to be protected for future generations as a Queen Elizabeth II Field, whilst only part of Broadwater is protected. The whole of Broadwater Park should be protected for future generations to avoid the risk of the area being lost to development.
- 6.23 ***Farnham Sports Council:*** Farnham Sports Council plays a similar role to Sport Godalming in the Farnham area. The Sports Council believes that the Pitch Strategy will provide a helpful information base for the Farnham Neighbourhood Plan which is currently being compiled.

The implications for playing pitch provision

- 6.24 The analysis of local need for playing pitches in Waverley has highlighted a number of key issues that will be strongly reflected in the study assessment.
- a) There is strong local endorsement for the importance of playing pitches in community survey, with 75.8% of respondents suggesting that they are ‘important’ or ‘very important’.
 - b) There is general public satisfaction with pitch provision, with 63.1% of respondents feeling that levels of provision are ‘about right’ and 48.8% that the quality is either ‘good’ or ‘very good’.
 - c) The local sports clubs sector appears relatively vibrant, with almost 60% reporting membership increases and 80% having aspirations to expand further.
 - d) 80% of clubs have access to facilities at their location of choice and 50% of them say they are always available when needed, which suggests that local facility supply is reasonably good. Perceptions of facility quality are generally positive, with almost 75% of the aspects rated, classified as ‘acceptable’.
 - e) Local stakeholder consultation has stressed the need for better access to school pitches and the delegated management of local authority facilities by clubs.

VII. PLAYING PITCH DEMAND

Introduction

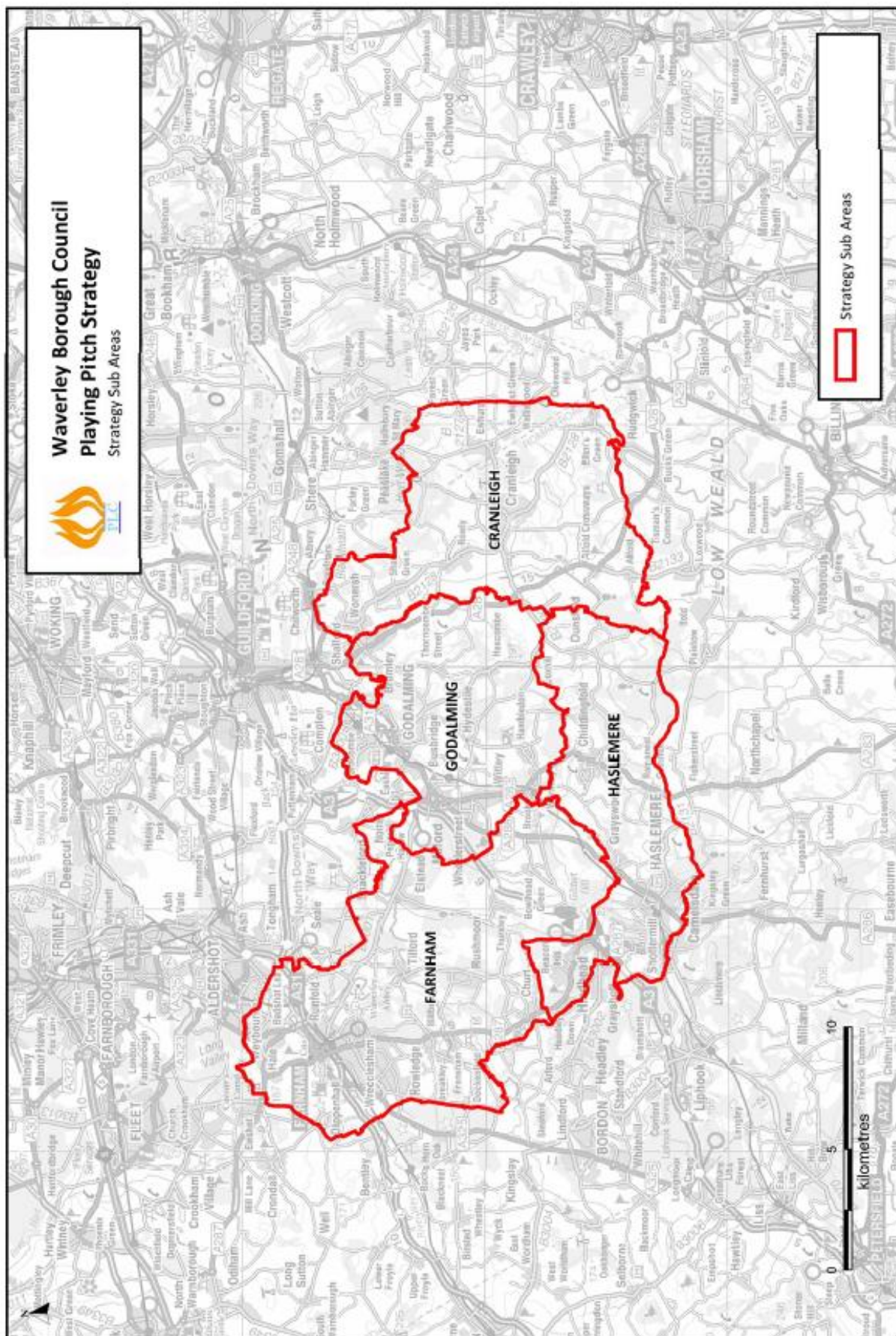
7.1 This section contains an analysis of the demand for playing pitch and related changing facilities provision in Waverley. It covers:

- a) Demand for football.
- b) Demand for cricket.
- c) Demand for rugby.
- d) Demand for hockey.

7.2 ***Sub-area analysis:*** To enable analysis to be undertaken at a local level, the four sub-areas of the borough that correspond with the local sports council areas have been applied. The details of the sub-areas are set out below, along with the parishes incorporated in each. A map of the sub areas is overleaf:

<i>Sub-area</i>	<i>Wards</i>	<i>Population</i>
Farnham	<ul style="list-style-type: none">• Elstead and Thursley• Farnham Bourne• Farnham Castle• Farnham Firgrove• Farnham Hale and Heath End• Farnham Moor Park• Farnham Shortheath and Boundstone• Farnham Upper Hale• Farnham Weybourne and Badshot Lea• Farnham, Wrecclesham and Rowledge• Frensham, Dockenfield and Tilford	47,147
Godalming	<ul style="list-style-type: none">• Bramley, Busbridge and Hascombe• Godalming Binscombe• Godalming Central and Ockford• Godalming Charterhouse• Godalming Farncombe and Catteshall• Godalming Holloway• Milford• Witley and Hambledon	34,330
Haslemere	<ul style="list-style-type: none">• Chiddingfold and Dunsford• Haslemere Critchmere and Shottermill• Haslemere East and Grayswood• Haslemere Hindhead	20,284
Cranleigh	<ul style="list-style-type: none">• Alford, Cranleigh Rural and Ellens Green• Blackheath and Wonersh• Cranleigh East• Cranleigh West• Ewhurst• Shamley Green and Cranleigh North	18,539

Source: ONS, Local Area Statistics, mid-2010 estimates (2011).



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Demand for football

7.3 **Introduction:** The data on demand for football in Waverley is detailed below. It was compiled from the following sources.

- a) The Football Association's 'Football Participation Report' for Waverley for 2011/2012.
- b) The sports club survey.

7.4 **Football conversion rates:** The FA has calculated Football Conversion Rates for Waverley, which compare the number of people playing football with the overall local population in each age group, to produce a percentage of each age group that plays football. The figures can then be compared with regional and national averages to assess the relative strength of local demand.

Age group	Waverley (%)	South-East (%)	England (%)
Adult male (ages 17 - 44)	5.3%	5.6%	5.2%
Adult female (ages 17 - 44)	0.3%	0.2%	0.3%
Youth male (ages 10 - 16)	18.4%	23.5%	20.7%
Youth female (ages 10 - 16)	0.4%	2.2%	2.1%
Mini-soccer (ages 5 - 9)	13.0%	10.3%	9.3%
TOTAL	5.5%	5.6%	5.2%

7.5 The Football Conversion Rates show that:

- a) The proportion of the adult population (male and female) in Waverley that plays football is close to the regional and national averages.
- b) The proportion of youth players (male and female) locally is well below the national and regional averages.
- c) The proportion of mini-soccer players is well above the national and regional averages.

7.6 **Charter standard:** Of the 58 football clubs in Waverley, 13 (22.4%) have achieved the FA's quality assured Charter Standard. 83.9% of youth and mini-soccer teams are part of a Charter Standard club, well above the national target of 75%.

7.7 **Competitions:** Because of the location of Waverley close to the boundary of four counties, football teams in the borough play in leagues and cup competitions in Surrey, Berkshire, Hampshire and Sussex.

7.8 **Imported/exported demand:** Some players for clubs based in Waverley are drawn from areas outside the borough, however the effect is broadly neutral because some Waverley-based players also play for teams in neighbouring areas.

7.9 **Football clubs:** The following clubs and teams currently play in Waverley:

<i>Club</i>	<i>Adult Teams</i>	<i>Youth Teams</i>	<i>Mini Teams</i>
AFC Bourne	2	0	0
Allianz FC	1	0	0
Badshot Lea FC	1	0	0
Badshot Lea Colts FC	0	9	12
Beacon Hill Junior FC	0	5	6
Bourne Blades FC	0	4	6
Bourne Blades Super Vets FC	1	0	0
Chiddingfold FC	2	0	0
Chiddingfold Youth FC	0	3	4
Churt Junior FC	0	0	5
Churt Royals FC	0	1	0
College Town FC	1	0	0
Corinthian Guildford FC	1	0	0
Cranleigh FC	3	0	0
Cranleigh Youth FC	0	7	4
Dunsfold FC	2	0	0
Dunsfold Vikings FC	1	0	0
Elite Football (Sussex) FC	0	4	1
Elstead FC	2	0	0
Elstead Sharks FC	0	3	2
Ewhurst FC	2	0	0
Ewhurst Junior FC	0	5	6
Ewhurst United FC	0	1	0
Farncombe Youth FC	0	8	7
Farnham Town FC	2	1	0
Farnham Town Ladies FC	1	0	0
Farnham United FC	1	5	6
Freeholders FC	1	0	0
Frensham Boys FC	0	1	0
Godalming & Farncombe Athletic FC	2	0	0
Godalming Town FC	1	1	0
Godalming Town Ladies FC	1	0	0
Guildford Rangers FC	2	0	0
Hale Rovers FC	1	0	0
Haslemere Town Youth FC	0	8	5
Hindhead Athletic FC	3	0	0
Lee Marvin XI	1	0	0
Milford & Witley FC	4	0	0
Milford & Witley Ladies FC	1	0	0
Milford Club	1	0	0
Milford Green FC	1	0	0
Milford Pumas Girls FC	0	2	0
Milford Pumas Youth FC	0	13	12
Old Carthusians FC	4	0	0
Parkway Rangers FC	1	0	0
Rowledge FC	0	3	0
Rowledge Club Vets FC	1	0	0
Shalford FC	2	0	0
Shottermill & Haslemere FC	3	0	0
Stoughton Villa FC	2	0	0

<i>Club</i>	<i>Adult Teams</i>	<i>Youth Teams</i>	<i>Mini Teams</i>
The College of Law FC	2	0	0
UCA FC	1	0	0
Wanderers FC	1	0	0
Weybourne FC	1	0	0
Witley Wanderers FC	1	0	0
Wrecclesham FC	3	0	0
TOTAL	64	84	77

7.10 **Sub-areas:** The number of teams in each sub-area is as follows:

a) **Total teams:** The geographical distribution of teams by sub-area is as follows:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Youth Teams</i>	<i>Mini Teams</i>
Farnham	22	27	32
Godalming	24	28	20
Haslemere	11	16	15
Cranleigh	7	13	10

b) **Per capita:** The number of teams per capita in each sub-area is as follows:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Youth Teams</i>	<i>Mini Teams</i>
Farnham	1: 2,143	1: 1,746	1: 1,473
Godalming	1: 1,430	1: 1,266	1: 1,717
Haslemere	1: 1,844	1: 1,268	1: 1,352
Cranleigh	1: 2,648	1: 1,426	1: 1,854
Waverley	1: 1,880	1: 1,432	1: 1,562

Demand for cricket

7.11 **Introduction:** The data on demand for cricket in Waverley is detailed below. It was compiled from the following sources.

- a) The England and Wales Cricket Board's 'Play Cricket' website.
- b) The sports club survey.

7.12 **Clubmark:** Of the 30 cricket clubs in Waverley, 9 (30.0%) have achieved the ECB's quality assured Club Mark. 52.1% of junior teams are part of a Club Mark club.

7.13 **Competitions:** Cricket teams in the borough play in leagues and cup competitions in Surrey, Berkshire, Hampshire and Sussex.

7.14 **Imported/exported demand:** Some players for clubs based in Waverley are drawn from areas outside the borough, however the effect is broadly neutral because some Waverley-based players also play for teams in neighbouring areas.

7.15 **Cricket clubs:** The following clubs and teams currently play in the study area.

<i>Club</i>	<i>Adult Teams</i>	<i>Junior Teams</i>
Alford Cricket Club	2	0
Badshot Lea Cricket Club	4	0
Blackheath Cricket Club	2	7
Bramley Cricket Club	3	0
Brook Cricket Club	2	2
Chiddingfold Cricket Club	3	3
Churt Cricket Club	4	6
Cranleigh Cricket Club	6	9
Cranleigh St. Andrews Cricket Club	4	0
Dunsfold Cricket Club	1	3
Elstead Cricket Club	5	4
Ewhurst Cricket Club	4	3
Farncombe Cricket Club	8	10
Farncombe Wanderers Cricket Club	2	0
Farnham Cricket Club	7	8
Frensham Cricket Club	5	7
Godalming Cricket Club	6	6
Grafham & Smithbrook Cricket Club	1	0
Hambledon Cricket Club	2	4
Haslemere Cricket Club	4	5
Milford Cricket Club	4	0
Oakwood Hill Cricket Club	3	0
Peper Harow Cricket Club	5	0
Rowledge Cricket Club	5	11
The Bourne Cricket Club	7	2
Thursley Cricket Club	5	0
Tilford Cricket Club	3	0
Witley Cricket Club	3	6
Wonersh Cricket Club	3	0
Wrecclesham Cricket Club	3	0
TOTAL	116	96

7.16 **Sub-areas:** The number of teams in each sub-area is as follows:

a) **Total teams:** The geographical distribution of teams by sub-area is as follows:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Junior Teams</i>
Farnham	48	38
Godalming	36	28
Haslemere	8	11
Cranleigh	24	19

b) **Per capita:** The number of teams per capita in each sub-area is as follows:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Junior Teams</i>
Farnham	1: 982	1: 1,241
Godalming	1: 954	1: 1,226
Haslemere	1: 2,535	1: 1,844
Cranleigh	1: 772	1: 976
Waverley	1: 1,037	1: 1,253

Demand for rugby

7.17 **Introduction:** The data on demand for rugby in Waverley is detailed below. It was compiled from the following sources.

- a) The Surrey Rugby Football Union and individual rugby club websites.
- b) The sports club survey.

7.18 **Clubmark:** All four of the rugby clubs in Waverley have achieved the RFU's 'Seal of Approval'/Club Mark accreditation.

7.19 **Competitions:** Rugby teams in the borough play in leagues and cup competitions in Surrey, Berkshire, Hampshire and Sussex.

7.20 **Imported/exported demand:** Guildford Rugby Club in particular draws more than half its membership from outside of Waverley and there is no equivalent exporting of demand to clubs in neighbouring areas, so there is a net import of demand.

7.21 **Rugby clubs:** The following clubs and teams currently play in the study area.

<i>Club</i>	<i>Adult Teams</i>	<i>Youth Teams</i>	<i>Mini Teams</i>
Cranleigh Rugby Club	4	6	6
Farnham Rugby Club	6	5	7
Guildford Rugby Club	6	7	6
Haslemere Community Rugby Club	3	6	6
TOTAL	19	24	25

7.22 **Sub-areas:** The number of teams in each sub-area is as follows:

- a) **Total teams:** The geographical distribution of teams by sub-area is as follows:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Junior Teams</i>	<i>Mini Teams</i>
Farnham	6	5	7
Godalming	6	7	6
Haslemere	3	6	6
Cranleigh	4	6	6

- b) **Per capita:** The number of teams per capita in each sub-area is as follows:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Junior Teams</i>	<i>Mini Teams</i>
Farnham	1: 7,858	1: 9,429	1: 6,735
Godalming	1: 5,722	1: 4,904	1: 5,722
Haslemere	1: 6,761	1: 3,381	1: 3,381
Cranleigh	1: 4,635	1: 3,090	1: 3,090
Waverley	1: 6,332	1: 5,013	1: 4,812

Demand for hockey

7.23 **Introduction:** The data on demand for hockey in Waverley is detailed below. It was compiled from the following sources.

- a) The Surrey Hockey Association and individual hockey club websites.

b) The sports club survey.

7.24 **Competitions:** Hockey teams in the borough play in leagues and cup competitions in Surrey and adjoining counties.

7.25 **Imported/exported demand:** The Aldershot and Farnham and Guildford clubs both draw more than half their membership from outside of Waverley and there is no equivalent exporting of demand to clubs in neighbouring areas, so there is a net import of demand.

7.26 **Hockey clubs:** The following clubs and teams currently play in the study area.

<i>Club</i>	<i>Adult Teams</i>	<i>Youth Teams</i>
Aldershot and Farnham Hockey Club	11	5
Cranleigh Ladies Hockey Club	2	0
Guildford Hockey Club	12	7
Haslemere Hockey Club	8	10
SJB Academy	0	4
TOTAL	33	26

7.27 **Sub-areas:** The number of teams in each sub-area is as follows:

a) **Total teams:** The geographical distribution of teams by sub-area is as follows:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Junior Teams</i>
Farnham	11	5
Godalming	12	7
Haslemere	8	10
Cranleigh	2	4

b) **Per capita:** The number of teams per capita in each sub-area is as follows:

<i>Sub-area</i>	<i>Adult Teams</i>	<i>Junior Teams</i>
Farnham	1: 4,286	1: 9,429
Godalming	1: 2,861	1: 4,904
Haslemere	1: 2,536	1: 2,028
Cranleigh	1: 9,270	1: 4,635
Waverley	1: 3,645	1: 4,627

Team equivalents

7.28 **Introduction:** In addition to the teams requiring access to pitches to play competitive fixtures, the impact on overall demand from training use can be assessed by calculating the 'team equivalents' that such usage generates. The following information was derived from the survey of local sports clubs.

- 7.29 **Adult football:** The responding clubs typically train on average once a week in addition to their competitive fixtures. Because of the lack of floodlights at most grass pitches in the borough, the facilities used for midweek evening training include sports halls, synthetic turf pitches and multi-use games areas. Training on grass frequently involves the use of training ‘grids’ rather than the pitches themselves. As a result, the survey responses suggest that the additional ‘team equivalents’ generated by training usage on grass pitches equates to an estimated 9 teams (15% of the training volume), concentrated in the midweek period. Whilst this does not impact directly upon peak demand periods, the wear and tear on some of the lower quality pitches does affect their carrying capacity.
- 7.30 **Youth football:** Youth teams typically train an average of once a week and use a similar mix of facilities. Analysis of the survey responses suggests that the additional ‘team equivalents’ generated by training usage on grass pitches equates to an estimated 13 teams (15% of the training volume), concentrated in the midweek period.
- 7.31 **Mini-soccer:** Mini-soccer teams typically train an average once a week and use a similar mix of facilities. However, because of the nature of the mini-game and the small size of the players, wear and tear on grass pitches is a less significant factor. Analysis of the survey responses suggests that the additional ‘team equivalents’ generated by training usage on grass pitches equates to an estimated 8 teams (10% of the training volume), concentrated in the midweek period.
- 7.32 **Cricket:** Teams typically train twice a week during the cricket season, but this has a negligible effect on pitches because the training involves the use of nets on the outfield or synthetic turf wickets. As a result, the additional ‘team equivalents’ generated by training usage on match wickets is zero.
- 7.33 **Rugby:** The local rugby clubs all have access to floodlit pitches and adult and junior teams typically train once a week on midweek evenings. Analysis of the survey responses suggests that the additional ‘team equivalents’ generated by training usage on grass pitches equates to an estimated 19 adult teams and 24 junior teams (100% of the training volume), concentrated in the midweek period.
- 7.34 **Hockey:** The local hockey clubs all have access to floodlit synthetic turf pitches and adult and junior teams typically train once a week. Analysis of the survey responses suggests that the additional ‘team equivalents’ generated by training usage on grass pitches equates to an estimated 33 adult teams and 26 junior teams (100% of the training volume), concentrated in the midweek period.
- 7.35 **Summary:** Team equivalents in Waverley are therefore as follows:

<i>Sport</i>	<i>Actual teams</i>	<i>Additional team equivalents</i>	<i>Total team equivalents</i>
Adult football	63	9	72
Youth football	84	13	97
Mini-soccer	77	8	85
Cricket	212	0	212
Adult rugby	19	19	38
Junior rugby	24	24	48
Adult hockey	33	33	66
Junior hockey	26	26	52



Brook Cricket Club

The implications for playing pitch provision

7.36 The implications of demand for pitch provision in Waverley are as follows:

- a) **Adult football:** There are 72 teams or team equivalents in Waverley. The proportion of the adult population in that plays football locally is close to the regional and national averages. Sub-area satisfied demand is highest in Godalming and lowest in Cranleigh
- b) **Youth football:** There are 97 teams or team equivalents in Waverley. The proportion of youth footballers in the local population is well below the national and regional averages. Sub-area satisfied demand is highest in Cranleigh and lowest in Farnham.
- c) **Mini-soccer:** There are 85 teams or team equivalents in Waverley. The proportion of mini-soccer players in the borough is well above the national and regional averages. Sub-area satisfied demand is highest in Haslemere and lowest in Cranleigh.
- d) **Cricket:** There are 212 teams in Waverley. Sub-area satisfied demand is highest in Cranleigh and lowest in Haslemere.
- e) **Adult Rugby:** There are 38 teams or team equivalents in Waverley. Sub-area satisfied demand is highest in Haslemere and lowest in Cranleigh.
- f) **Junior Rugby:** There are 48 teams or team equivalents in Waverley. Sub-area satisfied demand is highest in Cranleigh and lowest in Farnham.
- g) **Mini-rugby:** There are 25 teams or team equivalents in Waverley. Sub-area satisfied demand is highest in Cranleigh and lowest in Farnham.
- h) **Adult Hockey:** There are 66 teams or team equivalents in Waverley. Sub-area satisfied demand is highest in Haslemere and lowest in Farnham.
- i) **Junior hockey:** There are 52 teams or team equivalents in Waverley. Sub-area satisfied demand is highest in Haslemere and lowest in Farnham.

VIII. PLAYING PITCH SUPPLY

Introduction

- 8.1 This section contains an analysis of the supply of playing pitches and related changing facilities provision in Waverley.
- 8.2 **Definition:** The pitches included in the analysis are defined as natural or artificial turf areas permanently laid out with regulation markings, with the following dimensions for club-level play as specified in Sport England's '*Comparative Sizes of Sports Pitches and Courts*' (2011), have community access and are used for competitive play.

<i>Pitch Type</i>	<i>Pitch length</i>	<i>Pitch width</i>	<i>Size including run-offs</i>
Adult football	Max. 120m/Min. 90m	Max. 90m/Min. 45.5m	Max. 126m x 96m
Youth football	Max. 100.6m/Min. 68.25m	Max. 64m/Min. 42m	Max. 106.6m x 70m
Mini-soccer	Max. 45.75m/Min. 27.45m	Max. 27.45m/Min. 18.3m	Max. 54.9m x 36.6m
Adult cricket	20.12m	Max. 36.6m/Min. 3.05m	111.56m x 106.69m
Junior cricket	19.2m	Max. 27.45m/Min. 3.05m	92.36m x 88.41m
Adult rugby	Max. 144m	Max. 70m	Max. 154m x 80m
Mini-rugby	Max. 70m	Max. 43m/Min. 30m	Max. 80m x 53m
ATP	91.4m	56m	101.4m x 63m

- 8.3 **Security of access:** A key consideration in assessing pitch supply is the extent to which provision is available for unrestricted community use and subject to formalised access arrangements that cannot easily be rescinded. Sport England has produced a formal classification for access to playing pitches which is set out below.

<i>Category</i>	<i>Definition</i>	<i>Supplementary information</i>
A(i)	Secured community pitches	Pitches in local authority or other public ownership.
A(ii)		Pitches in the voluntary, private or commercial sector which are open to members of the public.*
A(iii)		Pitches on education sites which are available for use by the public through formal community use agreements.
B	Used by community but not secured	Pitches not included above, that are nevertheless available for community use, e.g. school facilities without formal user arrangements.
C	Not open for community use	Pitches at establishments which are not, as a matter of policy or practice, available for community use.

* Where there is a charge, this must be reasonable and affordable for the local community.

Quantitative analysis

- 8.4 Details of all pitches with community access in Waverley are listed below, with the access category recorded for each.

<i>Site</i>	<i>Access category</i>	<i>Adult football</i>	<i>Youth football</i>	<i>Mini-soccer</i>	<i>Cricket</i>	<i>Rugby</i>	<i>ATP</i>
All Hallows School	B	2	1	-	1	1	-
Alford Recreation Ground	A(i)	2	-	-	1	-	-
Badshot Lea Recreation Ground	A(i)	1	-	-	1	-	-

<i>Site</i>	<i>Access category</i>	<i>Adult football</i>	<i>Youth football</i>	<i>Mini-soccer</i>	<i>Cricket</i>	<i>Rugby</i>	<i>ATP</i>
Barrow Hills School	B	1	-	-	1	-	-
Blackheath Cricket Club	A(ii)	-	-	-	1	-	-
Broadwater Park	A(i)	2	-	-	2	-	-
Broadwater School	A(iii)	2	-	-	1	-	2
Brook Cricket Club	A(ii)	-	-	-	1	-	-
Bruce Mackenzie Memorial Field	A(i)	2	-	-	-	-	-
Burford Lodge Recreation Ground	A(i)	1	1	-	-	-	-
Busbridge Infants School	B	-	-	1	-	-	-
Chandler Junior School	B	-	-	4	-	-	-
Charterhouse School	C	10	6	-	3	1	1
Chiddingfold Cricket Club	A(ii)	-	-	-	1	-	-
Chiddingfold Recreation Ground	A(i)	-	1	-	-	-	-
Churt Recreation Ground	A(i)	1	-	-	1	-	-
Cranleigh Cricket Club	A(i)	-	-	-	1	-	-
Cranleigh Rugby Club	A(ii)	-	-	-	-	4	-
Cranleigh School	A(iii)	4	-	-	2	3	3
Duke of Kent School	A(iii)	-	-	-	1	-	-
Dunsfold Cricket Green	A(i)	1	-	-	1	-	-
Ewhurst Cricket Club	A(ii)	-	-	-	1	-	-
Ewhurst Recreation Ground	A(i)	1	1	1	-	-	-
Farnham Cricket Club	A(ii)	-	-	-	1	-	-
Farnham Heath End School	A(iii)	1	1	-	-	-	1
Farnham Park	A(i)	2	-	-	-	-	-
Farnham Rugby Club	A(ii)	-	-	-	-	4	-
Farnham Sixth Form College	B	1	-	-	-	1	-
Farnham Town FC	A(ii)	1	-	-	-	-	-
Farnham United Football Club	A(ii)	1	1	-	-	-	-
Frensham Heights School	B	3	1	3	1	-	1
Glebelands School	B	2	3	-	-	-	-
Godalming Town Football Club	A(ii)	1	-	-	-	-	-
Gosden Common	A(i)	1	-	-	1	-	-
Grayswood Recreation Ground	A(i)	-	-	-	1	-	-
Guildford Rugby Club	A(ii)	-	-	-	-	5	-
Hale Recreation Ground	A(i)	1	-	-	1	-	-
Hale School	B	-	1	-	-	-	-
Hambleton Green	A(i)	-	-	-	1	-	-
Hambleton Recreation Ground	A(i)	1	-	-	-	-	-
Hascombe Recreation Ground	A(i)	-	-	-	1	-	-
Haslemere Recreation Ground	A(i)	1	-	2	1	1	-
Heath End Recreation Ground	A(i)	1	-	-	-	-	-
High Lane Recreation Ground	A(i)	-	-	2	-	-	-
Hindhead Playing Fields	A(i)	1	1	-	1	-	-
Holloway Hill Recreation Ground	A(i)	2	-	-	2	-	-
Hollowdene Recreation Field	A(i)	1	-	-	1	-	-
Hurtwood Park Polo Club	B	-	1	3	-	-	-
King George V Playing Field	A(i)	1	-	-	-	-	-
Loseley Children's Centre	A(iii)	-	1	-	-	-	-
Loseley Fields School	A(iii)	-	-	3	-	-	-
Meades Park	A(i)	2	-	1	-	-	-
Milford Heath	A(i)	1	-	-	1	-	-
Morley Road Recreation Ground	A(i)	1	-	-	-	-	-

<i>Site</i>	<i>Access category</i>	<i>Adult football</i>	<i>Youth football</i>	<i>Mini-soccer</i>	<i>Cricket</i>	<i>Rugby</i>	<i>ATP</i>
Peper Harow Cricket Club	A(ii)	-	-	-	1	-	-
Riverdale	A(i)	3	1	-	-	-	-
Rodborough Technology College	B	2	1	1	1	1	-
Rowledge Recreation Ground	A(i)	1	-	-	1	-	-
Rushetts Common	A(i)	-	-	-	1	-	-
Shamley Green Cricket Club	A(ii)	-	-	-	1	-	-
Snoxall Playing Fields	A(i)	4	-	6	1	-	-
The Bourne Green	A(i)	1	-	2	1	-	-
The Edge Leisure Centre	A(i)	-	-	-	-	-	2
Thursley Road Recreation Ground	A(i)	1	-	4	1	-	-
Thursley Cricket Ground	A(ii)	-	-	-	1	-	-
Tilford Green	A(i)	-	-	-	1	-	-
Waverley Abbey Junior School	B	-	-	4	-	-	-
Weybourne Recreation Ground	A(i)	1	1	2	-	-	-
Weydon School	B	2	1	-	1	1	-
William Cobbett School	B	-	-	1	-	-	-
Witley Recreation Ground	A(i)	1	-	-	1	-	-
Wonnersh Sports Pavilion	A(i)	1	-	-	1	-	-
Woolmer Hill Recreation Ground	A(i)	2	-	-	-	2	-
Woolmer Hill School	A(iii)	1	-	-	-	-	-
Wrecclesham Recreation Ground	A(i)	1	-	-	1	-	-
TOTAL	-	77	24	40	47	24	10

8.5 **Synthetic turf pitches:** The detail of full-sized synthetic turf pitches in Waverley is as follows:

<i>Pitch</i>	<i>Year constructed</i>	<i>Surface type</i>
Broadwater School	2001	Sand-filled
Broadwater School	2001	Water-based
Charterhouse School	1995 (resurfaced 2006)	Sand-filled
Cranleigh School	1990	Sand-filled
Cranleigh School	1990	Sand-filled
Cranleigh School	2005	Sand-filled
Farnham Heath End School	2002	Sand-filled
Frensham Heights School	2009	Sand-filled
The Edge Leisure Centre	2003 (resurfaced 2007)	Sand-filled
The Edge Leisure Centre	2010	Sand-filled

8.6 Evaluation of the synthetic turf pitch provision in Waverley reveals the following:

- Two pitches are more than 20 years old and have not been re-surfaced and a further three pitches are more than ten years old. All are likely to require re-surfacing in the relatively near future.
- None of the pitches has a 'Third Generation' ('3G') surface, which is the preferred pitch surface for football usage.

8.7 **Supplementary provision:** In addition to the ten full-sized synthetic turf pitches in Waverley, there are three smaller synthetic turf-surfaced facilities used for small-sided football play and training, which supplement the pitches used for competitive play:

<i>Facility</i>	<i>Sub-area</i>	<i>Pitches provision</i>
Barrow Hills School	Godalming	40m x 20m Sand-filled
David Lloyd Club (Farnham)	Farnham	40m x 20m '3G'
Grafham Grange SET	Godalming	60m x 40m '3G'

- 8.8 **Per capita provision:** The number of pitches of each type per capita in Waverley is therefore as follows:

<i>Pitch type</i>	<i>Pitches per capita</i>
Adult football	1: 1,562
Youth football	1: 5,013
Mini-soccer	1: 3,008
Cricket	1: 2,560
Rugby	1: 5,013
ATP	1: 12,030

- 8.9 **Security of access:** The number and percentage of pitches of each type in each access category in the study area is below. Almost one in three pitches are in the least secure access categories, including more than half the youth football pitches. Since community use of these (mostly school) pitches could in theory be rescinded at any time, efforts should be made to secure formal Community Use Agreements.

<i>Pitch type</i>	<i>A(i)</i>		<i>A(ii)</i>		<i>A(iii)</i>		<i>B</i>		<i>C</i>	
	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>
Adult football	43	55.8	3	3.9	8	10.4	13	16.9	10	13.0
Youth football	6	25.0	1	4.2	2	8.3	9	37.5	6	25.0
Mini-soccer	20	50.0	0	0.0	3	7.5	17	42.5	0	0.0
Cricket pitches	27	57.4	8	17.0	4	8.5	5	10.6	3	6.4
Rugby pitches	3	12.5	13	54.2	3	12.5	4	16.7	1	4.2
ATPs	0	10.0	0	0.0	8	80.0	1	10.0	1	10.0
TOTAL	99	44.6	25	11.3	28	12.6	49	22.1	21	9.4



Pavilion at Hollowdene Recreation Ground

- 8.10 **Sub-area analysis:** Sub-area analysis is based upon the per capita levels of pitch provision in the four sports council sub-areas in the borough. The table below reveals the following:

- a) **Adult football:** Per capita levels of provision are relatively consistent across the four sub-areas poorest in the Farnham and Haslemere sub-areas.
- b) **Youth football:** Per capita levels of provision are poorest in the Farnham and Haslemere sub-areas.
- c) **Mini-soccer:** Per capita levels of provision are particularly poor in the Haslemere sub-area.
- d) **Cricket:** Per capita levels of provision are poorest in the Farnham and Haslemere sub-areas.
- e) **Rugby:** Per capita levels of provision are best in the Cranleigh sub-area.
- f) **Artificial Turf Pitches:** Per capita levels of provision vary significantly around the borough average, with Cranleigh more than twice as good as the average figure and Farnham nearly twice as poor.
- g) **All pitches:** Per capita levels of all pitches in Cranleigh are more than twice as good as Farnham and almost three times as good as Haslemere.

<i>Pitch type</i>	<i>Farnham</i>		<i>Godalming</i>		<i>Haslemere</i>		<i>Cranleigh</i>	
	<i>No. pitches</i>	<i>Pitches/person</i>	<i>No. pitches</i>	<i>Pitches/person</i>	<i>No. pitches</i>	<i>Pitches/person</i>	<i>No. pitches</i>	<i>Pitches/person</i>
Adult football	27	1: 1,745	26	1: 1,320	8	1: 2,536	16	1: 1,159
Youth football	9	1: 5,239	8	1: 4,291	2	1: 10,142	5	1: 3,708
Mini-soccer	16	1: 2,947	10	1: 3,433	4	1: 5,071	10	1: 1,854
Cricket pitches	14	1: 3,368	18	1: 1,907	5	1: 4,057	10	1: 1,854
Rugby pitches	7	1: 6,735	7	1: 4,904	3	1: 6,761	7	1: 2,648
ATPs	2	1: 23,574	3	1: 11,443	2	1: 10,142	3	1: 6,180
All pitches	74	1: 637	72	1: 477	24	1: 845	51	1: 304

Qualitative analysis

8.11 **Introduction:** The qualitative analysis involved a site visit to each playing pitch site in Waverley to audit the quality of provision. Two quality checks were applied:

- a) **Natural turf pitches:** The methodology specified by Sport England in its 'Playing Pitch Toolkit', which generated percentage scores for each aspect of each site.
- b) **Artificial turf pitches:** A numerical scoring system that benchmarked each aspect of the pitches with normalised definitions of different quality criteria.

8.12 *Natural turf pitches:* The criteria applied were as follows:

a) *Pitches:*

Factor	Definition	Score
Grass cover	The % of grass cover on the pitch.	%
Grass length	Appropriate to the sport (shortest for cricket, longest for rugby).	%
Pitch size	Complies with recommended pitch dimensions.	%
Safety margins	Complies with governing body requirements.	%
Pitch slope	The overall gradient and cross-fall of the pitch.	%
Pitch evenness	The extent to which the pitch is bumpy, rutted or uneven	%
Dog fouling	Any evidence of dog fouling	%
Unofficial use	Any evidence of unofficial use (informal kick-about, training use etc.).	%
Damage to surface	Any evidence of problems such as tyre tracks, golf divots etc.	%
Goalposts	The extent to which posts are upright, straight, painted and not damaged.	%
Cricket wicket protection	The extent to which the wicket is protected when not in use (e.g. roped off, movable covers etc).	%
Line markings	The extent to which line markings are clear and straight.	%



Pavilion at Holloway Hill Recreation Ground

b) *Changing provision:*

Rating	Definition	Score
Overall quality	The extent to which the provision is well-maintained, clean and user friendly	%
Evidence of vandalism	The extent to which there is any evidence of vandalism, such as damage to doors and windows, broken glass, graffiti, fire damage etc.	%
Showers	Are there showers and if so how good to they appear to be?	%
Toilets	Are there toilets and if so how good to they appear to be?	%
Security	The security of the provision and any evidence of break-ins.	%
Car parking	Presence of on-site car parking for around 20 cars.	%
Public transport	Links to the public transport network.	%
Segregated changing	Are there self-contained changing rooms? Are there communal showers? Can male and female teams use the provision at the same time?	%

8.13 The percentages relate to the following definitions of pitch quality:

<i>Criterion</i>	<i>% Score</i>
An excellent pitch/changing facility	90%+
A good pitch/changing facility	65% - 89%
An average pitch/changing facility	55% - 64%
A below average pitch/changing facility	30% - 54%
A poor pitch/changing facility	Less than 30%

8.14 The full results of the audit are set out below.

<i>Site</i>	<i>Pitches</i>	<i>Changing</i>
All Hallows School	46%	54%
Alford Recreation Ground	89%	66%
Badshot Lea Recreation Ground	66%	71%
Barrow Hills School	45%	42%
Blackheath Cricket Club	69%	76%
Broadwater Park	77%	76%
Broadwater School	73%	76%
Brook Cricket Club	63%	45%
Bruce Mackenzie Memorial Field	60%	63%
Burford Lodge Recreation Ground	26%	-
Busbridge Infants School	47%	56%
Chandler Junior School	49%	56%
Charterhouse School	91%	83%
Chiddingfold Cricket Club	65%	63%
Chiddingfold Recreation Ground	81%	76%
Churt Recreation Ground	66%	80%
Cranleigh Cricket Club	91%	73%
Cranleigh Rugby Club	88%	73%
Cranleigh School	90%	78%
Churt Recreation Ground	66%	80%
Duke of Kent School	64%	59%
Dunsfold Cricket Green	75%	66%
Ewhurst Cricket Club	82%	71%
Ewhurst Recreation Ground	63%	80%
Farnham Cricket Club	80%	63%
Farnham Heath End School	60%	71%
Farnham Park	24%	73%
Farnham Rugby Club	80%	92%
Farnham Sixth Form College	32%	35%
Farnham Town FC	81%	63%
Farnham United Football Club	63%	51%
Frensham Heights School	80%	60%
Glebelands School	79%	78%
Godalming Town Football Club	89%	83%
Gosden Common	77%	63%
Grayswood Recreation Ground	64%	71%
Guildford Rugby Club	91%	83%
Hale Recreation Ground	63%	59%
Hale School	49%	39%
Hambledon Green	66%	61%
Hambledon Recreation Ground	49%	47%

<i>Site</i>	<i>Pitches</i>	<i>Changing</i>
Hascombe Recreation Ground	62%	61%
Haslemere Recreation Ground	80%	83%
Heath End Recreation Ground	61%	59%
High Lane Recreation Ground	43%	-
Hindhead Playing Fields	54%	59%
Holloway Hill Recreation Ground	73%	78%
Hollowdene Recreation Field	74%	73%
Hurtwood Park Polo Club	80%	-
King George V Playing Field	56%	61%
Loseley Children's Centre	43%	-
Loseley Fields School	46%	-
Meades Park	89%	44%
Milford Heath	61%	68%
Morley Road Recreation Ground	46%	-
Peper Harow Cricket Club	53%	51%
Riverdale	59%	51%
Rodborough Technology College	53%	68%
Rowledge Recreation Ground	73%	76%
Rushetts Common	66%	61%
Shamley Green Cricket Club	55%	-
Snoxall Playing Fields	83%	66%
The Bourne Green	61%	56%
Thursley Road Recreation Ground	79%	78%
Thursley Cricket Ground	69%	51%
Tilford Green	47%	-
Waverley Abbey Junior School	63%	65%
Weybourne Recreation Ground	49%	54%
Weydon School	53%	61%
William Cobbett School	54%	66%
Witley Recreation Ground	50%	66%
Wonnesh Sports Pavilion	82%	83%
Woolmer Hill Recreation Ground	84%	85%
Woolmer Hill School	70%	73%
Wrecclesham Recreation Ground	50%	61%



Elstead Cricket Club

- 8.15 **Pitch quality:** The table below sets out the number of natural turf pitches which were rated as below 'average' (i.e. they scored less than 55% for pitch quality) and are therefore in condition that is likely to compromise the quality and quantity of play that they can accommodate. More than one-third of youth football and mini-soccer pitches fall into this category:

<i>Pitch type</i>	<i>No. pitches below 'average'</i>	<i>% pitches below 'average'</i>
Adult football	17	22.1%
Youth football	8	33.3%
Mini-soccer	14	35.0%
Cricket	10	21.3%
Rugby	4	16.7%
ALL PITCHES	53	25.0%

- 8.16 **Changing facilities quality:** The quality of changing facilities is rated as below 'average' at nine sites in the study area (12.0%) and a further eight sites (10.7%) have no on-site changing provision.

- 8.17 **Pitch carrying capacity:** Pitch carrying capacity is the number of games per week that a pitch can accommodate. An average quality pitch in Waverley can accommodate two games (and/or training sessions) per week without detriment to the quality of the pitch. Below average pitches, cater for one or fewer matches/training sessions per week due to their poor quality and for the purposes of calculating supply through the Playing Pitch Model, effectively count as less than one pitch, because of their periodic non-availability in the peak demand period. The table below shows the calculated carrying capacity of each type of pitch in the study area:

<i>Pitch Type</i>	<i>Average quality or better</i>			<i>Below average quality</i>			<i>Total effective availability</i>
	<i>No. pitches</i>	<i>Multiplication factor</i>	<i>Effective availability</i>	<i>No. pitches</i>	<i>Multiplication factor</i>	<i>Effective availability</i>	
Adult football	60	x 1	60	17	x 0.5	8.5	68.5
Youth football	16	x 1	16	8	x 0.5	4.0	20.0
Mini-soccer	26	x 1	26	14	x 0.5	7.0	33.0
Cricket pitch	37	x 1	37	10	x 0.5	5.0	43.0
Adult rugby	20	x 1	20	4	x 0.5	2.0	22.0

- 8.18 **Artificial turf pitches:** The criteria assessed were as follows:

a) **Playing surface:**

<i>Rating</i>	<i>Definition</i>	<i>Score</i>
High Quality	An entirely flat surface with no evidence of wear.	5
Above Average	An effectively flat surface with limited evidence of wear.	4
Average	An effectively flat surface with evidence of wear.	3
Below Average	An uneven surface, with significant evidence of wear.	2
Poor quality	A very uneven surface, with extensive evidence of wear.	1

b) *Lighting of the pitch:*

<i>Rating</i>	<i>Definition</i>	<i>Score</i>
High Quality	Strong lighting levels over the entire playing area, with no glare, shadows or reflection to distract players.	5
Above Average	Adequate lighting levels over the entire playing area, with some slight glare, shadows or reflection to distract players.	4
Average	Adequate lighting levels over the entire playing area, with glare, shadows or reflection to distract players.	3
Below Average	Adequate lighting levels over the most of the playing area, with glare, shadows or reflection to distract players.	2
Poor quality	Poor lighting levels over the entire playing area, with glare, shadows or reflection that distracts players.	1

c) *Fencing of the pitch:*

<i>Rating</i>	<i>Definition</i>	<i>Score</i>
High Quality	Playing area fully enclosed by a high surrounding fence in good repair, with lockable gate and perimeter rebound boards.	5
Above Average	Playing area fully enclosed by a surrounding fence in reasonable repair, with a gate and perimeter rebound boards.	4
Average	Playing area mostly enclosed by a surrounding fence in reasonable repair, with perimeter rebound boards.	3
Below Average	Playing area mostly enclosed by a surrounding fence in poor repair, with no perimeter rebound boards.	2
Poor quality	No perimeter fence	1

d) *Disabled access:*

<i>Rating</i>	<i>Definition</i>	<i>Score</i>
High Quality	Full disabled access to the pitch, including adequate width access gates and a level or ramped paved path to the changing facilities.	5
Above Average	Full disabled access to the pitch, including adequate width access gates and a paved path to the changing facilities.	4
Average	Full disabled access to the pitch, including adequate width access gates but no dedicated path to the changing facilities.	3
Below Average	Limited disabled access to the pitch due to inadequate width access gates and no dedicated path to the changing facilities.	2
Poor quality	No disabled access to the pitch because access gate too narrow, steps to the pitch and no dedicated path to the changing facilities.	1

e) *Car parking and general access:* Presence/absence of:

- Dedicated car parking.
- Number of spaces meets Sport England standards.
- Dedicated spaces for mums/toddlers and disabled.
- Good signposting.
- Adequate lighting levels over the whole area.

<i>Rating</i>	<i>Definition</i>	<i>Score</i>
High Quality	Complies with all five of the criteria	5
Above Average	Complies with four of the criteria	4
Average	Complies with three of the criteria	3
Below Average	Complies with two of the criteria	2
Poor quality	Complies with one or none of the criteria	1

8.19 The full results of the audit are set out below.

<i>Site</i>	<i>Playing surface</i>	<i>Lighting</i>	<i>Fencing</i>	<i>Disabled</i>	<i>Access</i>
Broadwater School (x2)	5	5	5	5	4
Charterhouse School	4	5	5	5	4
Cranleigh School (x3)	5	5*	5	5	4
Farnham Heath End School	5	5	5	5	5
Frensham Heights School	5	5	5	5	5
The Edge Leisure Centre (x2)	5	5	5	5	4

* Only one of the three pitches at Cranleigh School is floodlit.

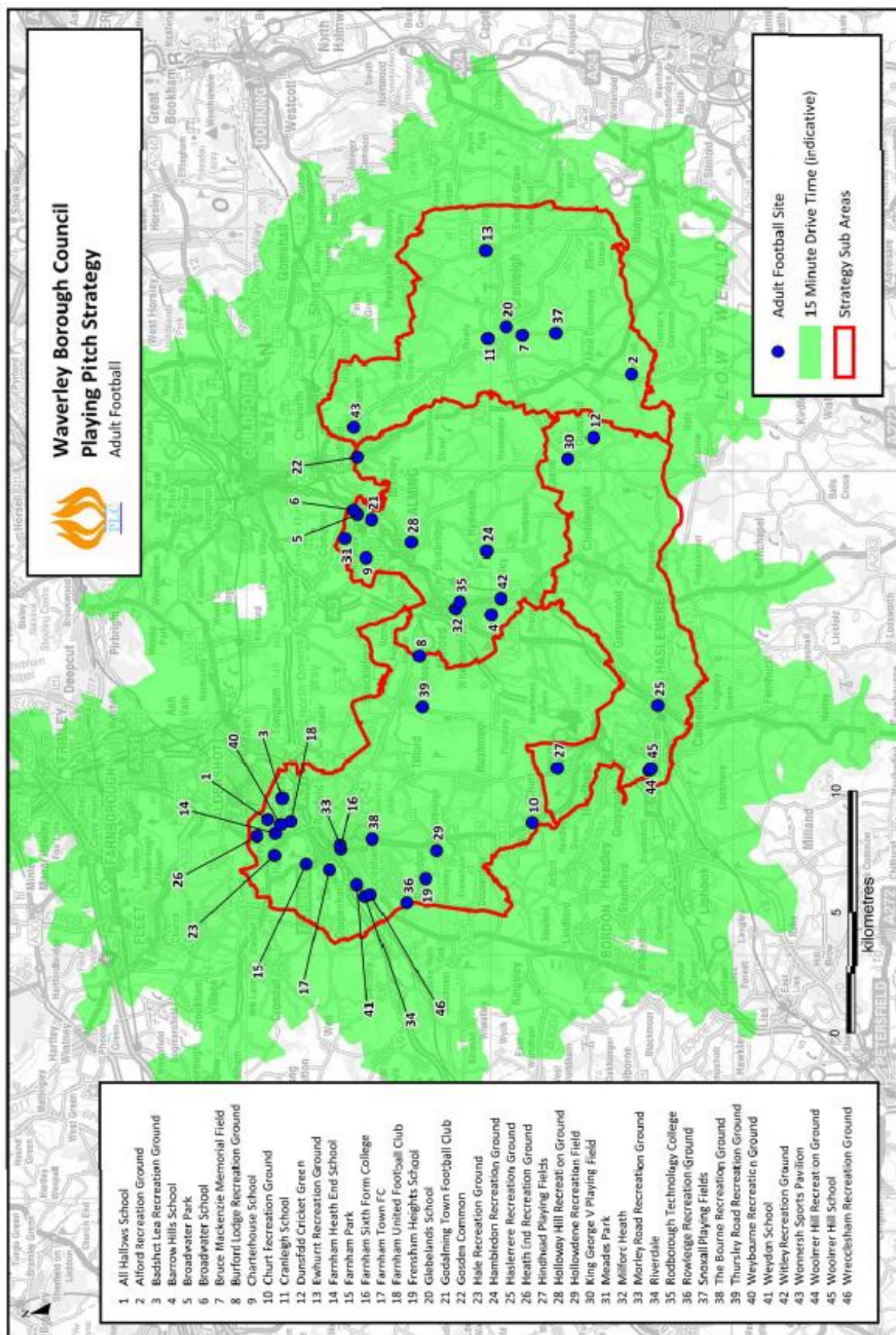
8.20 The audit shows that all synthetic turf pitches in Waverley are rated as at least 'above average' quality.

Accessibility

8.21 **Introduction:** Accessibility is assessed in relation to 'effective catchments', which are the times/distances that participants are prepared to travel to reach different types of pitch and their favoured means of transport. Effective catchments in Waverley were defined by the clubs survey and the catchments from which members are drawn.

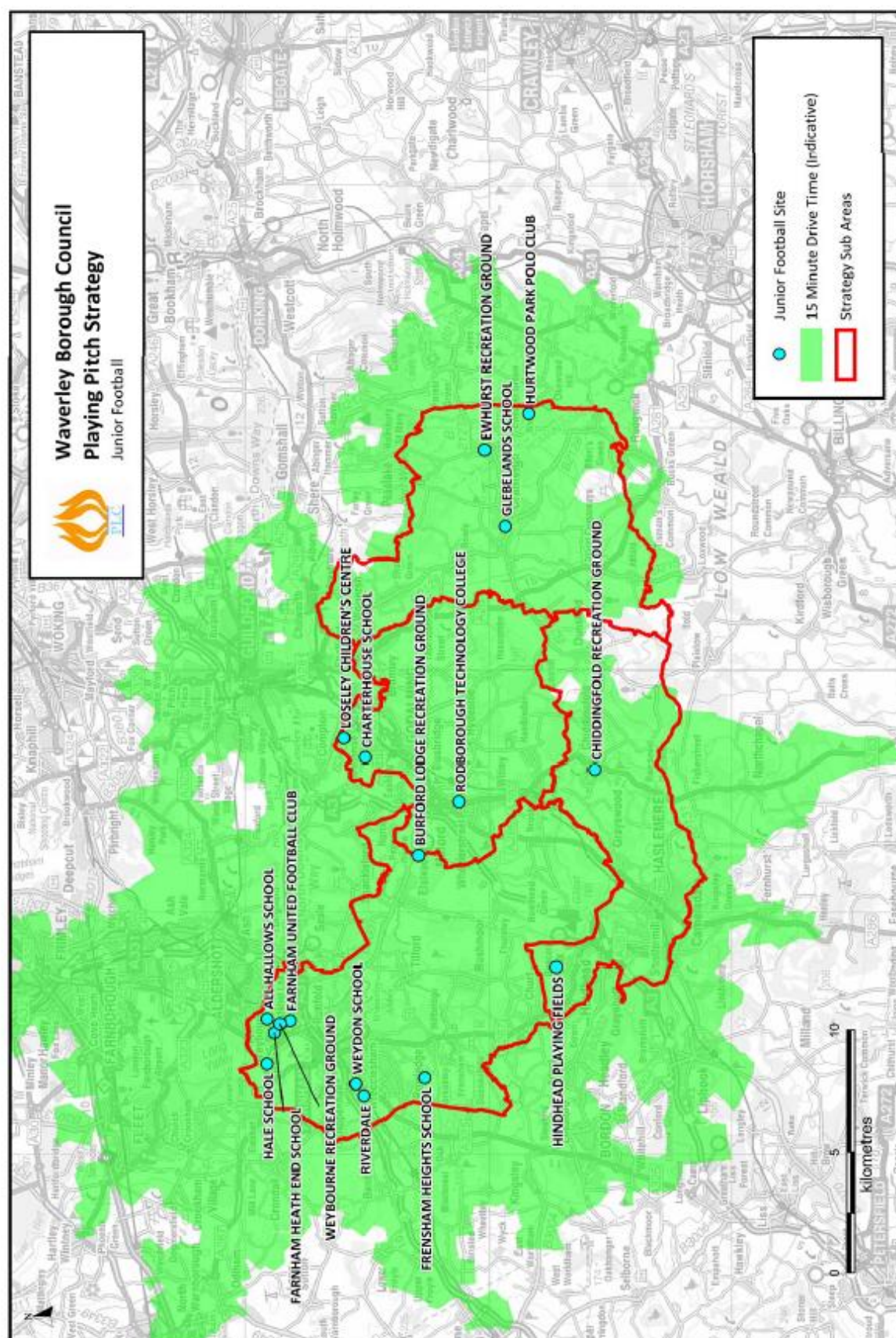
- a) Football pitch users typically travel by car and around 90% of them have a journey time of 15 minutes or less.
- b) Cricket pitch users typically travel by car and around 90% of them have a journey time of 15 minutes or less.
- c) Rugby pitch users typically travel by car and around 90% of them have a journey time of 20 minutes or less.
- d) Synthetic pitch users typically travel by car and around 90% of them have a journey time of 20 minutes or less.

8.22 *Patterns of provision of adult football pitches:* A map showing adult football pitches in Waverley, with 15 minute drive time catchments and sub-area boundaries is below. It shows the entire population is within 15 minutes drive of a pitch:



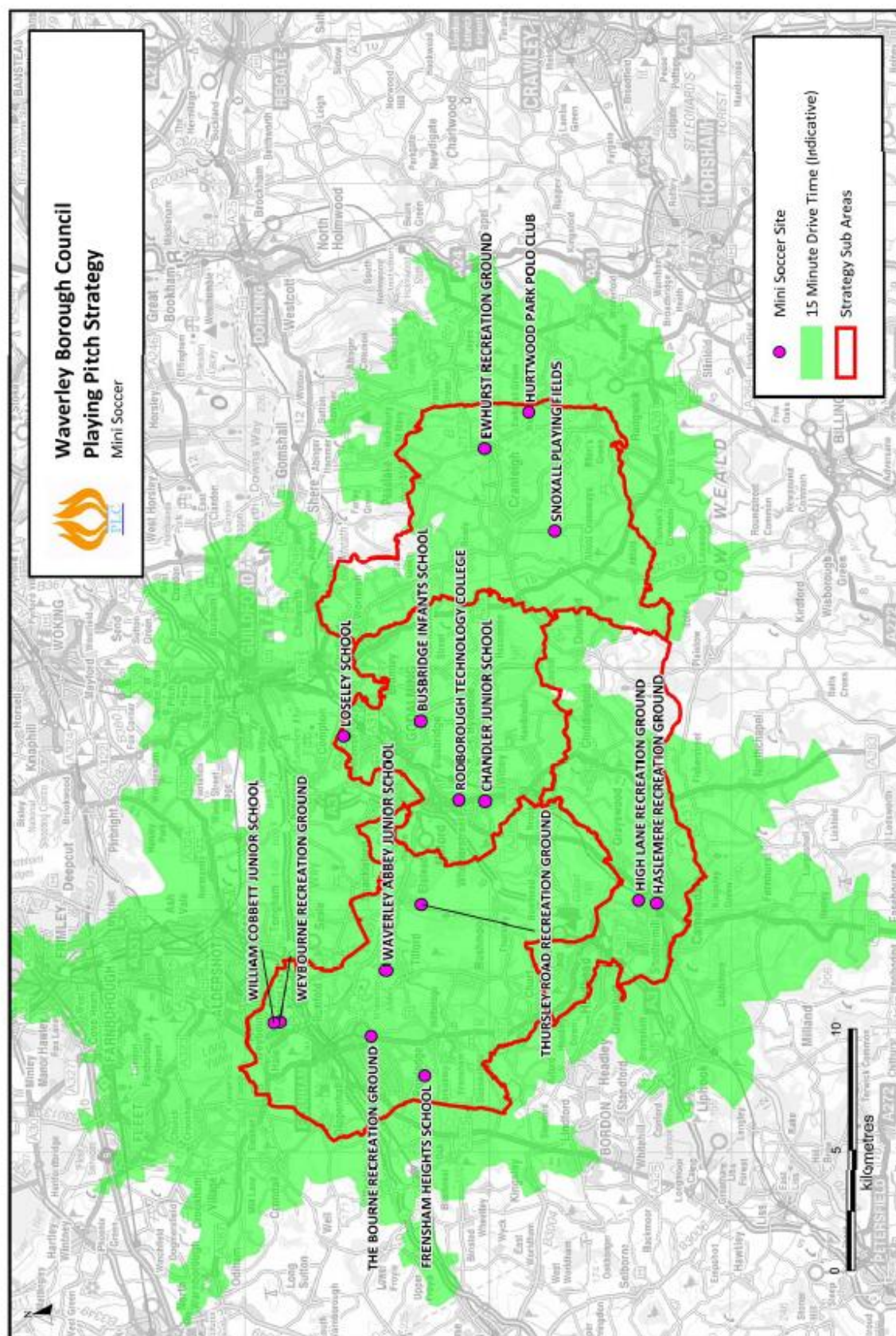
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- 8.23 **Patterns of provision of youth football pitches:** A map showing the location of youth football pitches in Waverley, with 15 minute drive time catchments and sub-area boundaries is below. It shows that with the exception of a small area in the south of the borough, the entire population is within 15 minutes drive of a pitch:

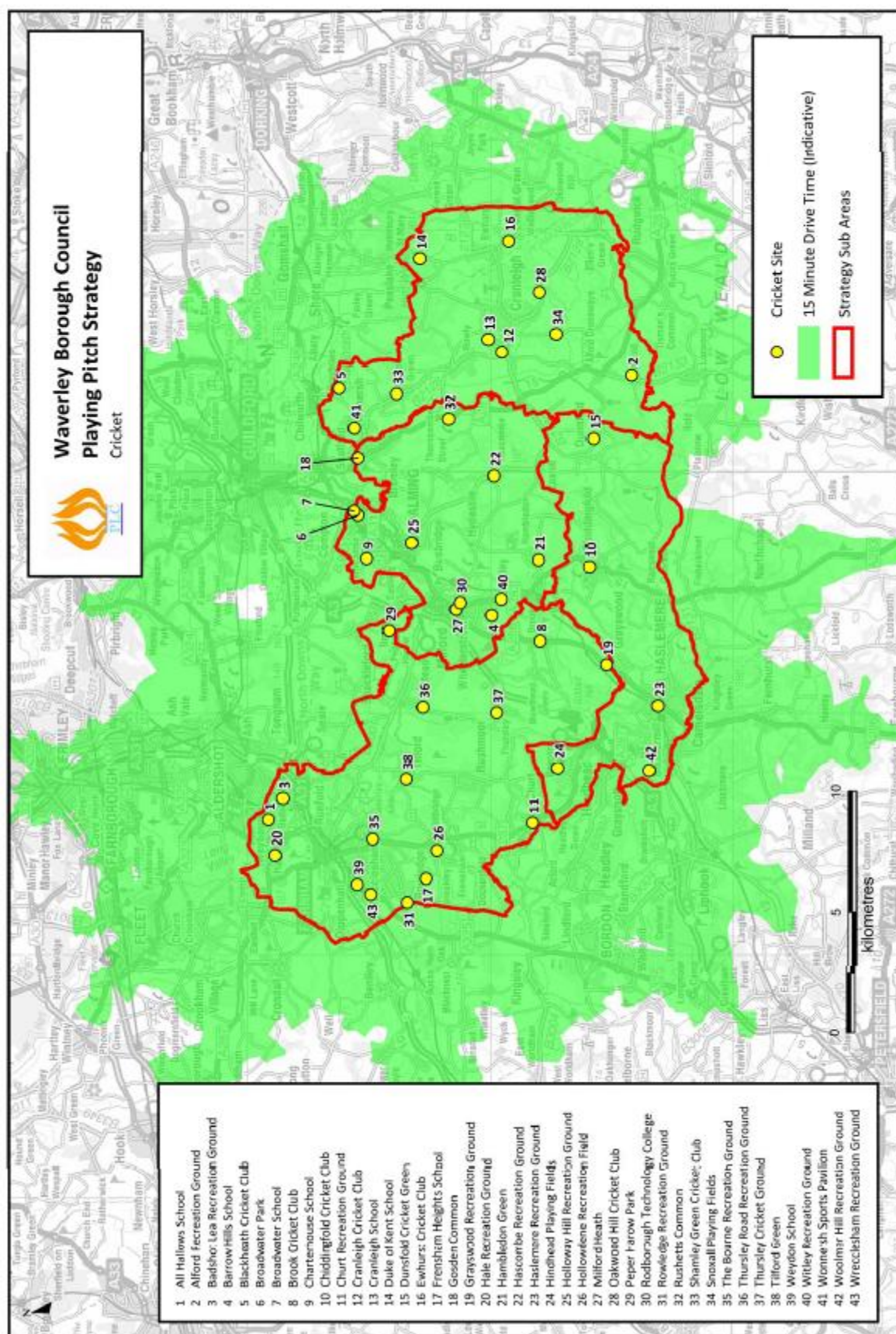


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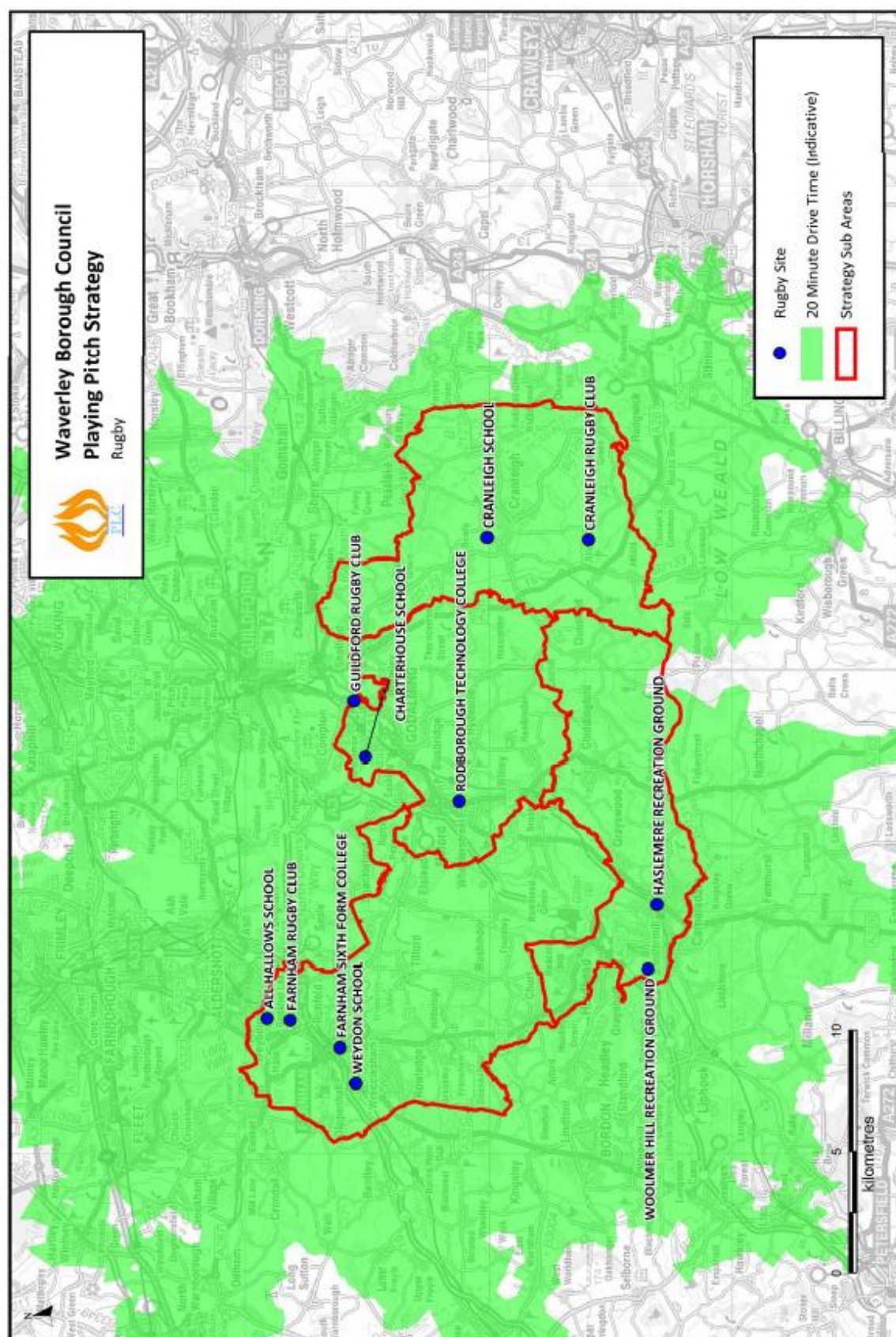
- 8.24 ***Patterns of provision of mini-soccer pitches:*** A map showing the location of mini-soccer pitches in Waverley, with 15 minute drive time catchments and sub-area boundaries is below. It shows a similar pattern of distribution to youth football pitches in that, with the exception of a small area in the south of the borough, the entire population is within 15 minutes drive of a pitch:



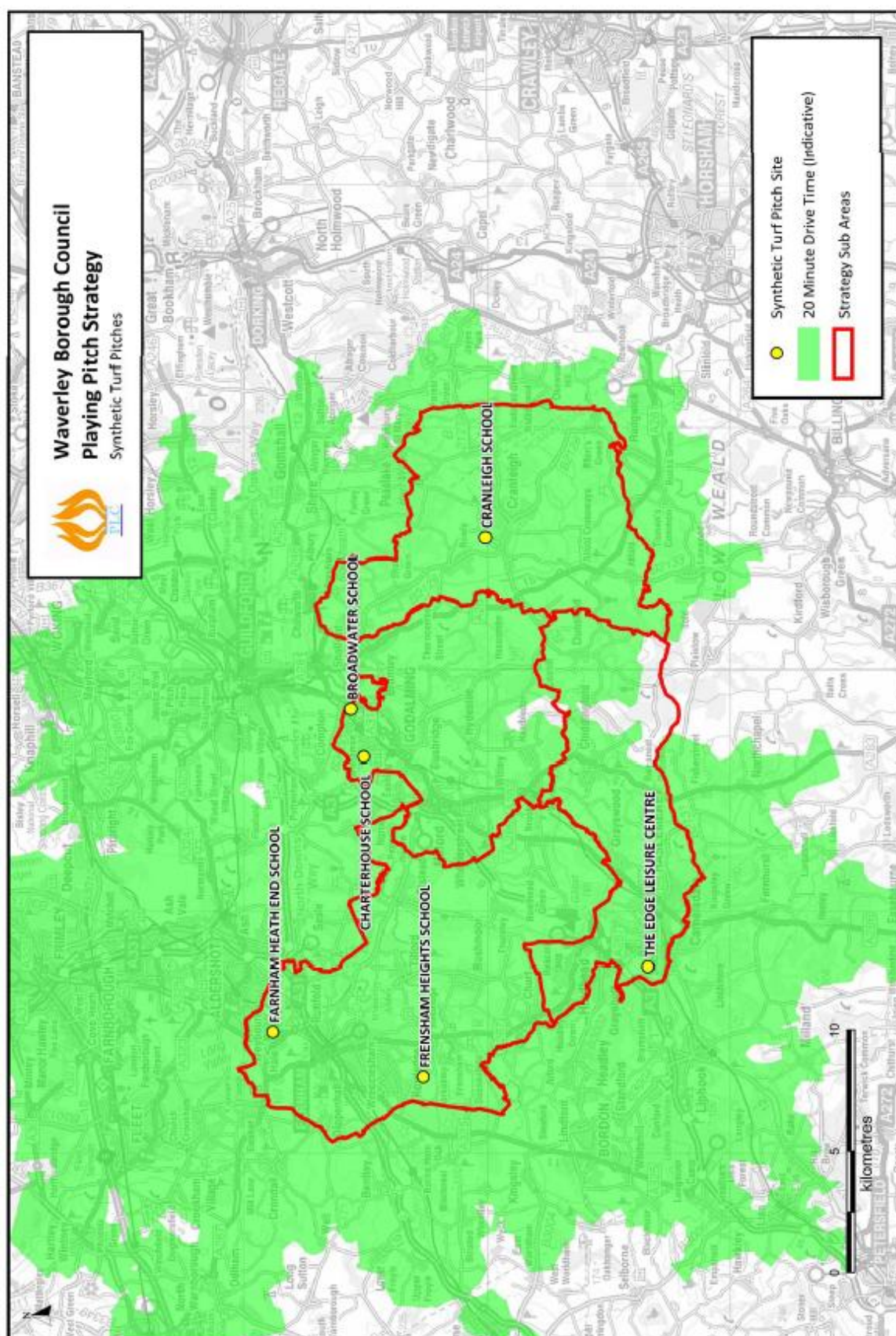
8.25 *Patterns of provision of cricket pitches:* A map showing the location of cricket pitches in Waverley, with 15 minute drive time catchments and sub-area boundaries is below. It shows the entire population is within 15 minutes drive of a pitch:



- 8.26 ***Patterns of provision of rugby pitches:*** A map showing the location of rugby pitches in Waverley, with 20 minute drive time catchments and sub-area boundaries is below. It shows that, with the exception of a small area in the south of the borough, the entire population is within 20 minutes drive of a pitch:



8.27 *Patterns of provision of synthetic turf pitches:* A map showing the location of synthetic turf pitches in Waverley, with 20 minute drive time catchments and sub-area boundaries is below. It shows that, with the exception of a small area in the south of the borough, the entire population is within 20 minutes drive of a pitch:



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The implications for playing pitch provision

8.28 The implications of the supply of pitch provision in Waverley are as follows:

- a) **Quantitative analysis:** There are 77 adult football pitches, 24 youth football pitches, 40 mini-soccer pitches, 47 cricket pitches, 24 rugby pitches and 10 synthetic turf pitches in Waverley.
- b) **Security of access:** Almost one in three pitches are in the least secure access categories, including more than half the youth football pitches. Since community use of these education pitches could in theory be rescinded at any time, efforts should be made to secure formal Community Use Agreements.
- c) **Sub-area analysis:** Per capita levels of all pitch provision are beat in the Cranleigh sub-area and poorest in the Haslemere sub-area
- d) **Pitch quality:** 25% of all pitches were assessed as being below ‘average’ and are therefore in condition that is likely to compromise the quality and quantity of play that they can accommodate. More than one-third of youth football and mini-soccer pitches fall into this category. The quality of all synthetic turf pitches is rated as better than ‘above average’.
- e) **Changing facilities:** The quality of changing facilities is rated as below ‘average’ at nine sites in the study area (12.0%) and a further eight sites (10.7%) have no on-site changing provision.
- f) **Accessibility:** With the exception of a youth football, mini-soccer, rugby and synthetic turf pitches, for which a small area in the south of the borough is unserved, the entire population is within the effective catchment of all types of pitch.



Farnham Heath End Synthetic Turf Pitch

IX THE BALANCE BETWEEN SUPPLY AND DEMAND

9.1 **Introduction:** To assess the adequacy of playing pitch provision in the study area, Sport England's Playing Pitch Model (PPM) was applied, in line with its policy document '*Towards a Level Playing Field: A Guide to the Production of Playing Pitch Strategies*' (2005). The PPM involves the following stages:

- a) **Stage one - Identifying teams/team equivalents:** The full list of all clubs and teams in the borough are identified and their match and training needs are converted into team equivalents.
- b) **Stage two - Calculating home games per team per week:** These figures are identified from the above data.
- c) **Stage three - Assessing total home games per week:** These are calculated from the above outputs.
- d) **Stage four - Establishing temporal demand for games:** This is identified from the regular timings of matches, to identify the periods of peak demand.
- e) **Stage five - Defining pitches used on each day:** This is calculated by applying the peak demand.
- f) **Stage six - Establishing the number of pitches available for each sport:** All pitches for each sport in the borough are identified and their carrying capacity at the peak period is calculated by assessing qualitative data.
- g) **Stage seven - Identifying the balance:** This is done by comparing data generated from the previous six stages.
- h) **Stage eight - Identifying latent demand:** A range of factors are considered to establish whether the 'raw' outputs of the PPM need to be refined to take account of local circumstances.

9.2 **PPM Results:** The results of applying the PPM in Waverley are as follows:

		Football	Cricket	Rugby	Hockey
Stage 1 Identifying team equivalents	Adult male teams	69	114	36	34
	Youth male teams	95	95	44	30
	Mixed Mini teams	85	-	25	-
	Adult female teams	3	2	2	32
	Youth female teams	2	1	4	22
Stage 2 Calculate home games per week	Adult male games	0.5	0.7	0.5	0.5
	Youth male games	0.5	0.7	0.5	0.5
	Mixed Mini games	0.5	-	0.5	0.5
	Adult female games	0.5	0.7	0.5	0.5
	Youth female games	0.5	0.7	0.5	0.5
Stage 3 Assessing total home Games per week	Adult male games	34.5	79.8	18.0	17.0
	Youth male games	47.5	66.5	22.0	15.0
	Mixed Mini games	42.5	-	12.5	-
	Adult female games	1.5	1.4	1.0	16.0
	Youth female games	1.0	0.7	2.0	11.0

			Football	Cricket	Rugby	Hockey
Stage 4 Establish temporal demand for pitches	Saturday morning	Adult male teams	0%	0%	0%	0%
		Youth male teams	0%	13%	0%	0%
		Mixed Mini teams	15%	-	0%	0%
		Adult female teams	0%	0%	0%	0%
		Youth female teams	0%	0%	0%	0%
	Saturday afternoon	Adult male teams	26%	56%	50%	50%
		Youth male teams	0%	0%	0%	0%
		Mixed Mini teams	15%	-	0%	-
		Adult female teams	0%	0%	50%	50%
		Youth female teams	0%	0%	0%	0%
	Sunday morning	Adult male teams	62%	0%	0%	0%
		Youth male teams	15%	37%	50%	50%
		Mixed Mini teams	45%	-	100%	-
		Adult female teams	0%	0%	0%	0%
		Youth female teams	0%	100%	50%	50%
	Sunday afternoon	Adult male teams	0%	28%	0%	0%
		Youth male teams	70%	0%	0%	0%
		Mixed Mini teams	25%	-	0%	0%
		Adult female teams	50%	100%	0%	0%
		Youth female teams	50%	0%	0%	0%
	Midweek	Adult male teams	12%	16%	50%	50%
		Youth male teams	15%	50%	50%	50%
		Mixed Mini teams	0%	-	0%	0%
		Adult female teams	50%	0%	50%	50%
		Youth female teams	50%	0%	50%	50%
Stage 5 Defining pitches needed each day	Saturday morning	Adult male pitches	0	0	0	0
		Youth male pitches	0	8.6	0	0
		Mixed Mini pitches	10.6	-	0	0
		Adult female pitches	0	0	0	0
		Youth female pitches	0	0	0	0
	Saturday afternoon	Adult male pitches	9.0	44.7	9.0	8.5
		Youth male pitches	0	0	0	0
		Mixed Mini pitches	6.4	-	0	-
		Adult female pitches	0	0	0.5	7.5
		Youth female pitches	0	0	0	0
	Sunday morning	Adult male pitches	21.4	0	0	0
		Youth male pitches	7.1	24.6	11.0	8.0
		Mixed Mini pitches	19.1	-	25.0	-
		Adult female pitches	0	0	0	0
		Youth female pitches	0	0.7	1.0	5.5
	Sunday afternoon	Adult male pitches	0	22.3	0	0
		Youth male pitches	33.3	0	0	0
		Mixed Mini pitches	10.6	-	0	0
		Adult female pitches	0.8	1.4	0	0
		Youth female pitches	0.5	0	0	0
	Midweek	Adult male pitches	4.1	12.8	9.0	8.5
		Youth male pitches	7.1	33.3	11.0	8.0
		Mixed Mini pitches	0	-	0	-
		Adult female pitches	0.7	0	0.5	7.5
		Youth female pitches	0.5	0	1.0	5.5

			Football	Cricket	Rugby	Hockey
Stage 6 Establishing pitches effectively available	Adult pitches		68.5	42	22	10
	Youth pitches		20			
	Mini pitches		33			
Stage 7 Identifying shortfalls (-) and surplus (+)	Saturday morning	Adult pitches	+68.5	+33.4	+22.0	+10.0
		Youth pitches	+20.0			
		Mini pitches	+22.4			
	Saturday afternoon	Adult pitches	+59.5	-2.7	+12.5	-8.0
		Youth pitches	+17.0			
		Mini pitches	+26.6			
	Sunday morning	Adult pitches	+47.1	+16.7	-15.0	-3.5
		Youth pitches	+12.9			
		Mini pitches	+13.9			
	Sunday afternoon	Adult pitches	+67.3	+18.3	+22.0	+10.0
		Youth pitches	-14.8			
		Mini pitches	+22.4			
	Midweek	Adult pitches	+63.7	-4.1	+2.5	-19.5
		Youth pitches	+12.4			
		Mini pitches	+33.0			

9.3 **Sub-area analysis:** The table below shows the supply-demand balance for pitches in the respective peak periods in Waverley by sub-area, using the ‘raw’ outputs from the PPM:

- Demand:** The demand figures include team equivalents.
- Supply:** The supply figures are adjusted for pitch carrying capacity.

Sub- area	Factor	Adult football	Youth football	Mini- soccer	Cricket	Rugby	Hockey
Farnham	Demand	15.5	21.8	7.9	13.8	10.0	8.0
	Supply	21.0	6.5	12.0	12.0	5.0	2.0
	+ / -	+5.5	-15.3	+4.1	-1.8	-5.0	-6.0
Godalming	Demand	16.7	22.7	5.0	17.2	11.5	9.5
	Supply	24.0	7.5	8.0	15.5	7.0	3.0
	+ / -	+7.3	-15.2	+3.0	-1.7	-4.5	-6.5
Haslemere	Demand	7.4	12.9	3.3	5.0	6.5	6.0
	Supply	7.5	1.5	3.0	4.5	3.0	2.0
	+ / -	+0.1	-11.4	-0.3	-0.5	-3.5	-4.0
Cranleigh	Demand	5.0	10.5	2.9	10.1	9.0	6.0
	Supply	16.0	4.5	10.0	10.0	7.0	3.0
	+ / -	+11.0	-6.0	+7.1	-0.1	-2.0	-3.0

9.4 The sub-area analysis reveals the following:

- There is a surplus of adult football pitches in all sub-areas, although this is smallest in Haslemere.
- There is a significant shortfall of youth football pitches in all sub-areas, greater than could be met simply by converting surplus adult football pitches to youth.
- There is a surplus of mini-soccer pitches in all sub-areas except Haslemere.

- d) There is a small deficit in cricket pitches in all sub-areas.
- e) There is a small deficit in rugby pitches, before account is taken of multiple match use of pitches by mini-rugby.
- f) There is a deficit in synthetic turf pitches, before account is taken of multiple match use of pitches by hockey.

9.5 **Latent demand:** To supplement the above analysis, the latent demand for each pitch sport is examined below and factored in to the preliminary numerical assessment of deficiency based on the 'raw' numerical outputs of the PPM:

a) **Football:**

Factor	Analysis in Waverley	Impact on latent demand
Current frustrated demand	One football club responding to the clubs survey indicated that they are unable to expand their membership due to a lack of suitable facilities. - <i>Waverley Sports Clubs Survey</i> (2012).	There is some limited evidence of frustrated demand for football.
Sports development initiatives	<ul style="list-style-type: none"> The FA has a national target to increase weekly participation in football 150,000 participants between 2011 and 2015. - <i>'National Game Strategy 2011- 2015'</i> (2011). Involvement in organised sport increased by 3.7% in Waverley between 2006 and 2011, so target increases in participation may be realised. - <i>'Active People Survey'</i> (2011). 	The impact on demand from football development programmes will place additional pressures on existing pitch provision.
Quality of pitches/ facilities	The audit of pitch quality identified that 8.2% of adult football pitches, 29.2% of youth football pitches and 20.0% of mini-soccer pitches in Waverley are rated as below average, so the quantity of football will be compromised to some extent by quality. - <i>Waverley Qualitative audit</i> (2012).	The impact of the quality of pitches on their carrying capacity has been reflected in the supply and demand calculations in the PPM.
National sporting success	<ul style="list-style-type: none"> The high media profile that football enjoys as the 'national game' makes it an attractive option for many young players. - <i>'National Game Strategy 2011- 2015'</i> (2011). The increased media coverage of the women's game has helped it to overtake Netball as the most popular women's team sport. - <i>'National Game Strategy 2011- 2015'</i> (2011). 	There is no firm evidence that the performance of the national team has specifically influenced local participation rates.
Pricing policies	46.7% of respondents to the sports clubs survey believe that pitch hire charges represent 'good' value for money and a further 46.7% that they represent 'acceptable' value for money, so there is no evidence that price is deterring use. - <i>Waverley Sports Clubs Survey</i> (2012).	There is no discernible impact of pricing on latent demand.
School sport	29.9% of adult football pitches, 52.5% of youth football pitches and 42.5% of mini-soccer pitches with community use in Waverley are on school sites, so any changes in the volume of schools use would impact on their capacity to accommodate external use. - <i>Waverley Quantitative audit</i> (2012).	Any increased use of school pitches by schools would have a significant effect on overall pitch availability.
Long-term impact of mini-sports	<ul style="list-style-type: none"> The number of mini-soccer teams in the study area increased between 2010 and 2011. - <i>FA 'Local Participation Report'</i> for Waverley (2011). 	Increasing youth and mini teams will create demand for additional pitches.

Factor	Analysis in Waverley	Impact on latent demand
Lifestyle changes	<ul style="list-style-type: none"> Changing lifestyles (for example more weekend working) have created a trend where larger pools of players are needed to form a team. The FA recognises this phenomenon and has set a target of maintaining the current number of adult men's teams, despite an overall increase in the number of players. - <i>'National Game Strategy 2011- 2015'</i> (2011). Many players are prolonging their careers, which has led to the development of small-sided versions of the game for older players. - <i>'National Game Strategy 2011- 2015'</i> (2011). 	Lifestyle changes are unlikely to have any further significant impact upon overall demand for football, but may lead to increased demand for small-sided pitches for older players.

b) Cricket:

Factor	Analysis in Waverley	Impact on latent demand
Current frustrated demand	None of the cricket clubs responding to the clubs survey identified that they are unable to increase their membership as a result of the non-availability of pitches. - <i>Waverley Sports Clubs Survey</i> (2012).	There is no evidence of frustrated demand for cricket in the study area.
Sports development initiatives	Cricket participation is particularly buoyant in Waverley, with clubs running several active development programmes for youths and women. - <i>Waverley Sports Clubs Survey</i> (2012).	Given the current high levels of cricket activity, further significant increases are unlikely.
Quality of pitches/facilities	The audit of pitch quality identified that 8.3% of cricket pitches are rated as below 'average' and as a result their quality will limit the quantity of cricket they can accommodate. - <i>Waverley Qualitative audit</i> (2012).	The impact of the quality of pitches on their carrying capacity has been reflected in the supply and demand calculations in the PPM.
National sporting success	The success of the England team in the recent Ashes Series' does not appear to have had a sustained impact on overall weekly adult participation in cricket, which increased by only 0.03% (from 0.48% to 0.51% between 2006 and 2011). - <i>Active People Survey</i> (2011).	The impact of national sporting success in cricket does not appear to have had a significant sustained effect at community level.
Pricing policies	All the cricket respondents to the sports clubs survey believe that pitch hire charges represent 'good' value for money, so there is no evidence that price is deterring use. - <i>Waverley Sports Clubs Survey</i> (2012).	There is no discernible impact of pricing on latent demand.
School sports curriculum	15.6% of cricket pitches with community use in the study area are on school sites. - <i>Waverley Quantitative audit</i> (2012).	Increased use of pitches by schools could have an effect on overall pitch availability.
Long-term impact of mini-sports	The number of junior teams is just below the number of adult teams and it is therefore unlikely that when age group participation converts into adult teams, demand for pitches will increase substantially. - <i>Waverley Sports Clubs Survey</i> (2012).	It is likely that demand for pitches will remain similar as the current numbers of junior players get older.
Lifestyle changes	The age band by which adult cricket is defined already extends to 55, so competitive play by older players is an established phenomenon. - <i>'Towards a Level Playing Field: A Guide to the Production of Playing Pitch Strategies'</i> (2005).	Lifestyle changes are likely to have a limited impact on latent demand.

c) **Rugby:**

Factor	Analysis in Analysis in Waverley	Impact on latent demand
Current frustrated demand	None of the rugby clubs responding to the clubs survey identified that they are unable to increase their membership as a result of the non-availability of pitches. - <i>Waverley Sports Clubs Survey</i> (2012).	There is no evidence of frustrated demand for rugby in the study area
Sports development initiatives	<ul style="list-style-type: none"> The RFU is keen to develop 'Leisure Rugby' as a game, to expand its appeal to a wider range of prospective players. - <i>'The Rugby Union Whole Sport Plan 2009 - 2013'</i> (2009). The RFU has a national target to increase weekly participation by 2% for adult males, 30% for adult females and 30% for 16 - 19 year olds per between 2009 and 2013 which if achieved will have a significant impact on demand for rugby pitches. <i>'The Rugby Union Whole Sport Plan 2009 - 2013'</i> (2009). 	It has been assumed that the impact of rugby development programmes will create some additional demand for pitches.
Quality of pitches/facilities	The audit of pitch quality carried out for this study identified that that 8.3% of rugby pitches are rated as below 'average' and as a result their quality will limit the quantity of rugby they can accommodate. - <i>Waverley Qualitative audit</i> (2012).	The quality of pitches is unlikely to deter participation in rugby in the study area.
National sporting success	Adult participation in rugby increased marginally by 0. 1% (from 0.46% to 0.56% between 2006 and 2008). - <i>Active People Survey</i> (2008).	National success does not seem to be directly linked to participation increases
Pricing policies	All rugby respondents to the sports clubs survey believe that pitch hire charges represent 'good' value for money and so there is no evidence that price is deterring use. - <i>Waverley Sports Clubs Survey</i> (2012).	There is no discernible impact of pricing on latent demand.
School sports curriculum	20.9% of rugby pitches with community use in the study area are on school sites. - <i>Waverley Quantitative audit</i> (2012).	Any increased use of school pitches by schools could have an effect on overall pitch availability.
Long-term impact of mini-sports	The number of junior and mini-rugby teams is higher than the number of adult teams and it is therefore possible that when age group participation converts into play at adult level, demand for pitches will increase substantially. - <i>Waverley Sports Clubs Survey</i> (2012).	It is likely that demand for pitches will increase as the current numbers of junior and mini-rugby players get older.
Lifestyle changes	<ul style="list-style-type: none"> Many players are prolonging their careers, which has led to the development of veteran's competitions for older players. - <i>'The Rugby Union Whole Sport Plan 2009 - 2013'</i> (2009). The development of 'Leisure Rugby' is likely to attract a wider cross-section of players. - <i>'The Rugby Union Whole Sport Plan 2009 - 2013'</i> (2009). 	Lifestyle changes are likely to have a limited impact on latent demand.

d) **Hockey:**

Factor	Analysis in Analysis in Waverley	Impact on latent demand
Current frustrated demand	None of the hockey clubs responding to the clubs survey identified that they are unable to increase their membership as a result of the non-availability of pitches. - <i>Waverley Sports Clubs Survey</i> (2012).	There is no evidence of frustrated demand for hockey in the study area
Sports development initiatives	England Hockey wishes to attract and retain more people into the sport, in particular by retaining club members, and increasing new membership by 10,000 adults and 32,500 children. - <i>'The Right Pitches in the Right Places'</i> (2011).	It has been assumed that any impact development programmes will create some additional hockey demand for artificial pitches.

Factor	Analysis in Analysis in Waverley	Impact on latent demand
Quality of pitches/facilities	The audit of pitch quality carried out for this study identified that all the synthetic turf pitches are rated as better than 'above average' and as a result their quality will not compromise the quantity of hockey they can accommodate. - <i>Waverley Qualitative audit (2012)</i> .	The quality of pitches is unlikely to deter participation in hockey in the study area.
National sporting success	Adult participation in hockey fell by 0.05% (from 0.24% to 0.19% between 2007 and 2011). - <i>Active People Survey (2011)</i> .	National success does not seem to be directly linked to participation increases
Pricing policies	All hockey respondents to the sports clubs survey believe that pitch hire charges represent 'good' value for money and so there is no evidence that price is deterring use. - <i>Waverley Sports Clubs Survey (2012)</i> .	There is no discernible impact of pricing on latent demand.
School sports curriculum	All synthetic turf pitches with community use in the study area are on school sites. - <i>Waverley Quantitative audit (2012)</i> .	Given their high capacity to accommodate play, increased use of school pitches by schools would have no effect on overall pitch availability.
Long-term impact of mini-sports	The number of junior hockey teams is lower than the number of adult teams and it is therefore unlikely that when age group participation converts into play at adult level, demand for pitches will increase substantially. - <i>Waverley Sports Clubs Survey (2012)</i> .	It is unlikely that demand for pitches will increase as the current numbers of junior players get older.
Lifestyle changes	There are no specific initiatives to encourage participation by older players, so lifestyle changes are unlikely to impact significantly upon participation rates.	Lifestyle changes are likely to have a limited impact on latent demand.

9.6 **Strategic reserve:** Another important consideration with grass pitches is the issue of maintaining a strategic reserve. This allows pitches to be 'rested' on a weekly or seasonal basis, to allow playing surfaces to recover and regenerate. As a general rule, the strategic reserve should equate to a minimum of 10% of the number of pitches required at the peak demand period.

9.7 **Analysis of PPM results:** The 'raw' data outputs of the PPM and the analysis of latent demand have been qualified as follows. Notional surpluses in one type of pitch should not be interpreted as implying that the playing field is not required, because in many instances the space can be used to accommodate pitches of a type for which there is a local deficit:

- a) **Adult football:** There is a notional surplus of 47.1 adult football pitches during the peak demand period on Sunday mornings. There is no evidence of any significant local latent demand to adjust this figure. However, an additional 10% strategic reserve of the 21.4 adult football pitches needed in the peak period reduces the notional surplus by a further 2.2 pitches.
- b) **Youth football:** There is a significant shortfall of 14.8 youth pitches during the peak demand period on Sundays. There is no evidence of any significant local latent demand to adjust this figure. The current deficiency is managed by playing matches on senior pitches. The addition of a 10% strategic reserve of the 33.3 youth football pitches needed in the peak period increases the shortfall by 3.3 pitches to a deficit of 18.1 pitches.

- c) **Mini-Soccer:** There is a notional surplus of 13.9 pitches during the peak period on Saturday mornings. There is no evidence of any significant local latent demand to adjust this figure. The addition of a 10% strategic reserve of the 19.1 mini-soccer pitches needed in the peak period reduces the surplus by 1.9 pitches to 12.0 pitches.
- d) **Cricket:** There is a 'headline' deficit of 4.1 pitches during the peak period in midweek, although in practice, spreading games across the five midweek evenings negates any potential shortfalls. There is no evidence of any significant local latent demand to adjust this figure. However, an additional 10% strategic reserve of the 46.1 cricket pitches needed in the peak period increases the notional deficit by a further 4.6 pitches to 8.6 pitches.
- e) **Rugby:** There is a shortfall of 15.0 pitches during the peak demand period on Sunday mornings. There is no evidence of any significant local latent demand to adjust this figure. An additional 10% strategic reserve of the 37.0 rugby pitches needed in the peak period increases the deficiency by a further 3.7 pitches, to 18.7 pitches. However, in practice 25 of the matches on Sunday mornings are mini-rugby games, which are played across adult pitches with two or three games run simultaneously. Furthermore, given the relatively short match durations and limited wear to the pitches, two or more sets of fixtures are normally scheduled in the period. Taking account of this, pitch demand on Sunday mornings reduces from 25 to around 8, which creates a small surplus of two pitches in the peak period.
- f) **Hockey:** There is a 'headline' deficit of 19.5 pitches in the midweek period, however spreading games across the five midweek evenings negates any actual shortfalls. Furthermore, the floodlit pitches can accommodate two games or four training sessions per evening, so effectively supply and demand are balanced.

9.8 Taking account of the above qualifications, the effective position in Waverley at present, based upon the preliminary interpretation of the PPM is as follows:

<i>Pitch type</i>	<i>Effective position</i>	<i>Explanation</i>
Adult football pitches	Surplus of 44.9 pitches	The notional surplus of 47.1 pitches calculated by the PPM reduces by 2.2 pitches to take account of the strategic reserve.
Youth football pitches	Shortfall of 17.8 pitches	The deficit of 14.8 pitches calculated by the PPM increases by 3.0 pitches to take account of the strategic reserve.
Mini-soccer pitches	Surplus of 12.0 pitches	The surplus of 13.9 pitches calculated by the PPM decreases by 1.9 pitches to take account of the strategic reserve.
Cricket pitches	Supply and demand balanced	The deficit of 4.1 pitches calculated by the PPM increases by 4.6 pitches to take account of the strategic reserve. However, this is managed by spreading play across the five midweek evenings.
Rugby pitches	Surplus of 2.0 pitches	The deficit of 15.0 pitches calculated by the PPM increases by 3.7 pitches to take account of the strategic reserve. However, mini-rugby pitch demand on Sunday mornings is accommodated by 8 pitches, which creates an overall surplus of two pitches in the peak period.
Synthetic turf pitches	Supply and demand balanced	The deficit of 19.5 pitches calculated by the PPM is managed by spreading play across the five midweek evenings and accommodating up to four sessions per pitch per evening.

Facilities Planning Model

9.9 **Introduction:** To supplement the outputs from the Playing Pitch Model, Sport England's Facilities Planning Model (FPM) was applied to assess the current and future balance between the supply of, and demand for, artificial turf pitches for football and hockey in the study area. The FPM comprises a spatial assessment of provision based on the nature of sports participation (demand) within an area and the available supply, taking into account issues such as capacity and accessibility.

9.10 **Summary of the FPM results for football:** The FPM results imply the following:

- a) **Supply:** There is a current supply of five sand-filled synthetic turf pitches in Waverley suitable for football, that are adjusted to 3.2 pitch equivalents to take account of hours available in the peak period. These provide a collective total capacity of 2,400 visits per week in the peak period (vpwpp). Waverley has 0.4 synthetic turf pitches for football per 10,000 people, above the Surrey, South-East and national averages of 0.3 per 10,000.
- b) **Demand:** Demand for synthetic turf pitches for football from the Waverley population is 1,940vpwpp. This is equivalent to demand for 2.6 pitches (including a 'comfort factor' that assumes that pitches are fully used when they reach 80% utilisation).
- c) **Supply/demand balance:** On the basis of the above assessment, there is a notional surplus equivalent to 0.6 pitches in Waverley, indicating a small surplus of provision.
- d) **Satisfied demand:** Taking into account the walk or drive time catchments of the existing facilities and the ability of residents to reach them (based upon local car ownership rates) 93% of demand for synthetic turf pitches for football is currently met, compared with 83% in Surrey as a whole, 82% in the South-East region and 79% nationally. 70% of demand is met by facilities within the borough and 30% by pitches in neighbouring areas.
- e) **Unmet demand:** Unmet demand is demand which cannot be met either because there is too much demand for a particular pitch within its catchment area, or the demand is located outside the catchment area of a pitch. In Waverley, unmet demand for synthetic turf pitches for football is 130vpwpp, equivalent to 0.2 pitches. The location of the unmet demand is evenly and thinly distributed across the borough, with no concentrations that would identify locations for additional provision.
- f) **Personal/relative share:** Personal share provides a more refined version of pitches per capita, in that it takes account of additional factors such as the capacity of pitches and the distance and mode of transport used to travel to the facilities. It facilitates comparison of levels of provision with the national average. For Waverley as a whole, the personal share figure is +121, meaning that levels of provision are 21% above the national average.
- g) **Analysis:** The analysis of the FPM results suggests that there is a small surplus of artificial turf pitches for football in Waverley, with 93% of total demand met and relatively high levels of provision compared with the county, regional and national averages.

9.11 **Summary of the FPM results for hockey:** The FPM results imply the following:

- a) **Supply:** There is a current supply of nine water-based or sand-filled synthetic turf pitches in Waverley suitable for hockey, that are adjusted to 3.1 pitch equivalents to take account of hours available in the peak period. These provide a collective total capacity of 2,280 visits per week in the peak period (vpwpp). Waverley has 0.8 synthetic turf pitches for hockey per 10,000 people, above the Surrey (0.4), South-East (0.3) and national (0.2) averages.
- b) **Demand:** Demand for synthetic turf pitches for hockey from the Waverley population is 560vpwpp. This is equivalent to demand for 0.8 pitches, including a 'comfort factor'.
- c) **Supply/demand balance:** On the basis of the above assessment, there is a notional surplus equivalent to 2.3 pitches in Waverley, indicating a surplus of provision.
- d) **Satisfied demand:** Taking into account the walk or drive time catchments of the existing facilities and the ability of residents to reach them (based upon local car ownership rates) 95% of demand for synthetic turf pitches for hockey is currently met, compared with 94% in Surrey as a whole, 92% in the South-East region and 84% nationally. 58% of demand is met by facilities within the borough and 42% by pitches in neighbouring areas.
- e) **Unmet demand:** Unmet demand is demand which cannot be met either because there is too much demand for a particular pitch within its catchment area, or the demand is located outside the catchment area of a pitch. In Waverley, unmet demand for synthetic turf pitches for hockey is 30vpwpp, equivalent to 0.04 pitches. The location of the unmet demand is evenly and thinly distributed across the borough, with no concentrations that would identify locations for additional provision.
- f) **Personal/relative share:** Personal share provides a more refined version of pitches per capita, in that it takes account of additional factors such as the capacity of pitches and the distance and mode of transport used to travel to the facilities. It facilitates comparison of levels of provision with the national average. For Waverley as a whole, the personal share figure is +213, meaning that levels of provision are 113% above the national average.
- g) **Analysis:** The analysis of the FPM results suggests that there is a surplus of artificial turf pitches for hockey in Waverley, with 95% of total demand met and relatively high levels of provision compared with the county, regional and national averages.

Local standards of provision

9.12 Based on the evidence above, the following local standards of provision were set:

<i>Pitch</i>	<i>Standard</i>	<i>Justification</i>
Adult football pitches	One adult pitch (1.2ha) per 5,000 people.	<ul style="list-style-type: none"> Existing levels of provision adjusted for pitch carrying capacity equate to one pitch per 1,756 people. - <i>Waverley Quantitative audit</i> (2012). The Playing Pitch Model indicates a current adjusted surplus of 44.9 pitches at the peak period, suggesting that 23.6 of the 68.5 adult pitches are required to meet existing adult demand levels (one per 5,097 people). - <i>'Playing Pitch Model'</i> (2012). 126m x 96m is the prescribed maximum size of an adult football pitch with run-offs. - <i>'Comparative Sizes of Sports Pitches and Courts'</i> (2011).
	All aspects of all pitches and ancillary facilities should rate 'average' or better.	<ul style="list-style-type: none"> The overall quality of 17 adult football pitches in the study area (22.1% of the total) is currently rated as below 'average'. - <i>Waverley Qualitative audit</i> (2012). The quality of changing facilities is rated as below 'average' at nine sites in the study area (12.0%) and a further eight sites (10.7%) have no on-site changing provision. - <i>Waverley Qualitative audit</i> (2012).
	The whole population within 15 minutes walk or drive of the nearest pitch.	Football pitch users typically travel by car and around 90% of them have a journey time of 15 minutes or less. - <i>Waverley Sports Clubs Survey</i> (2012).
Youth football pitches	One youth pitch (0.75ha) per 3,200 people.	<ul style="list-style-type: none"> Existing levels of provision adjusted for pitch carrying capacity equate to one pitch per 6,015 people. - <i>Waverley Quantitative audit</i> (2012). The Playing Pitch Model indicates a current adjusted deficit of 17.8 pitches at the peak period, suggesting that 37.8 youth pitches are required to cater for existing demand levels (one per 3,182 people), compared with the current 20. - <i>'Playing Pitch Model'</i> (2012). 106.6m x 70m is the prescribed maximum size of a youth football pitch with run-offs. - <i>'Comparative Sizes of Sports Pitches and Courts'</i> (2011).
	All aspects of all pitches and ancillary facilities should rate 'average' or better.	<ul style="list-style-type: none"> The overall quality of 8 youth football pitches in the study area (33.3% of the total) is currently rated as below 'average'. - <i>Waverley Qualitative audit</i> (2012). The quality of changing facilities is rated as below 'average' at nine sites in the study area (12.0%) and a further eight sites (10.7%) have no on-site changing provision. - <i>Waverley Qualitative audit</i> (2012).
	The whole population within 15 minutes walk or drive of the nearest pitch.	Football pitch users typically travel by car and around 90% of them have a journey time of 15 minutes or less. - <i>Waverley Sports Clubs Survey</i> (2012).

<i>Facility</i>	<i>Standard</i>	<i>Justification</i>
Mini-soccer pitches	One mini-soccer pitch (0.2ha) per 5,000 people.	<ul style="list-style-type: none"> Existing levels of provision adjusted for pitch carrying capacity equate to one pitch per 3,645 people. - <i>Waverley Quantitative audit</i> (2012). The Playing Pitch Model indicates a current adjusted surplus of 12 pitches at the peak period, suggesting that 24 of the current 36 mini-soccer pitches are required to cater for existing demand levels (one per 5,012 people). - <i>'Playing Pitch Model'</i> (2012). 54.9m x 36.6m is the prescribed maximum size of a mini-soccer pitch with run-offs. - <i>'Comparative Sizes of Sports Pitches and Courts'</i> (2009).
	Qualitative improvements to ensure that all aspects of all pitches and ancillary facilities rate 'average' or better.	<ul style="list-style-type: none"> The overall quality of 14 mini-soccer pitches in the study area (35.0% of the total) is currently rated as below 'average'. - <i>Waverley Qualitative audit</i> (2012). The quality of changing facilities is rated as below 'average' at nine sites in the study area (12.0%) and a further eight sites (10.7%) have no on-site changing provision. - <i>Waverley Qualitative audit</i> (2012).
	The whole population within 15 minutes walk or drive of the nearest pitch.	Football pitch users typically travel by car and around 90% of them have a journey time of 15 minutes or less. - <i>Waverley Sports Clubs Survey</i> (2012).
Cricket pitches	One cricket pitch (1.2ha) per 2,800 people.	<ul style="list-style-type: none"> Existing levels of provision adjusted for pitch carrying capacity equate to one pitch per 2,864 people. - <i>Waverley Quantitative audit</i> (2012). The Playing Pitch Model indicates that supply and demand are broadly balanced in the peak period, suggesting that 42 cricket pitches are required to cater for existing demand levels (one per 2,798). - <i>'Playing Pitch Model'</i> (2012). 111.56m x 106.69m is the prescribed maximum size of a cricket pitch with run-offs. - <i>'Comparative Sizes of Sports Pitches and Courts'</i> (2011).
	All aspects of all pitches and ancillary facilities should rate 'average' or better.	<ul style="list-style-type: none"> The overall quality of 10 cricket pitches in the study area (21.3% of the total) is currently rated as below 'average'. - <i>Waverley Qualitative audit</i> (2012). The quality of changing facilities is rated as below 'average' at nine sites in the study area (12.0%) and a further eight sites (10.7%) have no on-site changing provision. - <i>Waverley Qualitative audit</i> (2012).
	The whole population within 15 minutes walk or drive of the nearest pitch.	Cricket pitch users typically travel by car and around 90% of them have a journey time of 15 minutes or less. - <i>Waverley Sports Clubs Survey</i> (2012).

<i>Facility</i>	<i>Standard</i>	<i>Justification</i>
Rugby pitches	One rugby pitch (1.25ha) per 6,000 people.	<ul style="list-style-type: none"> Existing levels of provision adjusted for pitch carrying capacity equate to one pitch per 5,468 people. - <i>Waverley Quantitative audit</i> (2012). The Playing Pitch Model indicates a current adjusted surplus of 2.0 pitches at the peak period, suggesting that 20 of the 22 adult pitches are required to meet existing demand levels (one per 6,015). - <i>Playing Pitch Model</i> (2012). 154m x 80m is the prescribed maximum size of a rugby pitch with run-offs. - <i>Comparative Sizes of Sports Pitches and Courts</i> (2011).
	All aspects of all pitches and ancillary facilities should rate 'average' or better.	<ul style="list-style-type: none"> The overall quality of 4 rugby pitches in the study area (16.7% of the total) is currently rated as below 'average'. - <i>Waverley Qualitative audit</i> (2012). The quality of changing facilities is rated as below 'average' at nine sites in the study area (12.0%) and a further eight sites (10.7%) have no on-site changing provision. - <i>Waverley Qualitative audit</i> (2012).
	The whole population within 20 minutes walk or drive of the nearest pitch.	Rugby pitch users typically travel by car and around 90% of them have a journey time of 20 minutes or less. - <i>Waverley Sports Clubs Survey</i> (2012).
Synthetic turf pitches	One synthetic turf pitch per 12,000 people.	<ul style="list-style-type: none"> Existing levels of provision equate to one pitch per 12,030 people. - <i>Waverley Quantitative audit</i> (2012). The Playing Pitch Model indicates that supply and demand are broadly balanced in the peak period, suggesting that 10 synthetic turf pitches are required to cater for existing demand levels (one per 12,000). - <i>Playing Pitch Model</i> (2012). The Facilities Planning Model indicates that there is a small surplus of synthetic turf pitches for football (0.6 pitches) and a slightly larger surplus for hockey (2.3 pitches), suggesting that current levels of provision are adequate to cater for existing demand levels. - <i>Facilities Planning Model</i> (2012). Waverley has 0.4 synthetic turf pitches for football per 10,000 people, above the Surrey, South-East and national averages of 0.3 per 10,000. - <i>Facilities Planning Model</i> (2012). Waverley has 0.8 synthetic turf pitches for hockey per 10,000 people, above the Surrey (0.4), South-East (0.3) and national (0.2) averages. - <i>Facilities Planning Model</i> (2012). 93% of demand for synthetic turf pitches for football and 95% of demand for hockey is currently met in Waverley. - <i>Facilities Planning Model</i> (2012).
	All aspects of all pitches and ancillary facilities should rate 'average' or better.	<ul style="list-style-type: none"> All synthetic turf pitches in the study area are currently rated as 'above average' or better. - <i>Waverley Qualitative audit</i> (2012). The quality of changing facilities at all synthetic turf pitches in the study area is rated as above 'average'. - <i>Waverley Qualitative audit</i> (2012).
	The whole population within 20 minutes walk or drive of the nearest pitch.	Synthetic turf pitch users typically travel by car and around 90% of them have a journey time of 20 minutes or less. - <i>Waverley Sports Clubs Survey</i> (2012).

Applying the standards

9.13 **Introduction:** The tables below contain the results of applying the playing pitch standards, both now and in 2028, the latter based upon an anticipated population increase of 13,835 people (11.5%):

9.14 *Adult football pitches:*

<i>Assessed criterion</i>	<i>Assessed position</i>
Current provision	77 pitches (68.5 adjusted for pitch carrying capacity).
Current needs	<ul style="list-style-type: none">• No current quantitative deficiency (notional surplus of 44.9 pitches).• Quality improvements needed for pitches at:<ul style="list-style-type: none">- All Hallows School- Barrow Hills School- Burford Lodge Recreation Ground- Farnham Park- Farnham Sixth Form College- Hambledon Recreation Ground- Hindhead Playing Fields- Morley Road Recreation Ground- Rodborough Technology College- Weybourne Recreation Ground- Weydon School- Witley Recreation Ground- Wrecclesham Recreation Ground• Quality improvements needed to changing provision serving adult football pitches at:<ul style="list-style-type: none">- All Hallows School- Barrow Hills School- Burford Lodge Recreation Ground- Farnham Sixth Form College- Farnham United Football Club- Hambledon Recreation Ground- King George V Playing Field, Dunsfold- Meades Park- Morley Road Recreation Ground- Riverdale- Weybourne Recreation Ground• No accessibility deficiency.
Future needs	<ul style="list-style-type: none">• 2.8 additional pitches (accommodated by current notional surplus).• All aspects of quality above average.• Within 15 minutes walk or drive of new developments.
Total future needs	26.4 pitches.

9.15 Youth football pitches:

<i>Assessed criterion</i>	<i>Assessed position</i>
Current provision	24 pitches (20 adjusted for pitch carrying capacity).
Current needs	<ul style="list-style-type: none"> • 17.8 additional pitches. • Quality improvements needed for pitches at: <ul style="list-style-type: none"> - All Hallows School - Burford Lodge Recreation Ground - Hale School - Hindhead Playing Fields - Loseley Children's Centre - Rodborough Technology College - Weybourne Recreation Ground - Weydon School • Quality improvements needed to changing provision serving youth football pitches at: <ul style="list-style-type: none"> - All Hallows School - Burford Lodge recreation Ground - Farnham United Football Club - Hale School - Loseley Children's Centre - Riverdale - Weybourne Recreation Ground • No substantive accessibility deficiency.
Future needs	<ul style="list-style-type: none"> • 4.3 additional pitches once the existing deficiency has been met. • Conversion of pitches to new dimensions as per the Youth Development Review. • All aspects of quality above average. • Within 15 minutes walk or drive of new developments.
Total future needs	42.1 pitches.

9.16 Mini-soccer pitches:

<i>Assessed criterion</i>	<i>Assessed position</i>
Current provision	40 pitches (33 adjusted for pitch carrying capacity).
Current needs	<ul style="list-style-type: none"> • No current quantitative deficiency (notional surplus of 12.0 pitches). • Quality improvements needed for pitches at: <ul style="list-style-type: none"> - Busbridge Infants School - Chandler Junior School - High Lane Recreation Ground - Loseley Fields School - Rodborough Technology College - Weybourne Recreation Ground - William Cobbett School • Quality improvements needed to changing provision serving mini-soccer pitches at: <ul style="list-style-type: none"> - High Lane Recreation Ground - Loseley Fields School - Meades Park - Weybourne Recreation Ground • No substantive accessibility deficiency.
Future needs	<ul style="list-style-type: none"> • 2.8 additional pitches (accommodated by current notional surplus). • All aspects of quality above average. • Within 15 minutes walk or drive of new developments.
Total future needs	23.8 pitches.



Broadwater Park showing goalmouth wear

9.17 *Cricket pitches:*

<i>Assessed criterion</i>	<i>Assessed position</i>
Current provision	47 pitches (42 adjusted for pitch carrying capacity).
Current needs	<ul style="list-style-type: none"> • No current quantitative deficiency (supply and demand effectively balanced). • Quality improvements needed for pitches at: <ul style="list-style-type: none"> - All Hallows School - Barrow Hills School - Hindhead Playing Fields - Peper Harow Cricket Club - Rodborough Technology College - Shamley Green Cricket Club - Tilford Green - Weydon School - Witley Recreation Ground - Wrecclesham Recreation Ground • Quality improvements needed to changing provision serving cricket pitches at: <ul style="list-style-type: none"> - All Hallows School - Barrow Hills School - Brook Cricket Club - Peper Harow Cricket Club - Shamley Green Cricket Club - Thursley Cricket Ground - Tilford Green • No substantive accessibility deficiency.
Future needs	<ul style="list-style-type: none"> • 4.9 additional pitches. • All aspects of quality above average. • Within 15 minutes walk or drive of new developments.
Total future needs	47.9 pitches.



Chiddingfold Cricket Club

9.18 *Rugby pitches:*

<i>Assessed criterion</i>	<i>Assessed position</i>
Current provision	24 pitches (22 adjusted for pitch carrying capacity).
Current needs	<ul style="list-style-type: none"> • No current quantitative deficiency (notional surplus of 2.0 pitches). • Quality improvements needed for pitches at: <ul style="list-style-type: none"> - All Hallows School - Farnham Sixth Form College - Rodborough Technology College - Weydon School • Quality improvements needed to changing provision serving rugby pitches at: <ul style="list-style-type: none"> - All Hallows School - Farnham Sixth Form College • No substantive accessibility deficiency.
Future needs	<ul style="list-style-type: none"> • 2.3 additional pitches (mostly accommodated by current notional surplus). • All aspects of quality above average. • Within 20 minutes walk or drive of new developments.
Total future needs	22.3 pitches.

9.19 *Synthetic turf pitches:*

<i>Assessed criterion</i>	<i>Assessed position</i>
Current provision	10 pitches.
Current needs	<ul style="list-style-type: none"> • No current quantitative deficiency, although there are no full-sized '3G' pitches in Waverley. • No current qualitative deficiency. • No current substantive accessibility deficiency.
Future needs	<ul style="list-style-type: none"> • 1.2 additional pitches, with priority for a '3G' surface. • All aspects of quality above average. • Within 20 minutes walk or drive of new developments.
Total future needs	11.2 pitches.

Summary of playing pitch needs

9.20 **Quantitative needs:** The table below summarises the additional playing pitch needs, both now and in 2028, the latter based upon an anticipated population increase of 13,835 people:

<i>Pitch type</i>	<i>Provision in 2012*</i>	<i>Needs in 2012</i>	<i>Extra needs in 2028</i>	<i>Total needs in 2028</i>
Adult football pitches	77 (68.5)	23.6	2.8	26.4
Youth football pitches	24 (20.9)	37.8	4.3	42.1
Mini-soccer pitches	40 (33.0)	21.0	2.8	23.8
Cricket pitches	47 (42.0)	42.0	4.9	46.9
Rugby pitches	24 (22.0)	20.0	2.3	22.3
Synthetic turf pitches	10 (10.0)	10.0	1.2	11.2

* Pitch carrying capacity shown in brackets.

9.21 **Qualitative needs:** The table below summarises the current quality of provision:

<i>Pitch type</i>	<i>No. pitches below 'average'</i>	<i>% pitches below 'average'</i>
Adult football	17	22.1%
Youth football	8	33.3%
Mini-soccer	14	35.0%
Cricket	10	21.3%
Rugby	4	16.7%
Synthetic turf pitches	0	0.0%
ALL PITCHES	53	25.0%

X. PLAYING PITCH PLANNING POLICY

Introduction

- 10.1 This section examines the considerations that Waverley Borough Council will take into account in finalising playing pitch planning policies in the study area.

Planning policy principles

- 10.2 ***Locally derived standards of provision:*** The National Planning Policy Framework states that ‘planning policies should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. The information gained from this assessment of needs and opportunities should be used to set locally derived standards for the provision of open space, sports and recreational facilities’. The standards of provision proposed in the Waverley Playing Pitch Strategy are accordingly based upon a detailed assessment of local needs.
- 10.3 ***Minimum standards of provision:*** The standards of provision should be regarded as the minimum levels required to meet existing needs. This means that it will be appropriate to:
- a) Seek higher levels of provision in appropriate circumstances where opportunities permit it.
 - b) Regularly review and amend the standards as needs like increased rates of physical activity evolve over time.
- 10.4 ***Existing and new developments:*** In many of the more densely populated urban parts of the borough, the potential to meet identified deficiencies in playing pitches are limited by the absence of opportunities in such built-up areas. However, the opportunities presented by new developments may offer the flexibility to achieve enhanced levels of greenspace provision, recognising that the current standards represent an assessment of the minimum amounts that are needed.
- 10.5 ***Quality of provision:*** Quality criteria were set to define the condition to which pitches and related changing facilities in the study area should aspire. The quality of each site was assessed in relation to a set of objective criteria relating to wider norms and over time all identified qualitative deficiencies will be addressed progressively as resources and opportunities allow.
- 10.6 ***Multi-functionality:*** The wider open space functions of playing pitches will be taken into account in assessing their overall contribution to the overall stock of local greenspace provision. The multi-function nature of many pitch sites is such that they may be used for their primary function for only 1.5 hours per week but meet several other community needs as amenity greenspace for the remainder of the time. Even where a site might notionally be surplus to provision based upon its sporting function, therefore, its subsidiary roles will also be taken into account in assessing need.
- 10.7 ***Provision relating to new developments:*** It is suggested that the following principles should apply:

- a) All new developments which result in an increase in the number of dwellings should contribute towards the provision of playing pitches. For smaller developments where on-site provision is not achievable, a financial contribution will be sought from developers towards the improvement of provision elsewhere, where appropriate schemes can be identified within the defined catchment.
- b) The precise nature, composition and size of pitch provision in new developments will be determined in relation to the overall size of the development and with reference to the minimum standards of provision, but for example it is anticipated that financial contributions will relate to the size of each dwelling and their anticipated occupancy rates.

10.8 ***'Surplus' provision:*** In some instances the application of the local standards produces an apparent 'surplus' of provision. However, this should not automatically be interpreted as signifying that the 'surplus' can be disposed of because:

- a) The standards against which the 'surplus' was assessed are the minimum that are required to meet current local needs. Local concentrations of existing demand and future increases in usage will both inflate the amount of provision needed to levels well above the minimum stipulation.
- b) An apparent 'surplus' in one form of provision (for example adult football pitches) will often be required to compensate for shortfalls in other types of provision locally (for example youth football pitches).

Summary of policy considerations

10.9 ***Planning policy principles:*** The key considerations in developing playing pitch planning policy are as follows:

- a) ***Planning standards:*** The standards of provision proposed in the study are based upon a detailed assessment of local needs and provide a robust and defensible means of defining the adequacy of provision.
- b) ***Minimum standards of provision:*** The standards of provision should be regarded as the minimum levels required to meet existing needs.
- c) ***Existing and new developments:*** New residential developments may offer the opportunity to achieve enhanced levels of pitch provision, recognising that the current standards represent the minimum amounts that are needed.
- d) ***Quality of provision:*** Quality criteria were set to define the condition to which each pitch type in the study area should aspire.
- e) ***Multi-functionality:*** Many pitch sites serve other open space functions and therefore even where a site might notionally be surplus to provision based upon its primary function, it may serve other subsidiary roles.

- f) ***Provision relating to new developments:*** All residential developments should make appropriate provision for playing pitches. For smaller developments where on-site provision is not achievable, a financial contribution will be sought from developers towards the improvement of provision elsewhere.
- g) ***'Surplus' provision:*** In some instances the application of the local standards produces an apparent 'surplus' of provision. However, this should not automatically be interpreted as signifying that the 'surplus' could be disposed of because:
- The standards against which the 'surplus' was assessed are the minimum that are required to meet current local needs. Local concentrations of existing demand and future increases in usage will both inflate the amount of provision needed to levels well above the minimum stipulation.
 - An apparent 'surplus' in one form of provision (for example adult football pitches) will often compensate for shortfalls in other types of provision locally (for example youth football pitches).

XI. ACTION PLAN

Introduction

- 11.1 This section comprises an action plan for meeting the deficiencies identified in this assessment. It contains the following material:
- a) Options for meeting the deficiencies.
 - b) Delivery partners.
 - c) Action plan for meeting existing needs.
 - d) Action plan for meeting future needs.
 - e) A basis for calculating developer contributions.
 - f) Provision for reviews.

Dealing with deficiencies

- 11.2 **Introduction:** A number of options are available for meeting the identified deficiencies in provision, including:
- a) New provision.
 - b) Upgrading and refurbishing.
 - c) Improved capacity.
 - d) Enhanced access.
- 11.3 **New provision:** Providing entirely new pitches may be the only means of securing additional provision in the right location. This can be achieved by:
- a) Identifying entirely new sites for provision in appropriate locations.
 - b) Extending existing provision where feasible.
 - c) Disposing of existing facilities to reinvest the capital receipt in new provision.
 - d) Incorporating facilities and open space into new community provision and housing developments.
- 11.4 **Upgrading and refurbishing:** Upgrading and refurbishing existing pitches and changing would meet some of the qualitative deficiencies identified:
- a) The provision of floodlights for some pitches would extend the period in which they can be used.
 - b) Drainage improvements to grass pitches enables them to accommodate more play, with fewer postponed fixtures.

- c) Changing facilities are poor at some pitch sites in the study area and improvements would significantly enhance the experience of users.

11.5 ***Secured access:*** Securing improved access through the development of formal agreements serves to safeguard community use of school pitches and in some cases may provide sufficient security of tenure to allow external funding applications to be sought, to provide further enhancements. Given the relatively high proportion of pitches in Waverley that are on school sites, Community Use Agreements with schools would help to ensure that existing use is secured and may also provide a means for developing additional external use.

Delivery partners

- 11.6 ***Introduction:*** A wide range of organisations will have a role in implementing the Playing Pitch Strategy. The type of roles are summarised below.
- 11.7 ***Waverley Borough Council:*** The council is likely to play the lead role in co-ordinating the development of the larger, more strategic pitch sites, in conjunction with other partners where appropriate.
- 11.8 ***Town and Parish councils:*** Parish councils will continue to play a valuable role in providing and maintaining pitches in the rural parts of the study area.
- 11.9 ***Schools:*** Many schools in the study area already provide pitches from which local communities benefit and there will be further opportunities to extend and formalise community access to a range of provision on school sites.
- 11.10 ***Sports organisations:*** Local sports clubs are significant providers of pitches and will continue to do so. Some clubs may be interested in taking on delegated management responsibilities for pitch and changing facilities maintenance from the borough, town and parish councils.
- 11.11 ***Developers:*** The developers of new housing and commercial projects in Waverley can be required either to provide new pitches as part of an individual development, or to make a financial contribution towards the costs of such provision on site or elsewhere in the vicinity. The key principle is that the provision must meet the needs of the residents of the new homes, as opposed to rectifying any pre-existing deficiencies. This mechanism is likely to comprise a major component of most new provision in the district.
- 11.12 ***Partnership arrangements:*** Partnership arrangements involving combinations of any of the above providers will help to share the costs of provision, management and maintenance of additional provision.

Action plan for meeting existing needs

- 11.13 ***Introduction:*** The action plan identifies the ways in which current and future deficiencies might be met and the partners who will have a role in providing, funding and managing new provision. It specifies what needs to be provided and where and proposes how best this might be achieved.

11.14 **Current needs:** The action plan to address current needs is as follows:

Pitch type	Current assessed deficiency	Action plan for meeting deficiency
Adult football	<ul style="list-style-type: none"> • No current quantitative deficiency (notional surplus of 44.9 pitches). • Quality improvements needed for pitches at 13 sites. • Quality improvements needed to changing provision serving adult football pitches at 11 sites. • No accessibility deficiency. 	<p>Support pitch owners with external funding applications for pitches and/or changing facilities improvement programmes at :</p> <ul style="list-style-type: none"> • All Hallows School • Barrow Hills School • Burford Lodge Recreation Ground • Farnham Park • Farnham Sixth Form College • Farnham United Football Club • Hambledon Recreation Ground • Hindhead Playing Fields • King George V Playing Field, Dunsfold • Meades Park • Morley Road Recreation Ground • Riverdale • Rodborough Technology College • Weybourne Recreation Ground • Weydon School • Witley Recreation Ground • Wrecclesham Recreation Ground <p>Develop Community Use Agreements at schools with unsecured community use.</p>
Youth football	<ul style="list-style-type: none"> • 17.8 additional pitches. • Quality improvements needed for pitches at 8 sites. • Quality improvements needed to changing provision serving youth football pitches at 7 sites. • No substantive accessibility deficiency. 	<p>Provide 18 additional youth pitches by:</p> <ul style="list-style-type: none"> • Converting underused adult pitches into youth pitches. • Negotiating additional community access to youth pitches on primary school sites. <p>Support the transition to the new pitch dimensions proposed under the FA's Youth Development Review.</p> <p>Support pitch owners with external funding applications for pitches and/or changing facilities improvement programmes at :</p> <ul style="list-style-type: none"> • All Hallows School • Burford Lodge Recreation Ground • Farnham United Football Club • Hale School • Hindhead Playing Fields • Loseley Children's Centre • Riverdale • Rodborough Technology College • Weybourne Recreation Ground • Weydon School <p>Develop Community Use Agreements at schools with unsecured community use.</p>

<i>Pitch type</i>	<i>Current assessed deficiency</i>	<i>Action plan for meeting deficiency</i>
Mini-soccer	<ul style="list-style-type: none"> • No current quantitative deficiency (notional surplus of 12.0 pitches). • Quality improvements needed for mini-soccer pitches at 7 sites. • Quality improvements needed to changing provision serving mini-soccer pitches at 4 sites. • No substantive accessibility deficiency. 	<p>Support pitch owners with external funding applications for pitch improvement programmes at:</p> <ul style="list-style-type: none"> • Busbridge Infants School • Chandler Junior School • High Lane Recreation Ground • Loseley Fields School • Meades Park • Rodborough Technology College • Weybourne Recreation Ground • William Cobbett School <p>Develop Community Use Agreements at schools with unsecured community use.</p>
Cricket	<ul style="list-style-type: none"> • No current quantitative deficiency (supply and demand effectively balanced). • Quality improvements needed for pitches at 10 sites. • Quality improvements needed to changing provision serving cricket pitches at 7 sites. • No substantive accessibility deficiency. 	<p>Support pitch owners with external funding applications for pitches and/or changing facilities improvement programmes at:</p> <ul style="list-style-type: none"> • All Hallows School • Barrow Hills School • Brook Cricket Club • Hindhead Playing Fields • Peper Harow Cricket Club • Rodborough Technology College • Shamley Green Cricket Club • Thursley Cricket Ground • Tilford Green • Weydon School • Witley Recreation Ground • Wrecclesham Recreation Ground <p>Develop Community Use Agreements at schools with unsecured community use.</p>
Rugby	<ul style="list-style-type: none"> • No current quantitative deficiency (notional surplus of 2.0 pitches). • Quality improvements needed for rugby pitches at 4 sites. • Quality improvements needed to changing provision serving rugby pitches at 2 sites. • No substantive accessibility deficiency. 	<p>Support pitch owners with external funding applications for pitch improvement programmes at:</p> <ul style="list-style-type: none"> • All Hallows School • Farnham Sixth Form College • Rodborough Technology College • Weydon School <p>Develop Community Use Agreements at schools with unsecured community use.</p>
Synthetic turf pitches	<ul style="list-style-type: none"> • No quantitative deficiency, although there are no full-sized '3G' pitches in Waverley. • No qualitative deficiency, although two pitches are more than 20 years old and three are more than 10 years old so resurfacing will be required in the short to medium term. • No substantive accessibility deficiency. 	<p>Develop Community Use Agreements at two schools with unsecured community use.</p> <p>Support pitch owners with external funding applications for pitch resurfacing at:</p> <ul style="list-style-type: none"> • Broadwater School (x2) • Cranleigh School (x2) • Farnham Heath End School

11.15 **Future needs:** The action plan to address future needs is as follows:

<i>Pitch type</i>	<i>Future assessed deficiency</i>	<i>Action plan for meeting deficiency</i>
Adult football	No additional requirement (extra demand accommodated by current notional surplus).	No action required
Youth football	<ul style="list-style-type: none"> • 4.3 additional pitches once the existing deficiency has been met. • All aspects of quality above average. 	Secure the provision of 5 additional youth pitches funded by developer contributions.
Mini-soccer	No additional requirement (extra demand accommodated by current notional surplus).	No action required
Cricket	<ul style="list-style-type: none"> • 4.9 additional pitches. • All aspects of quality above average. 	Secure the provision of 5 additional cricket pitches funded by developer contributions.
Rugby	<ul style="list-style-type: none"> • 2.3 additional pitches (mostly accommodated by current notional surplus). • All aspects of quality above average. 	Secure the provision of 1 additional rugby pitch funded by developer contributions.
Synthetic turf pitches	<ul style="list-style-type: none"> • 1.2 additional pitches. • All aspects of quality above average. 	Secure the provision of 2 additional synthetic turf pitches with '3G' playing surfaces funded by developer contributions.

A basis for calculating developer contributions

11.16 Developer contributions involve the provision of funding by housing developers, as a contribution to the facilities and services that the inhabitants of new residential development will need. The production of Development Plan Documents (DPDs) under Local Development Frameworks provides local authorities with a basis for formalising such arrangements. This section sets out worked example of the basis on which developer contributions can be calculated for pitch provision in Waverley.

11.17 **Principles:** The basis on which developer contributions for pitch provision should be developed should involve the following principles:

- a) Policies and planning standards should be comprehensive, but also flexible and simple to understand. Guidance should be clear and unambiguous, to provide practical solutions to meet all circumstances.
- b) There should be clarity about the costs that developers are required to meet.
- c) The basis on which on-site and off-site contributions will be determined should be clear, with thresholds reflecting the planning standards for pitches.

11.18 **Process:** Sport England advocates a six-stage process for calculating developer contributions. Based on this approach and the combination of known and projected figures, the following is a worked example of the developer contributions that might be attracted for sports provision and open space in Waverley:

- a) **Identify the timeframe for the DPD:** The LDF will cover the period to 2028.
- b) **Establish the number of dwellings to be committed:** The Waverley Core Strategy proposes 3,614 new dwellings in the period up to 2028 to accommodate the 13,835 projected new residents.

- c) **Agree what type of dwellings should contribute to sports facilities:** In line with local planning policy, all types of residential development will be required to contribute towards sports facility provision.
- d) **Calculate the number and mix of dwellings of each type likely to be provided within the DPD timeframe:** The following is a worked example of the possible mix of dwelling sizes, numbers of properties and numbers of residents.

<i>Dwelling size</i>	<i>No. properties</i>	<i>No. residents</i>
1 bedroom	1,000	2,000
2 bedrooms	1,000	3,000
3 bedrooms	1,000	4,000
4+ bedrooms	614	4,835
TOTAL	3,614	13,835

- e) **Establish the relevant costs of provision:** This involves calculating the costs of provision of each facility and typology. For the purposes of this calculation, it has been assumed that all additional facilities will be provided as new, although in practice the options for provision include several lower cost possibilities.
- Average sports facility costs:** The table below lists the cost of each type of sports facility, based upon Sport England's published cost estimates for the second quarter of 2012.

<i>Type of pitch</i>	<i>Land purchase</i>	<i>Site preparation</i>	<i>Design fees</i>	<i>Planning fees</i>	<i>Building costs</i>	<i>Equipment</i>	<i>TOTAL</i>
Ad. football pitches	£5,000	£5,000	-	£1,000	£72,000	£2,000	£80,000
Jun. football pitches	£5,000	£5,000	-	£1,000	£57,000	£2,000	£70,000
Mini-soccer pitches	£3,000	£3,000	-	£1,000	£21,000	£2,000	£30,000
Cricket pitches	£10,000	£8,000	-	£1,000	£189,000	£2,000	£210,000
Rugby pitches	£5,000	£5,000	-	£1,000	£107,000	£2,000	£120,000
Synthetic turf pitches	£5,000	£45,000	£5,000	£5,000	£780,000	£10,000	£850,000

- Inflation:** Inflation will be taken into account via the application of an appropriate indexation to finalise costs, dependent on price changes in forthcoming years.
- Extra provision needed:** Identified pitch needs, based upon anticipated population increases of 13,835 people by 2028 relating to new housing developments and excluding any existing deficiencies, are shown below.
- Attributable cost of sports facilities:** The table below lists each type of sports facility, its unit cost, the number of extra facilities required in Waverley and total cost of that provision.

<i>Typology</i>	<i>Unit cost</i>	<i>No. extra facilities</i>	<i>Total costs (£)</i>
Ad. football pitches	£85,000	0 (contained in current surplus)	0
Jun. football pitches	£70,000	5	£350,000
Mini-soccer pitches	£28,000	0 (contained in current surplus)	0
Cricket pitches	£120,000	5	£600,000
Rugby pitches	£120,000	1	£120,000
Synthetic turf pitches	£850,000	2	£1,700,000
TOTAL	-	-	£2,770,000

- f) ***Divide costs into dwellings:*** This is the final stage and involves dividing the costs by the relevant number and type of dwellings, to arrive at an appropriate contribution. The table below lists suggested developer contributions for each type of housing by number of bedrooms, the percentage of residences likely to be built of each type, the total apportioned costs for each type of dwelling, the number of dwellings of each type likely to be built and the apportioned costs per dwelling.

<i>Type of housing</i>	<i>% residents</i>	<i>Apportioned costs</i>	<i>No. dwellings</i>	<i>Cost per dwelling</i>
1 bedroom	14.5%	£401,650	1,000	£401.65
2 bedrooms	21.7%	£601,090	1,000	£601.09
3 bedrooms	28.9%	£800,530	1,000	£800.53
4+ bedrooms	34.9%	£966,730	614	£1,574.48

- 11.19 ***On-site/off-site provision:*** On the basis of the above, the criteria for on-site or off site provision of each type of pitch in Waverley will be as follows. The table below lists each pitch type, the threshold for on-site provision and the threshold for off-site provision, based upon the local standards of provision. In practice, with the maximum size of a single development likely to be around 450 dwellings, most additional pitch provision will be made via off-site contributions.

<i>Type of provision</i>	<i>Threshold for on-site provision</i>	<i>Threshold for off-site provision</i>
Adult football pitches	Development accommodates 5,000 people on site	Developments collectively accommodate 5,000 people.
Youth football pitches	Development accommodates 3,200 people on site	Developments collectively accommodate 3,200 people.
Mini-soccer pitches	Development accommodates 5,000 people on site	Developments collectively accommodate 5,000 people.
Cricket pitches	Development accommodates 2,800 people on site	Developments collectively accommodate 2,800 people.
Rugby pitches	Development accommodates 6,000 people on site	Developments collectively accommodate 6,000 people.
Synthetic turf pitches	Development accommodates 10,000 people on site	Developments collectively accommodate 10,000 people.

- 11.20 ***Summary:*** Developer contributions are likely to provide the majority of funding for the additional pitches needed to serve development-related population increases in the borough and the calculations set out above provide a robust and defensible basis upon which to invite such contributions.

Provision for reviews

- 11.21 Because sport and physical activity is a rapidly changing environment, to ensure that the proposals in the assessment continue to address local needs and strategic priorities, the situation should be reviewed regularly. Assumptions about population growth will be tested regularly and projected requirements refined accordingly. It is therefore proposed that the following review programme will be undertaken:

- Annual reviews of progress towards action plan targets.
- A three-yearly review of the overall strategic approach.