

SOUTH OXFORDSHIRE DISTRICT COUNCIL

DRAFT Sports Facilities, Local Leisure Facilities and Playing Pitch Study

Part 3: Playing Pitch Study Addendum

December 2018



Nortoft Partnerships Limited
The Old Barn, Nortoft Cottage, Nortoft, Guilsborough,
Northamptonshire NN6 8QB
Tel: 01604 586526
Email: info@nortoft.co.uk Web: www.nortoft.co.uk

TABLE OF CONTENTS

SECTION 1: ADDENDUM PURPOSE	2
SECTION 2: PLAYING PITCH UPDATE.....	3
SECTION 3: FOOTBALL.....	4
SECTION 4: CRICKET	8
SECTION 5: RUGBY UNION	11
SECTION 6: HOCKEY	13
SECTION 7: FUNDING AND DELIVERY	14

TABLE OF FIGURES

Figure 1: Football needs to 2034	5
Figure 2: Cricket needs to 2034	9
Figure 3: Rugby needs to 2034	11
Figure 4: Hockey needs to 2034	13

SECTION 1: ADDENDUM PURPOSE

1.1 The Playing Pitch Study (PPS) addendum considers the future need for sport and recreation facilities up to 2034, anticipating what will be required if the housing proposed in the emerging Local Plan (as at November 2018) is developed. It should be read in conjunction with the Sport Study Update Executive Summary December 2018 and the full draft Part 3 Playing Pitch Strategy (February 2018).

1.2 The addendum:

- Identifies any known changes to the network of playing pitches and related sports facilities since the draft Playing Pitch Strategy.
- Summarises the implications of feedback from the District Council’s consultation on the draft strategy, where this has resulted in a significant change in the study recommendations.
- Provides an updated assessment of the future balance in the demand and supply of playing pitches for the Local Plan period up to 2034, and where there is planned development of strategic housing allocations beyond this date, the longer term requirements.
- Considers the implications of project and feasibility work undertaken since the draft strategy.
- Confirms the draft strategy recommendations or provides updated recommendations.

SECTION 2: PLAYING PITCH UPDATE

IMPLICATIONS OF THE PROPOSED STRATEGIC SITE ALLOCATIONS

- 2.1 The latest proposed strategic site allocations are expected to generate about 8,600 extra people in the North sub area in the period up to 2034 than the draft PPS was based on, with new proposed strategic site allocations close to Oxford (Northfield and Bayswater Brook). However also in the North sub area, the rate of development at Chalgrove is now expected to be slower, with some of this being after 2034.
- 2.2 The overall growth in population in the West sub area is similar to that forecast in the draft PPS, but there is a new site, Grenoble Road, which is close to the Oxford boundary with a planned population of around 4,100 by 2034, rising to around 7,300 after 2034. The proposed strategic site allocation at Culham is now expected to take longer to develop than in the draft PPS, with about 60% of the site being developed up to 2034, and the remainder after that date.
- 2.3 There is no significant change in the population for the South sub area.
- 2.4 For football and cricket, it will be necessary to identify if there is sufficient pitch space close or within each of the new strategic site allocations because of the relatively small catchment areas for these sports. For rugby and hockey clubs which have larger catchments of around 20-30 minutes' drive time, the prime consideration is whether the new demand across the sub area can be met by the existing spare capacity, or if additional provision is required.
- 2.5 The modelling which lies behind the draft PPS is set down by Sport England in their formal Playing Pitch Strategy Guidance. This relies on the demographic profile of the forecast population as well as the total number of people within an area and the anticipated growth in participation for each sport. The methodology for this Addendum uses the Team Generation Rates from the draft PPS and the Sport England Playing Pitch Calculator (August 2018 version). The overall additional demand for the sub area relating to the proposed housing numbers identified, as is the demand from the largest of the housing sites.

SECTION 3: FOOTBALL

- 3.1 There have been minimal changes to the football pitch network since the draft PPS, but there have been some improvements to the ancillary facilities:
- Thame: improved security lighting for pavilion at Southern Road Recreation Ground
 - Goring on Thames: improvement of pavilion and surrounds for Gardiner Recreation Ground
- 3.2 The draft strategy identified a concern at Jubilee Park, Henley where the adjacent proposed development would impact on the changing facilities. Henley Town Council has since commissioned a report to determine options and their deliverability, but this has not yet been completed, so no decisions have been made.
- 3.3 The Football Association has updated their modelling in relation to the demand assessment for 3G pitches. The FA now advises that one full size 3G pitch should be expected to cater for 38 training slots per week for community football teams, a reduction from 42 training slots. This will slightly increase the theoretical number of 3G pitches required for football training, which has been incorporated into the assessments below.
- 3.4 Consultation by the District Council on the draft PPS provided general support for the football recommendations, and the main comment received was in relation to the need for more artificial pitches.
- 3.5 A summary of the implications of the housing proposals for football is given in Figure 1.

Figure 1: Football needs to 2034

Sub area	Sub area demand to 2034 - total grass playing field space (ha) and 3G AGP requirement	Sites	Estimated demand from specific sites up to 2034 (ha of grass playing field space)	Estimated demand from specific sites following full development beyond 2034 (ha of grass playing field space)	Comment
West	5.5 ha grass 2 full size 3G pitches				
		Didcot (various)	3.7	3.7	Demand spread across a number of development sites. Invest in existing pitch sites to improve quality and increase capacity.
		Culham	1.7	2.4	Requires pitch provision on site including 2 team changing pavilion. Current provision in/close to area is adult football only at Culham Science Centre which is unsecured, and Abingdon Town FC. No spare capacity. New provision required. Part of development planned for after 2034, so need to masterplan long term sufficient provision, as a single sports hub site with clubhouse shared with cricket.
		Grenoble Road	1.1	1.6	Requires pitch provision on site including 2 team changing pavilion as there is no existing football provision within the strategic housing area. Part of development planned for after 2034, so masterplan should ensure long term sufficient provision, as a single sports hub site with clubhouse shared with cricket.
		Wallingford	0.5	0.5	Invest in existing pitch sites to improve quality and increase capacity.
		Berinsfield	1.6	1.6	Requires provision on site including 2 team changing pavilion.

					Lay Avenue in Berinsfield has most pitch sizes and some spare capacity. Further assessment required to determine if the Lay Avenue pitches can be improved sufficiently to meet the new demand. If so, alternative could be off site investment to Lay Avenue.
North	3.1 ha grass 2 full size 3G pitches				
		Thame (various)	0.6	0.6	Demand spread across a number of development sites. Invest in existing pitch sites to improve quality and increase capacity.
		Chalgrove	0.8	1.6	Requires provision on site including 2 team changing pavilion. Chalgrove Recreation Ground has pitches of all sizes and also caters for Step 7 club. Some capacity on site but pitches poor quality with a number of issues. Further assessment required to determine if site can meet demand generated by the strategic housing development. Assume provision required on site until assessment undertaken. Part of development planned for after 2034, so masterplan should ensure long term sufficient provision, as a single sports hub site
		Northfield	0.6	0.6	Development too small to provide on-site. Invest off site to Garsington Memorial Playing Fields which currently has adult and youth provision and some spare capacity. Improve pitches and clubhouse.
		Bayswater Brook	0.5	0.5	Development too small to provide on-site. Invest off site either to Forest Hill or to Headington Risinghurst Sports Ground to improve pitches to provide for mini and youth football and provision of basic pavilion facilities.
South	0.7 ha grass 0.4 Full size 3G pitch				
		Henley (various)	0.4	0.4	Invest in existing pitch sites to improve quality and increase capacity.

- 3.6 The updated recommendations to meet the needs of the future for football are given below.

District wide

- Protect all existing playing field sites in South Oxfordshire and maintain the pitches and ancillary facilities at least at standard quality.
- Housing developments to provide contributions for football either on-site (where indicated) or as off-site contributions.
- The master-planning of proposed strategic site allocations should take into account the total planned growth of the site, including beyond 2034 and provide single sports hubs with multiple pitches, clubhouse, parking and other ancillary facilities.
- Address site by site investment needs as identified in the draft PPS.

West

- Provide for football on the proposed strategic site allocations of:
 - Culham (2.4 ha grass playing field)
 - Grenoble Road (1.6 ha grass playing field)
 - Berinsfield (1.6 ha grass playing field)
- Provide 2 full size 3G pitches:
 - Explore the feasibility of developing a full size pitch at Wallingford Sports Park which meets both the Rugby Reg 22 specification and that of the FA register, and confirm the anticipated usage by football. If viable, confirm funding and delivery.
 - Provide 1 full size 3G pitch in Didcot on a site with the potential to deliver a second pitch in the longer term.

North

- Provide for football on the proposed strategic site allocation of Chalgrove (1.6 ha grass playing field).
- Provide 2 full size 3G pitches:
 - Develop additional full size 3G pitch provision at Meadow Park in Thame, with the options being explored as part of a feasibility study.
 - One other 3G pitch in the North sub area.

South

- Ensure Henley Jubilee Park proposed replacement changing provision for football and hockey meets the needs of the clubs, is appropriate for the site, and does not impact on the pitch provision.
- Provide:
 - Additional football capacity in Henley, potentially via the development of a full size 3G pitch.
 - Develop 1 x full-size 3G pitch and a training size pitch elsewhere in South sub area, sites and size of training pitch to be confirmed but based on demand and viability.

SECTION 4: CRICKET

- 4.1 The network of cricket pitches across the district is largely unchanged since the draft PPS and there are no significant sites which have been lost or newly provide for community use. There will however have been some changes where low levels of recorded cricket use has changed since the audit, for example the use by cricket friendly teams or low-level league games, either bringing sites into use or not using a site in 2018. One site was missing from the draft PPS, that at Clifton Hampden which lies close to the river Thames and which is less than 1.6 km from the Culham Science Centre.
- 4.2 There has been one significant site improvement, the provision of a new clubhouse at Thame Cricket Club.
- 4.3 Consultation by the District Council on the draft PPS provided a high level of support for the cricket recommendations, and the main comments received were a need for more provision for girls and youth cricket.
- 4.4 A summary of the implications of the proposed strategic site allocations for cricket is given in Figure 2.
- 4.5 The updated recommendations to meet the needs of the future for cricket are given below. The main changes from the draft PPS are the addition of Grenoble Road for on-site provision and the greater flexibility in the provision of a cricket site in Didcot.

District wide

- Protect all existing used cricket sites in South Oxfordshire and address site by site investment needs as identified in the PPS.
- Housing developments to provide contributions for cricket either on-site (where indicated) or as off-site contributions.
- The master-planning of the proposed strategic site allocations should take into account the total planned growth of the site, including beyond 2034 and provide single sports hubs with multiple pitches, clubhouse, parking and other ancillary facilities on or off-site.
- To support the growth of cricket amongst women and girls and young people, priority should be given to clubhouse facilities which meet the national governing body recommendations.

West

- Provide one cricket pitch with clubhouse and ancillary facilities in: Didcot (site to be confirmed) and Grenoble Road.

Figure 2: Cricket needs to 2034

Sub area	Sub area demand to 2034 - total number of cricket pitches	Sites	Estimated demand from specific sites up to 2034 (number of pitches/ ha of grass playing field space if on site)	Estimated demand from specific sites following full development beyond 2034 (ha of grass playing field space if on site)	Comment
West	1.7 pitches				
		Didcot (various)	1.3 pitches	1.3 pitches	Demand spread across a number of development sites. Provide 1 cricket pitch, and invest in other sites to improve quality
		Culham	0.4 pitches	0.5 pitches (1.25 ha)	Provide off-site contributions towards the improvement / increase in number of pitches at Abingdon CC and Clifton Hampden, and improvement of clubhouse provision. Part of development planned for after 2034, so masterplan should ensure long term sufficient provision, as a single sports hub site, with clubhouse shared with football.
		Grenoble Road	0.3 pitches	0.6 pitches (1.25 ha)	Provide 1 cricket pitch on site after 2034 unless it can be shown that there are alternative sites within the drive time catchment which are suitable and can be improved via off-site contributions. Part of development planned for after 2034, so masterplan should ensure long term sufficient provision, as a single sports hub site, with clubhouse shared with football.

		Wallingford	0.2 pitches	0.2 pitches	Invest in existing pitch sites to improve quality and increase capacity.
		Berinsfield	0.3 pitches	0.3 pitches	Invest in existing pitch sites to improve quality and increase capacity.
North	1.2 pitches				
		Thame (various)	0.2 pitches	0.3 pitches	Demand spread across a number of development sites. Invest in Thame Town CC to increase capacity and potentially the cricket pitch at Lord Williams's Upper School subject to community use agreement.
		Chalgrove	0.2 pitches	0.3 pitches	Invest in existing pitch sites to improve quality and increase capacity.
		Northfield	0.3 pitches	0.4 pitches	Invest in existing pitch sites to improve quality and increase capacity.
		Bayswater Brook	0.2 pitches	0.3 pitches	Invest in existing pitch sites to improve quality and increase capacity.
South	0.2 pitches				
		Henley (various)	0.1 pitches	0.2 pitches	Demand spread across a number of development sites. Invest in existing pitch sites to improve quality and increase capacity.

SECTION 5: RUGBY UNION

5.1 There has been one significant change to the network of rugby provision, the development of a new full-size Regulation 22 pitch at Horspath road, the new home of Oxford Harlequins RFC. This is an RFU fully funded Rugby 365 pitch and is available for hire to all rugby clubs. The South Oxfordshire clubs which have expressed an interest in hiring are Wheatley RFC and Chinnor RFC. Given its recent opening, the pattern of take-up of training opportunities by the clubs in South Oxfordshire is still to settle down, and its long-term impact is not yet known.

5.2 Other changes to the facility network include:

- Pitch floodlights have been installed for Didcot RFC at Boundary Park, Didcot.
- Chinnor RFC based at Thame has slightly amended its plans for the provision of extended changing rooms and is now converting the barn into a gym to allow space in the main clubhouse for additional changing to cater for both female and male rugby activity. The club has recently improved floodlighting on the training area and would welcome a training size Regulation 22 pitch on the club site.
- The Holton Playing Fields, home to Wheatley RFC, are now in secure community use.

5.3 Consultation by the District Council on the draft PPS provided a generally high level of support for the rugby recommendations.

5.4 A summary of the implications of the proposed strategic site allocations for rugby is given in Figure 3Figure 2. This is the total extra demand arising from the planned housing up to 2034 and beyond. This level of demand can be met through investment in capacity at existing sites, both pitches and ancillary facilities.

Figure 3: Rugby needs to 2034

Sub area	Sub area demand to 2034 (number of full size rugby pitches)	Total sub area demand including beyond 2034 (number of full size rugby pitches)
West	0.73	1.0
North	0.4	0.5
South	0.1	0.1

5.5 The draft PPS recommended investment at the existing rugby sites, and some of the actions have now been achieved.

5.6 The recommendations for rugby are updated:

District wide

- Retain all of the rugby club sites across South Oxfordshire.
- Housing developments to provide off-site contributions for rugby towards increasing the capacity of pitches and ancillary facilities.
- Keep under review the impact of the Reg 22 pitch at Horspath on the South Oxfordshire clubs.

West

- Undertake a feasibility study to confirm the deliverability and sustainability of a full size Reg 22 pitch at Wallingford Sports Park, including the extent of use for both rugby and football, and taking into account the impact of the new Horspath Reg 22 pitch. Deliver the Reg 22/ FA Register full size pitch if the feasibility report is positive.

North

- Address the capacity issues at Chinnor RFC, if possible, by expanding the number of pitches onto the adjacent showground. Develop a training size Reg 22 facility and improve the changing facilities.
- Improve the pitch quality together with changing and clubhouse facilities at Wheatley RFC.

South

- Improve changing facilities on the main Henley site and basic wash facilities for the Regatta site. Explore opportunities to develop additional pitches, particularly for mini and junior use.
- Improve the changing provision at Reading Abbey, particularly for women.

SECTION 6: HOCKEY

- 6.1 There have been no significant changes to the hockey provision across South Oxfordshire since the draft PPS, either in relation to pitches or the ancillary facilities.
- 6.2 The draft PPS identified a concern at Jubilee Park, Henley because the neighbourhood plan proposed that the site of the hockey club's changing facilities should be developed for housing. The neighbourhood plan did not identify how this loss would be overcome, and simply relocating the clubhouse facilities onto Jubilee Park itself would appear likely to impact upon the grass football pitches, which were used to capacity. Henley Town Council has since commissioned a report to determine options for a new clubhouse, but this has not yet been completed.
- 6.3 A summary of the implications of the proposed strategic site allocations for hockey is given in Figure 4. This is the total extra demand arising from the planned housing up to 2034 and beyond. This level of demand can be met through investment in capacity at existing sites, both pitches and ancillary facilities. More important for hockey however is the anticipated growth in participation in the sport, which has led to the proposal for new pitch provision.

Figure 4: Hockey needs to 2034

Sub area	Sub area demand to 2034 - number of full size hockey surface pitches	Total sub area demand including beyond 2034 in number of full size hockey surface pitches
West	0.3	0.3
North	0.2	0.2
South	0.03	0.03

- 6.4 The key draft strategy recommendations remain valid:

District wide

- Retain all of the existing hockey pitches with community use as hockey surfaces.
- Housing developments to provide off-site contributions for hockey towards increasing the capacity of pitches and ancillary facilities, or the provision of new sites.

West

- Continue to explore the extension of the opening hours at Wallingford School at the weekends for hockey club use, to provide one hockey surface match pitch for community use.
- Ensure the provision of a total of 3 hockey surface pitches in the sub area by 2034;
 - An additional hockey match specification pitch in the West, ideally in Wallingford, to be made available as soon as possible if the negotiations at Wallingford School are unsuccessful, or by 2026 if they are.
 - If required, a third hockey pitch in the West sub area to be brought into use by 2034.

North

- Provide additional 3G AGP capacity in Thame and the North to allow Thame Hockey Club greater booking time on the existing pitch at Lord Williams's Upper School.

South

- Ensure that the neighbourhood plan policies and proposals which envisage the loss but re-provision of the current changing facilities and car parking which serve Jubilee Park at Henley protect both hockey and football use. The replacement facilities should be appropriate for the sports, meet the needs of the clubs, and not significantly impact on the grass playing field area of the site.
- 1 full size hockey surface pitch as soon as possible in the Henley area, at a site to be identified.

SECTION 7: FUNDING AND DELIVERY

FUNDING THE PROPOSALS

- 7.1 The Study has a number of specific proposals for investment. Some of these should be included in the District Council's Community Infrastructure Levy list for contributions from developers, and others may be part funded by developers' contributions under the S106 mechanism. The wording of the Community Infrastructure Levy Revised CIL Regulation 123 List (South Oxfordshire District Council, 2017), now requires revision as its implementation is not as envisaged, and it is not generating all of the originally anticipated funding from developers.
- 7.2 The facility requirements identified in the study are not intended to be provided or funded directly by South Oxfordshire District Council. It should not be assumed that the Council will automatically make additional funds available to assist other bodies to provide new or improved facilities. It also does not mean that the Council will take responsibility for more facilities.

DELIVERING THE STUDY

- 7.3 The District Council will develop an action plan to monitor and to help coordinate the delivery of the study. The Action Plan will be made available on the Council's web site and updated annually. In developing the Action Plan which will support this document, South Oxfordshire District Council will continue to consult with relevant stakeholders and facility providers to establish their delivery priorities. These will be used to inform both the securing of facilities and/or developer contributions and the release of S106 / CIL funds.