

**Ploszajski Lynch  
Consulting Ltd.**



**Epsom and Ewell Borough Council**

*Playing Pitch Strategy*

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## CONTENTS

|    |                                     |     |
|----|-------------------------------------|-----|
| 1  | INTRODUCTION                        | 3   |
| 2  | ASSESSING PLAYING PITCH NEEDS       | 5   |
| 3  | THE LOCAL CONTEXT                   | 9   |
| 4  | STRATEGIC INFLUENCES                | 14  |
| 5  | FOOTBALL NEEDS                      | 19  |
| 6  | CRICKET NEEDS                       | 56  |
| 7  | RUGBY UNION NEEDS                   | 75  |
| 8  | HOCKEY NEEDS                        | 94  |
| 9  | LACROSSE NEEDS                      | 114 |
| 10 | SUMMARY OF FINDINGS                 | 123 |
| 11 | APPLYING AND REVIEWING THE STRATEGY | 124 |

# 1 INTRODUCTION

## 1.1 Introduction

Ploszajski Lynch Consulting Ltd. (PLC) was commissioned in summer 2019 by Epsom and Ewell Borough Council (EEBC) to produce a Playing Pitch Strategy (PPS) for the borough. This is part of a wider assessment of sport and leisure provision in the borough which also includes a sports facilities assessment.

## 1.2 The rationale for the strategy

### 1.2.1 Background

The PPS will be used by EEBC to inform the preparation of the emerging new Local Plan. The emerging plan will set out the future spatial strategy for the borough and will include site allocations, strategic policies and more detailed policies. The PPS will in particular aid the infrastructure planning process.

### 1.2.2 Purpose

The purpose of the PPS will be to:

- Provide an up-to-date and comprehensive assessment of current and future playing pitch needs up to 2032.
- Comply with national policy and guidance to provide the council with a robust evidence base on playing pitch needs.
- Inform and support the new Local Plan.
- Help maximise the use of existing resources.
- Guide future investment to the areas of greatest need.

## 1.3 The scope of the strategy

The playing pitches included in the Strategy are those that are used for:

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

## **1.4 Strategy format**

This document comprises the ‘Stage D’ report of the playing pitch strategy. The structure of the document is as follows:

- Assessing playing pitch needs in Epsom and Ewell.
- The local context for pitch provision.
- Strategic influences on pitch provision.
- Football pitches.
- Cricket pitches.
- Rugby pitches.
- Hockey pitches.
- Lacrosse pitches.
- Applying and reviewing the strategy.

## 2 ASSESSING PLAYING PITCH NEEDS

### 2.1 Introduction

This section describes the basis on which playing pitch needs in Epsom and Ewell were assessed.

### 2.2 Methodology

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

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

### 2.3 Assessing current needs

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

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

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

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

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

## **2.4 Assessing future needs**

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

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

## **2.5 Assessed demand parameters**

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

- **Population change:** In 2016, EEBC commissioned a Strategic Housing Market Assessment, which identified demand for an additional 418 new homes to be built each year. Subsequent amendments to national planning policy have introduced a 'standard method' to calculate housing needs, the application of which identifies a need for an additional 579 units per year. The ONS 2014-based sub-national population projection for Epsom and Ewell in 2032 is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- **Participation trends:** According to Sport England's 'Active People' and 'Active Lives' surveys, participation at a national level in all the pitch sports has remained static or fallen in the period since 2005, in some cases by quite significant margins. This means that future increases in participation in the pitch sports cannot be assumed based upon historic trends and have therefore not been factored in to projected needs.

- **Sports development initiatives:** A number of sports development initiatives are delivered in Epsom and Ewell by the governing bodies of the pitch sports and their member clubs (full details are in the individual sports sections). The impact on sustained increases in participation directly attributable to these activities is unproven has therefore not been factored in to projected future needs.
- **Changes in supply:** Any known proposed gains or losses in pitches and related facilities provision will influence the ability to accommodate the additional demand arising from the increased population and this has been included in the capacity assessments (full details are in the individual sports sections).

## 2.5 Delivering future needs

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

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

## 2.7 Outputs

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

- **Current provision:** The adequacy of current provision and any existing spare capacity was assessed using Sport England's approved methodology, adapted where appropriate to assess informal demand and facilities.
- **Additional needs:** Additional needs were calculated by identifying the existing Team Generation Rates in the borough, to identify the number of people that are currently required to form a team of various types in each of the pitch sports. These figures have then been applied to the ONS mid-2014 population projections, which indicate that there will be 96,000 residents in the borough by 2032 and the ONS mid-2018 projections, which suggest there will be 83,000 people by 2032, to calculate the gross additional team and related pitch needs arising from the additional population.
- **Net requirements:** The net requirement for additional provision was calculated by comparing the extra required capacity to the current spare capacity where appropriate, to identify the difference.

- **Location of provision:** The location of additional pitch and related facilities needs was established by comparing the respective levels of projected population growth in each part of the borough.

## 2.8 Stakeholder consultation

Information was gathered from a wide range of consultees including:

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

## 2.9 The criteria assessed

- **Quantity:** The number of pitches and related facilities was established and cross checked against other sources provided by local stakeholders and consultees.
- **Quality:** The quality of playing pitches was assessed by visiting every pitch in the borough during the respective playing seasons and assessing quality criteria using the recognised non-technical visual assessment criteria. The ratings for each aspect of each pitch were checked and challenged via the clubs' survey and stakeholder consultation and amended where necessary.
- **Accessibility:** The accessibility of pitches, in particular the extent of secured community use and pricing was assessed, to identify any barriers to use that might impact on the capacity of local provision.
- **Strategic priority:** The assessment of need and priorities for provision was identified by the governing bodies of the respective pitch sports.
- **Used capacity:** The used capacity of existing pitches at each site was assessed using a bespoke supply-demand spreadsheet.

## **2.10 Summary**

Assessing playing pitch needs in the borough of Epsom and Ewell using the approach advocated by Sport England in its *Playing Pitch Guidance*, has ensured that the exercise is both robust and evidence-based and as a result complies with the provisions of the Government's planning policy framework.

## 3 THE LOCAL CONTEXT

### 3.1 Introduction

This section identifies the context within which playing pitch provision is made in Epsom and Ewell.

### 3.2 Background

The borough of Epsom and Ewell covers 34.07 sq.km. on the border between Surrey and Greater London. Epsom and Ewell borders the London boroughs of Kingston and Sutton to the north and the Surrey districts of Mole Valley and Reigate and Banstead to the south.

- The borough is mostly comprised of built-up contiguous urban areas and open Green Belt land.
- Epsom town centre is the main commercial centre and there are two secondary centres - Ewell Village and Stoneleigh Broadway - plus some smaller local centres.
- Employment opportunities are mainly focused on Epsom town centre and along the A24 at the centrally located Longmead and Nonsuch Industrial Estates.
- The borough is well-served by transport infrastructure, having direct rail links to London and out to the west, alongside a network of bus routes. The highways network is constrained however, with little scope for increasing capacity.
- The borough's open spaces are diverse and highly-valued by residents and visitors. Epsom has an international reputation in the horse racing world, hosting the Derby and the Oaks at its famous Grade One Racecourse. With numerous racehorse training establishments, equestrian-related activities are a popular leisure activity in the borough.

### 3.3 Population

#### 3.3.1 Current population

The Office of National Statistics (ONS) mid-2018 population estimates for Epsom and Ewell indicate 79,928 residents. This represents an increase of 4,826 people (6.4% growth) since the 2011 Census figure of 75,102.

#### 3.3.2 Age structure

The ONS 2018 broad age and gender estimates for Epsom and Ewell were as follows, with comparator figures for Surrey and England as a whole. The rounded figures show that the borough has a relatively youthful age structure, with proportionately more younger people than the county and the country as a whole.

| <i>Age</i>          | <i>Epsom and Ewell %</i> | <i>Surrey %</i>    | <i>England %</i>   |
|---------------------|--------------------------|--------------------|--------------------|
| 0-15                | 20.7%                    | 19.7%              | 19.2%              |
| 16-64               | 61.0%                    | 61.4%              | 62.6%              |
| 65+                 | 18.3%                    | 18.9%              | 18.2%              |
| <b><i>Total</i></b> | <b><i>100%</i></b>       | <b><i>100%</i></b> | <b><i>100%</i></b> |

### 3.3.3 Ethnicity

The ethnicity of Epsom and Ewell’s population is relatively close to the national average. At the 2011 Census 85.9% of the resident population was White, 8.6% Asian/Asian British, 1.5% are Black/Black British, 4.0% are from mixed/multiple/other ethnic groups.

### 3.3.4 Population growth

The recent publication of the *‘Planning White Paper: Planning for the Future’* (August 2020) is likely to result in significant changes to the national planning system. The White Paper indicates that the way in which local authority housing targets are identified will be reviewed, which is likely to result in a different future growth scenario for the Borough. As such, it was considered prudent to incorporate two sets of population projections for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough’s current identified housing need target, calculated using the government’s standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

## 3.4 Deprivation

Epsom and Ewell is one of the 10% least deprived areas in England. Out of 326 areas in the UK, the borough is ranked 310, where 1 is the most deprived. However:

- The three most deprived wards in Epsom and Ewell are Court, Ruxley and Town. Out of 193 wards in Surrey, Court is ranked 4th, Ruxley 22nd and Town 52nd most deprived.
- There are 1,280 children living in poverty in Epsom and Ewell. Some areas of Court and Ruxley wards have the highest number of children in out-of-work families receiving tax credits or child benefits.
- Life expectancy is 7.0 years lower for men and 2.9 years lower for women in the most deprived areas of Epsom and Ewell than in the least deprived areas.

### 3.5 Health

Local health indices are recorded in Public Health England's *Health Profile for Epsom and Ewell* (2018). These show that in general the health of people in Epsom and Ewell is better than in England as a whole, although:

- Between 2014 and 2016 life expectancy at birth for men was 81.6 years and 85.3 years for women. This is slightly higher than the figures for Surrey of 81.4 years and 84.6 years respectively. Life expectancy at birth in the UK for the same period is lower at 79.5 years for men and 83.1 years for women.
- The prevalence of obese children aged 4 - 5 years is 4.7%, for Surrey it is 6.1%. The prevalence of obese children aged 10-11 years is 9.1%, for Surrey it is 13.4%.
- 54.4% of the adult population of the borough is classified as overweight or obese (Public Health England). This is similar to the Surrey average of 55.9% but better than the national average of 61.3%.

### 3.6 Local demand for sport and physical activity

#### 3.6.1 'Active Lives' survey

Sport England's *Active Lives* survey measures physical activity rates amongst people aged 16 and over. The definitions used in the survey are as follows:

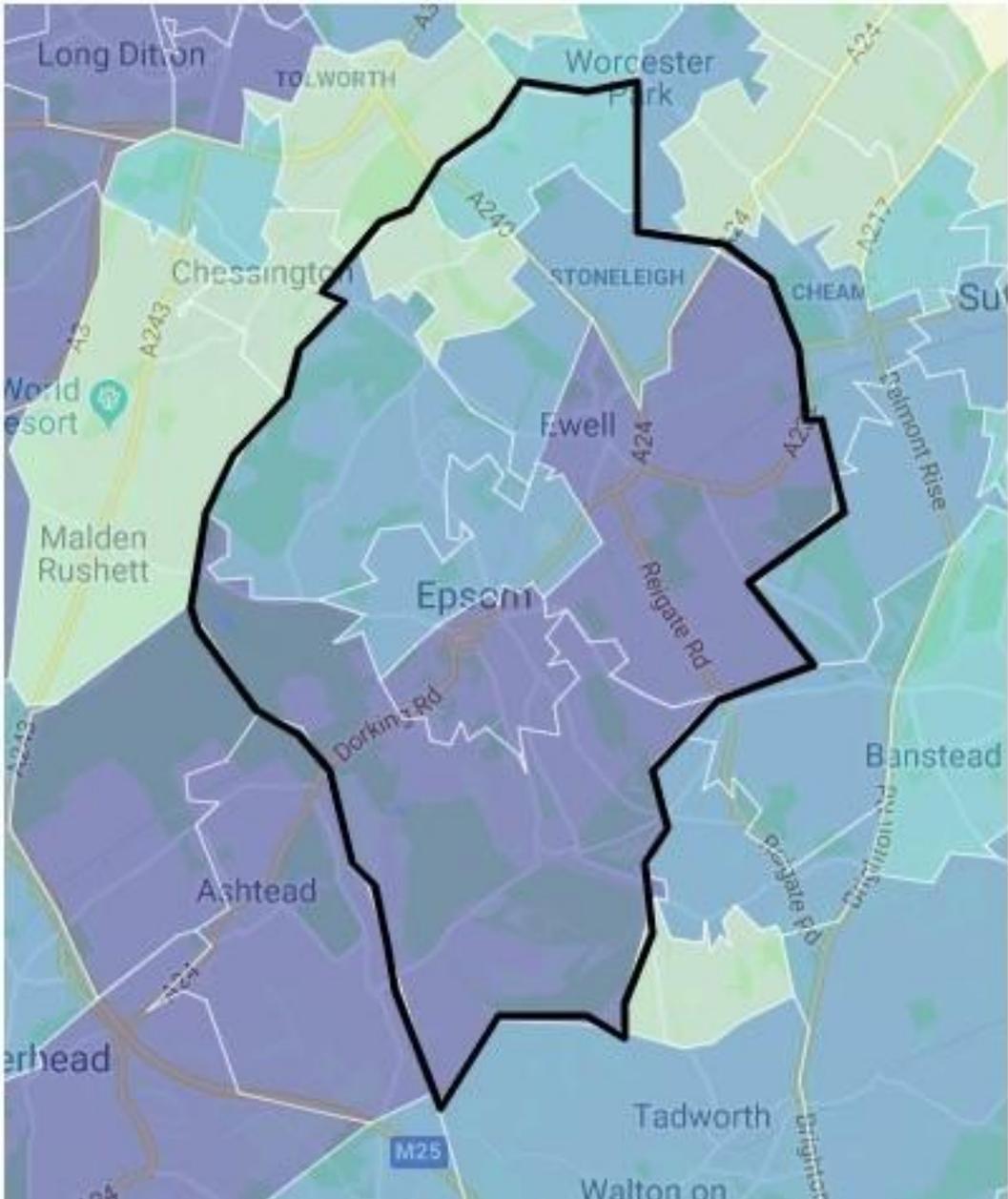
- **Sport and physical activity:** This includes at least 10-minutes of moderate or higher intensity sports activities, walking and cycling for leisure or travel, fitness and dance.
- **Active:** The 'Active' population is defined as those doing at least 150 minutes of the above activities per week.
- **Fairly active:** The 'Fairly active' population is defined as those doing between 30 and 149 minutes of the above activities per week.
- **Inactive:** The 'Inactive' population is defined as those doing 30 minutes or less of the above activities per week.

The key data for Epsom and Ewell, with county, regional and national comparators from the May 2018 to May 2019 survey is set out below. The results show that activity levels are above the national averages but below the county average. On the other hand, levels of inactivity whilst higher than the Surrey average are better than the respective national and regional averages.

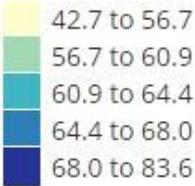
| <i>Area</i>     | <i>Active</i> | <i>Fairly active</i> | <i>Inactive</i> |
|-----------------|---------------|----------------------|-----------------|
| Epsom and Ewell | 66.2%         | 13.6%                | 20.2%           |
| Surrey          | 69.0%         | 11.4%                | 19.6%           |
| South-east      | 66.2%         | 12.0%                | 21.8%           |
| England         | 63.2%         | 12.0%                | 24.8%           |

### 3.6.2 Geographical variations

Notwithstanding the average figures, the 'Active Lives' survey data shows variations at Middle Super Output Area (MSOA), with the figures for the south of the borough being relatively high and those in the north (Stoneleigh, West Ewell and Worcester Park) being relatively low.



Key: Percentage of the population who are physically active for 150+ minutes per week



### 3.7 The local playing pitch supply network

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

- **Epsom and Ewell Borough Council:** The Council provides 18 grass football and three cricket pitches in the borough, which are managed by its in-house Fine Turf Team.
- **Schools:** State and private secondary schools are major pitch providers in the borough, providing community access to 32 football pitches, three cricket pitches and three rugby pitches, although none of these has secured community use and some additional provision is not fully community accessible. Pitch hire is let by the schools and each site is maintained by contractors.
- **Sports clubs:** Voluntary sector sports clubs provide and manage a number of significant pitch sites, collectively comprising eight football pitches, six cricket pitches, four rugby pitches and one artificial turf pitch for hockey. Pitch hire is let by the clubs who also maintain each site, in some instances with the assistance of contractors.

### 3.8 The implications for playing pitch provision

The implications of the local context for sports facilities provision in Epsom and Ewell are as follows:

- **A youthful population:** The age structure of the borough reveals a relatively youthful profile. Rates of sport and physical activity are typically higher amongst younger age groups.
- **Population growth:** The borough's population is projected to increase by between 3,000 and 16,000 people by 2032. This will create significant additional demand for playing pitches.
- **Overall sports participation rates:** General participation rates in sport and physical activity are higher than the regional and national averages.
- **Geographical variations in participation:** Analysis of participation rates at Middle Super Output Area level reveal significant differences between the northern and southern parts of the borough. This may reflect socio-economic factors.
- **Pitch supply:** Pitches are provided by a mosaic of owners and operators from the public, education and voluntary sectors, which highlights the need for and benefits of a strategic approach to co-ordinating provision.

## 4 STRATEGIC INFLUENCES

### 4.1 Introduction

This section examines the influence of relevant policies and priorities on pitches in Epsom and Ewell, including the impact of national strategies.

### 4.2 Future40

Future40 is a Council-led initiative to develop a long-term vision for Epsom and Ewell over the next 40 years. EEBC embarked on the largest consultation and engagement exercise ever undertaken in the borough, to engage and listen to residents, businesses, community groups, faith organisations and other public sector organisations about what their priorities and aspirations are for the future of the borough.

The key findings of relevance to sports facilities provision in the borough are as follows:

- The key strengths of the borough included ‘great parks and open spaces’ and ‘a long association with health and wellbeing’.
- Key concerns included ‘not enough activities for young people’.
- Identified priorities included ‘green and vibrant’, ‘safe and well’ and ‘cultural and creative’, all of which have identified outcomes that involve sport and physical activity.

### 4.3 Epsom and Ewell Council's Corporate Plan

The ‘*Epsom and Ewell Corporate Plan 2016-20*’ (2016) sets out the Council’s overall priorities and targets:

- **Priorities:** The priorities include ‘promoting healthy and active lifestyles, especially for the young and elderly’.
- **Actions:** The actions to support the corporate priorities which have relevance to sport and physical activity include ‘delivery of the Leisure Development Strategy Action Plan’.

### 4.4 Epsom and Ewell Local Plan

The ‘*Epsom and Ewell Core Strategy*’ (2007) provides the local policy framework for the borough against which planning applications are assessed. The key elements of relevance to playing pitches are set out in Policy CS13 - Community, Cultural and Built Sports Facilities which states that:

‘The loss of community, cultural and built sports facilities, particularly those catering for the young or old, will be resisted unless:

- It can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of community use, or

- There is an appropriate alternative means of providing an equivalent facility.

The provision of new community, cultural and built sports facilities, and the upgrading of those existing, will be encouraged, particularly where they address a deficiency in current provision, and where they meet the identified needs of communities both within the Borough and beyond’.

The Core Strategy further states that:

- ‘A good variety and geographical spread of community, built sports and cultural facilities add to the quality of life for residents, workers, visitors and those who study in the Borough. Sports facilities encourage healthy living.
- Planning policy can assist in achieving this objective through helping to maintain a balanced provision of facilities, by supporting their increased accessibility and use, and by providing a positive framework in which emerging proposals will be considered.
- The Council will work with other agencies as they develop their plans, to help ensure the necessary new facilities are provided at the right time and in the right locations.
- The accessibility of community and sports facilities by a wide range of travel modes is essential, particularly where they are likely to attract people from a wider area than the local community in which they are located. The Council’s Leisure Strategy [n.b. this document is no longer current] has the aim to ensure that services are provided to a good standard and are accessible to all. It is therefore important to maximise the use of existing facilities as, with restricted site opportunities, the scope for significant new facilities will be limited’.

#### **4.5 Health and Wellbeing Strategy**

The ‘*Epsom and Ewell Health and Wellbeing Strategy 2019 - 2023*’ (2020) sets out a range of actions to address health and wellbeing in the borough. One key priority is ‘getting active’ because the strategy notes that:

- ‘Over half of our adult population (54.4%) remains over-weight’.
- ‘We have lower rates of female participation in sports and activity’.
- ‘We also need to increase participation in activity across those from low income households, and those of Black, Asian and Minority Ethnic groups’.

The strategy states that ‘in response to these challenges we will develop initiatives, such as exercise programmes, prevention programmes and ‘friendly communities’, that champion and promote the community resilience, and reduce isolation’. All the pitch sports provide walking versions of their games and as such can support exercise programmes that will have an important role to play in supporting the delivery of the strategy.

## 4.6 The Government's Planning Policies

In July 2018, the Government published revisions to the *'National Planning Policy Framework'* (2018), setting out its economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The policies of greatest relevance to playing pitch provision and retention are as follows:

- ***Sustainable development:*** 'The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs' and there is a presumption in favour of sustainable development.
- ***Promoting healthy and safe communities:*** 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
  - Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.
  - Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.
  - Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
  - Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
  - Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
  - Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
  - Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.
  - Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'.

- ***Open space and recreation:*** ‘Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate’.
- ‘Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
  - An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements.
  - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
  - The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use’.

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

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

promote active travel and physical activity and promotes high quality open spaces and opportunities for play, sport and recreation).

#### 4.7 The Government's Sports Strategy

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

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

#### 4.8 Sport England Strategy

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

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

#### 4.9 The implications for pitch provision

The implications of strategic influences on playing pitch provision in Epsom and Ewell are:

- **Future40:** Identified priorities included 'green and vibrant', 'safe and well' and 'cultural and creative', all of which have identified outcomes that involve sport and physical activity.
- **Epsom and Ewell Corporate Plan:** Promoting healthy lifestyles is a specific priority.
- **Epsom and Ewell Planning policy:** A robust, evidence-based assessment of playing pitch needs in the borough is required to inform planning policy and this PPS will provide this to help ensure good future provision.
- **Health and Wellbeing:** The strategy places a strong emphasis on promoting exercise and prevention programmes.
- **National sports policy shifts:** The move in national sports policy towards prioritising new participants will create a challenge for individual sports to ensure that their 'offer' is

sufficiently relevant and attractive to engage a wider participation base, including people who are currently inactive. Recent innovations such as walking and small-sided versions of the pitch sports might prove more attractive than the more traditional models.

## 5 FOOTBALL PITCH NEEDS

### 5.1 Introduction

The key stakeholders delivering football in Epsom and Ewell are:

- **Surrey FA:** All football clubs in the borough affiliate to the Surrey FA, which administers the game in the county. No clubs affiliated to other County FAs or the Amateur Football Alliance are based in Epsom and Ewell.
- **FA-affiliated clubs:** There are 23 FA-affiliated clubs in Epsom and Ewell, who collectively run 39 adult teams, 70 youth teams and 67 mini-soccer teams (176 teams in total).
- **Pitch providers:** A range of organisations provide football pitches in the borough, in particular the borough council, clubs and schools.

### 5.2 Strategic context

#### 5.2.1 The Football Association

The Football Association's *National Game Strategy for Participation and Development 2018 - 2021* has a number of targets with important implications for football and its facilities needs at grassroots level (see box below).

- Boost female youth participation by 11% by 2021.
- Retain and support the 129,000 male, female and disability teams.
- Increase the number of over 16's playing every week by over 200,000, by offering a variety of formats by 2021.
- Create 100 new '3G' football turf pitches and improve 2,000 grass pitches by 2021.
- Develop 'Football Hubs' in 'areas where pressures on the local game are greatest'. The aim of the new programme is to create a new sustainable model for football facilities based around '3G' pitches and high-quality grass pitches on Hub Sites.
- Ensure that 50% of youth football and mini-soccer pitches are played on '3G' pitches by 2021.

The Football Foundation's *National Facilities Strategy* (2020) also contains a number of longer-term (10-year) facilities-related targets:

- 1,000 new '3G' football turf pitches in a mix of sizes and settings, dependent upon local needs, all aimed at enhancing the quality of the playing experience.
- 20,000 improved natural-turf pitches: to help address drop-off due to a poor playing experience.
- 1,000 new changing pavilions/clubhouses all linked to priority sites.

- Small-sided facilities to grow the small-sided game for teams and leagues, recreational and informal play.

## 5.2.2 The Local Football Facility Plan

The Football Association, Premier League and the Government via Sport England have embarked upon a process to produce a Local Football Facility Plan (LFFP) for each local authority area in England. The national funding partners have significantly increased investment to accelerate efforts to deliver more and better football facilities for the grassroots game. The purpose of the LFFP is to identify the priority projects for potential investment in Epsom and Ewell. The key findings are below:

### ***3G' football turf pitches:***

- There is currently no full sized (11v11) '3G' football turf pitch in Epsom and Ewell.
- A full-sized '3G' football turf pitch at Epsom and Ewell High School is currently being developed without funding via the Football Foundation.
- There is a current requirement for four full-sized '3G' football turf pitches, which is reduced to three given plans at Epsom and Ewell High School.
- The two small sided facilities are located in the north and central part of the borough. There are, self-evidently, provision gaps across the majority of the local area despite it having a considerable (and growing) population plus a large number of affiliated teams.
- Potential sites to meet the shortfall are identified as Blenheim High School (re-surfacing an existing sand-filled pitch), Nonsuch School for Girls and at the proposed new secondary school provided to meet projected population increases in the borough (although the need for a secondary school is uncertain and the option of providing a '3G' pitch at Glyn School is currently being investigated as an alternative).

### ***Grass pitches:***

- Two priority projects for potential investment were identified. Prioritisation was informed by local partners based on a rationale of selecting sites in the poorest condition that are currently/potentially well-utilised and which reflect the strategic focus to improve football participation.
- Potential sites to meet the shortfall are identified as Blenheim High School and Court Recreation Ground.

### ***Changing rooms/pavilions/clubhouses:***

Six priority projects for potential investment were identified as Alexandra Recreation Ground, Court Recreation Ground, Epsom Sports Club, NESCOL Sports Centre, Nonsuch School for Girls and at the proposed new secondary school provided to meet projected population increases in the borough.

### ***Small-sided facilities:***

Two priority projects for potential investment were identified as Sefton Road MUGA and King George V Playing Field.

### ***Parks and open green spaces:***

Long Grove Park and Chessington Road Recreation Ground (Bakers Field) have been identified as priority sites to support small-sided informal football.

### 5.2.3 Neighbouring local authorities

Playing pitch strategies in neighbouring local authority areas identify cross-boundary issues. Since three of the authorities do not have current pitch strategies, their Local Football Facility Plan findings are summarised here. Whilst these do not have the same status as PPS documents, they nevertheless indicate locally identified football investment priorities:

#### ***London Borough of Kingston***

The following key points emerged:

- The *Kingston Playing Pitch Strategy* (2015) identifies that there is a shortfall of all types of football pitch, including five '3G' football turf pitches, particularly in the Chessington area which is close to the border with Epsom and Ewell.
- The *Kingston Local Football Facility Plan* (2019) notes a shortfall of four '3G' football turf pitches, with gaps in Chessington and New Malden (close to Epsom and Ewell). Seven sites have been prioritised for grass pitch improvements including three (all of which are also identified for changing upgrades) in Worcester Park Tolworth and Cheam.

#### ***London Borough of Sutton***

The following key points emerged:

- The council does not have a current playing pitch strategy.
- The *Sutton Local Football Facility Plan* (2019) notes a shortfall of three '3G' football turf pitches, with gaps in Worcester Park and Cheam (close to Epsom and Ewell). Seven sites have been prioritised for grass pitch improvements including two (both of which are also identified for changing upgrades) in Worcester Park and Cheam.

#### ***Mole Valley District Council***

The following key points emerged:

- The council does not have a current playing pitch strategy, although the Parks and Landscapes Officer confirmed that 'all council-owned pitches are currently used to capacity'.
- The *Mole Valley Local Football Facility Plan* (2019) notes a shortfall of three '3G' football turf pitches, with gaps in Ashted and Leatherhead (close to Epsom and Ewell). Six sites have been prioritised for grass pitch improvements including one in Ashted which is also identified for changing upgrades.

#### ***Reigate and Banstead District Council***

The following key points emerged:

- The council does not have a current playing pitch, although the Health and Wellbeing Officer confirmed that 'there are insufficient grass pitches and that the current stock has high levels of postponements because of clay soil'.

- The *Reigate and Banstead Local Football Facility Plan* (2019) notes a shortfall of seven ‘3G’ football turf pitches, with gaps in Tadworth being the closest to Epsom and Ewell. Six sites are prioritised for grass pitch improvements including one in Tadworth which is also identified for changing upgrades.

#### 5.2.4 Implications of the strategic context

The implications of the strategic context for football in Epsom and Ewell are as follows:

- ***‘3G’ pitches:*** The increased dependence on ‘3G’ football turf pitches for youth football and mini-soccer matches by 2021 will place stresses on existing provision in the borough, with no full-sized pitch in Epsom and Ewell at present.
- ***Neighbouring areas:*** Despite the absence of an up-to-date PPS in three of the four neighbouring local authorities, there is some evidence of deficiencies in pitch provision based upon the Local Football Facility Plan assessments, which are likely to impact on Epsom and Ewell..

### 5.3 Football pitch demand in Epsom and Ewell

#### 5.3.1 Expressed demand

The information on football clubs and teams affiliated to the Surrey FA and based in Epsom and Ewell was supplied by the FA through its ‘Whole Game System’ database, cross-referenced to a local clubs survey. A questionnaire survey was circulated to all FA-affiliated football clubs in Epsom and Ewell. The following clubs responded, collectively representing 108 teams, or 61.4% of all the 176 affiliated teams in the Borough.

- AFC Ewell
- Alexandra United FC
- Epsom and Ewell FC
- Epsom and Ewell Colts FC
- Stonechurch Vets FC
- Wandgas FC

The following clubs affiliate to the FA and play in Epsom and Ewell. Home grounds listed in italics are outside the borough:

| <b>Club</b>                    | <b>Match venue(s)</b>   | <b>Training venue(s)</b>  | <b>Adult teams</b> | <b>Youth (11v11)</b> | <b>Youth (9v9)</b> | <b>Mini (7v7)</b> | <b>Mini (5v5)</b> |
|--------------------------------|---|---|--------------------|----------------------|--------------------|-------------------|-------------------|
| AFC Ewell                      | NESCOT Sports Centre<br>Old Haileyburians RFC<br>Gibraltar Recn. Ground | Nonsuch HS for Girls<br><i>Goals Centre (Tolworth)</i><br>Epsom & Ewell HS<br>Blenheim High School<br>NESCOT Sports Centre<br>Court Recreation Ground | 3                  | 5                    | 3                  | 5                 | 3                 |
| Alexandra United FC            | Alexandra Recn. Ground  | Court Recreation Ground   | 2                  | 3                    | 4                  | 4                 | 1                 |
| <i>Ashtead Juniors FC</i>      | Francis Schnadhorst MG  | -   | -                  | -                    | 4                  | -                 | -                 |
| <i>Banstead Village FC</i>     | NESCOT Sports Centre  | Priory School   | -                  | 2                    | 3                  | 3                 | 3                 |
| <i>Cheam Rovers FC</i>         | NESCOT Sports Centre  | -   | 1                  | -                    | -                  | -                 | -                 |
| <i>Chessington Allstars FC</i> | NESCOT Sports Centre  | -   | 1                  | -                    | -                  | -                 | -                 |

| <b>Club</b>                    | <b>Match venue(s)</b>  | <b>Training venue(s)</b>                             | <b>Adult teams</b> | <b>Youth (11v11)</b> | <b>Youth (9v9)</b> | <b>Mini (7v7)</b> | <b>Mini (5v5)</b> |
|--------------------------------|--|--|--------------------|----------------------|--------------------|-------------------|-------------------|
| Christchurch Utd. FC           | Blenheim High School   | Blenheim High School                                 | -                  | 2                    | 1                  | 2                 | 3                 |
| Epsom and Ewell FC             | <i>Leatherhead FC</i>  | <i>Leatherhead FC</i>                                | 1                  | -                    | -                  | -                 | -                 |
| Epsom & Ewell Colts            | Court Recreation Ground<br>Wallace Fields Jun. School<br>Walch Memorial Ground | <i>Tolworth Court Ground</i><br>Blenheim High School | 1                  | 13                   | 11                 | 20                | 8                 |
| Epsom Albion FC                | Harrier Centre   | Harrier Centre                                       | 1                  | -                    | -                  | -                 | -                 |
| Epsom Allstars FC              | NESCOT Sports Centre   | NESCOT Sports Centre                                 | 1                  | -                    | -                  | -                 | -                 |
| Epsom Kings FC                 | NESCOT Sports Centre   | -  | 1                  | -                    | -                  | -                 | -                 |
| Fetcham United FC              | Glyn School Playing Field  | -  | 1                  | -                    | -                  | -                 | -                 |
| Horton Athletic FC             | Glyn School Playing Field  | Glyn School Playing Field                            | 1                  | -                    | -                  | -                 | -                 |
| Ironside FC                    | Glyn School Playing Field  | -  | 1                  | -                    | -                  | -                 | -                 |
| Lower Kingswood FC             | Glyn School Playing Field  | -  | 1                  | -                    | -                  | -                 | -                 |
| <i>Old Suttonians FC</i>       | Walch Memorial Ground  | -  | 6                  | -                    | -                  | -                 | -                 |
| Pavletico Rovers CF            | Glyn School Playing Field  | Glyn School Playing Field                            | 1                  | -                    | -                  | -                 | -                 |
| Priest Hill FC                 | Glyn School Playing Field  | Glyn School Playing Field                            | 1                  | -                    | -                  | -                 | -                 |
| <i>Raynes Park Vale FC</i>     | NESCOT Sports Centre   | -  | -                  | -                    | -                  | 1                 | 1                 |
| Reigate Road Rangers           | Glyn School Playing Field  | Glyn School Playing Field                            | 1                  | -                    | -                  | -                 | -                 |
| Stonechurch Vets FC            | NESCOT Sports Centre   | -  | 1                  | -                    | -                  | -                 | -                 |
| Stoneleigh Athletic FC         | Auriol Park  | -  | -                  | 8                    | 3                  | 2                 | 2                 |
| <i>Sutton Knights FC</i>       | NESCOT Sports Centre   | -  | 3                  | -                    | -                  | -                 | -                 |
| <i>Sutton Town FC</i>          | NESCOT Sports Centre   | -  | 1                  | -                    | -                  | -                 | -                 |
| <i>Sutton United Junior FC</i> | Holmwood Close CC  | <i>Sutton United FC</i>                              | -                  | -                    | 4                  | 4                 | -                 |
| Team H FC                      | NESCOT Sports Centre   | -  | 1                  | -                    | -                  | -                 | -                 |
| Wandgas FC                     | Wandgas Sports Club  | Wandgas Sports Club                                  | 7                  | 2                    | 4                  | 6                 | 1                 |
| <i>Wimbledon Chase FC</i>      | Harrier Centre   | -  | 1                  | -                    | -                  | -                 | -                 |
| <b>TOTALS</b>                  | -  | -  | <b>39</b>          | <b>33</b>            | <b>37</b>          | <b>45</b>         | <b>22</b>         |

The key expressed demand issues are as follows:

- **Team numbers:** 38 men's teams, one women's team, 29 youth male (11v11) teams, four youth female (11v11) teams, 34 youth male (9v9) teams, four youth female (9v9) teams, 45 mixed mini-soccer (7v7) teams and 22 mixed mini-soccer (5v5) teams play in Epsom and Ewell.

- Ten clubs in Epsom and Ewell have achieved the FA’s quality-assured Charter Standard status. This is 37% which compares with the national average of 27%. In terms of teams, 79.4% (139 out of 185) play for a Charter Standard club in Epsom and Ewell, compared with the national average of 81.1%. This means that the benefits of belonging to an accredited club with formalised safeguarding procedures and qualified coaches is enjoyed by all youth and mini-soccer players in the borough.
- **Women and girl’s football:** Football for women and girls is well-developed in Epsom and Ewell, with three adult women’s teams, six youth 11v11 teams and six youth 9v9 teams.

### 5.3.2 Expressed demand trends

Overall football participation by adults is falling across the country. The ‘Active Lives’ survey shows that participation has fallen from 5.2% of adults in 2015/16 to 4.4% in 2018/19.

### 5.3.3 Displaced demand

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

- **Imported demand from external clubs:** 37 teams from outside the borough play their ‘home’ games at pitches in Epsom and Ewell.
- **Exported demand from internal clubs:** Epsom and Ewell FC (one adult team) plays its ‘home’ games at Leatherhead FC in Mole Valley district.

The net effect of displaced demand in Epsom and Ewell is 36 imported teams.

### 5.3.4 Unmet demand

Unmet demand takes a number of forms:

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

Three local clubs have waiting lists which provides clear evidence of unmet demand.

- **Waiting list:** Four of the clubs have a membership waiting list collectively equating to three adult teams, 12 youth teams and 14 mini-soccer teams.
- **Extra pitch needs:** Four clubs have collective unmet demand for two additional adult pitches, three additional youth pitches and four mini-soccer pitches, including Epsom and Ewell FC who wish to develop facilities to meet their needs in the borough.
- **Extra training needs:** All clubs need additional floodlit, all-weather training pitches.

### 5.3.5 Latent demand

Whereas unmet demand is known to exist, latent demand is demand that evidence suggests may be generated from a population if they had access to more or better provision. Consultation with local clubs indicated that in their judgement the following additional teams could be accommodated in Epsom and Ewell if the quality and quantity of pitch provision was improved.

| <i>Club</i>              | <i>Adult teams</i> | <i>Youth (11v11)</i> | <i>Youth (9v9)</i> | <i>Mini (7v7)</i> | <i>Mini (5v5)</i> |
|--------------------------|--------------------|----------------------|--------------------|-------------------|-------------------|
| AFC Ewell                | 0                  | 0                    | 0                  | 0                 | 0                 |
| Alexandra United FC      | 1                  | 1                    | 0                  | 1                 | 2                 |
| Epsom and Ewell FC       | 2                  | 0                    | 0                  | 0                 | 0                 |
| Epsom and Ewell Colts FC | 2                  | 4                    | 4                  | 4                 | 7                 |
| Stonechurch Vets FC      | 0                  | 0                    | 0                  | 0                 | 0                 |
| Wandgas FC               | 0                  | 3                    | 3                  | 3                 | 3                 |
| <b>TOTALS</b>            | <b>5</b>           | <b>8</b>             | <b>7</b>           | <b>8</b>          | <b>12</b>         |

## 5.4 Football pitch supply in Epsom and Ewell

### 5.4.1 Introduction

This section summarises the detail of football pitch supply in Epsom and Ewell. The pitches included in the analysis are defined as natural or artificial turf areas permanently laid out with regulation markings, with the following dimensions as specified in the FA's 'Guide to Pitch Dimensions' (2013):

| <i>Pitch Type</i>              | <i>Pitch length</i> | <i>Pitch width</i> | <i>Size including run-offs</i> |
|--------------------------------|---------------------|--------------------|--------------------------------|
| Adult football                 | 100m                | 64m                | 106m x 70m                     |
| Youth football 11v11 (U17-U18) | 100m                | 64m                | 106m x 70m                     |
| Youth football 11v11 (U15-U16) | 91m                 | 55m                | 97m x 61m                      |
| Youth football 11v11 (U13-U14) | 82m                 | 50m                | 88m x 56m                      |
| Youth football 9v9 (U11-U12)   | 73m                 | 46m                | 79m x 52m                      |
| Mini-soccer 7v7 (U9-U10)       | 55m                 | 37m                | 61m x 43m                      |
| Mini-soccer 5v5 (U7-U8)        | 37m                 | 27m                | 43m x 33m                      |
| '3G' Football Turf Pitch       | 100m                | 64m                | 106m x 70m                     |

The categories assessed are as follows:

- Pitches available for community use and used.
- Pitches available for community use but not used.
- Pitches not available for community use.

### 5.4.2 Full-sized '3G' football turf pitches

There are no full-sized '3G' football turf pitches in Epsom and Ewell at present.

### 5.4.3 Small-sided '3G' football turf pitches

The following pitches are available for community use and used. Neither of them is on the FA's '3G' Pitch Register and therefore they can only be used for training purposes:

| <i>Site</i>             | <i>Address</i>                       | <i>Dimensions</i> | <i>Floodlit</i> | <i>Built</i> | <i>Access</i> | <i>Football use</i> |
|-------------------------|--------------------------------------|-------------------|-----------------|--------------|---------------|---------------------|
| Court Recreation Ground | Pound Lane, Epsom KT19 8SB           | 66m x 36m         | Yes             | 2012         | Secured       | 12 hours per week   |
| Wandgas Sports Club     | Grafton Road, Worcester Park KT4 7JW | 53m x 34m         | Yes             | 2018         | Secured       | 15 hours per week   |

#### 5.4.4 Other full-sized artificial turf pitches used for football

The following all-weather pitches are all available for community use and used and have some football use:

| <i>Site</i>          | <i>Address</i>                   | <i>Dimensions</i> | <i>Floodlit</i> | <i>Built</i> | <i>Access</i> | <i>Football use</i> |
|----------------------|----------------------------------|-------------------|-----------------|--------------|---------------|---------------------|
| Blenheim High School | Bishopmead Close, Epsom KT19 9FD | Sand-filled       | 100m x 63m      | Yes          | Unsecured     | 20 hours per week   |
| Epsom College        | College Road, Epsom KT17 4JQ     | Sand-filled       | 100m x 60m      | Yes          | Unsecured     | 4 hours per week    |
| Nonsuch HS for Girls | Ewell Road, Sutton SM3 8AB       | Sand-filled       | 97m x 61m       | Yes          | Unsecured     | 5 hours per week    |

#### 5.4.5 Grass football pitches

Provision of grass pitches with regulation line markings and goalposts for organised football are as follows. Pitches overmarked on other pitches are shown in brackets:

- *Available for community use and used:*

| <i>Site</i>                   | <i>Address</i>                         | <i>Adult 11v11</i> | <i>Youth 11v11</i> | <i>Youth 9v9</i> | <i>Mini 7v7</i> | <i>Mini 5v5</i> |
|-------------------------------|--|--------------------|--------------------|------------------|-----------------|-----------------|
| Alexandra Recreation Ground   | Alexandra Road, Epsom KT17 4BU         | 3                  | -                  | 1                | 1               | 1               |
| Auriol Park                   | Salisbury Road, Worcester Park KT4 7AR | 1                  | -                  | 1                | 1               | 1               |
| Blenheim High School          | Bishopmead Close, Epsom KT19 9FD       | 1                  | 1                  | 1                | (1)             | (1)             |
| Court Recreation Ground       | Pound Road, Epsom KT19 8SF             | 1                  | -                  | 1                | 1               | 1               |
| Francis Schnadhorst Mem. Grd. | Woodcote Road, Epsom KT18 7QN          | -                  | -                  | 2                | -               | -               |
| Gibraltar Recreation Ground   | West Street, Ewell KT17 1XY            | 2                  | 2                  | -                | -               | -               |
| Glyn School Playing Field     | Reigate Road, Ewell KT17 3DT           | 4                  | 2                  | -                | 1               | 1               |
| Harrier Centre                | Poole Road, West Ewell KT19 9RY        | 2                  | -                  | -                | -               | -               |
| Holmwood Close Cricket Club   | Nonsuch Walk, Sutton SM2 7LF           | -                  | 1                  | -                | 1               | -               |
| NESCOT Sports Centre          | Reigate Road, Epsom KT17 3DS           | 5                  | 2                  | -                | 2               | 1               |
| Old Haileyburians RFC         | Ruxley Lane, West Ewell. KT19 0JB      | -                  | -                  | -                | 1               | 1               |
| Walch Memorial Ground         | Northey Avenue, Cheam SM2 7HJ          | 3                  | 2                  | 1                | -               | -               |
| Wallace Fields Junior School  | Dorling Drive, Epsom KT17 3BH          | -                  | -                  | -                | 2               | 1               |
| Wandgas Sports Club           | Grafton Road, Worcester Park KT4 7JW   | 1                  | 1                  | (2)              | -               | -               |
| <b>TOTALS</b>                 | -                                      | <b>23</b>          | <b>11</b>          | <b>7(2)</b>      | <b>10(1)</b>    | <b>7(1)</b>     |

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

| <i>Site</i>                   | <i>Address</i>                      | <i>Adult<br/>11v11</i> | <i>Youth<br/>11v11</i> | <i>Youth<br/>9v9</i> | <i>Mini<br/>7v7</i> | <i>Mini<br/>5v5</i> |
|-------------------------------|-------------------------------------|------------------------|------------------------|----------------------|---------------------|---------------------|
| Auriol Junior School          | Vale Road, Epsom KT19 0PJ           | -                      | -                      | 1                    | -                   | -                   |
| Cuddington Croft Prim. Sch.   | West Drive, Sutton SM2 7NA          | -                      | -                      | 1                    | 1                   | -                   |
| Danetree Primary School       | Danetree Road, West Ewell KT19 9SE  | -                      | -                      | 1                    | 1                   | -                   |
| Epsom and Ewell High School   | Ruxley Lane, West Ewell KT19 9JW    | 1                      | -                      | -                    | -                   | -                   |
| Epsom College Sports Centre   | College Road, Epsom KT17 4JQ        | 5                      | 3                      | -                    | -                   | -                   |
| Epsom Primary School          | Pound Lane, Epsom KT19 8SD          | -                      | -                      | -                    | 1                   | -                   |
| Ewell Castle School           | Church Street, Epsom KT17 2AW       | 1                      | 1                      | -                    | -                   | -                   |
| Kingswood House School        | West Hill, Epsom KT19 8LG           | -                      | 1                      | -                    | -                   | -                   |
| <i>Site</i>                   | <i>Address</i>                      | <i>Adult<br/>11v11</i> | <i>Youth<br/>11v11</i> | <i>Youth<br/>9v9</i> | <i>Mini<br/>7v7</i> | <i>Mini<br/>5v5</i> |
| Meadow Primary School         | Sparrow Farm Road, Epsom KT17 2LW   | -                      | -                      | 2                    | -                   | -                   |
| Nonsuch Primary School        | Chadacre Road, Epsom KT17 2HQ       | -                      | -                      | -                    | -                   | 1                   |
| Riverview Primary School      | Riverview Road, Epsom KT19 0JP      | -                      | -                      | 1                    | 1                   | -                   |
| St. Joseph's Primary School   | Rosebank, Epsom KT18 7RT            | -                      | -                      | -                    | 1                   | -                   |
| St. Martin's Junior School    | Ashley Road, Epsom KT18 7AD         | -                      | -                      | 1                    | -                   | -                   |
| Stamford Green Primary School | Christ Church Mount, Epsom KT19 8LU | -                      | -                      | 1                    | 1                   | -                   |
| Vale Primary School           | Beaconsfield Road, Epsom KT18 6HP   | -                      | 1                      | -                    | -                   | -                   |
| <b>TOTALS</b>                 | -                                   | <b>7</b>               | <b>6</b>               | <b>8</b>             | <b>6</b>            | <b>1</b>            |

- **Pitches with community access where use has been discontinued:** There are no pitches where use has been discontinued in the past five years.

#### 5.4.6 Artificial turf pitch quality

The quality of the small-sided '3G' football turf pitches in the borough was assessed from site visits, to apply the Non-technical Visual Assessment criteria developed for use in conjunction with the 'Playing Pitch Strategy Guidance'. The assessment generates an overall 'score' by evaluating the playing surface, fencing, floodlighting, disability access and changing provision.

| <i>Site</i>             | <i>Pitch</i> | <i>Changing</i> |
|-------------------------|--------------|-----------------|
| Court Recreation Ground | Good         | Standard        |
| Wandgas Sports Club     | Good         | Good            |

#### 5.4.7 Grass pitch quality

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

- **The playing surface:** This includes grass cover, pitch dimensions, gradient, evenness, length of grass, drainage and evidence of any unauthorised use.
- **The changing facilities:** This includes the availability of changing rooms, kitchen and/or bar, the interior and exterior appearance, showering and toilet provision, medical room, disability access and parking arrangements.
- **Grounds maintenance:** This includes the frequency of grass cutting, seeding, aeration, sand-dressing, fertilising, weed killing and chain harrowing.

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

| <i>Site</i>                         | <i>Pitches</i>   | <i>Pitch</i>   | <i>Changing</i> | <i>Comments</i>   |
|-------------------------------------|--|--|-----------------|---|
| Alexandra Recreation Ground         | Adult pitch 1<br>Adult pitch 2<br>Adult pitch 3<br>Youth 9v9 pitch<br>Mini 7v7 pitch<br>Mini 5v5 pitch | Standard<br>Standard<br>Standard<br>Standard<br>Standard | Good            | ‘Standard’ pitches with good grass cover, relatively flat with some drainage issues. ‘Good’ quality main changing rooms with ancillary pavilion |
| Auriol Park                         | Adult pitch<br>Youth 9v9 pitch<br>Mini 7v7 pitch<br>Mini 5v5 pitch                                     | Good<br>Standard<br>Standard<br>Poor                     | Good            | Adult pitch is ‘good’ quality and mini 5v5 pitch is ‘poor’. ‘Good’ quality Football Foundation-funded changing rooms.                           |
| Blenheim High School                | Adult pitch<br>Youth 11v11 pitch<br>Youth 9v9 pitch<br>(Mini 7v7 pitch)<br>(Mini 5v5 pitch)            | Standard<br>Standard<br>Standard<br>Standard<br>Standard | Poor            | ‘Standard’ quality pitches and ‘poor’ quality changing facilities.  |
| Court Recreation Ground             | Adult pitch<br>Youth 9v9 pitch<br>Mini 7v7 pitch<br>Mini 5v5 pitch                                     | Standard<br>Standard<br>Standard<br>Standard             | Poor            | ‘Standard’ quality pitches with some drainage issues, but ‘poor’ quality changing facilities.   |
| Francis Schnadhorst Memorial Ground | Youth 9v9 pitch 1<br>Youth 9v9 pitch 2   | Standard<br>Standard                                     | Standard        | ‘Standard’ quality pitches on cricket outfield. ‘Standard’ changing.  |
| Gibraltar Recreation Ground         | Youth 11v11 pitch 1<br>Youth 11v11 pitch 2   | Poor<br>Poor   | Standard        | ‘Poor’ quality pitches, uneven with poor drainage and ‘standard’ changing.  |

|                              |   |  |                 |   |
|------------------------------|---|--|-----------------|---|
| Glyn School Playing Field    | Adult pitch 1<br>Adult pitch 2<br>Adult pitch 3<br>Adult pitch 4<br>Youth 11v11 pitch 1<br>Youth 11v11 pitch 2<br>Mini 7v7 pitch<br>Mini 5v5 pitch  | Standard<br>Standard<br>Standard<br>Standard<br>Standard<br>Standard<br>Standard<br>Standard             | Poor            | Heavily used 'standard' quality pitches, but 'poor' quality changing facilities.  |
| Harrier Centre               | Adult pitch 1<br>Adult pitch 2  | Poor<br>Poor   | Standard        | 'Poor' quality pitches. 'Standard' changing is shared with athletics.   |
| Holmwood Close Cricket Club  | Youth 11v11 pitch<br>Mini 7v7 pitch   | Good<br>Good   | Standard        | 'Good' quality pitches on cricket outfield. 'Standard' changing.  |
| NESCOT Sports Centre         | Adult pitch 1<br>Adult pitch 2<br>Adult pitch 3<br>Adult pitch 4<br>Adult pitch 5<br>Youth 11v11 pitch 1<br>Youth 11v11 pitch 2<br>Mini 7v7 pitch 1<br>Mini 7v7 pitch 2<br>Mini 5v5 pitch | Standard<br>Standard<br>Standard<br>Standard<br>Standard<br>Standard<br>Standard<br>Standard<br>Standard | Poor            | Heavily used 'standard' quality pitches, but 'poor' quality vandalised changing facilities not currently in use. Changing in sports hall has capacity issues and no separate provision for officials. |
| Old Haileyburians RFC        | Mini 7v7 pitch<br>Mini 5v5 pitch  | Standard<br>Standard   | Standard        | 'Standard' quality pitches on cricket outfield and 'standard' changing facilities in the rugby clubhouse.   |
| <b>Site</b>                  | <b>Pitches</b>  | <b>Pitch</b>   | <b>Changing</b> | <b>Comments</b>   |
| Walch Memorial Ground        | Adult pitch 1<br>Adult pitch 2<br>Adult pitch 3<br>Youth 11v11 pitch 1<br>Youth 11v11 pitch 2<br>Youth 9v9 pitch  | Standard<br>Standard<br>Standard<br>Standard<br>Standard<br>Standard                                     | Good            | 'Standard' quality pitches with some drainage issues, but 'good' quality changing facilities.   |
| Wallace Fields Junior School | Mini 7v7 pitch 1<br>Mini 7v7 pitch 2<br>Mini 5v5 pitch  | Standard<br>Standard<br>Standard   | None            | 'Standard' quality pitches. No changing available for community hirers.   |
| Wandgas Sports Club          | Adult pitch<br>Youth 11v11 pitch<br>(Youth 9v9 pitch 1)<br>(Youth 9v9 pitch 2)  | Good<br>Good<br>Good<br>Good   | Poor            | 'Good' quality pitches, but changing facilities are 'poor' with no dedicated officials' changing space.   |

#### 5.4.8 Summary of grass pitch quality

The number and percentage of pitches in each quality band is tabulated below. Only 11.3% of pitches are rated as 'good' quality. Just over 8% of pitches in the borough are rated as 'poor' quality, with consequent reductions in carrying capacity. Several more, particularly those located in the north of the borough on clay, suffer from poor drainage and are rated at the lower end of 'standard' quality.

| <i>Pitch type</i> | <i>Good</i>   |              | <i>Standard</i> |              | <i>Poor</i>   |             |
|-------------------|---------------|--------------|-----------------|--------------|---------------|-------------|
|                   | <i>Number</i> | <i>%</i>     | <i>Number</i>   | <i>%</i>     | <i>Number</i> | <i>%</i>    |
| Adult 11v11       | 2             | 8.7%         | 19              | 82.6%        | 2             | 8.7%        |
| Youth 11v11       | 2             | 18.2%        | 7               | 63.6%        | 2             | 18.2%       |
| Youth 9v9         | 2             | 22.2%        | 7               | 77.8%        | 0             | 0.0%        |
| Mini-soccer 7v7   | 1             | 9.1%         | 10              | 90.9%        | 0             | 0.0%        |
| Mini-soccer 5v5   | 0             | 0.0%         | 7               | 87.5%        | 1             | 12.5%       |
| <b>TOTAL</b>      | <b>7</b>      | <b>11.3%</b> | <b>50</b>       | <b>80.6%</b> | <b>5</b>      | <b>8.1%</b> |

#### 5.4.9 Summary of changing facilities quality

The number and percentage of pitches of each type that are served by ‘poor’ quality or no changing facilities is tabulated below. 54.8% of pitches are served by ‘poor’ quality or no changing facilities and the adverse impact on such a high proportion of pitch users makes it more difficult to recruit and retain new players, particularly women and girls.

| <i>Pitch type</i> | <i>Number</i> | <i>%</i>     |
|-------------------|---------------|--------------|
| Adult 11v11       | 12            | 52.2%        |
| Youth 11v11       | 6             | 54.5%        |
| Youth 9v9         | 4             | 44.4%        |
| Mini-soccer 7v7   | 5             | 45.5%        |
| Mini-soccer 5v5   | 4             | 50.0%        |
| <b>TOTAL</b>      | <b>34</b>     | <b>46.8%</b> |

#### 5.4.10 Grass pitch maintenance

Football pitch maintenance in the borough is organised as follows:

- **Club-managed pitches:** Wandgas, Old Haileyburians RFC and Holmwood Close CC all maintain their own grounds. This involves a combination of external contractors and volunteer help.
- **Council-owned pitches:** Pitches are maintained by the Council’s in-house Fine Turf Team.
- **Pitches on education sites:** The college and school sites with community use all employ or contract their pitch maintenance staff.

#### 5.4.11 Pitch hire charges

The cost of hiring football pitches in Epsom and Ewell in season 2019/20 and comparisons with other areas are as follows:

| <i>Pitch</i>                                 | <i>Cost per match (£)</i>                  |
|--|--|
| <i>Epsom and Ewell Borough Council</i>       |  |
| Adult pitch (weekday)                        | £74.50                                     |
| Adult pitch (weekend)                        | £117                                       |
| Youth pitch (weekday)                        | £36.75                                     |
| Youth pitch (weekend)                        | £55.75                                     |
| Mini-Soccer (weekday)                        | £23.00                                     |
| Mini-Soccer (weekend)                        | £32.70                                     |
| <i>Wallace Fields Junior School</i>          |  |
| Mini-soccer 7v7 pitch                        | £52.50                                     |
| NESCOT                                       |  |
| Adult pitch                                  | £95  |
| Youth pitch                                  | £57.50                                     |
| Mini-soccer pitch                            | £37.50                                     |
| <i>London Borough of Kingston</i>            |  |
| Adult pitch                                  | £153 (one-off hire)<br>£141 (regular hire) |
| Youth Pitch                                  | £59 (one-off hire)<br>£46 (regular hire)   |
| <i>Reigate and Banstead District Council</i> |  |
| Adult (with changing)                        | £93.50                                     |
| Junior (with changing)                       | £56.50                                     |
| <i>Mole Valley District Council</i>          |  |
| Adult pitch with changing                    | £133                                       |
| Adult pitch no changing                      | £67  |
| Youth pitch with changing                    | £84  |
| Youth pitch no changing                      | £42  |

The comparison of prices above shows that grass pitches in Epsom and Ewell are cheaper than those in neighbouring areas and this is likely to contribute to the significant levels of imported demand.

#### 5.4.12 Ownership, management and security of access

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

| <i>Site</i>                    | <i>Ownership</i>      | <i>Management</i>     | <i>Security of access</i> |
|--------------------------------|-----------------------|-----------------------|---------------------------|
| Alexandra Recreation Ground    | Epsom and Ewell BC    | Epsom and Ewell BC    | Secured                   |
| Auriol Park                    | Epsom and Ewell BC    | Epsom and Ewell BC    | Secured                   |
| Blenheim High School           | Blenheim High School  | Blenheim High School  | Unsecured                 |
| Court Recreation Ground        | Epsom and Ewell BC    | Epsom and Ewell BC    | Secured                   |
| Francis Schnadhorst Mem Ground | Epsom Sports Club     | Epsom Sports Club     | Secured                   |
| Gibraltar Recreation Ground    | Epsom and Ewell BC    | Epsom and Ewell BC    | Secured                   |
| Glyn School Playing Field      | Glyn School           | Glyn School           | Unsecured                 |
| Harrier Centre                 | Epsom and Ewell BC    | Epsom and Ewell BC    | Secured                   |
| Holmwood Close Cricket Ground  | Cheam Cricket Club    | Cheam Cricket Club    | Secured                   |
| NESCOT Sports Centre           | NESCOT                | NESCOT                | Unsecured                 |
| Old Haileyburians RFC          | Old Haileyburians RFC | Old Haileyburians RFC | Secured                   |
| Walch Memorial Ground          | Sutton Grammar School | Sutton Grammar School | Unsecured                 |
| Wallace Fields Junior School   | Wallace Fields School | Wallace Fields School | Unsecured                 |
| Wandgas Sports Club            | Wandgas Sports Club   | Wandgas Sports Club   | Secured                   |

The proportion of football pitches in Epsom and Ewell with secured access is below. Fewer than half of the pitches with community use and used are on sites with secured use, meaning that in theory community use of more than one-half of the pitch stock could be rescinded at any time. The pitches at Glyn School Playing Fields and NESCOT are particularly important in meeting local needs and therefore measures to secure community use at education sites would be advisable.

| <i>Pitch Type</i>      | <i>Secured</i> |              | <i>Unsecured</i> |              |
|------------------------|----------------|--------------|------------------|--------------|
|                        | <i>Number</i>  | <i>%</i>     | <i>Number</i>    | <i>%</i>     |
| Adult football         | 10             | 43.5%        | 13               | 56.5%        |
| Youth football (11v11) | 4              | 36.4%        | 7                | 63.6%        |
| Youth football (9v9)   | 7              | 77.8%        | 2                | 22.2%        |
| Mini-soccer (7v7)      | 5              | 45.5%        | 6                | 54.5%        |
| Mini-soccer (5v5)      | 4              | 50.0%        | 4                | 50.0%        |
| <b>TOTALS</b>          | <b>30</b>      | <b>48.4%</b> | <b>32</b>        | <b>51.6%</b> |

#### 5.5 Geographical distribution

The geographical distribution of football pitches in Epsom and Ewell has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 15-minutes travel time as the typical maximum for grass pitches and 20 minutes for '3G' football turf pitches. For all types of pitch, including full-sized '3G' football turf pitches all of which are located outside the borough, the entire local population is within the catchment of at least one pitch.

#### 5.5 The views of local stakeholders

### 5.5.1 Surrey FA

Consultation with the Surrey FA highlighted that:

- **Local teams:** Epsom and Ewell has a total of 176 teams of all ages, which is comparable to local areas of a similar size.
- **Disability football:** In Epsom and Ewell there are seven football teams/sessions specifically for people with a disability. It is a priority of the Surrey FA to grow this provision.
- **Women and girls football:** FA Wildcats girls football centres provide the first step on the recreational pathway, the programme provides girls aged 5-11 with regular opportunities to play football in a fun and engaging environment. Epsom and Ewell has two FA Wildcats girls football centres and the priority is to grow and sustain this activity. At nine, Epsom and Ewell's number of female teams is comparable to local areas of a similar size. Surrey FA's priority is to support existing clubs to grow and encourage more clubs to develop playing opportunities for females.
- **Recreational football:** Recreational football is played where facilities are typically booked and there might be someone to help organise. Examples include FA 'Just Play' sessions, walking football and casual pitch hire for small-sided match play. There is currently one FA 'Just Play' centre in Epsom and Ewell, located at Court Recreation Ground. Walking football sessions are delivered by a range of community organisations such as Epsom Eagles Walking Football and indoors at the Rainbow Leisure Centre. Other provision includes local recreational programmes delivered by a range of organisations including local coaching companies and Epsom & Ewell Borough Council.
- **Informal football:** Informal football is played in local parks and green spaces – it is free, open access and often played spontaneously (normal clothing is worn). Common examples include a kick-about at a local park or on a multi-use games area (MUGA). Currently, informal football in Epsom and Ewell is played particularly in the north and central part of the local authority. Court Recreation Ground in Epsom, King George's Field and Auriol Park are key well used site locations.

### 5.5.2 Local football clubs

**AFC Ewell:** The club made the following comments:

- 'We are limited by the facilities we have available. The costs of all aspects of running a community-based club are ever increasing. Coaches have to meet specific criteria for awarding Charter Standard to our club. This puts additional pressure on club finances and putting teams out'.
- 'Poor quality pitches - often waterlogged, in general poor condition and often overused We compete with many other teams, often from other neighbouring boroughs for pitch space and training facilities. We offer mixed teams at mini soccer but have no option to offer girl only teams in the Youth and Adult section because of a lack of facilities and pitches'.
- 'We would like another bigger permanent site (alongside Gibraltar Rec) to be based and not have to juggle between several sites which changes every few seasons. A new development

on Hook Road Arena or improvement to the King George Rec, Poole Road would suit. A floodlit training facility like Court Rec would be hugely beneficial also’.

- ‘There are many sites and much development potential in the Epsom and Ewell Borough. AFC Ewell would very much appreciate any assistance and are very keen to play their part in doing more for the community. We need more and better facilities to expand and grow the game within the youth sections. 35 years strongly established and a well-regarded community club, we believe clubs like AFC Ewell are unique and provide a great deal to the local community’.

**Alexandra United FC:** The club made the following comments:

- ‘There are not enough suitable and affordable training facilities available. In particular, the local ‘3G’ pitch at Court Recreation Ground is fully booked. We would use a minimum of 9 hours Tuesday-Thursday 6-9pm if it was available (we currently use 5 hours)’.
- ‘Facilities [at Alexandra Recreation Ground] could be improved, in particular we would support (and provide funding) for the pavilion to be redeveloped to include a clubhouse area capable of serving food and drink and hosting events in addition to extra changing facilities’.
- ‘We would love a ‘3G’ pitch at Alexandra Recreation Ground, there is a piece of unused land which could accommodate this and we would support (and fundraise for) such a development. There is a clear demand for this’.

**Epsom and Ewell FC:** The club made the following comments:

- ‘Epsom and Ewell Football Club was founded in 1918 and has a long and distinguished history including playing in the first FA Vase Final in 1975. We currently play in Division 1 of the Combined Counties League at Step 6 of the FA Pyramid’.
- ‘Our current home ground is Leatherhead FC [in Mole Valley] under a ground-share arrangement with Chipstead FC. The club last played in Epsom & Ewell in 1993 and have been looking to return to the borough since that time’.
- ‘Our aspirations are to find a site capable of a phased development which would, when complete include:
  - An enclosed, floodlit ground with clubhouse, changing rooms for players and officials, a modest level of seating (max 200) some covered standing and sufficient parking.
  - Ideally the pitch would be ‘3G’ to provide capacity for competitive play, training and external hires.
  - Two grass pitches outside the enclosed ground for use by the club and local community including youth, women and girls and disability football’.
- ‘Our preferred site in the borough is Hook Road Arena. We believe there is sufficient space at this site to allow the development of their proposed ground whilst allowing the site to retain its current activities such as the annual funfair and monthly car boot sales’.

- ‘The club would need a minimum of a 25 year lease to allow us to apply for external funding including the Football Foundation. However a 99 year lease would be the preferred option thus demonstrating our commitment to the Community’.

***Epsom and Ewell Colts FC:*** The club made the following comments:

- ‘In essence, Epsom and Ewell Colts FC has no home ground but utilises school and local authority pitches and training venues. We have access to neither enough venues nor venues of high enough standard to provide an appropriate quality football experience or meet demand. The growth of the club is limited by a lack of available resources and the positive experience provided to young people by a 100% volunteer organisation is becoming severely hampered.’
- ‘The club has grown by approximately 20 teams over the past five years with a particular focus of girls’ football and U8, U9 and U10. The club has developed an ethos and approach to football that attracts players. Our intake year of U8 is now attracting players to set up 8 new teams per year. This is fed by junior training academies running to provide U6 and U7 with an introduction to football and player development prior to inclusion in a team at U8. With a focus on a positive, safe and fun football experience unfortunately demand far outstrips the supply of additional quality pitch and training venues’.
- ‘The club cannot access additional pitches or training venues to adequately meet current or future demand. There is a significant shortage in the borough. Currently demand requires match pitches are, to some degree, overplayed if there is any fixture disruption due to the weather. Inevitably this detracts from the playing experience and is far from appropriate’.

***Stonechurch Vets FC:*** The club commented that ‘we would love to play at Auriol Park but have never managed to get a response from the Council to book it’.

***Wandgas FC:*** The club made the following comments:

- ‘We only have two 11-a-side pitches [over-marked with youth and mini-soccer pitches] and one [small-sided] ‘3G’ pitch. Our training facility is our ‘3G’ pitch and we have enough interest to double the amount of use. We are in desperate need of another full size pitch.’.
- ‘Other pitches either always booked or not the times available that we require’.

## **5.6 The implications for football in Epsom and Ewell**

Analysis of local supply of football pitches in Epsom and Ewell indicates the following:

- ***Local clubs:*** There is a strong network of FA Charter Standard football clubs in Epsom and Ewell, providing high quality coaching and playing opportunities.
- ***Latent demand:*** Local clubs believe that there is unmet demand for an additional 26 teams if more pitches were available.
- ***Imported demand:*** There are significant levels of imported demand in Epsom and Ewell involving 36 teams. This comprises 21.1% of all football teams that play in the borough.
- ***Provision in neighbouring areas:*** Assessments of football pitch provision in neighbouring areas all indicate deficiencies, particularly for ‘3G’ football turf pitches. Many areas are also

on clay soils which compromises the drainage of grass pitches. The absence of any available spare capacity in surrounding areas is likely to account for the relatively high levels of imported demand in Epsom and Ewell.

- **Grass pitch quality:** Just over 8% of pitches in the borough are rated as ‘poor’ quality, with consequent reductions in carrying capacity. Several more, particularly those located in the north of the borough on clay, suffer from poor drainage and are rated at the lower end of ‘standard’ quality.
- **54** 46.8% of pitches are served by ‘poor’ quality or no changing facilities and the adverse impact on such a high proportion of pitch users makes it more difficult to recruit and retain new players, particularly women and girls.
- **‘3G’ football turf pitches:** There are no full-sized ‘3G’ pitch in Epsom and Ewell. There are two small-sided ‘3G’ pitches in the borough, which provide for some training needs, but many local clubs have identified the lack of floodlit, all-weather pitches as an impediment to the development of the game locally. Based upon the FA calculation that there should be one full-sized ‘3G’ pitch per 38 teams, there should be 4.08 pitches in Epsom and Ewell. Small-sided ‘3G’ pitches can accommodate 20 training sessions per week, which creates total capacity for 40 teams in Epsom and Ewell. Current full-sized ‘3G’ pitch proposals in Epsom and Ewell include Epsom and Ewell High School.
- **Secured community use:** Fewer than half of the pitches with community use and used are on sites with secured use, meaning that in theory community use of more than one-half of the pitch stock could be rescinded at any time. The pitches at Glyn School Playing Fields and NESCO T are particularly important in meeting local needs and therefore measures to secure community use at education sites would be advisable.

## 5.7 Assessment of current needs

### 5.7.1 Introduction

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

- A comparison between the carrying capacity of a site with how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of ‘match equivalent sessions’ at each site. A ‘match equivalent session’ represents the wear and tear on a pitch equivalent to a formal match, so the impact of training sessions and unauthorised use can also be accounted for.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity (highlighted in red in the tables below).
- **Being played to the level the site can sustain:** Where use matches the carrying capacity (highlighted in yellow in the tables below).

- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity (highlighted in green in the tables below).

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

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

### 5.7.2 Adult pitches

| <i>Site</i>                 | <i>Pitches</i> | <i>Users</i>   | <i>Weekly capacity</i> | <i>Weekly demand</i> | <i>Weekly balance</i> | <i>Peak capacity</i> | <i>Peak demand</i> | <i>Peak balance</i> |
|-----------------------------|----------------|--|------------------------|----------------------|-----------------------|----------------------|--------------------|---------------------|
| Alexandra Recreation Ground | 3              | Alexandra United FC  | 6.0                    | 5.0                  | +1.0                  | 3.0                  | 3.0                | Balanced            |
| Auriol Park                 | 1              | Stoneleigh Athletic FC   | 4.0                    | 4.0                  | Balanced              | 1.0                  | 4.0                | -3.0                |
| Blenheim High School        | 1              | Christchurch United FC<br>Blenheim High School   | 2.0                    | 2.0                  | Balanced              | 1.0                  | 1.0                | Balanced            |
| Court Recn. Ground          | 1              | Epsom and Ewell Colts FC   | 2.0                    | 3.0                  | -1.0                  | 1.0                  | 3.0                | -2.0                |
| Gibraltar Recn. Grd.        | 2              | AFC Ewell  | 4.0                    | 4.0                  | Balanced              | 2.0                  | 2.0                | Balanced            |
| Glyn School Playing Field   | 4              | Fetcham United FC<br>Horton Athletic FC<br>Ironsides FC<br>Lower Kingswood FC<br>Pavletico Rovers CF<br>Priest Hill FC<br>Reigate Road Rangers FC<br>Glyn School   | 8.0                    | 8.0                  | Balanced              | 4.0                  | 3.0                | +1.0                |
| Harrier Centre              | 2              | Epsom Albion FC<br>Wimbledon Chase FC  | 2.0                    | 1.0                  | +1.0                  | 2.0                  | 1.0                | +1.0                |
| NESCOT Sports Centre        | 5              | AFC Ewell<br>Cheam Rovers FC<br>Chessington Allstars FC<br>Epsom Allstars FC<br>Epsom Kings FC<br>Raynes Park Vale FC<br>Stonechurch Vets FC<br>Sutton Knights FC<br>Sutton Town FC<br>Team H FC<br>NESCOT | 10.0                   | 10.0                 | Balanced              | 5.0                  | 5.0                | Balanced            |
| Walch Memorial Ground       | 3              | Epsom and Ewell Colts FC<br>Old Suttonians FC<br>Sutton Grammar School   | 6.0                    | 6.0                  | Balanced              | 3.0                  | 3.0                | Balanced            |
| Wandgas Sports Club         | 1              | Wandgas FC   | 3.0                    | 4.0                  | -1.0                  | 1.0                  | 2.0                | -1.0                |
| <b>TOTALS</b>               | <b>23</b>      | <b>-</b>   | <b>47.0</b>            | <b>47.0</b>          | <b>Balanced</b>       | <b>23.0</b>          | <b>27.0</b>        | <b>-4.0</b>         |

The key findings are:

- Adult demand is supplemented by 13 youth (11v11) teams using adult pitches at Alexandra Recreation Ground, Auriol Park, Blenheim High School and Court Recreation Ground.
- Peak time utilisation shows an overall deficit at three sites, is balanced at five sites and shows spare capacity at two sites.
- The collective peak time deficit in the borough amounts to 4.0 match equivalent session. This figure becomes a deficit of 17.0 match equivalent session if the education sites without secured community access are excluded.

### 5.7.3 Youth 11v11 pitches

| <i>Site</i>                 | <i>Pitches</i> | <i>Users</i>   | <i>Weekly capacity</i> | <i>Weekly demand</i> | <i>Weekly balance</i> | <i>Peak capacity</i> | <i>Peak demand</i> | <i>Peak balance</i> |
|-----------------------------|----------------|--|------------------------|----------------------|-----------------------|----------------------|--------------------|---------------------|
| Blenheim High School        | 1              | Christchurch United FC<br>Blenheim High School           | 2.0                    | 2.0                  | Balanced              | 1.0                  | 1.0                | Balanced            |
| Gibraltar Recreation Ground | 2              | AFC Ewell  | 2.0                    | 2.0                  | Balanced              | 2.0                  | 2.0                | Balanced            |
| Glyn School Playing Field   | 2              | Glyn School  | 4.0                    | 4.0                  | Balanced              | 2.0                  | 2.0                | Balanced            |
| Holmwood Close CC           | 1              | <i>Sutton United Junior FC</i>                           | 4.0                    | 2.0                  | +2.0                  | 1.0                  | 1.0                | Balanced            |
| NESCOT Sports Centre        | 2              | AFC Ewell<br><i>Banstead Village FC</i>                  | 4.0                    | 4.0                  | Balanced              | 2.0                  | 3.0                | -1.0                |
| Walch Memorial Ground       | 2              | Epsom and Ewell Colts FC<br><i>Sutton Grammar School</i> | 4.0                    | 6.0                  | -2.0                  | 2.0                  | 4.0                | -2.0                |
| Wandgas Sports Club         | 1              | Wandgas FC   | 4.0                    | 2.0                  | +2.0                  | 1.0                  | 1.0                | Balanced            |
| <b>TOTALS</b>               | <b>11</b>      | <b>-</b>   | <b>24.0</b>            | <b>22.0</b>          | <b>+2.0</b>           | <b>11.0</b>          | <b>14.0</b>        | <b>-3.0</b>         |

The key findings are:

- Peak time use shows an overall deficit at two sites and balanced provision at five sites.
- The collective peak time supply-demand position in the borough is a deficit of 3.0 match equivalent sessions. The deficit increases to 13.0 match equivalent sessions if the education sites without secured community access are excluded.

### 5.7.4 Youth 9v9 pitches

| <i>Site</i>                         | <i>Pitches</i> | <i>Users</i>             | <i>Weekly capacity</i> | <i>Weekly demand</i> | <i>Weekly balance</i> | <i>Peak capacity</i> | <i>Peak demand</i> | <i>Peak balance</i> |
|-------------------------------------|----------------|--------------------------|------------------------|----------------------|-----------------------|----------------------|--------------------|---------------------|
| Alexandra Recn Grd                  | 1              | Alexandra United FC      | 2.0                    | 2.0                  | Balanced              | 1.0                  | 2.0                | -1.0                |
| Auriol Park                         | 1              | Stoneleigh Athletic FC   | 2.0                    | 2.0                  | Balanced              | 1.0                  | 2.0                | -1.0                |
| Blenheim High School                | 1              | Christchurch United FC   | 2.0                    | 1.0                  | +1.0                  | 1.0                  | 1.0                | Balanced            |
| Court Recreation Grd                | 1              | Epsom and Ewell Colts FC | 2.0                    | 3.0                  | -1.0                  | 1.0                  | 3.0                | -2.0                |
| Francis Schnadhorst Memorial Ground | 2              | <i>Ashted Juniors FC</i> | 4.0                    | 2.0                  | +2.0                  | 2.0                  | 2.0                | Balanced            |
| Walch Memorial Ground               | 1              | Epsom and Ewell Colts FC | 2.0                    | 3.0                  | -1.0                  | 1.0                  | 3.0                | -2.0                |
| Wandgas Sports Club                 | (2)            | Wandgas FC               | 4.0                    | 2.0                  | +2.0                  | 2.0                  | 2.0                | Balanced            |
| <b>TOTALS</b>                       | <b>7(2)</b>    | <b>-</b>                 | <b>18.0</b>            | <b>15.0</b>          | <b>+3.0</b>           | <b>9.0</b>           | <b>15.0</b>        | <b>-6.0</b>         |

The key findings are:

- Peak time utilisation shows an overall deficit at four sites and a balance at two sites.
- The collective peak time deficit in the borough amounts to 6.0 match equivalent sessions. The deficit increases to 8.0 match equivalent sessions if the education sites without secured community access are excluded.

### 5.7.5 Mini-soccer 7v7 pitches

| <i>Site</i>                  | <i>Pitches</i> | <i>Users</i>  | <i>Weekly capacity</i> | <i>Weekly demand</i> | <i>Weekly balance</i> | <i>Peak capacity</i> | <i>Peak demand</i> | <i>Peak balance</i> |
|------------------------------|----------------|---|------------------------|----------------------|-----------------------|----------------------|--------------------|---------------------|
| Alexandra Recreation Ground  | 1              | Alexandra United FC   | 4.0                    | 4.0                  | Balanced              | 1.0                  | 2.0                | -1.0                |
| Auriol Park                  | 1              | Stoneleigh Athletic FC  | 4.0                    | 2.0                  | +2.0                  | 1.0                  | 1.0                | Balanced            |
| Blenheim High School         | 1              | Christchurch United FC  | 4.0                    | 1.0                  | +3.0                  | 1.0                  | 1.0                | Balanced            |
| Court Recreation Ground      | 1              | Epsom & Ewell Colts FC  | 4.0                    | 4.0                  | Balanced              | 1.0                  | 2.0                | -1.0                |
| Glyn School Playing Field    | 1              | Epsom & Ewell Colts FC  | 4.0                    | 2.0                  | +2.0                  | 1.0                  | 1.0                | Balanced            |
| Holmwood Close CC            | 1              | <i>Sutton United Junior FC</i>  | 6.0                    | 4.0                  | +2.0                  | 1.0                  | 2.0                | -1.0                |
| NESCOT Sports Centre         | 2              | AFC Ewell<br><i>Banstead Village FC</i><br><i>Raynes Park Vale FC</i> | 8.0                    | 7.0                  | +1.0                  | 2.0                  | 4.0                | -2.0                |
| Old Haileyburians RFC        | 1              | Epsom & Ewell Colts FC  | 4.0                    | 2.0                  | +2.0                  | 1.0                  | 1.0                | Balanced            |
| Wallace Fields Junior School | 2              | Epsom & Ewell Colts FC  | 8.0                    | 8.0                  | Balanced              | 2.0                  | 4.0                | -2.0                |
| <b>TOTALS</b>                | <b>11</b>      | <b>-</b>  | <b>46.0</b>            | <b>34.0</b>          | <b>+12.0</b>          | <b>11.0</b>          | <b>17.0</b>        | <b>-6.0</b>         |

The key findings are:

- Peak time utilisation shows a deficit at five sites and is balanced at four further sites.
- The collective peak time position in the borough shows a deficit of 6.0 match equivalent sessions. The deficit increases to 16.0 match equivalent sessions if the education sites without secured community access are excluded.

### 5.7.6 Mini-soccer 5v5 pitches

| <i>Site</i>                  | <i>Pitches</i> | <i>Users</i>   | <i>Weekly capacity</i> | <i>Weekly demand</i> | <i>Weekly balance</i> | <i>Peak capacity</i> | <i>Peak demand</i> | <i>Peak balance</i> |
|------------------------------|----------------|--|------------------------|----------------------|-----------------------|----------------------|--------------------|---------------------|
| Alexandra Recreation Ground  | 1              | Alexandra United FC                                      | 4.0                    | 1.0                  | +3.0                  | 1.0                  | 1.0                | Balanced            |
| Auriol Park                  | 1              | Stoneleigh Athletic FC                                   | 2.0                    | 2.0                  | Balanced              | 1.0                  | 1.0                | Balanced            |
| Blenheim High School         | (1)            | Christchurch United FC                                   | 4.0                    | 3.0                  | +1.0                  | 1.0                  | 2.0                | -1.0                |
| Court Recreation Ground      | 1              | Epsom & Ewell Colts FC                                   | 4.0                    | 4.0                  | Balanced              | 1.0                  | 2.0                | -1.0                |
| Glyn School Playing Field    | 1              | Epsom & Ewell Colts FC                                   | 4.0                    | 3.0                  | +1.0                  | 1.0                  | 1.0                | Balanced            |
| NESCOT Sports Centre         | 1              | <i>Banstead Village FC</i><br><i>Raynes Park Vale FC</i> | 4.0                    | 4.0                  | Balanced              | 1.0                  | 2.0                | -1.0                |
| Old Haileyburians RFC        | 1              | AFC Ewell  | 4.0                    | 3.0                  | +1.0                  | 1.0                  | 2.0                | -1.0                |
| Wallace Fields Junior School | 1              | Epsom & Ewell Colts FC                                   | 4.0                    | 3.0                  | +1.0                  | 1.0                  | 1.0                | Balanced            |
| <b>TOTALS</b>                | <b>7(1)</b>    | <b>-</b>   | <b>30.0</b>            | <b>23.0</b>          | <b>+7.0</b>           | <b>8.0</b>           | <b>12.0</b>        | <b>-4.0</b>         |

The key findings are:

- Peak time utilisation shows an overall deficit at four sites and a balance at four sites.
- The collective peak time deficit in the borough amounts to 4.0 match equivalent sessions. The deficit increases to 10.0 match equivalent sessions if the education sites without secured community access are excluded.

### 5.7.7 '3G' football turf pitches

There are no full-sized '3G' pitch in Epsom and Ewell, but two small-sided '3G' pitches provide collectively the equivalent of 40 team training sessions per week. However, many local clubs have identified the lack of floodlit, all-weather pitches as an impediment to the development of the game locally. Based upon the FA calculation that there should be one full-sized '3G' pitch per 38 teams, there should be 4.08 pitches in Epsom and Ewell. If the 26 additional teams identified by local clubs as representing latent demand are included, the requirement increases to 4.76 pitches. If the capacity provided by the existing small-sided '3G' pitches is included, the net shortfall is 3.03 pitches or 3.71 pitches if latent demand is included.

## 5.8 Assessment of future needs

### 5.8.1 Population growth

- Two sets of population projections have been assessed for the purposes of assessing future needs:
  - The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people, a 20.1% increase from the mid-2018 population estimate of 79,928.
  - The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people, representing a 3.8% increase from the mid-2018 population estimate.

### 5.8.2 Potential changes in demand

- **FA strategic targets:** The FA's *National Game Strategy for Participation and Development 2018 - 2021* sets the following participation targets:
  - Boost female youth participation by 11% by 2021.
  - Retain and support the 129,000 male, female and disability teams.
  - Increase the number of over 16's playing every week by over 200,000 by 2021.
- **Local trends:** Consultation with local clubs indicated that the following additional teams could be accommodated in Epsom and Ewell if the quality and quantity of pitch provision was improved. The projected increase is equivalent to a 16.8% rise in current team numbers. Given the clear levels of unmet demand for pitches in Epsom and Ewell, it is considered appropriate to project future needs based on current and unmet team numbers.

| <i>Team Type</i>   | <i>No. Teams</i> |
|--------------------|------------------|
| Adult teams        | 3                |
| Youth 11v11 teams  | 5                |
| Youth 9v9 teams    | 4                |
| Mini 7v7 teams     | 5                |
| Mini 5v5 teams     | 9                |
| <b>TOTAL TEAMS</b> | <b>26</b>        |

### 5.8.3 Site-specific pressures

Epsom and Ewell Borough Council needs to identify sites upon which it can deliver its housing targets. Whilst planning policy offers protection to playing pitches, some sites may be vulnerable unless it can be proved that they are needed to accommodate existing or future shortfalls in supply or serve some other green space functions. At present, the analysis in section 5.7 above shows that all sites are used to capacity or over-capacity, so the case for retention is strong.

### 5.8.4 Potential changes in supply

Current full-sized ‘3G’ pitch proposals in the borough include Epsom and Ewell High School (which has planning consent) and Epsom and Ewell FC has an aspiration for a pitch at Hook Road Arena (which is not mentioned in the Local Football Facility Plan). The Local Football Facility Plan proposes a ‘3G’ pitch at a proposed new secondary school in the borough, but the Local Education Authority has rerun its pupil forecasts and the need for a new secondary school is now uncertain, so the Football Foundation is currently discussing the possibility of providing a full-sized ‘3G’ pitch at Glyn School instead.

### 5.8.5 Existing spare capacity

The existing position for football pitch peak-time capacity has been calculated in section 5.7 above and is as follows, for all sites and for sites with secured community access only. It is important to note that the shortfalls cannot be met by improvements to pitch quality (and related capacity), because they relate to peak period demand, which is defined by the number of pitches:

| <i>Pitch type</i> | <i>All sites</i> | <i>Secured sites</i> |
|-------------------|------------------|----------------------|
| Adult             | -4.0             | -17.0                |
| Youth 11v11       | -3.0             | -13.0                |
| Youth 9v9         | -6.0             | -6.0                 |
| Mini-soccer 7v7   | -6.0             | -8.0                 |
| Mini-soccer 5v5   | -4.0             | -10.0                |

### 5.8.6 Future grass pitch needs

Future formal grass pitch needs to 2032 are modelled below using ‘Team Generation Rates’ (TGRs), which identify how many people in a specified age group in the district are required to generate one team. This includes the number of teams identified by local clubs for which there is unmet demand and the FA’s 11% target increases for female youth teams. These are then applied to projected changes in population to identify the likely number of teams in the future:

- **2014-based population projections:** These project a population of 96,000 by 2032:

| <i>Sport</i>               | <i>Age range</i> | <i>Current population</i> | <i>Current teams</i> | <i>TGR</i> | <i>Population 2032</i> | <i>Teams 2032</i> | <i>Extra teams</i> |
|----------------------------|------------------|---------------------------|----------------------|------------|------------------------|-------------------|--------------------|
| Adult male football        | 17-45            | 13,581                    | 38                   | 1: 357     | 16,312                 | 46                | 8                  |
| Adult female football      | 17-45            | 13,187                    | 5                    | 1: 2,637   | 15,840                 | 6                 | 1                  |
| Boys youth 11v11 football  | 12-16            | 2,427                     | 29                   | 1: 84      | 2,915                  | 35                | 6                  |
| Girls youth 11v11 football | 12-16            | 2,268                     | 9                    | 1: 252     | 2,724                  | 12                | 3                  |
| Boys youth 9v9 football    | 10-11            | 915                       | 34                   | 1: 27      | 1,098                  | 41                | 7                  |
| Girls youth 9v9 football   | 10-11            | 871                       | 8                    | 1:109      | 1,046                  | 11                | 3                  |
| Mini-soccer 7v7 (mixed)    | 8-9              | 1,582                     | 50                   | 1: 32      | 1,900                  | 59                | 9                  |
| Mini-soccer 5v5 (mixed)    | 6-7              | 1,565                     | 30                   | 1: 52      | 1,880                  | 36                | 6                  |

- **2018-based population projections:** These project a population of 83,000 by 2032:

| <i>Sport</i>               | <i>Age range</i> | <i>Current population</i> | <i>Current teams</i> | <i>TGR</i> | <i>Population 2032</i> | <i>Teams 2032</i> | <i>Extra teams</i> |
|----------------------------|------------------|---------------------------|----------------------|------------|------------------------|-------------------|--------------------|
| Adult male football        | 17-45            | 13,581                    | 38                   | 1: 357     | 14,097                 | 39                | 1                  |
| Adult female football      | 17-45            | 13,187                    | 5                    | 1: 2,637   | 13,688                 | 5                 | 0                  |
| Boys youth 11v11 football  | 12-16            | 2,427                     | 29                   | 1: 84      | 2,519                  | 30                | 1                  |
| Girls youth 11v11 football | 12-16            | 2,268                     | 9                    | 1: 252     | 2,354                  | 10                | 1                  |
| Boys youth 9v9 football    | 10-11            | 915                       | 34                   | 1: 27      | 960                    | 36                | 2                  |
| Girls youth 9v9 football   | 10-11            | 871                       | 8                    | 1:109      | 904                    | 9                 | 1                  |
| Mini-soccer 7v7 (mixed)    | 8-9              | 1,582                     | 50                   | 1: 32      | 1,642                  | 51                | 1                  |
| Mini-soccer 5v5 (mixed)    | 6-7              | 1,565                     | 30                   | 1: 52      | 1,624                  | 31                | 1                  |

### 5.8.7 Playing Pitch Calculator

Sport England's Playing Pitch Calculator provides an additional way of modelling future playing pitch needs and also generates capital and revenue cost estimates for providing the extra pitches. It needs to be applied alongside an assessment of the various options for meeting unmet demand and the outputs vary slightly from the TGR calculations due to small variations in the underlying assumptions. The results of applying the Calculator for football needs in Epsom and Ewell are set out below:

- **2014-based population projections:** These project a population of 96,000 by 2032:

| <i>Criterion</i>                              | <i>Additional demand 2032</i> |              |             |
|---|-------------------------------|--------------|-------------|
|   | <i>Adult</i>                  | <i>Youth</i> | <i>Mini</i> |
| Extra peak match equivalent sessions          | 3.15                          | 7.93         | 8.03        |
| Extra training hours per week on '3G' pitches | 40.06                         |              |             |
| Extra grass pitches to meet demand            | 3.15                          | 7.93         | 8.03        |
| Capital cost of extra pitches                 | £374,641                      | £707,983     | £238,944    |
| Annual running costs of extra pitches         | £79,049                       | £148,676     | £50,178     |
| Extra '3G' pitches to meet demand             | 1.05                          |              |             |
| Capital cost of extra '3G' pitches            | £1,241,951                    |              |             |
| Annual running costs of extra '3G' pitches    | £38,615                       |              |             |
| Extra changing rooms                          | 15.94                         |              |             |

|   |            |
|---|------------|
| Capital cost of extra changing facilities | £3,224,830 |
|---|------------|

- **2018-based population projections:** These project a population of 83,000 by 2032:

| <i>Criterion</i>                              | <i>Additional demand 2032</i> |              |             |
|---|-------------------------------|--------------|-------------|
|   | <i>Adult</i>                  | <i>Youth</i> | <i>Mini</i> |
| Extra peak match equivalent sessions          | 0.59                          | 1.50         | 1.50        |
| Extra training hours per week on '3G' pitches | 7.62                          |              |             |
| Extra grass pitches to meet demand            | 0.59                          | 1.50         | 1.50        |
| Capital cost of extra pitches                 | £66,420                       | £134,521     | £42,038     |
| Annual running costs of extra pitches         | £14,015                       | £28,449      | £8,828      |
| Extra '3G' pitches to meet demand             | 0.20                          |              |             |
| Capital cost of extra '3G' pitches            | £223,448                      |              |             |
| Annual running costs of extra '3G' pitches    | £7,382                        |              |             |
| Extra changing rooms                          | 3.01                          |              |             |
| Capital cost of extra changing facilities     | £582,138                      |              |             |

### 5.8.8 Future '3G' pitch needs

The Playing Pitch Calculator projects future '3G' pitch needs to 2032 as a requirement for 1.05 additional pitches under the higher population scenario and 0.20 under the lower population scenario, in addition to the existing assessed shortfall of 3.71 pitches (including latent demand).

## 5.9 Key findings and issues

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

- **Local clubs:** There is a strong network of FA Charter Standard football clubs in Epsom and Ewell, providing high quality coaching and playing opportunities.
- **Unmet demand:** Local clubs believe that there is unmet demand for an additional 26 teams if more pitches were available.
- **Imported demand:** There are significant levels of imported demand in Epsom and Ewell involving 37 teams. This comprises 21.1% of all football teams that play in the borough.
- **Provision in neighbouring areas:** Assessments of football pitch provision in neighbouring areas all indicate deficiencies, particularly for '3G' football turf pitches. Many areas are also on clay soils which compromises the drainage of grass pitches. The absence of any available spare capacity in surrounding areas is likely to account for the relatively high levels of imported demand in Epsom and Ewell.
- **Grass pitch supply:** In terms of overall capacity, the demand/supply picture is finely balanced with some, limited spare capacity, but in the peak period deficits exist and when unsecured provision is omitted the deficits are exacerbated.
- **Grass pitch quality:** Just over 8% of pitches in the borough are rated as 'poor' quality, with consequent reductions in carrying capacity. Several more, particularly those located in the north of the borough on clay, suffer from poor drainage and are rated at the lower end of 'standard' quality.

- **Changing facilities:** 54.8% of pitches are served by ‘poor’ quality or no changing facilities and the adverse impact on such a high proportion of pitch users makes it more difficult to recruit and retain new players, particularly women and girls.
- **‘3G’ football turf pitches:** There are no full-sized ‘3G’ pitch in Epsom and Ewell, but two small-sided ‘3G’ pitches provide collectively the equivalent of 40 team training sessions per week. However, many local clubs have identified the lack of floodlit, all-weather pitches as an impediment to the development of the game locally. Based upon the FA calculation that there should be one full-sized ‘3G’ pitch per 38 teams, there should be 4.08 pitches in Epsom and Ewell. If the 26 additional teams identified by local clubs as representing latent demand are included, the requirement increases to 4.76 pitches. If the capacity provided by the existing small-sided ‘3G’ pitches is included, the net shortfall is 3.03 pitches or 3.71 pitches if latent demand is included.
- **Secured community use:** Fewer than half of the pitches with community use and used are on sites with secured use, meaning that in theory community use of more than one-half of the pitch stock could be rescinded at any time. The pitches at Glyn School Playing Fields and NESCO T are particularly important in meeting local needs and therefore measures to secure community use at education sites is strongly recommended.

#### 5.9.2 Is there enough accessible and secured community use to meet current demand? **NO** - there is a significant deficit for all pitch types in the peak period

- **Adult grass pitches:** There is a collective peak deficit of 17.0 weekly match equivalent sessions at accessible, community-secured sites.
- **Youth 11v11 pitches:** There is a collective peak deficit of 13.0 weekly match equivalent sessions at the community-secured sites.
- **Youth 9v9 pitches:** There is a collective peak deficit of 6.0 weekly match equivalent session at community-secured sites.
- **Mini-soccer 7v7 pitches:** There is a collective peak deficit of 8.0 weekly match equivalent session at community-secured sites.
- **Mini-soccer 5v5 pitches:** There is a collective peak deficit of 10.0 weekly match equivalent sessions at the community-secured sites.
- **‘3G’ football turf pitches:** Based on the FA’s calculation of training needs, there should be an extra 3.03 ‘3G’ pitches in Epsom and Ewell. If the 26 additional teams identified by local clubs as representing unmet demand are included, the requirement increases to 3.71 pitches.

#### 5.9.3 Is the accessible provision of suitable quality and appropriately maintained? **NO** - Almost one-third of pitches are either ‘poor’ quality or in danger of becoming so

- **Quality:** Pitch quality was rated ‘poor’ at only five out of 62 grass football pitches in the borough. However, quality is at the lower end of ‘standard’ at a further 15 pitches, many of which are likely to fall into the ‘poor’ category in the future, without enhanced maintenance.

- **Maintenance:** Improved maintenance at 20 ‘poor’ quality and low rated ‘standard’ quality pitches in Epsom and Ewell would improve their carrying capacity.

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

- **Population growth:** Two population projections have been assessed.
  - The ONS 2014-based population projections of 96,000 people by 2032, which represents a 20.1% increase from the mid-2018 population estimate.
  - The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.
- **Changes in demand:** Projecting future need based on current demand patterns (including unmet demand), is a reasonable basis for forecasting.
- **Changes in supply:** Full-sized ‘3G’ football turf pitches are being proposed at Epsom and Ewell High School (which has planning consent) and Epsom and Ewell FC has an aspiration for a pitch at Hook Road Arena (which is not mentioned in the Local Football Facility Plan). The Football Foundation is also currently discussing the possibility of providing a full-sized ‘3G’ pitch at Glyn School. Conversion of the sand-filled pitch at Blenheim High School to a ‘3G’ surface is mentioned in the Local Football Facility Plan, but the case for this will be subject to agreement with England Hockey, since the pitch has hockey use and there are assessed shortfalls in hockey pitch provision in the borough.
- **Existing spare capacity:** There is no current space capacity in the peak period, rather a significant deficit in all pitch types.
- **Future needs:** Based on projected population growth, additional future needs have been assessed as follows by Sport England’s Playing Pitch Calculator:

| <i>Pitch type</i>  | <i>Higher Population</i> | <i>Lower Population</i> |
|--------------------|--------------------------|-------------------------|
| Adult              | 3.15                     | 0.59                    |
| Youth              | 7.93                     | 1.50                    |
| Mini-soccer        | 8.03                     | 1.50                    |
| ‘3G’ football turf | 1.05                     | 0.2                     |

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

The situation at community accessible pitches in the borough is summarised below:

- **Current secured pitches:** The number of pitches of each type with secured community access is listed in the second column.
- **Current secured peak spare pitch capacity:** The spare capacity at secured pitches is listed in the third column, with deficits indicated by a minus sign.

- **Current peak pitch demand:** The number of pitches currently required to meet peak demand is listed in the fourth column.
- **Extra peak pitch needs by 2032:** The number of extra pitches needed to meet projected demand by 2032 is listed in the fifth column.
- **Total peak pitch needs by 2032:** Total pitch needs in 2032 are listed in the sixth column, derived by adding the current and future assessed needs.

- **Higher population estimates:**

| <i>Pitch type</i> | <i>Current secured pitches</i> | <i>Current secured peak spare pitch capacity</i> | <i>Current peak pitch demand</i> | <i>Extra peak pitch needs by 2032</i> | <i>Total peak pitch needs by 2032</i> |
|-------------------|--------------------------------|--|----------------------------------|---------------------------------------|---------------------------------------|
| Adult football    | 10                             | -17.0  | 27.0                             | 3.0                                   | 30.0                                  |
| Youth 11v11       | 4                              | -13.0  | 14.0                             | 4.0                                   | 18.0                                  |
| Youth 9v9         | 7                              | -6.0   | 15.0                             | 4.0                                   | 19.0                                  |
| Mini 7v7          | 5                              | -8.0   | 17.0                             | 4.0                                   | 21.0                                  |
| Mini 5v5          | 4                              | -10.0  | 12.0                             | 4.0                                   | 16.0                                  |
| '3G'              | 0                              | -3.71  | 3.76                             | 1.05                                  | 4.81                                  |

- **Lower population estimates:**

| <i>Pitch type</i> | <i>Current secured pitches</i> | <i>Current secured peak spare pitch capacity</i> | <i>Current peak pitch demand</i> | <i>Extra peak pitch needs by 2032</i> | <i>Total peak pitch needs by 2032</i> |
|-------------------|--------------------------------|--|----------------------------------|---------------------------------------|---------------------------------------|
| Adult football    | 10                             | -17.0  | 27.0                             | 1.0                                   | 25.0                                  |
| Youth 11v11       | 4                              | -13.0  | 14.0                             | 1.0                                   | 15.0                                  |
| Youth 9v9         | 7                              | -6.0   | 15.0                             | 1.0                                   | 16.0                                  |
| Mini 7v7          | 5                              | -8.0   | 17.0                             | 1.0                                   | 18.0                                  |
| Mini 5v5          | 4                              | -10.0  | 12.0                             | 1.0                                   | 13.0                                  |
| '3G'              | 0                              | -3.71  | 3.76                             | 0.2                                   | 3.96                                  |

## 5.10 Scenario Testing

### 5.10.1 Introduction

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

### 5.10.2 Scenario 1: Accessing pitches on education sites

- **Rationale:** The following pitches on school sites have no community use at present:

| <i>Site</i>                 | <i>Adult</i> | <i>Youth 11v11</i> | <i>Youth 9v9</i> | <i>Mini 7v7</i> | <i>Mini 5v5</i> |
|-----------------------------|--------------|--------------------|------------------|-----------------|-----------------|
| Auriol Junior School        | -            | -                  | 1                | -               | -               |
| Cuddington Croft Prim. Sch. | -            | -                  | 1                | 1               | -               |
| Danetree Primary School     | -            | -                  | 1                | 1               | -               |

|                               |              |                    |                  |                 |                 |
|-------------------------------|--------------|--------------------|------------------|-----------------|-----------------|
| Epsom and Ewell High School   | 1            | -                  | -                | -               | -               |
| Epsom College Sports Centre   | 5            | 3                  | -                | -               | -               |
| <b>Site</b>                   | <b>Adult</b> | <b>Youth 11v11</b> | <b>Youth 9v9</b> | <b>Mini 7v7</b> | <b>Mini 5v5</b> |
| Epsom Primary School          | -            | -                  | -                | 1               | -               |
| Ewell Castle School           | 1            | 1                  | -                | -               | -               |
| Kingswood House School        | -            | 1                  | -                | -               | -               |
| Meadow Primary School         | -            | -                  | 2                | -               | -               |
| Nonsuch Primary School        | -            | -                  | -                | -               | 1               |
| Riverview Primary School      | -            | -                  | 1                | 1               | -               |
| St. Joseph's Primary School   | -            | -                  | -                | 1               | -               |
| St. Martin's Junior School    | -            | -                  | 1                | -               | -               |
| Stamford Green Primary School | -            | -                  | 1                | 1               | -               |
| Vale Primary School           | -            | 1                  | -                | -               | -               |
| <b>TOTALS</b>                 | <b>7</b>     | <b>6</b>           | <b>8</b>         | <b>6</b>        | <b>1</b>        |

- The table below models the effect of gaining access to school pitches to meet future community demand. It shows that whilst additional capacity would still need to be provided for youth 11v11 and youth 9v9, the amount of provision required would be reduced. Whilst pitch capacity is reduced by the education use, it would nevertheless make sense to consider negotiating the use of these pitches to meet additional future demand, rather than making entirely new provision.

| <b>Pitch type</b> | <b>Current School pitches</b> | <b>Peak match equivalent capacity</b> | <b>Unmet current and future peak demand (match equivalents)</b> | <b>Balance</b> |
|-------------------|-------------------------------|---------------------------------------|---|----------------|
| Adult football    | 7                             | 7.0                                   | -7.0  | Balanced       |
| Youth 11v11       | 6                             | 6.0                                   | -7.0  | -1.0           |
| Youth 9v9         | 8                             | 8.0                                   | -10.0   | -2.0           |
| Mini 7v7          | 6                             | 6.0                                   | -10.0   | -4.0           |
| Mini 5v5          | 1                             | 1.0                                   | -8.0  | -7.0           |

- Advantages:** The advantages of this scenario are as follows:
  - The pitches already exist and therefore could be brought into use at little or no additional cost, depending on the current quality of the respective pitches.
  - There would be opportunities to establish closer school-club links if community-based clubs were playing on school sites.
  - The pitches should be available during the peak demand periods for community-based teams at weekends.
- Disadvantages:** The disadvantages of this scenario are as follows:
  - None of the schools has community use at present and there is no obvious mechanism for securing it, so there is no guarantee that they would be prepared to commence such an arrangement.
  - No site has a Community Use Agreement so continued access would be unsecured.

- No assessment has been made of the quality of schools pitches without community use, so the extent of their capacity to accommodate additional use is unknown.

- **Conclusions:** This scenario offers some advantages for enhancing local pitch capacity on a cost-effective basis and should therefore be examined further on a site-by-site basis.

### 5.10.3 Scenario 2: Improve existing grass pitch carrying capacity

- **Rationale:** The following football pitches in Epsom and Ewell are either ‘standard’ or ‘poor’ quality and as such their carrying capacity is compromised. The users of each site are also listed in the table below, to illustrate which clubs might benefit from pitch quality (and related capacity) improvements. Pitches shown in brackets are over-marked):

| <i>Site</i>                         | <i>Pitch rating</i> | <i>Adult 11v11</i> | <i>Youth 11v11</i> | <i>Youth 9v9</i> | <i>Mini 7v7</i> | <i>Mini 5v5</i> |
|-------------------------------------|---------------------|--------------------|--------------------|------------------|-----------------|-----------------|
| Alexandra Recreation Ground         | Standard            | 3                  | -                  | 1                | 1               | 1               |
| Auriol Park                         | Standard<br>Poor    | -<br>-             | -<br>-             | 1<br>-           | 1<br>-          | -<br>1          |
| Blenheim High School                | Standard            | 1                  | 1                  | 1                | (1)             | (1)             |
| Court Recreation Ground             | Standard            | 1                  | -                  | 1                | 1               | 1               |
| Francis Schnadhorst Memorial Ground | Standard            | -                  | -                  | 2                | -               | -               |
| Gibraltar Recreation Ground         | Poor                | -                  | 2                  | -                | -               | -               |
| Glyn School Playing Field           | Standard            | 4                  | 2                  | -                | 1               | 1               |
| Harrier Centre                      | Poor                | 2                  | -                  | -                | -               | -               |
| NESCOT Sports Centre                | Standard            | 5                  | 2                  | -                | 2               | 1               |
| Old Haileyburians RFC               | Standard            | -                  | -                  | -                | 1               | 1               |
| Walch Memorial Ground               | Standard            | 3                  | 2                  | 1                | -               | -               |
| Wallace Fields Junior School        | Standard            | -                  | -                  | -                | 2               | 1               |
| <b>TOTALS</b>                       | -                   | <b>18</b>          | <b>9</b>           | <b>7</b>         | <b>9(1)</b>     | <b>7(1)</b>     |

- The table below models the effect of improving the pitches to ‘good’ quality and subsequently maintaining them as such.

| <i>Pitch type</i> | <i>Improved pitch capacity (match equivalents)</i> | <i>Unmet current and future demand (match equivalents)</i> | <i>Balance (match equivalents)</i> |
|-------------------|--|--|------------------------------------|
| Adult football    | 21.0   | -7.0   | +14.0                              |
| Youth 11v11       | 20.0   | -7.0   | +13.0                              |
| Youth 9v9         | 14.0   | -10.0  | +4.0                               |
| Mini 7v7          | 19.0   | -10.0  | +9.0                               |
| Mini 5v5          | 17.0   | -8.0   | +9.0                               |

- **Advantages:** The advantages of this scenario are as follows:
  - Overall usage capacity would be improved, the boroughwide collective weekly capacity deficiencies would be eliminated and the distribution of the sites gives good geographical coverage across the whole district.

- This would be a cost-effective option compared with the expense of providing new pitches, particularly if land acquisition costs are factored in.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - Whilst the capital cost of pitch improvements may be supported by the Football Foundation grants programmes, the main financial challenge to many pitch providers would be meeting the revenue cost implications of the enhanced works associated with maintaining the pitch quality as ‘good’.
  - The major benefit of capacity improvements are on weekly capacity and would have very limited impact on the peak period shortfalls.
- **Conclusions:** Improving the pitches at Blenheim High School and Court Recreation Ground would have the greatest impact on current deficiencies.

#### 5.10.4 Scenario 3: The impact of current ‘3G’ pitch proposals

- **Rationale:** There are the following active proposals for ‘3G’ pitch provision in Epsom and Ewell:
  - Epsom and Ewell High School.
  - Blenheim High School/Nonsuch School for Girls (per the Local Football Facility Plan).
  - Glyn School.
  - Epsom and Ewell FC at Hook Road Arena.
- **Advantages:** The advantages of this scenario are as follows.
  - Assuming that all pitches are provided as full-sized facilities with full community access, they will be capable of accommodating an additional 114 training slots per week. This would still leave an effective shortfall of 0.03 full-sized ‘3G’ pitches, or 0.71 if latent demand is included, so the proposed facilities would meet most of the current shortfall.
  - In addition to the extra training capacity, assuming the permissibility of staggered kick-off times and the accreditation of each pitch on the FA Register, the pitches could collectively provide for 12 adult or youth 11v11, or 18 youth 9v9 or mini 7v7 or 24 mini 5v5 match equivalent sessions per weekend, thus eliminating peak demand deficits on grass pitches.
  - The location of the proposed facilities would give good geographical coverage.
- **Disadvantages:** The disadvantages of this scenario are as follows.
  - Only the provision of the pitch at Epsom and Ewell High School has funding and planning consent, so the provision of the other facilities is currently uncertain.
  - The Blenheim High School proposals would involve resurfacing an existing artificial grass pitch used for hockey, which is required to meet existing and future hockey

needs in the borough and could only happen with agreement from England Hockey because currently the site is protected for hockey.

- **Conclusions:** The current ‘3G’ pitch proposals in Epsom and Ewell have the potential to provide for most current football training needs and match play deficits, but further feasibility work will need to be undertaken to determine that all the proposals are financially viable and can be managed to accommodate all needs. Resurfacing the Blenheim High School pitch with a ‘3G’ surface would be unacceptable given the needs of Hockey in the borough.

## 5.11 Policy recommendations

### 5.11.1 Introduction

The Epsom and Ewell PPS is a robust and evidence-based assessment of the current and future needs for football in the borough. The recommendations in relation to football are made in the context of the National Planning Policy Framework (NPPF), which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

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

### 5.11.2 Protect

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

**Recommendation 2 - Security of tenure:** More than 50% of football pitches in the borough are on sites without secured community use. The absence of Community Use Agreements makes it impossible to assume the continued availability of the pitches for the community. It is therefore recommended that efforts are made to achieve security of Community Use Agreements at sites without them at present.

### 5.11.3 Enhance

***Recommendation 3 - Improving existing 'poor' quality provision, including dis-used sites:***

Five pitches (8.1%) in the District are rated as 'poor' quality and several more are rated at the lower end of 'standard' quality. Additionally, 46.8% of pitches are served by 'poor' quality or no changing facilities. This reduces the quality of playing experience and may deter some potential participants. Subject to security of tenure issues, it is recommended that:

- The site owners concerned should be supported to apply for external funding for facility enhancements, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.
- Sites with poor playing surfaces should apply to be part of the FA Pitch Improvement Programme, which will offer a programme to improve the short, medium and long-term maintenance of pitches to improve pitch quality.

***Recommendation 4 - Developer contributions (enhancements):*** Some of the additional demand for football arising from the proposed housing development in Epsom and Ewell to 2032, should be accommodated through enhancements to existing pitches and facilities. It is recommended that the site-specific action plan in the Epsom and Ewell PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under Section 106 or CIL arrangements, to cover the capital and revenue implications of the enhancements.

### 5.11.4 Provide

***Recommendation 5 - '3G' football turf pitches:*** Based upon the FA's guide figure, there is a current shortfall of 3.03 (or 3.71 if latent demand is included) full-sized '3G' pitches in the district (including an allowance for the capacity of the two existing small-sided pitches), with additional demand equivalent to 1.05 full-sized pitches being generated by population growth by 2032. '3G' pitches are an important component of provision because their all-weather nature and floodlights enable a high volume of play to be accommodated on good quality playing surfaces. The provision of additional '3G' pitches to meet needs identified in the Epsom and Ewell PPS should be supported as a priority in appropriate locations. Sites currently under active consideration could collectively meet all needs if provided and include Epsom and Ewell High School and Glyn School (which are not in the Local Football Facility Plan), Blenheim High School/Nonsuch School for Girls (which is in the Local Football Facility Plan but would involve the unacceptable loss of a hockey pitch). Epsom and Ewell FC also has aspirations for a pitch at Hook Road Arena.

***Recommendation 6 - Developer contributions (new provision):*** Most of the extra demand for football in particular arising from the proposed housing development in Epsom and Ewell to 2032, will need to be accommodated through the provision of new pitches and facilities. It is recommended that agreement be concluded with developers to provide grass and '3G' football pitches to meet the specific future needs identified in the Epsom and Ewell PPS and that an appropriate level of financial contributions be sought under Section 106 or CIL arrangements, to cover the capital and revenue implications of the new provision.

## 5.12 Action Plan

### 5.12.1 Introduction

In the context of the high-level recommendations above, the tables below set out the football site-specific action plan to guide the implementation of the strategy. The abbreviations stand for EEBC - Epsom and Ewell Borough Council, FA - Football Association, FF - Football Foundation and GANTIP - Grounds and Natural Turf Pitch Improvement Programme. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2020* (2020), but actual costs will vary based on site-specific conditions.

### 5.12.2 Key strategic actions

| <b>Issues</b>   | <b>Action</b>   | <b>Lead</b> | <b>Partners</b>                            | <b>Resources</b>   | <b>Priority</b> |
|---|---|-------------|--|--|-----------------|
| Community access to public and private education pitches          | Pursue formal Community Use agreements at all existing and any future proposed pitches on public and private education sites. | EEBC        | Academies and schools                      | Possible funding for improvements to physical accessibility. | High            |
| Securing developer contributions                                  | Ensure that policy provision is made to secure developer contributions towards new and improved football facilities.          | EEBC        | Developers                                 | Determined by Sport England's Playing Pitch Calculator       | High            |
| Identification of sites for additional '3G' football turf pitches | Examine the feasibility of providing additional '3G' pitches at the identified key sites.                                     | EEBC        | Potential host sites<br>FF<br>S106 funding | £10,000 for feasibility studies<br>£960,000 per pitch        | High            |
| Site specific grounds maintenance needs                           | Review site specific grounds maintenance needs through the FA Pitch Improvement Programme.                                    | FA          | GANTIP                                     | £100 per site annually for assessment and advice.            | High            |

### 5.12.3 Site specific actions

| <b>Site</b>                   | <b>Issues</b>   | <b>Action</b>   | <b>Lead</b>          | <b>Partners</b> | <b>Resources</b>                             | <b>Priority</b> |
|-------------------------------|---|---|----------------------|-----------------|--|-----------------|
| Alexandra Recreation Ground   | Youth 9v9 and mini 7v7 pitches used to over-capacity at peak times.   | Improve overall grass pitch capacity and stagger match timings.   | EEBC                 | GANTIP          | £20,000                                      | Medium          |
| Auriol Park                   | Adult and youth 9v9 pitches used to over-capacity at peak times.  | Improve overall grass pitch capacity and stagger match timings.   | EEBC                 | GANTIP          | £20,000                                      | Medium          |
| Blenheim High School          | <ul style="list-style-type: none"> <li>• Mini 5v5 pitch used to over-capacity at peak times.</li> <li>• No secured community access.</li> </ul>                         | <ul style="list-style-type: none"> <li>• Stagger match timings.</li> <li>• Negotiate Community Use Agreement</li> </ul>   | Blenheim High School | GANTIP          | £10,000                                      | High            |
| Court Recreation Ground       | <ul style="list-style-type: none"> <li>• Adult, youth 9v9, mini 7v7 and 5v5 pitches used to over-capacity at peak times.</li> <li>• 'Poor' quality changing.</li> </ul> | <ul style="list-style-type: none"> <li>• Improve overall grass pitch capacity and stagger match timings.</li> <li>• Upgrade changing facilities as per LFFP.</li> </ul> | EEBC                 | GANTIP          | £50,000 for pitches<br>£690,000 for changing | High            |
| Francis Schnadhorst Mem. Grd. | No current issues.  | No action required.   | -                    | -               | -  | -               |

| <i>Site</i>                  | <i>Issues</i>  | <i>Action</i>  | <i>Lead</i>                  | <i>Partners</i>                       | <i>Resources</i>                                       | <i>Priority</i> |
|------------------------------|--|--|------------------------------|---------------------------------------|--|-----------------|
| Gibraltar Recn Ground        | <ul style="list-style-type: none"> <li>• ‘Poor’ quality youth 11v11 pitches.</li> </ul>  | <ul style="list-style-type: none"> <li>• Improve pitch quality</li> </ul>  | EEBC                         | GANTIP                                | £20,000  | Medium          |
| Glyn School Playing Field    | <ul style="list-style-type: none"> <li>• ‘Poor’ quality changing.</li> <li>• ‘3G’ pitch under discussion.</li> <li>• No secured community access.</li> </ul>   | <ul style="list-style-type: none"> <li>• Provide new changing</li> <li>• Feasibility study for ‘3G’ pitch</li> <li>• Negotiate Community Use Agreement</li> </ul>  | Glyn School                  | -                                     | £690,000 for changing<br>£20,000 for feasibility study | Medium          |
| Harrier Centre               | <ul style="list-style-type: none"> <li>• ‘Poor’ quality adult pitches.</li> </ul>  | <ul style="list-style-type: none"> <li>• Improve pitch quality</li> </ul>  | EEBC                         | GANTIP                                | £20,000  | Medium          |
| Holmwood Close CC            | <ul style="list-style-type: none"> <li>• No current issues.</li> </ul>   | <ul style="list-style-type: none"> <li>• No action required.</li> </ul>  | -                            | -                                     | -  | Medium          |
| Hook Road Arena              | <ul style="list-style-type: none"> <li>• Epsom and Ewell FC want to establish a home ground with a ‘3G’ pitch.</li> </ul>  | <ul style="list-style-type: none"> <li>• Feasibility study.</li> <li>• Agree lease terms with EEBC.</li> </ul>   | Epsom and Ewell FC           | EEBC Football Stadia Improvement Fund | £20,000 for feasibility study                          | High            |
| NESCOT Sports Centre         | <ul style="list-style-type: none"> <li>• Youth 11v11, Mini 7v7 and 5v5 pitches used to over-capacity at peak times.</li> <li>• Poor quality changing.</li> <li>• No secured community access.</li> </ul> | <ul style="list-style-type: none"> <li>• Improve overall grass pitch capacity and stagger match timings.</li> <li>• Provide new changing facilities as per LFFP.</li> <li>• Negotiate Community Use Agreement</li> </ul> | NESCOT                       | GANTIP                                | -  | High            |
| Old Haileyburians RFC        | <ul style="list-style-type: none"> <li>• Mini 5v5 pitch used to over-capacity at peak times.</li> </ul>  | <ul style="list-style-type: none"> <li>Stagger match timings.</li> </ul>   | OHRFC                        | GANTIP                                | £5,000   | Medium          |
| Walch Memorial Ground        | <ul style="list-style-type: none"> <li>• Youth 11v11 and 9v9 pitches used to over-capacity at peak times.</li> <li>• No secured community access.</li> </ul>   | <ul style="list-style-type: none"> <li>• Improve grass pitch capacity.</li> <li>• Negotiate Community Use Agreement.</li> </ul>  | Sutton Grammar School        | GANTIP                                | £20,000  | High            |
| Wallace Fields Junior School | <ul style="list-style-type: none"> <li>• Mini 7v7 pitches used to over-capacity at peak times.</li> <li>• No secured community access.</li> </ul>  | <ul style="list-style-type: none"> <li>• Improve overall grass pitch capacity and stagger match timings.</li> <li>• Negotiate Community Use Agreement</li> </ul>   | Wallace Fields Junior School | GANTIP                                | £10,000  | Medium          |
| Wandgas Sports Club          | <ul style="list-style-type: none"> <li>• Adult pitch used to over-capacity at peak times.</li> <li>• ‘Poor’ quality changing.</li> </ul>   | <ul style="list-style-type: none"> <li>• Stagger match timings.</li> <li>• Provide new changing facilities.</li> </ul>   | Wandgas Sports Club          | GANTIP                                | £50,000 for pitches<br>£690,000 for changing           | Medium          |

## 6 CRICKET NEEDS IN EPSOM AND EWELL

### 6.1 Key stakeholders

The key stakeholders delivering cricket in Epsom and Ewell are:

- **Surrey Cricket:** Surrey Cricket manages recreational cricket in the county, from its grass-roots foundations through to the interface with the first-class game.
- **Surrey Cricket-affiliated clubs:** There are 13 affiliated clubs in Epsom and Ewell, who collectively run 27 adult and 31 junior teams. In addition, a further seven affiliated clubs from outside the borough play at sites in Epsom and Ewell, collectively running 12 adult teams, four junior male teams and four junior female teams.
- **Pitch providers:** Pitches in the borough are managed and maintained by the borough council and voluntary sector clubs.

### 6.2 Strategic context

#### 6.2.1 National cricket strategy

The England and Wales Cricket Board's (ECB) strategy for 2020 -2024 '*Inspiring Generations*' (2019) contains the following priorities and activities:

**Grow and nurture the core:** The following will be prioritised:

- A new investment fund for County Cricket Boards.
- Investment in club facilities.
- Further investment in county competitions.

**Make cricket accessible:** The following will be prioritised:

- Creating a new digital community for cricket.
- Installing non-traditional playing facilities in urban areas.
- Continuing to deliver the South Asian Action Plan.
- Launching a new participation product linked to the new 100-ball competition.

**Engage children and young people:** The following will be prioritised:

- Doubling cricket participation in primary schools.
- Delivering a compelling and coordinated recreational playing offer from age five upwards.
- Developing safeguarding to promote safe spaces for children and young people.

**Transform women and girl's cricket:** There will be a structured pathway for women and girls in both softball and hardball cricket that will include:

- Growing the base through participation and facilities investment.
- Launching centres of excellence and a new elite domestic structure.
- Investing in girls' county age group cricket.
- Delivering a girls' secondary school programme.

**Support our communities:** The following will be prioritised:

- Doubling the number of volunteers in the game.
- Creating a game-wide approach to Trusts and Foundations through the cricket network.
- Developing a new wave of officials and community coaches.
- Increasing participation in disability cricket.

## 6.2.2 Neighbouring local authorities

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

### ***London Borough of Kingston***

The 'Kingston Playing Pitch Strategy' (2015) identifies that there is sufficient cricket capacity to meet all current and projected future needs in the borough. However, Surrey Cricket believes that since then there has been an increase in participation and a loss of facilities resulting in a shortage of pitches.

### ***London Borough of Sutton***

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

### ***Mole Valley District Council***

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

### ***Reigate and Banstead District Council***

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

## 6.2.3 Implications of the strategic context

The implications of the strategic context for cricket in Epsom and Ewell are as follows:

- ***Local corporate priorities:*** Given the increasing limitations on public finances, demonstrating the role Cricket can play in delivering wider agendas such as health and wellbeing is a key requirement for attracting investment.
- ***Planning policy:*** Whilst local planning policy is supportive of the retention and provision of playing pitches, including those for Cricket, the current work on the PPS will provide a methodologically robust basis for determining current and future needs.
- ***Policy shifts:*** The move in national sports policy towards prioritising new participants will create a challenge for Cricket to demonstrate that it can attract new and lapsed participants.

- **Women and Girls:** Expansion of female participation in cricket is a key objective of the ECB and Surrey Cricket and will lead to a significant increase in participation. This will require additional pitches and new and/or improved changing pavilions.
- **Neighbouring areas:** The absence of an up-to-date assessment of cricket needs in three of the four adjacent local authority areas makes it difficult to determine cross-boundary issues in detail, which is a significant disadvantage given the volume of imported demand.

### 6.3 Cricket demand in Epsom and Ewell

#### 6.3.1 Affiliated clubs and teams

The information on cricket clubs and teams based in Epsom and Ewell was supplied by the ECB through its 'Play Cricket' database, cross-referenced to a local clubs survey. A questionnaire survey was circulated to all ECB-affiliated clubs in Epsom and Ewell. The following three clubs responded, collectively representing 35 teams, or 92.1% of all the 38 affiliated teams from the Borough.

- Epsom CC
- Ewell CC
- Wandgas CC

A further seven clubs and 20 teams from outside the borough play on pitches in Epsom and Ewell and are shown in italics and the total number of external teams are shown in brackets:

| <b>Club</b>                | <b>Home Ground(s)</b>  | <b>Adult male teams</b> | <b>Adult female teams</b> | <b>Junior male teams</b> | <b>Junior female teams</b> |
|----------------------------|--|-------------------------|---------------------------|--------------------------|----------------------------|
| <i>Atkins Cricket Club</i> | Holmwood Close Cricket Ground  | 1                       | 0                         | 0                        | 0                          |
| <i>Bec Old Boys CC</i>     | Old Haileyburians Ground   | 1                       | 0                         | 0                        | 0                          |
| <i>Cheam Cricket Club</i>  | Holmwood Close Cricket Ground  | 2                       | 0                         | 2                        | 0                          |
| Epsom Cricket Club         | Francis Schnadhorst Mem. Ground<br>Alexandra Recreation Ground<br>Old Schools Lane | 4                       | 1                         | 13                       | 5                          |
| Epsom Methodists CC        | Gibraltar Recreation Ground  | 1                       | 0                         | 0                        | 0                          |
| Ewell Cricket Club         | Old Haileyburians Ground   | 4                       | 0                         | 4                        | 0                          |
| <i>Old Suttonians CC</i>   | Walch Memorial Ground  | 2                       | 0                         | 0                        | 0                          |
| Park Hill Cricket Club     | Old Haileyburians Ground   | 1                       | 0                         | 0                        | 0                          |
| Riverside Cricket Club     | Gibraltar Recreation Ground  | 1                       | 0                         | 0                        | 0                          |
| <i>Surrey Seniors CC</i>   | Francis Schnadhorst Mem. Ground  | 3                       | 0                         | 0                        | 0                          |
| <i>Surrey Women</i>        | Holmwood Close Cricket Ground  | 1                       | 0                         | 0                        | 4                          |
| <i>Sutton Cricket Club</i> | Holmwood Close Cricket Ground  | 2                       | 0                         | 2                        | 0                          |
| Wandgas Cricket Club       | Wandgas Sports and Social Club   | 3                       | 0                         | 1                        | 0                          |
| <b>TOTALS</b>              | -  | <b>14(12)</b>           | <b>1</b>                  | <b>18(4)</b>             | <b>5(4)</b>                |

#### 6.3.2 Demand trends

- **National demand:** The ECB's most recent *National Cricket Playing Survey* (2019), which reflects club and league cricket only (for example it does not include Women's Soft Ball Cricket, or junior cricket) identified:
  - A 1.2% increase in player numbers between 2018 and 2019.
  - Of the 822,000 players nationally, 229,000 are 'core' players (playing at least 12 weeks per season), 353,000 are 'occasional' players (playing between three and 11 weeks per season) and 238,000 are 'cameo' players (playing one or two weeks per season).
  - 81.4% of completed fixtures were played in 2019, 5.4% of completed fixtures were abandoned and 7.5% of completed fixtures were cancelled.
  - Compared to 2018, conceded fixtures decreased by 15% to 5.7% of completed fixtures and short-sided game cancellations also decreased by 11% in 2019 to 11.7% of completed fixtures.
- **Local trends:** One in three local clubs have increased their membership in the past five years, whilst the others have remained broadly static.

### 6.3.3 Displaced demand

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

- **Imported demand:** 12 adult teams and eight junior teams from outside Epsom and Ewell play their home matches on pitches in the borough, comprising 34.5% of total team numbers playing in the borough.
- **Exported demand:** No teams from Epsom and Ewell play their home matches on pitches outside the borough.
- **Net displaced demand:** Net displaced demand is therefore 20 teams.

### 6.3.4 Unmet demand

Unmet demand takes a number of forms:

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

There is some evidence of unmet demand, with facilities being used to capacity in the peak period.

### 6.3.5 Latent demand

Whereas unmet demand is known to currently exist, latent demand is demand that evidence suggests may be generated from a population if they had access to more or better provision. Consultation with local clubs indicated that a total of six additional teams of all age groups could be accommodated in Epsom and Ewell if the quality and quantity of pitch provision was improved, a 10.3% increase on the current team numbers.

| <i>Club</i>          | <i>Adult male teams</i> | <i>Adult female teams</i> | <i>Junior male teams</i> | <i>Junior female teams</i> |
|----------------------|-------------------------|---------------------------|--------------------------|----------------------------|
| Epsom Cricket Club   | 0                       | 0                         | 0                        | 0                          |
| Ewell Cricket Club   | 1                       | 0                         | 1                        | 0                          |
| Wandgas Cricket Club | 1                       | 0                         | 2                        | 1                          |
| <b>TOTALS</b>        | <b>2</b>                | <b>0</b>                  | <b>3</b>                 | <b>1</b>                   |

#### 6.4 Cricket supply in Epsom and Ewell

Provision of cricket pitches in Epsom and Ewell is set out below. The pitches included in the analysis are defined as natural grass or artificial turf wickets (shown in brackets).

- *Available for community use and used:*

| <i>Site</i>                     | <i>Address</i>                       | <i>Pitches</i> | <i>Wickets</i> |
|---------------------------------|--------------------------------------|----------------|----------------|
| Alexandra Recreation Ground     | Alexandra Road, Epsom KT17 4BU       | 2              | 18             |
| Francis Schnadhorst Mem. Ground | Woodcote Road, Epsom KT18 7QN        | 1              | 14             |
| Gibraltar Recreation Ground     | West Street, Ewell KT17 1XY          | 1              | 6              |
| Holmwood Close Cricket Ground   | Nonsuch Walk, Sutton SM2 7LF         | 1              | 8              |
| Old Haileyburians Ground        | Ruxley Lane, West Ewell. KT19 0JB    | 2              | 17             |
| Old Schools Lane Cricket Ground | Old Schools Lane, Epsom KT17 1TU     | 1              | 9(1)           |
| Walch Memorial Ground           | Northey Avenue, Cheam SM2 7HJ        | 3              | 12(1)          |
| Wandgas Sports and Social Club  | Grafton Road, Worcester Park KT4 7JW | 1              | 14             |
| <b>TOTAL</b>                    | -                                    | <b>12</b>      | <b>98(2)</b>   |

- *Available for community use and not used:*

| <i>Site</i>                  | <i>Address</i>               | <i>Pitches</i> | <i>Wickets</i> |
|------------------------------|------------------------------|----------------|----------------|
| Epsom College Sports Centre* | College Road, Epsom KT17 4JQ | 4              | 24             |
| Priest Hill Playing Field    | Reigate Road, Ewell KT17 3DT | 2              | 12             |
| <b>TOTAL</b>                 | -                            | <b>6</b>       | <b>36</b>      |

\* Epsom College pitches are heavily used by the school during the summer term. There is no community access, therefore, until late in the season during the college's summer holidays. This precludes hiring for league teams and means that community access is limited to occasional ad hoc usage, primarily by junior teams.

- *Not available for community use:*

| <i>Site</i>         | <i>Address</i>                | <i>Pitches</i> | <i>Wickets</i> |
|---------------------|-------------------------------|----------------|----------------|
| Ewell Castle School | Church Street, Epsom KT17 2AW | 1              | (1)            |
| <b>TOTAL</b>        | -                             | <b>1</b>       | <b>(1)</b>     |

- **Pitches decommissioned in the past five years:** There are no cricket pitches in the borough that were decommissioned within the past five years.

#### 6.4.1 Cricket facilities quality

The qualitative analysis of cricket pitches and facilities in Epsom and Ewell involved visits to all cricket pitches, to undertake the non-technical visual inspections produced by the ECB for Sport England’s *Playing Pitch Strategy Guidance* (2013). The assessment evaluated the condition of:

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

The assessment generates a ‘score’ for each site. The percentage scores generated equate to ratings of ‘Good’ for scores of 81% or more (shaded green in the table below) ‘Standard’ for scores of 80% - 51% (shaded yellow in the table below) and ‘Poor’ for scores of 50% or below (denoted by shaded red in the table below). Blank cells in the table mean that the feature concerned is absent from the site in question. The scores are as follows:

| <i>Site</i>                           | <i>Wicket</i> | <i>Non-turf</i> | <i>Outfield</i> | <i>Changing</i> | <i>Practice nets</i> |
|---------------------------------------|---------------|-----------------|-----------------|-----------------|----------------------|
| Alexandra Recreation Ground (pitch 1) | Poor          | None            | Standard        | Good            | None                 |
| Alexandra Recreation Ground (pitch 2) | Standard      | None            | Standard        | Good            | None                 |
| Francis Schnadhorst Memorial Ground   | Good          | None            | Good            | Good            | Good                 |
| Gibraltar Recreation Ground           | Standard      | None            | Standard        | Good            | None                 |
| Holmwood Close Cricket Ground         | Good          | None            | Good            | Good            | None                 |
| Old Haileyburians Ground              | Good          | None            | Good            | Good            | Good                 |
| Old Schools Lane Cricket Ground       | Good          | Good            | Good            | Poor            | None                 |
| Walch Memorial Ground                 | Good          | Good            | Good            | Good            | Good                 |
| Wandgas Sports and Social Club        | Good          | None            | Good            | Good            | Good                 |

#### 6.4.2 Pitch carrying capacity

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

- A ‘good’ quality wicket will accommodate five matches per season, a ‘standard’ quality wicket will accommodate four and a ‘poor’ quality wicket will accommodate none.

- ‘Good’ and ‘Standard’ quality artificial turf wickets accommodate 60 matches per season and a ‘poor’ quality wicket will accommodate none.
- The seasonal pitch carrying capacity of each cricket site in Epsom and Ewell is as follows:

| <i>Site</i>                     | <i>Grass wickets</i> | <i>Artificial wickets</i> | <i>Total capacity</i> |
|---------------------------------|----------------------|---------------------------|-----------------------|
| Alexandra Recreation Ground     | 18                   | -                         | 36                    |
| Francis Schnadhorst Mem. Ground | 14                   | -                         | 70                    |
| Gibraltar Recreation Ground     | 6                    | -                         | 24                    |
| Holmwood Close Cricket Ground   | 8                    | -                         | 40                    |
| Old Haileyburians Ground        | 17                   | -                         | 85                    |
| Old Schools Lane Cricket Ground | 9                    | 1                         | 105                   |
| Walch Memorial Ground           | 12                   | 1                         | 120                   |
| Wandgas Sports and Social Club  | 14                   | -                         | 70                    |
| <b>TOTALS</b>                   | <b>98</b>            | <b>2</b>                  | <b>550</b>            |

### 6.4.3 Pitch maintenance

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

- **Club-managed pitches:** The pitches owned and managed by local sports clubs are all maintained by the clubs themselves. This involves a combination of paid grounds staff, external contractors and volunteer help.
- **Local authority pitches:** Pitches are maintained by the Council’s in-house Fine Turf Team.

### 6.4.4 Ownership, management and security of access

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

| <i>Site</i>                     | <i>Ownership</i>           | <i>Management</i>          | <i>Security of access</i> |
|---------------------------------|----------------------------|----------------------------|---------------------------|
| Alexandra Recreation Ground     | Epsom and Ewell BC         | Epsom and Ewell BC         | Secured                   |
| Epsom College                   | Epsom College              | Epsom College              | Unsecured                 |
| Francis Schnadhorst Mem. Ground | Epsom Sports Club          | Epsom Sports Club          | Secured                   |
| Gibraltar Recreation Ground     | Epsom and Ewell BC         | Epsom and Ewell BC         | Secured                   |
| Holmwood Close Cricket Ground   | Cheam Cricket Club         | Cheam Cricket Club         | Secured                   |
| Old Haileyburians Ground        | Old Haileyburians RFC      | Old Haileyburians RFC      | Secured                   |
| Old Schools Lane Cricket Ground | Epsom Sports Club          | Epsom Sports Club          | Secured                   |
| Priest Hill Playing Field       | Glyn School                | Glyn School                | Unsecured                 |
| Walch Memorial Ground           | Sutton Grammar School      | Sutton Grammar School      | Unsecured                 |
| Wandgas Sports and Social Club  | Wandgas Sports & Soc. Club | Wandgas Sports & Soc. Club | Secured                   |

### 6.4.5 Geographical distribution

The geographical distribution of cricket pitches in Epsom and Ewell has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 15-minutes travel time as the typical maximum. Based upon this, the entire local population is within the catchment of at least one pitch.

## 6.5 The views of local stakeholders

### 6.5.1 Surrey Cricket

Consultation with Surrey Cricket highlighted that:

- There are three strong clubs (Epsom CC, Ewell CC and Wandgas CC) with a good geographical spread in the Borough.
- Epsom CC has a strong girls section and has established links with several local schools.
- 'All Stars' cricket is expected to continue to grow, which is likely to contribute to additional demand for junior teams.
- Surrey Cricket is unaware of any casual, un-affiliated cricket activity in the borough and no ethnic-based leagues or competitions.
- Some additional facilities capacity has been added in neighbouring Sutton with the installation of several artificial grass wickets in parks.

### 6.5.2 Epsom Cricket Club

The club commented that 'our second ground is moving from being Alexandra Recreation Ground to a new facility at Old Schools Lane which will be used from the beginning of next season'. There is a long-term project to build a clubhouse at the site but for season 2020 changing will be restricted to portacabins without showers. As a result, it will not be available for adult league cricket but restricted to junior games.

### 6.5.3 Ewell Cricket Club

The club commented that 'over the next 3 years we would like to form an additional adult team and at least one additional youth team'.

### 6.5.4 Wandgas Cricket Club

The club made the following comments:

- 'Our ground was purchased by local residents in 1999 from British Gas because a neighbouring sports ground had been purchased and developed for housing despite all the efforts of the local council. It is set up as a joint sport facility with football and cricket. All members of all the teams must be main club members and every member has a single share in the main club. The members own the facilities'.

- ‘Other cricket clubs use the facilities at times in the week and on Sundays but they all have to be members as well’.
- ‘Our facilities are well used and well maintained’.
- ‘We have a SEN cricket group. Disability cricket is very important to us’.
- ‘We have never sought or received assistance from Epsom and Ewell Council which we find odd since the local community has saved a beautiful sports ground for future generations’.

## 6.6 *The implications for cricket in Epsom and Ewell*

Analysis of local supply of cricket pitches in Epsom and Ewell indicates the following:

- **Participation rates:** Team numbers within existing clubs have increased or remained static in the past five years, which runs counter to national trends.
- **Displaced demand:** 20 teams from outside the borough play at Holmwood Close Cricket Ground and Walch Memorial Ground. This equates to 34.5% of all teams that play in Epsom and Ewell.
- **Unmet/latent demand:** Local clubs believe that there is unmet demand for a further six teams in Epsom and Ewell (an increase of around 10.3% on the current team numbers).
- **Pitch quality:** Pitch quality is ‘poor’ at Alexandra Recreation Ground and changing provision is ‘poor’ at Old Schools Lane Cricket Ground, but otherwise all aspects of facilities provision for cricket in the borough are rated as at least ‘standard’ quality.
- **Shared usage:** Several sites with cricket pitches are also used for football and this causes problems for both sports in the seasonal overlap periods (April-May and August-September).

## 6.7 *Assessment of current needs*

### 6.7.1 *The basis of the assessment*

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

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

The site overviews identify the extent to which pitches are

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

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

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

- Overall capacity is expressed as match equivalents per **season**, as opposed to per **week** for all other pitch types.
- The number of wickets at each site is shown below.
- The supply-demand balance for grass and artificial turf wickets respectively have been assessed separately because there is little or no use of artificial wickets by adult teams, with use confined to junior teams.
- In line with the guidance it has been assumed that a ‘good’ quality grass wicket will accommodate five matches per season, a ‘standard’ quality wicket will accommodate four and a ‘poor’ quality wicket will accommodate no play.
- ‘Good’ and ‘standard’ quality artificial turf wickets will accommodate 60 matches per season and the additional capacity that they provide is analysed in a separate column in the table.
- Adult teams typically play ten home games per season and junior teams typically play eight home games per season.
- Aspects of each site shaded in red indicate a deficiency, those shaded in yellow indicate that supply and demand are balanced and those shaded in green have some spare capacity.

## 6.7.2 Grass wickets

| <i>Site</i>                     | <i>Users</i>   | <i>Seasonal demand</i> | <i>Seasonal capacity</i> | <i>Seasonal balance</i> | <i>Peak capacity</i> | <i>Peak demand</i> | <i>Peak balance</i> |
|---------------------------------|--|------------------------|--------------------------|-------------------------|----------------------|--------------------|---------------------|
| Alexandra Recreation Ground     | Epsom Cricket Club   | 26                     | 36                       | +10                     | 1                    | 1                  | Balanced            |
| Francis Schnadhorst Mem. Ground | Epsom Cricket Club<br><i>Surrey Seniors CC</i>   | 60                     | 70                       | +10                     | 1                    | 1                  | Balanced            |
| Gibraltar Recreation Ground     | Epsom Methodists CC<br>Riverside Cricket Club  | 20                     | 24                       | +4                      | 1                    | 1                  | Balanced            |
| Holmwood Close Cricket Ground   | <i>Atkins Cricket Club</i><br><i>Cheam Cricket Club</i><br><i>Surrey Women</i><br><i>Sutton Cricket Club</i> | 60                     | 40                       | -20                     | 1                    | 1                  | Balanced            |
| Old Haileyburians Ground        | <i>Bec Old Boys CC</i><br>Ewell Cricket Club<br>Park Hill Cricket Club                                       | 100                    | 85                       | -15                     | 2                    | 2                  | Balanced            |
| Old Schools Lane Cricket Ground | Epsom Cricket Club   | 10                     | 45                       | +35                     | 1                    | 1                  | Balanced            |

|                                |  |            |            |            |           |           |                 |
|--------------------------------|--|------------|------------|------------|-----------|-----------|-----------------|
| Walch Memorial Ground          | <i>Old Suttonians CC<br/>Sutton Grammar School</i> | 60         | 60         | Balanced   | 3         | 3         | Balanced        |
| Wandgas Sports and Social Club | Wandgas Cricket Club                               | 40         | 70         | +30        | 1         | 1         | Balanced        |
| <b>TOTALS</b>                  | -  | <b>376</b> | <b>430</b> | <b>+54</b> | <b>11</b> | <b>11</b> | <b>Balanced</b> |

The key findings are as follows:

- There is collective seasonal spare capacity of 54 match equivalent sessions.
- Two sites show a seasonal deficit but peak usage in the borough as a whole is balanced.
- If the Walch Memorial Ground site (which has unsecured community access) is excluded, collective seasonal spare capacity at sites in the borough changes to a deficit of six match equivalent sessions.

### 6.7.3 Artificial turf wickets

| <i>Site</i>                     | <i>Users</i>                 | <i>Seasonal demand</i> | <i>Seasonal capacity</i> | <i>Seasonal balance</i> | <i>Peak capacity</i> | <i>Peak demand</i> | <i>Peak balance</i> |
|---------------------------------|------------------------------|------------------------|--------------------------|-------------------------|----------------------|--------------------|---------------------|
| Old Schools Lane Cricket Ground | Epsom Cricket Club           | 60                     | 60                       | Balanced                | 1                    | 1                  | Balanced            |
| Walch Memorial Ground           | <i>Sutton Grammar School</i> | 60                     | 60                       | Balanced                | 1                    | 1                  | Balanced            |
| <b>TOTALS</b>                   | -                            | <b>120</b>             | <b>120</b>               | <b>Balanced</b>         | <b>2</b>             | <b>2</b>           | <b>Balanced</b>     |

The key findings are as follows:

- Collective seasonal spare capacity is balanced.
- Peak usage is balanced in the borough as a whole.
- If the Walch Memorial Ground pitch (which has unsecured community access) is excluded, collective seasonal spare capacity at sites in the borough changes to a deficit of 60 match equivalent sessions.

## 6.8 Assessment of future needs

### 6.8.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

## 6.8.2 Potential changes in demand

Changes in demand for cricket in the future can be modelled on a trend-based projection.

- **National cricket playing survey:** The ECB's most recent *'National Cricket Playing Survey'* (2019), which reflects club and league cricket only (for example it does not include Women's Soft Ball Cricket, or junior cricket) identified:
  - A 1.2% increase in player numbers between 2018 and 2019.
  - Of the 822,000 players nationally, 229,000 are 'core' players (playing at least 12 weeks per season), 353,000 are 'occasional' players (playing between three and 11 weeks per season) and 238,000 are 'cameo' players (playing one or two weeks per season).
  - 81.4% of completed fixtures were played in 2019, 5.4% of completed fixtures were abandoned and 7.5% of completed fixtures were cancelled.
  - Compared to 2018, conceded fixtures decreased by 15% to 5.7% of completed fixtures and short-sided game cancellations also decreased by 11% in 2019 to 11.7% of completed fixtures.
- **Local demand:** Consultation with local clubs indicated that a total of six additional teams of all age groups could be accommodated in Epsom and Ewell if the quality and quantity of pitch provision was improved, a 10.3% increase on the current team numbers.

## 6.8.3 Site-specific pressures

Epsom and Ewell Borough Council needs to identify sites upon which it can deliver its housing targets. Whilst planning policy offers protection to playing pitches, some sites may be vulnerable unless it can be proved that they are needed to accommodate existing or future shortfalls in supply or serve some other green space functions. At present, the analysis in section 6.7 above shows that all sites are used to capacity in the peak periods, so the case for retention is strong.

## 6.8.4 Potential changes in supply

The proposed provision of a pavilion at Epsom Cricket Club's second ground at Old Schools Lane will enable the ground to be used for adult league cricket. In a heavily urbanised borough, there are no obvious opportunities for additional pitch sites.

## 6.8.5 Existing spare capacity

There is no effective spare capacity at peak times based on the assessment, but if the Alexandra Recreation Ground's second pitch could be brought up in quality, this would provide one surplus match equivalent session.

## 6.8.6 Future cricket pitch needs

Future cricket pitch needs to 2032 are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the district are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future.

- **2014-based population projections:** These project a population of 96,000 by 2032:

| <i>Team type</i> | <i>Age range</i> | <i>Current population</i> | <i>Current teams</i> | <i>TGR</i> | <i>Population 2032</i> | <i>Teams 2032</i> | <i>Extra teams</i> |
|------------------|------------------|---------------------------|----------------------|------------|------------------------|-------------------|--------------------|
| Adult males      | 16-55            | 18,842                    | 12                   | 1: 1,570   | 22,627                 | 14                | 2                  |
| Adult females    | 16-55            | 18,495                    | 1                    | 1: 18,495  | 22,214                 | 1                 | 0                  |
| Junior males     | 10-15            | 2,565                     | 18                   | 1: 143     | 3,081                  | 22                | 4                  |
| Junior females   | 10-15            | 2,625                     | 5                    | 1: 525     | 3,149                  | 6                 | 1                  |

- **2018-based population projections:** These project a population of 83,000 by 2032:

| <i>Team type</i> | <i>Age range</i> | <i>Current population</i> | <i>Current teams</i> | <i>TGR</i> | <i>Population 2032</i> | <i>Teams 2032</i> | <i>Extra teams</i> |
|------------------|------------------|---------------------------|----------------------|------------|------------------------|-------------------|--------------------|
| Adult males      | 16-55            | 18,842                    | 12                   | 1: 1,570   | 19,558                 | 12                | 0                  |
| Adult females    | 16-55            | 18,495                    | 1                    | 1: 18,495  | 19,198                 | 1                 | 0                  |
| Junior males     | 10-15            | 2,565                     | 18                   | 1: 143     | 2,662                  | 19                | 1                  |
| Junior females   | 10-15            | 2,625                     | 5                    | 1: 525     | 2,725                  | 5                 | 0                  |

## 6.8.2 Playing Pitch Calculator

Sport England's Playing Pitch Calculator provides an additional way of modelling future playing pitch needs. The model also generates capital and revenue cost estimates for providing the extra pitches. The model needs to be applied alongside an assessment of the various options for meeting unmet demand and the outputs vary slightly from the TGR calculations due to small variations in the underlying assumptions.

- **2014-based population projections:** These project a population of 96,000 by 2032:

| <i>Criterion</i>                          | <i>Additional demand</i> |
|---|--------------------------|
| Extra seasonal match equivalent sessions  | 113.04                   |
| Extra pitches to meet demand              | 2.43                     |
| Capital cost of extra pitches             | £852,824                 |
| Annual running costs of extra pitches     | £172,270                 |
| Extra changing rooms                      | 4.86                     |
| Capital cost of extra changing facilities | £982,916                 |

- **2018-based population projections:** These project a population of 83,000 by 2032:

| <i>Criterion</i>                          | <i>Additional demand</i> |
|---|--------------------------|
| Extra seasonal match equivalent sessions  | 11.79                    |
| Extra pitches to meet demand              | 0.25                     |
| Capital cost of extra pitches             | £81,050                  |
| Annual running costs of extra pitches     | £16,372                  |
| Extra changing rooms                      | 0.49                     |
| Capital cost of extra changing facilities | £94,788                  |

## 6.9 Key findings and issues

### 6.9.1 What are the main characteristics of current supply and demand?

- **Participation rates:** Team numbers within existing clubs have increased or remained static in the past five years, which runs counter to national trends. Women and girls' cricket is well catered for in the borough, with one adult and five junior teams.
- **Displaced demand:** 20 teams from outside the borough play at Holmwood Close Cricket Ground and Walch Memorial Ground. This equates to 34.5% of all teams that play in Epsom and Ewell.
- **Unmet/latent demand:** Local clubs believe that there is unmet demand for a further six teams in Epsom and Ewell (an increase of around 10.3% on the current team numbers).
- **Pitch quality:** Pitch quality is 'poor' at Alexandra Recreation Ground pitch one and changing provision is 'poor' at Old Schools Lane Cricket Ground, but otherwise all aspects of facilities provision for cricket in the borough are rated as at least 'standard' quality.
- **Shared usage:** Several sites with cricket pitches are also used for football and this causes problems for both sports in the seasonal overlap periods (April-May and August-September).

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

- **Seasonal pitch capacity:** There is a seasonal deficit for grass wickets at secured sites of six match equivalent sessions and an additional shortfall of 60 match equivalent sessions if artificial grass pitches on unsecured sites are excluded.
- **Peak time pitch capacity:** Supply and demand are precisely balanced, meaning that there is no effective current spare capacity.

### 6.9.3 Is the accessible provision of suitable quality and appropriately maintained? **MOSTLY** - Pitch two at Alexandra Recreation Ground is rated as 'poor' quality,

The pitch at Alexandra Recreation Ground is rated as 'poor' and therefore counted as having no capacity at present.

### 6.9.4 What are the main characteristics of future supply and demand?

- **Population growth:** Two population projections have been assessed.
  - The ONS 2014-based population projections of 96,000 people by 2032, which represents a 20.1% increase from the mid-2018 population estimate.
  - The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.
- **Changes in demand:** Projecting future need based on current demand patterns (including unmet demand), is a reasonable basis for forecasting.

- **Changes in supply:** The proposed provision of a pavilion at Old Schools Lane will enable the ground to be used for adult league cricket.
- **Existing spare capacity:** There is no effective peak time spare capacity as present.
- **Future needs:** Based on the higher projected population growth, there will be additional demand for 113.04 seasonal match equivalent sessions by 2032. This is equivalent to 2.43 additional pitches. Based on the lower projected population growth, there will be additional demand for 11.79 seasonal match equivalent sessions by 2032. This is equivalent to 0.25 additional pitches.

### 6.9.5 Is there enough accessible and secured provision to meet future demand? **No** - There is no effective spare capacity at present.

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

- **New pitch provision:** Securing the provision of additional pitches at part of new housing developments in the borough.
- **Pitch quality improvements:** If the ‘poor’ quality pitch at Alexandra Recreation Ground was upgraded, it would add one match equivalent session to peak-time capacity and 36 seasonal match equivalent sessions to seasonal capacity.
- **Installation of non-turf wickets:** Installing non-turf wickets at sites like Holmwood Close and the Old Haileyburians cricket ground, that are currently used to over capacity would help to expand seasonal carrying capacity for junior play, although would have little impact on peak time provision if provided as part of an existing square.
- **Using pitches on school sites:** Provision at Priest Hill Playing Field comprises two pitches and 12 grass wickets. Whilst the pitches are used by Glyn School, there is some spare capacity for community use, amounting to 24 seasonal match equivalent sessions and two weekly peak-time sessions. In addition, the artificial grass cricket pitch at Ewell Castle School that has would add a further one pitch and 60 seasonal match equivalent sessions to the available supply, which would be particularly useful for junior cricket.

## 6.10 Scenario Testing

### 6.10.1 Introduction

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

### 6.10.2 Scenario 1: Increasing capacity by improving the ‘poor’ quality pitch to ‘standard’ quality.

- **Rationale:** Pitch one at Alexandra Recreation Ground is rated as ‘poor’ quality and therefore has no effective capacity at present. Upgrading the pitch to ‘standard’ quality would enable each wicket to accommodate up to four matches per season and would collectively provide an extra 36 seasonal match equivalent sessions and one peak-time match equivalent session.

- **Advantages:** The advantages of this scenario are as follows:
  - The collective seasonal deficit of 6 match equivalent sessions on grass wickets at secured sites in the borough as a whole would be eliminated.
  - An additional peak time match equivalent session would be created, to cater for additional future demand.
  - The improvements to the pitch could be achieved at relatively low cost.
- **Disadvantages:** The only disadvantage of this scenario is that additional investment would be required to improve maintenance standards.
- **Conclusions:** This scenario offers an attractive solution to meeting additional cricket pitch demand in Epsom and Ewell.

### 6.10.3 Scenario 2: Installation of additional non-turf wickets

- **Rationale:** Installing non-turf pitches at Holmwood Close and the Old Haileyburians ground, that are currently used to over capacity would help to expand seasonal carrying capacity for junior play, as would a non-turf pitch at Alexandra Recreation Ground.
- **Advantages:** The advantages of this scenario are as follows:
  - The pitches can be installed at relatively low cost (£8,000 - £10,000 per pitch).
  - They have the potential to accommodate 60 match equivalent sessions per season.
  - Pitch maintenance costs are relatively low compared with natural turf.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - Non-turf wickets are used primarily for junior matches, so they would have limited impact on addressing capacity issues in relation to adult play.
  - Unless there is space to accommodate non-turf pitches away from the main square, they would not address peak-time deficiencies because they could not be used simultaneously with the grass wickets.
- **Conclusions:** This scenario should be examined further on a site-by-site basis.

### 6.10.4 Scenario 3: Negotiating access to school pitches

- **Rationale:** The pitch at Priest Hill Playing Field is available for community use but is currently only used by Glyn School. Use of the pitch would collectively provide an additional 24 match equivalent sessions per season and would increase peak time capacity by two match equivalent sessions. The four Epsom College pitches are heavily used by the school during the summer term, so there is no community access until late in the season during the college's summer holidays. This means that community access is limited to occasional ad hoc usage, primarily by junior teams. Ewell Castle School has a non-turf wicket which could be used in evenings and at weekends by external hirers.

- **Advantages:** The advantages of this scenario are as follows:
  - The collective seasonal deficit of 6 match equivalent sessions on grass wickets at secured sites in the borough as a whole would be eliminated.
  - Up to five additional peak time match equivalent sessions would be created, to cater for additional future demand.
  - The pitches already exist and therefore could be brought into use at little or no additional cost.
  - There would be opportunities to establish closer school-club links if community-based clubs were playing on school sites.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - The standard of pitch maintenance is appropriate for schools use but is not of a high enough standard for most club cricket.
  - The Priest Hill pitches are already heavily used by Glyn School.
  - The Epsom College pitches will always only be available from mid-July onwards, so their seasonal carrying capacity will be limited accordingly.
  - None of the sites has a formal Community Use Agreement, so continued access would not be secured.
- **Conclusions:** This scenario offers limited possibilities for meeting additional cricket pitch demand in Epsom and Ewell from junior teams.

## 6.11 Policy recommendations

### 6.11.1 Introduction

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

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

### 6.11.2 Protect

**Recommendation 1 - Safeguarding existing provision:** The Epsom and Ewell PPS comprises a robust and evidence-based assessment of current and future needs for cricket in the borough.

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

### 6.11.3 Enhance

**Recommendation 2 - Improving existing 'poor' quality provision:** Alexandra Recreation Ground has a 'poor' quality grass pitch and Old Schools Lane has 'poor' quality changing facilities. This reduces the quality of playing experience and may deter some potential participants. It is recommended that the site owners should be supported to apply for external funding for facility enhancements, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.

**Recommendation 3 - Developer contributions (enhancements):** Some of the additional demand for cricket arising from the proposed housing development in Epsom and Ewell to 2032 can be accommodated through enhancements to existing pitches and facilities. It is recommended that the site-specific action plan in the Epsom and Ewell PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under Section 106 or CIL arrangements, to cover the capital and revenue implications of the enhancements.

### 6.11.4 Provide

**Recommendation 4 - Developer contributions (new provision):** Much of the extra demand for cricket arising from the proposed housing development in Epsom and Ewell to 2032, will need to be accommodated through the provision of new pitches and facilities. It is recommended that agreement be concluded with the developers of larger sites to provide cricket facilities to meet the specific future needs identified in the Epsom and Ewell PPS. New pitch provision is key to address deficit of pitches during peak periods (currently two extra pitches are required).

## 6.12 Action Plan

### 6.12.1 Introduction

In the context of the high-level recommendations above, the tables below set out the cricket action plan to guide the implementation of the strategy. The abbreviations stand for EEBC - Epsom and Ewell Borough Council, ECB - England and Wales Cricket Board and SC - Surrey Cricket. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2020* (2020).

## 6.12.2 Key strategic actions

| <i>Issues</i>                    | <i>Action</i>  | <i>Lead</i> | <i>Partners</i>           | <i>Resources</i>   | <i>Priority</i> |
|----------------------------------|--|-------------|---------------------------|--|-----------------|
| Securing developer contributions | Ensure that policy provision is made to secure developer contributions towards new and improved cricket facilities.              | EEBC        | Developers<br>Local clubs | Determined by Sport England's New Development Calculator     | High            |
| Improving council-owned pitches  | EBC to work in partnership with clubs to improve the quality of pitch maintenance  | EEBC        | Local clubs               | £5,000 pa for additional pitch maintenance                   | High            |
| Access to school sites           | <ul style="list-style-type: none"> <li>• Approach schools regarding access</li> <li>• Secure Community Use Agreements</li> </ul> | EEBC        | Schools<br>Local clubs    | Possible funding for improvements to physical accessibility. | Medium          |

## 6.12.3 Site specific actions

| <i>Site</i>                     | <i>Issues</i>   | <i>Action</i>  | <i>Lead</i>           | <i>Partners</i> | <i>Resources</i>                                     | <i>Priority</i> |
|---------------------------------|---|--|-----------------------|-----------------|--|-----------------|
| Alexandra Recreation Ground     | 'Poor' quality pitch.   | <ul style="list-style-type: none"> <li>• Assessment by ECB adviser.</li> <li>• Improve pitch quality</li> <li>• Investigate additional non-turf pitch provision</li> </ul> | EEBC                  | GANTIP          | Likely to require additional pitch maintenance input | High            |
| Francis Schnadhorst Mem. Ground | No current issues.  | -  | -                     | -               | -  | -               |
| Gibraltar Recreation Ground     | No current issues.  | -  | -                     | -               | -  | -               |
| Holmwood Close Cricket Ground   | Used to over-capacity on a seasonal basis   | Investigate additional non-turf pitch provision  | Cheam CC              | -               | £10,000 for non-turf pitch                           | Medium          |
| Old Haileyburians Ground        | Used to over-capacity on a seasonal basis   | Investigate additional non-turf pitch provision  | Old Haileyburians RFC | -               | £10,000 for non-turf pitch                           | Medium          |
| Old Schools Lane Cricket Ground | Poor quality changing facilities  | Provide a new pavilion   | Epsom Sports Club     | ECB SC          | £690,000   | High            |
| Priest Hill Playing Field       | <ul style="list-style-type: none"> <li>• No current community use.</li> <li>• No secured community access.</li> </ul> | <ul style="list-style-type: none"> <li>• Approach Glyn School.</li> <li>• Negotiate secured community access.</li> </ul>   | ECDC                  | Glyn School     | -  | Medium          |
| Walch Memorial Ground           | No current issues.  | -  | -                     | -               | -  | -               |
| Wandgas Sports and Social Club  | No current issues.  | -  | -                     | -               | -  | -               |

## 7 RUGBY UNION NEEDS IN EPSOM AND EWELL

### 7.1 Organisational context

- **Rugby Football Union:** The RFU is the governing body of the sport and supports the development of the game in Epsom and Ewell.
- **RFU-affiliated Rugby Clubs:** There are five clubs in the borough, who collectively field 16 adult teams, 15 junior teams and 12 mini-rugby teams.

### 7.2 Strategic context

#### 7.2.1 National rugby facilities strategy

The RFU has set the following targets and objectives for 2017 - 2021. A new rugby facilities strategy will be launched in 2020:

- 600 new male adult 15-a-side teams (10% increase).
- 10,000 more 15-a-side male adult matches (20% increase).
- 25,000 more 15-a-side male adult players (9% increase).
- 25,000 more female adult players (100% increase).
- 800 more female teams and 8,000 more matches.
- 625 '02 Touch Rugby Centres' and 42,000 players.
- 150 Field Rugby Centres and 15,000 players.

#### 7.2.2 Neighbouring local authorities

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

##### ***London Borough of Kingston***

The '*Kingston Playing Pitch Strategy*' (2015) identifies that there is a shortfall rugby pitches to meet both current and future projected needs.

##### ***London Borough of Sutton***

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

##### ***Mole Valley District Council***

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

##### ***Reigate and Banstead District Council***

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

### 7.2.3 Implications of the strategic context

The implications of the strategic context for rugby union in Epsom and Ewell are:

- **Local corporate priorities:** Given the increasing limitations on public finances, demonstrating the role rugby can play in delivering wider agendas such as health and wellbeing is a key requirement for attracting investment.
- **Planning policy:** Whilst local planning policy is supportive of the retention and provision of playing pitches, including those for rugby, the current work on the Playing Pitch Strategy will provide a methodologically robust basis for determining current and future needs.
- **Policy shifts:** The move in national sports policy towards prioritising new participants will create a challenge for rugby to demonstrate that it can attract new and lapsed participants. The RFU's support for Touch Rugby, Tag Rugby and Walking Rugby are all positive developments in this regard.
- **Additional demand for pitch capacity:** The RFU's targets for increased participation will create additional demand for pitch capacity, including activity in the summer period when traditionally much pitch maintenance is undertaken.

## 7.3 Rugby demand

### 7.3.1 RFU-affiliated clubs and teams

The information on rugby clubs and teams based in Epsom and Ewell was supplied by the RFU, cross-referenced to a local clubs survey. A questionnaire survey was circulated to all RFU-affiliated clubs in Epsom and Ewell. All responded, collectively representing all 43 teams in the Borough.

| <i>Club</i>            | <i>Home Ground</i>                                | <i>Men's teams</i> | <i>Women's teams</i> | <i>Boy's teams</i> | <i>Girl's teams</i> | <i>Mini teams</i> |
|------------------------|---|--------------------|----------------------|--------------------|---------------------|-------------------|
| Old Glynionians RFC    | Glyn School Playing Fields                        | 1                  | 0                    | 0                  | 0                   | 0                 |
| Old Haileyburian RFC   | Old Haileyburians RFC                             | 3                  | 0                    | 0                  | 0                   | 0                 |
| Old Suttonians RFC     | Walch Memorial Ground                             | 2                  | 0                    | 0                  | 0                   | 0                 |
| Old Wellingtonians RFC | Old Haileyburians RFC                             | 1                  | 0                    | 0                  | 0                   | 0                 |
| Sutton and Epsom RFC   | Sutton and Epsom RFC<br>Priest Hill Playing Field | 6                  | 3                    | 12                 | 3                   | 12                |
| <b>TOTALS</b>          | <b>-</b>  | <b>13</b>          | <b>3</b>             | <b>12</b>          | <b>3</b>            | <b>12</b>         |

### 7.3.2 Demand trends

- **National trends:** Overall rugby union participation by adults is falling across the country. The 'Active Lives' survey shows that participation has fallen from 0.6% of adults in 2015/16 to 0.5% in 2018/19.
- **Local trends:** Sutton and Epsom RFC has increased its membership in the past three years, but membership of the other clubs has remained static.

### 7.3.3 Displaced demand

Local clubs reported the proportion of members drawn from Epsom and Ewell and neighbouring areas is as follows. The data shows that there is significant imported demand:

| <i>Club</i>            | <i>% Epsom and Ewell members</i> | <i>% External members</i> |
|------------------------|----------------------------------|---------------------------|
| Old Glynionians RFC    | 85%                              | 15%                       |
| Old Haileyburians RFC  | 0%                               | 100%                      |
| Old Suttonians RFC     | 25%                              | 75%                       |
| Old Wellingtonians RFC | 10%                              | 90%                       |
| Sutton and Epsom RFC   | 45%                              | 55%                       |

### 7.3.4 Unmet demand

Unmet demand takes a number of forms:

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

There is some evidence of unmet demand in Epsom and Ewell at present. Sutton and Epsom RFC currently has a membership waiting list at mini level.

### 7.3.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. Consultation with local clubs indicated that a total of three additional teams of all age groups could be accommodated in Epsom and Ewell if the quality and quantity of pitch provision was improved, a 9.3% increase on the current team numbers.

| <i>Club</i>            | <i>Men's teams</i> | <i>Women's teams</i> | <i>Boy's teams</i> | <i>Girl's teams</i> | <i>Mini teams</i> |
|------------------------|--------------------|----------------------|--------------------|---------------------|-------------------|
| Old Glynionians RFC    | 0                  | 0                    | 0                  | 0                   | 0                 |
| Old Haileyburian RFC   | 0                  | 0                    | 0                  | 0                   | 0                 |
| Old Suttonians RFC     | 0                  | 0                    | 0                  | 0                   | 0                 |
| Old Wellingtonians RFC | 0                  | 0                    | 0                  | 0                   | 0                 |
| Sutton and Epsom RFC   | 0                  | 1                    | 0                  | 2                   | 0                 |

## 7.4 Rugby pitch supply

### 7.4.1 Quantity

This section summarises the detail of rugby pitch supply in Epsom and Ewell. The pitches included in the analysis are defined as natural turf areas permanently laid out with regulation markings. The categories assessed are as follows:

- **Available for community use and used:**

| <i>Site</i>                | <i>Address</i>                              | <i>Floodlit pitches</i> | <i>Non-floodlit pitches***</i> |
|----------------------------|---|-------------------------|--------------------------------|
| Glyn School Playing Fields | Priest Hill, Epsom KT17 3DZ                 | 0                       | 2                              |
| Old Haileyburian RFC       | Ruxley Lane, Epsom KT19 0JB                 | 0                       | 2                              |
| Priest Hill Playing Field  | Priest Hill, Epsom KT17 3DZ                 | 0                       | 3*                             |
| Sutton and Epsom RFC       | Cuddington Court, Rugby Lane, Cheam SM2 7NF | 2                       | 0**                            |
| Walch Memorial Ground      | Northey Avenue, Cheam SM2 7HJ               | 0                       | 1                              |
| <b>TOTALS</b>              | -   | <b>2</b>                | <b>8</b>                       |

\* Also five junior pitches and five mini-rugby pitches

\*\* Also one mini-rugby pitch

\*\*\* Details of displaced demand from non-floodlit pitches to midweek training venues are listed in section 7.4.4

- **Available for community use and not used:** There are no rugby pitches available for community use that are not used.
- **Not available for community use:** The following pitches are not available for community use. All are non-floodlit:

| <i>Site</i>                 | <i>Address</i>                   | <i>Pitches</i> |
|-----------------------------|----------------------------------|----------------|
| Epsom and Ewell High School | Ruxley Lane, West Ewell KT19 9JW | 1              |
| Epsom College Sports Centre | College Road, Epsom KT17 4JQ     | 6              |
| <b>TOTALS</b>               | -                                | <b>7</b>       |

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

## 7.4.2 Quality

The qualitative analysis involved a visit to all rugby pitches in Epsom and Ewell with community use and used during the playing season, to undertake the sport-specific non-technical visual inspections produced by the RFU for Sport England's 'Playing Pitch Strategy Guidance' (2013). The assessment generated 'scores' for each pitch by evaluating the condition of:

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

The scores for each pitch in Epsom and Ewell are as follows. 'Good' ratings are highlighted in green, 'standard' in yellow and 'poor' in red.

| <i>Site</i>                | <i>Maintenance</i> | <i>Drainage</i> |
|----------------------------|--------------------|-----------------|
| Glyn School Playing Fields | M1                 | D1              |
| Glyn School Playing Fields | M1                 | D1              |
| Old Haileyburian RFC       | M2                 | D1              |
| Old Haileyburian RFC       | M2                 | D1              |
| Priest Hill Playing Field  | M1                 | D1              |
| Priest Hill Playing Field  | M1                 | D1              |
| Priest Hill Playing Field  | M1                 | D1              |
| Sutton and Epsom RFC       | M2                 | D0              |
| Sutton and Epsom RFC       | M2                 | D0              |
| Walch Memorial Ground      | M2                 | D1              |

### 7.4.3 Grass pitch carrying capacity

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

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

The weekly collective carrying capacity of the rugby pitch sites with community use and used in Epsom and Ewell, expressed as ‘match equivalents’ is therefore as follows:

| <i>Site</i>                | <i>Capacity</i> |
|----------------------------|-----------------|
| Glyn School Playing Fields | 4.0             |
| Old Haileyburian RFC       | 6.0             |
| Priest Hill Playing Field  | 13.5*           |
| Sutton and Epsom RFC       | 4.5**           |
| Walch Memorial Ground      | 3.0             |

\* Including five junior and five mini-rugby pitches (counted as 5.0 and 2.5 match equivalent sessions respectively).

\*\* Including one mini-rugby pitch (counted as 0.5 match equivalent session).

### 7.4.4 Training venues

With only two floodlit rugby pitches in Epsom and Ewell, three clubs have to train away from the sites they use for their match venues:

| <i>Club</i>          | <i>Training venue</i>  |
|----------------------|--|
| Old Glynionians RFC  | NESCOT Sports Centre (sand-filled Multi-use Games Area)          |
| Old Haileyburian RFC | Barnes Sports Club (grass pitch with mobile floodlights)         |
| Old Suttonians RFC   | Cheam High School ‘3G’ (non-World Rugby Reg. 22 complaint pitch) |

|                        |   |
|------------------------|---|
| Old Wellingtonians RFC | None  |
| Sutton and Epsom RFC   | Sutton and Epsom RFC (floodlit grass pitches) |

The implications of displaced demand for midweek training away from match pitches is as follows:

- Mid-week match equivalent capacity will be impacted at sites in neighbouring areas, which will also need to be factored into the local supply-demand balance.
- Neither of the artificial grass surfaces used are World Rugby Regulation 22-compliant pitches, therefore full-contact training cannot safely be undertaken.

#### 7.4.5 Changing quality

The quality of the changing facilities at each of the rugby pitch sites with community use and used in Epsom and Ewell is as follows:

| <i>Site</i>                | <i>Rating</i> |
|----------------------------|---------------|
| Glyn School Playing Fields | Poor          |
| Old Haileyburian RFC       | Standard      |
| Priest Hill Playing Field  | None          |
| Sutton and Epsom RFC       | Standard*     |
| Walch Memorial Ground      | Good          |

\* Building condition is ‘standard’ but changing rooms do not comply with RFU standards.

#### 7.4.6 Pitch maintenance

Each site owner employs a grounds maintenance contractor to maintain their pitches.

#### 7.4.7 Ownership, management and security of access

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

| <i>Site</i>                | <i>Ownership</i>      | <i>Management</i>     | <i>Security of access</i> |
|----------------------------|-----------------------|-----------------------|---------------------------|
| Glyn School Playing Fields | Glyn School           | Glyn School           | Unsecured                 |
| Old Haileyburians RFC      | Old Haileyburian RFC  | Old Haileyburian RFC  | Secured                   |
| Priest Hill Playing Field  | Glyn School           | Glyn School           | Unsecured                 |
| Sutton and Epsom RFC       | Sutton and Epsom RFC  | Sutton and Epsom RFC  | Secured                   |
| Walch Memorial Ground      | Sutton Grammar School | Sutton Grammar School | Unsecured                 |

#### 7.4.8 Geographical distribution

The geographical distribution of rugby pitches in Epsom and Ewell has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs’ survey, which identifies 20-minutes travel time as the typical maximum. Based upon this, the entire local population is within the catchment of at least one pitch.

## **7.5 The views of local stakeholders**

### **7.5.1 The Rugby Football Union**

Consultation with the RFU highlighted that:

- There are five clubs in the borough. Sutton and Epsom RFC are by far the largest, the other four are old boys clubs (Old Glynionians, Old Haileyburian an Imperial Service College, Old Wellingtonians and Old Suttonians)
- Sutton and Epsom RFC has insufficient capacity to meet current demand whilst maintaining pitch quality. It has restrictions on use of floodlights at its ground and also uses the Priests Hill ground adjacent to NESCOLT.
- Sutton and Epsom RFC had plans two years ago to install a World Rugby regulation 22-compliant artificial grass pitch under the Rugby 365 scheme. However, this has not progressed past a feasibility stage at present. The club may wish to revisit the scheme, or an alternative to improve pitch capacity at this club-owned site.
- The shortage of midweek training facilities means that significant demand is displaced to out-of-borough sites or non-rugby compliant artificial grass surfaces.
- Epsom College has good quality rugby facilities but there is no community use.

### **7.5.2 Old Glynionians RFC**

The club commented that ‘we are a single team club drawing our players from former pupils at Glyn School, whose playing facilities we share’.

### **7.5.3 Old Haileyburian and Imperial Service College RFC**

The key comments were as follows:

- ‘We field two regular teams and an occasional third team’.
- ‘We share a ground with the Old Haileyburians football and cricket clubs’.

### **7.5.4 Old Suttonians RFC**

The club commented that ‘our players are former students of Sutton Grammar School and we use a pitch at the school’s sports ground, the Walch Memorial Ground’.

### **7.5.5 Old Wellingtonians RFC**

The club commented that ‘we are a single team club made up of former pupils of Wellington School. We share match facilities with the Old Haileyburians RFC. Our 'no training' tradition allows us to get on with our lives mid-week and then on Saturdays we take pride in the open rugby for which we are well known.’

### 7.5.6 Sutton and Epsom RFC

The key comments were as follows:

- ‘The Club is one of the largest amateur rugby clubs in the country. We have over 30 teams with 1,200 current and former playing members, plus 1,800 social members’.
- ‘We currently run six adult teams for men and three for women. At Junior level we run two teams at each age group from Under 13 to Under 18’.
- ‘We have one of the largest and best run mini and junior rugby sections in the country. We run 60 strong development groups for those at Under 5 and Under 6. Indeed, the RFU national guidelines for children of these ages were based upon our approach and that of Ealing RFC. We run similar sized age groups for both boys and girls at each of the Under 7 to Under 12 age groups, each of which play to a nationally recognised and tailored game format. Coaching, fitness, team spirit and fun are combined with competitive fixtures often in a joint training session with another club or in a Festival of Rugby’.
- ‘Drainage at the pitches on our main site is poor and compromises their carrying capacity, with frequent fixture postponements in wet periods’.

### 7.6 The implications for rugby in Epsom and Ewell

Analysis of local supply of rugby union pitches in Epsom and Ewell indicates the following:

- **Local clubs:** There are five local clubs serving Epsom and Ewell, although only Sutton and Epsom Rugby Club provides a full spectrum of women’s, junior and mini-rugby playing opportunities.
- **Imported and exported demand:** There is a complex mix of imported and exported demand, given the broad membership base of all the local clubs, but overall well over 50% of members from Epsom and Ewell-based rugby clubs are resident outside the borough.
- **Pitch supply:** Sutton and Epsom RFC have some pitch capacity issues at their main site. With only two floodlit pitches, both of which suffer from poor drainage, it is unlikely that supply will meet demand, so extra capacity will need to be developed.
- **Floodlights:** With only two floodlit rugby pitches in Epsom and Ewell, four clubs have to train away from the sites they use for their match venues.

### 7.7 Assessment of current needs

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

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly

accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of ‘match equivalent’ sessions at each site.

- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

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

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

| <i>Site</i>                | <i>Pitches</i> | <i>Users</i>                                    | <i>Weekly capacity</i> | <i>Weekly demand</i> | <i>Weekly balance</i> | <i>Peak capacity</i> | <i>Peak demand</i> | <i>Peak balance</i> |
|----------------------------|----------------|---|------------------------|----------------------|-----------------------|----------------------|--------------------|---------------------|
| Glyn School Playing Fields | 2              | Old Glynionians RFC                             | 4.0                    | 2.0                  | +2.0                  | 2.0                  | 1.0                | +1.0                |
| Old Haileyburians RFC      | 2              | Old Haileyburians RFC<br>Old Wellingtonians RFC | 6.0                    | 3.0                  | +3.0                  | 2.0                  | 2.0                | Balanced            |
| Priest Hill Playing Field  | 3*             | Sutton and Epsom RFC                            | 13.5*                  | 16.5                 | -3.0                  | 5.0                  | 6.0                | -1.0                |
| Sutton and Epsom RFC       | 2**            | Sutton and Epsom RFC                            | 4.5**                  | 8.0                  | -3.5                  | 2.0                  | 3.0                | -1.0                |
| Walch Memorial Ground      | 1              | Old Suttonians RFC                              | 3.0                    | 2.0                  | +1.0                  | 1.0                  | 1.0                | Balanced            |
| <b>TOTALS</b>              | <b>10</b>      | <b>-</b>  | <b>31.0</b>            | <b>31.5</b>          | <b>-0.5</b>           | <b>12.0</b>          | <b>13.0</b>        | <b>-1.0</b>         |

\* Including five junior and five mini-rugby pitches.

\*\* Including one mini-rugby pitch.

The split between midweek training supply and demand and weekend match supply and demand on match pitches is tabulated below, to highlight the main capacity pinch points. The figures were calculated as follows:

- Overall demand is based upon adult and youth teams requiring an average of 1.5 match equivalent sessions per week for training and matches and mini teams requiring 0.25 match equivalent sessions per week.
- The four sites without floodlit pitches have no midweek training capacity, but demand for training from the clubs who play their ‘home’ matches there is still shown, even though it is either exported to pitches outside the borough or to non-specialist rugby facilities within Epsom and Ewell.

- Sutton and Epsom RFC rotate age grade teams every day to utilise match equivalent sessions on their pitches and teams train ‘back-to-back’ on floodlit pitches.

| <i>Site</i>                | <i>Midweek training capacity</i> | <i>Midweek training demand</i> | <i>Midweek training balance</i> | <i>Weekend match capacity</i> | <i>Weekend match demand</i> | <i>Weekend match balance</i> |
|----------------------------|----------------------------------|--------------------------------|---------------------------------|-------------------------------|-----------------------------|------------------------------|
| Glyn School Playing Fields | 0                                | 1.0                            | -1.0                            | 2.0                           | 1.0                         | +1.0                         |
| Old Haileyburians RFC      | 0                                | 3.0                            | -3.0                            | 2.0                           | 2.0                         | Balanced                     |
| Priest Hill Playing Field  | 0                                | 10.5                           | -10.5                           | 5.0                           | 6.0                         | -1.0                         |
| Sutton and Epsom RFC       | 2.5                              | 5.0                            | -2.5                            | 2.0                           | 3.0                         | -1.0                         |
| Walch Memorial Ground      | 0                                | 2.0                            | -2.0                            | 1.0                           | 1.0                         | Balanced                     |
| <b>TOTALS</b>              | <b>2.5</b>                       | <b>21.5</b>                    | <b>-18.0</b>                    | <b>12.0</b>                   | <b>13.0</b>                 | <b>-1.0</b>                  |

The key findings are that:

- There is sufficient capacity to meet current match needs at three sites in the borough.
- There is a match day deficit at the two sites used by Sutton and Epsom RFC.
- Only two pitches are floodlit, which means that midweek training needs (18.0 match equivalent sessions) have to be met through a combination of non-rugby compliant artificial grass pitches (including the NESCOLT MUGA and Cheam High School ‘3G’ pitch) and facilities outside the borough (including Barnes Sports Club).

## 7.8 Assessment of future needs

### 7.8.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough’s current identified housing need target, calculated using the government’s standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### 7.8.2 Potential changes in demand

Sutton and Epsom RFC indicated that there is scope for another adult women’s team and two junior girl’s teams over the next five years.

### 7.8.3 Site-specific pressures

There are some pitch quality issues relating to drainage at Sutton and Epsom RFC.

#### 7.8.4 Potential changes in supply

Sutton and Epsom RFC has aspirations to install a World Rugby regulation 22-compliant artificial grass pitch.

#### 7.8.5 Existing spare capacity

There is no current spare capacity, with the supply-demand balance showing a deficit.

#### 7.8.6 Future rugby pitch needs

Future rugby pitch needs are modelled below using ‘Team Generation Rates’ (TGRs), which identify how many people in a specified age group in the district are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future. Sutton and Epsom RFC’s aspiration for another adult women’s team and two junior girl’s teams over the next five years has been factored in.

- **2014-based population projections:** These project a population of 96,000 by 2032:

| <i>Team type</i>   | <i>Age range</i> | <i>Current population</i> | <i>Current teams</i> | <i>TGR</i> | <i>Population 2032</i> | <i>Teams 2032</i> | <i>Extra teams</i> |
|--------------------|------------------|---------------------------|----------------------|------------|------------------------|-------------------|--------------------|
| Adult males        | 19-45            | 12,216                    | 13                   | 1: 940     | 14,672                 | 13                | 3                  |
| Adult females      | 19-45            | 11,914                    | 3                    | 1: 3,971   | 14,390                 | 5                 | 2                  |
| Junior males       | 13-18            | 2,854                     | 12                   | 1: 238     | 3,427                  | 14                | 2                  |
| Junior females     | 13-18            | 2,654                     | 3                    | 1: 885     | 3,187                  | 6                 | 3                  |
| Mini-rugby (mixed) | 7-12             | 5,040                     | 12                   | 1: 420     | 6,048                  | 14                | 2                  |

- **2018-based population projections:** These project a population of 83,000 by 2032:

| <i>Team type</i>   | <i>Age range</i> | <i>Current population</i> | <i>Current teams</i> | <i>TGR</i> | <i>Population 2032</i> | <i>Teams 2032</i> | <i>Extra teams</i> |
|--------------------|------------------|---------------------------|----------------------|------------|------------------------|-------------------|--------------------|
| Adult males        | 19-45            | 12,216                    | 13                   | 1: 940     | 12,680                 | 13                | 0                  |
| Adult females      | 19-45            | 11,914                    | 3                    | 1: 3,971   | 12,367                 | 3                 | 0                  |
| Junior males       | 13-18            | 2,854                     | 12                   | 1: 238     | 2,962                  | 12                | 0                  |
| Junior females     | 13-18            | 2,654                     | 3                    | 1: 885     | 2,755                  | 3                 | 0                  |
| Mini-rugby (mixed) | 7-12             | 5,040                     | 12                   | 1: 420     | 5,232                  | 12                | 0                  |

#### 7.8.7 Playing Pitch Calculator

Sport England’s Playing Pitch Calculator provides a way of modelling future playing pitch needs. The model applies Team Generation Rates to the projected population increases to estimate the additional pitch needs arising and in addition generates capital and revenue cost estimates for providing the extra pitches. The model needs to be applied alongside an assessment of the various options for meeting unmet demand and the outputs vary slightly from the TGR calculations due to small variations in the underlying assumptions.

- **2014-based population projections:** These project a population of 96,000 by 2032:

| <i>Criterion</i>                          | <i>Additional demand</i> |
|---|--------------------------|
| Extra peak match equivalent sessions      | 2.97                     |
| Extra weekly training sessions            | 3.27                     |
| Extra pitches to meet demand              | 2.97                     |
| Capital cost of extra pitches             | £495,588                 |
| Annual running costs of extra pitches     | £106,056                 |
| Extra changing rooms                      | 5.95                     |
| Capital cost of extra changing facilities | £1,023,571               |

- **2018-based population projections:** These project a population of 83,000 by 2032:

| <i>Criterion</i>                          | <i>Additional demand</i> |
|---|--------------------------|
| Extra peak match equivalent sessions      | 0.64                     |
| Extra weekly training sessions            | 0.69                     |
| Extra pitches to meet demand              | 0.64                     |
| Capital cost of extra pitches             | £100,050                 |
| Annual running costs of extra pitches     | £21,411                  |
| Extra changing rooms                      | 1.28                     |
| Capital cost of extra changing facilities | £246,552                 |

## 7.9 Key findings and issues

### 7.9.1 What are the main characteristics of current supply and demand?

- **Local clubs:** There are five local clubs serving Epsom and Ewell, although only Sutton and Epsom Rugby Club provides a full spectrum of women's, junior and mini-rugby playing opportunities.
- **Imported and exported demand:** There is a complex mix of imported and exported demand, given the broad membership base of all the local clubs, but overall well over 50% of members from Epsom and Ewell-based rugby clubs are resident outside the borough.
- **Pitch supply:** Sutton and Epsom RFC have some pitch capacity issues at their main site. With only two floodlit pitches, both of which suffer from poor drainage, it is unlikely that supply will meet demand, so extra capacity will need to be developed.
- **Floodlights:** With only two floodlit rugby pitches in Epsom and Ewell, four clubs have to train away from the sites they use for their match venues. There is unmet demand for 18.0 match equivalent sessions.

### 7.9.2 Is there enough accessible and secured community use to meet current demand? **NO** - There is a peak time deficit at two key sites and a midweek deficit at all sites

There is a peak-time deficit at the key sites of Sutton and Epsom RFC and Priest Hill Playing Field and a midweek deficit at all sites, principally due to the lack of floodlighting.

### 7.9.3 Is the accessible provision of suitable quality and appropriately maintained? **NO** - The capacity of the pitches at Sutton and Epsom RFC is compromised by poor drainage

Improvements in drainage to the grass pitches at Sutton and Epsom RFC could potentially increase their capacity to 7.5 match equivalent sessions per week, from the current 4.5 match equivalent sessions. Improvements in drainage and maintenance at Priest Hill Playing Field could potentially increase their capacity to 18.0 match equivalent sessions per week, from the current 13.5 match equivalent sessions. Capacity could also be increased in other ways, such as an Artificial Grass Pitch or hybrid pitch improvements.

### 7.9.4 What are the main characteristics of future supply and demand?

- **Population growth:** Two population projections have been assessed.
  - The ONS 2014-based population projections of 96,000 people by 2032, which represents a 20.1% increase from the mid-2018 population estimate.
  - The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.
- **Changes in demand:** Projecting future need based on current demand patterns is the most appropriate basis for forecasting.
- **Changes in supply:** Sutton and Epsom RFC has aspirations to install a World Rugby regulation 22-compliant artificial grass pitch.
- **Existing spare capacity:** There is no current spare capacity, with a deficit of peak-time and midweek pitch capacity.
- **Future needs:** Additional future needs involves demand for 2.97 peak match equivalent sessions and 3.27 training sessions per week, equivalent to an extra 2.97 pitches.

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

There is a current weekly collective peak-time deficit of 1.0 match equivalent session. Additional future needs based upon the higher population growth involves demand for a further 2.97 peak match equivalent sessions and 3.27 training sessions per week, equivalent to an extra 2.97 pitches. Based on the lower projected population growth, there will be additional demand for 0.64 peak match equivalent sessions and 0.69 training sessions per week, equivalent to an extra 0.64 pitches.

Additional capacity could be created in four ways:

- **Pitch quality improvements:** Improvements in drainage and maintenance to the grass pitches at the key sites of Sutton and Epsom RFC and Priest Hill Playing Field could potentially increase their collective capacity to 22.5 match equivalent sessions per week, from the current 18.0 match equivalent sessions.

- **Installation of floodlights:** The provision of full floodlighting to one or more of the pitches at Priest Hill Playing Field would improve the potential for additional midweek use but would only be effective with improvements in pitch drainage and maintenance to expand capacity and access to, or development of, appropriate ancillary changing/welfare facilities.
- **Provision of a World Rugby regulation 22-compliant artificial grass pitch:** Providing an artificial grass pitch at Sutton and Epsom RFC would increase capacity for midweek training sessions (including the potential for hire to other local clubs) and in the peak match play period for adults (Saturday afternoons) and Juniors/Minis (Saturday and Sunday mornings). In addition, the feasibility of making other proposed '3G' pitches in the borough World Rugby Regulation 22-compliant should be investigated.
- **Ensuring maximum use of existing floodlighting provision:** Investigations should be made into the removal or reduction of any current restrictions on floodlight use. Any increase to floodlit pitch access should be accompanied by appropriate pitch maintenance/drainage to ensure sustainable use.

## 7.10 Scenario testing

### 7.10.1 Introduction

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

### 7.10.2 Scenario 1: Enhancing grass pitch carrying capacity with maintenance and drainage improvements

- **Rationale:** Improving the drainage and maintenance of the pitches at the sites where the drainage and/or maintenance is sub-optimal at present would add the following capacity (in match equivalent sessions) at each site:

| <i>Site</i>                | <i>Current capacity</i> | <i>Extra capacity</i> | <i>Total capacity</i> |
|----------------------------|-------------------------|-----------------------|-----------------------|
| Glyn School Playing Fields | 4.0                     | 3.0                   | 7.0                   |
| Old Haileyburian RFC       | 6.0                     | 1.0                   | 7.0                   |
| Priest Hill Playing Field  | 13.5                    | 10.0                  | 23.5                  |
| Sutton and Epsom RFC       | 4.5                     | 2.5                   | 7.0                   |
| Walch Memorial Ground      | 3.0                     | 0.5                   | 3.5                   |
| <b>TOTAL</b>               | <b>31.0</b>             | <b>17.0</b>           | <b>48.0</b>           |

- **Advantages:** The advantages of this scenario are as follows:
  - The additional capacity would theoretically be sufficient to meet all overall projected extra pitch capacity needs to 2032.
  - The extra capacity could be achieved at existing sites without the need for additional land acquisition costs.

- Improvements at Priest Hill Playing Field and Sutton and Epsom RFC would address particular midweek capacity shortfalls.
- **Disadvantages:** The disadvantages of this scenario are that:
  - The main limiting factor for midweek training is the absence of floodlights at all but two pitches in the borough. Whilst pitch quality improvements would add capacity, without additional floodlights there would be limited impact on midweek usage.
  - Pitches are overused at two sites in the peak period and pitch quality improvements would not alter this.
  - The cost of grounds maintenance to sustain the enhanced pitch capacity may be problematic for some of the smaller clubs.
- **Conclusions:** There would be merit in exploring the potential for drainage and maintenance improvements at each site. However, to maximise the benefits of this, the review will also need to consider the issue of floodlighting to maximise the benefits in the midweek evening period (see below).

### 7.10.3 Scenario 2: Enhancing grass pitch carrying capacity by providing floodlights

- **Rationale:** Whilst improved maintenance and drainage would add overall capacity, to achieve the maximum benefits floodlighting will be required to facilitate use during midweek evenings. Two pitches are already floodlit, but eight are not.
- **Advantage:** The advantage of this scenario is that floodlighting additional pitches will increase their availability on midweek evenings when training sessions take place.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - Its effectiveness is contingent upon the pitch capacity enhancements achievable through the drainage and maintenance improvements, so it needs to be considered in conjunction.
  - On its own, it would have negligible impact upon the peak time deficits at two sites.
- **Conclusions:** The greatest benefits of floodlighting will be where it is combined with an improvement in pitch maintenance or drainage ratings, specifically impacting those sites exhibiting a mid-week match equivalent sessions deficit, in particular at Sutton and Epsom RFC and Priest Hill Playing Field.

### 7.10.4 Scenario 3: Enhancing grass pitch carrying capacity at Sutton and Epsom RFC by extending floodlit hours and maintenance and drainage improvements

- **Rationale:** As a condition of planning consent, the floodlights at Sutton and Epsom RFC have to be switched off at 9.00pm each evening. If this period could be extended to 10.00pm, in conjunction with pitch quality improvements, it would add an additional three match equivalent sessions per week to the current capacity.

- **Advantages:** The advantages of this scenario are as follows:
  - The measures would increase pitch availability at the greatest time of current deficiency on midweek evenings when training sessions take place.
  - The floodlights are already in place so there would be no additional cost implications, with the exception of electricity.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - Its effectiveness is contingent upon the pitch capacity enhancements achievable through the drainage and maintenance improvements, which would have capital and ongoing revenue implications.
  - The terms of the planning consent would need to be altered and the time limitations on the use of the lights arose from objections by neighbours to the original planning application. It is by no means certain therefore, that permission to use the lights for an extended period could be secured.
- **Conclusions:** Early dialogue with the local planning authority should be pursued, to establish the likelihood of securing an extended usage period for the floodlights. If the response is positive, a planning application should be submitted.

#### 7.10.5 Scenario 4: Enhancing grass pitch carrying capacity at Priest Hill Playing Field with maintenance/drainage improvements and ancillary facilities

- **Rationale:** With three adult, five junior and five mini-rugby pitches, Priest Hill Playing Field comprises the key site for accommodating Sutton and Epsom RFC's junior and mini-rugby activities. With improvements to the drainage and maintenance of the pitches, an additional 10.0 match equivalent sessions per week could be created. The other key improvement needed at the site is the provision of changing and toilet facilities, which are not currently provided.
- **Advantage:** The advantage of this scenario is that pitch capacity could be improved substantially and would address the peak period deficit at the site.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - Without floodlights, the additional midweek training capacity would not be available in the winter months.
  - The provision of changing and toilet facilities would be expensive and without secured community access to the site, external funding sources will not be available.
- **Conclusions:** The costs of improving carrying capacity and ancillary facilities would outweigh the benefits in this scenario.

## 7.10.6 Scenario 5: Enhancing pitch carrying capacity by providing a rugby-compliant artificial grass pitch

- **Rationale:** Providing an artificial grass pitch at Sutton and Epsom RFC (or alternative mechanism for enhancing the pitch capacity in addition to drainage e.g. hybrid technology) would increase capacity for midweek training sessions (including the potential for hire to other local clubs) and in the peak match play period for adults (Saturday afternoons) and Juniors/Minis (Sunday mornings).
- **Advantages:** The advantages of this scenario are as follows:
  - Sutton and Epsom RFC has aspirations to install a World Rugby regulation 22-compliant artificial grass pitch.
  - The pitch would add 10.0 midweek match equivalent sessions and 4.0 weekend match equivalent sessions (offset by the loss of the grass pitch upon which it would be sited) which would meet all current and future needs.
  - Subject to any spare rugby capacity, the pitch could additionally contribute to meeting identified deficiencies in '3G' Football Turf Pitches in Epsom and Ewell.
- **Disadvantage:** The only disadvantage of this scenario is that to achieve maximum peak-time benefits will involve scheduling matches at non-traditional kick-off times which is a relatively new concept for many teams.
- **Conclusions:** Sutton and Epsom RFC's proposals for a World Rugby Regulation 22-compliant artificial grass pitch (or alternative mechanism for enhancing the pitch capacity in addition to drainage e.g. hybrid technology) should be supported.

## 7.11 Policy recommendations

### 7.11.1 Introduction

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

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under 'protect', 'enhance' and 'provide'.

## 7.11.2 Protect

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

**Recommendation 2 - Security of tenure:** Only two of the rugby pitch sites in Epsom and Ewell at present have security of community access. At the other three sites, it is recommended that external clubs' use is secured through a formal Community Use Agreement.

## 7.11.3 Enhance

**Recommendation 3 - Improving existing pitch capacity:** Additional pitch capacity would best be developed by improving the quality of pitch drainage and maintenance at Priest Hill Playing Field, with related floodlighting provision, but other sites would also benefit.

## 7.11.4 Provide

**Recommendation 4 - Artificial grass pitches:** Sutton and Epsom RFC has aspirations to install a World Rugby regulation 22-compliant artificial grass pitch (or alternative mechanism for enhancing the pitch capacity in addition to drainage e.g. hybrid technology). The proposal should be supported and any subsequent proposals should be assessed on their merits.

**Recommendation 5 - Developer contributions:** All the additional demand for rugby arising from the proposed housing development in Epsom and Ewell to 2032, should be accommodated through the developments outlined above. It is recommended that the action plan in the Epsom and Ewell PPS be used as the basis for seeking an appropriate level of financial contributions under Section 106 or CIL arrangements, to cover the capital and revenue implications of the enhancements.

## 7.12 Action Plan

### 7.12.1 Introduction

In the context of the high-level recommendations above, the tables below set out the rugby union action plan to guide the implementation of the strategy. The abbreviations stand for EEBC - Epsom and Ewell Borough Council, RFU - Rugby Football Union, OHRFC - Old Haileyburian RFC and S&ERFC - Sutton and Epsom RFC. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2020' (2020).

## 7.12.2 Key strategic actions

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

## 7.12.3 Site specific actions

| <i>Site</i>                | <i>Issues</i>  | <i>Action</i>   | <i>Lead</i>           | <i>Partners</i>             | <i>Resources</i>   | <i>Priority</i> |
|----------------------------|--|---|-----------------------|-----------------------------|--|-----------------|
| Glyn School Playing Fields | <ul style="list-style-type: none"> <li>• 'Poor' quality changing.</li> <li>• No secured community access.</li> </ul>   | <ul style="list-style-type: none"> <li>• Upgrade changing</li> <li>• Negotiate Community Use Agreement</li> </ul>   | Glyn School           | -                           | £690,000 for changing improvements   | Medium          |
| Old Haileyburians RFC      | <ul style="list-style-type: none"> <li>• Standard quality drainage.</li> <li>• Peak and weekly usage is balanced.</li> </ul>                                       | Improve pitch drainage  | OHRFC                 | -                           | £15,000 for drainage improvements  | Medium          |
| Priest Hill Playing Field  | <ul style="list-style-type: none"> <li>• Peak and weekly capacity shortfall.</li> <li>• No changing facilities.</li> <li>• No secured community access.</li> </ul> | <ul style="list-style-type: none"> <li>• Improve drainage and maintenance.</li> <li>• Provide new changing.</li> <li>• Negotiate Community Use Agreement</li> </ul>   | Glyn School           | S&ERFC<br>RFU<br>Developers | £15,000 for drainage improvements<br>£690,000 for changing.  | High            |
| Sutton and Epsom RFC       | <ul style="list-style-type: none"> <li>• Peak and weekly capacity shortfall.</li> <li>• Changing rooms non-compliant</li> </ul>                                    | <ul style="list-style-type: none"> <li>• Pitch maintenance and drainage improvements</li> <li>• Apply to extend floodlight period of use</li> <li>• Reconfigure changing rooms</li> <li>• Feasibility study for a rugby-compliant artificial grass pitch (or alternative mechanism for enhancing pitch capacity in addition to drainage e.g. hybrid technology).</li> </ul> | S&ERFC                | RFU<br>Developers           | £15,000 for drainage.<br>Improvements<br>£250,000 for changing improvements<br>£15,000 for a feasibility study | High            |
| Walch Memorial Ground      | No secured community access  | Negotiate Community Use Agreement   | Sutton Grammar School | -                           | -  | Medium          |

## 8 HOCKEY NEEDS IN EPSOM AND EWELL

### 8.1 Organisational context

- **England Hockey:** England Hockey is the governing body of the sport and supports the development of the game in Epsom and Ewell.
- **England Hockey-affiliated club:** There are two affiliated clubs in Epsom and Ewell, Epsom Hockey Club and Cheam Hockey Club who collectively provide 12 men's teams, 10 women's teams, 13 boys' teams and 28 girls' teams.

### 8.2 Strategic context

#### 8.2.1 National hockey strategy

England Hockey's strategic plan 2017 - 2027 '*A Nation Where Hockey Matters*' (2017) contains the following priorities of relevance to Epsom and Ewell:

The vision is for England to be a 'Nation Where Hockey Matters'.

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

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

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

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

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

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

#### 8.2.2 Hockey facilities strategy

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

**Vision:** For every hockey club in England to have appropriate and sustainable facilities that provide excellent experiences for players.

**Mission:** 'More, Better, Happier Players with access to appropriate and sustainable facilities'. The 3 main objectives of the facilities strategy are:

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

England Hockey has identified key areas across the country where there is a lack of suitable hockey provision and there is a need for additional pitches, suitable for hockey. There is an identified demand for multi pitches in the right places to consolidate hockey and allow clubs to have all of their provision catered for at one site.

### 8.2.3 Neighbouring local authorities

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

#### ***London Borough of Kingston***

The 'Kingston Playing Pitch Strategy' (2015) identifies the need for 'at least one additional pitch suitable for hockey within Kingston as the current pitch is at capacity'.

#### ***London Borough of Sutton***

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

#### ***Mole Valley District Council***

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

#### ***Reigate and Banstead District Council***

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

## 8.2.4 Implications of the strategic context

The implications of the strategic context are as follows:

- **Local corporate priorities:** Given the increasing limitations on public finances, demonstrating the role hockey can play in delivering wider agendas such as health and wellbeing is a key requirement for attracting investment.
- **Planning policy:** Whilst local planning policy is supportive of the retention and provision of playing pitches, including those for hockey, the current work on the Playing Pitch Strategy will provide a methodologically robust basis for determining current and future needs.
- **Policy shifts:** The move in national sports policy towards prioritising new participants is being addressed by hockey which is attracting new and lapsed participants through initiatives including Back to Hockey, Hockey Heroes and Walking Hockey.
- **Neighbouring areas:** The only neighbouring area that has undertaken an assessment of hockey needs has identified a deficiency.

## 8.3 Hockey demand

### 8.3.1 England Hockey-affiliated club and teams

The following clubs play in the borough. External pitches used are shown in italics:

| <b>Club</b>   | <b>Home Ground</b>   | <b>Men's teams</b> | <b>Women's teams</b> | <b>Boy's teams</b> | <b>Girl's teams</b> |
|---------------|--|--------------------|----------------------|--------------------|---------------------|
| Cheam HC      | Nonsuch HS for Girls<br><i>Surbiton High School</i>  | 3                  | 3                    | 3                  | 4                   |
| Epsom HC      | Epsom HC<br>Epsom College<br>Blenheim High School<br><i>Therfield School</i><br><i>Reed's School</i><br><i>Downsend School</i> | 9                  | 7                    | 10                 | 24                  |
| <b>TOTALS</b> | -  | <b>12</b>          | <b>10</b>            | <b>13</b>          | <b>28</b>           |

The membership figures for each club in Epsom and Ewell are tabulated below:

- **Category 1:** Typical club players who compete regularly in league hockey.
- **Category 2:** Informal members who play social hockey and 'Back to Hockey' etc.

| <i>Age group</i>    | <i>Epsom HC</i>   |                   | <i>Cheam HC</i>   |                   |
|---------------------|-------------------|-------------------|-------------------|-------------------|
|                     | <i>Category 1</i> | <i>Category 2</i> | <i>Category 1</i> | <i>Category 2</i> |
| Male aged 5 - 10    | 0                 | 0                 | 0                 | 0                 |
| Female aged 5 - 10  | 49                | 0                 | 43                | 0                 |
| Male aged 11 - 16   | 88                | 0                 | 28                | 0                 |
| Female aged 11 - 16 | 146               | 0                 | 47                | 0                 |
| Male aged 17 - 45   | 92                | 12                | 35                | 0                 |
| Female aged 17 - 45 | 71                | 29                | 71                | 0                 |
| Male aged 46+       | 63                | 15                | 8                 | 0                 |
| Female aged 46+     | 13                | 26                | 3                 | 0                 |
| <b>TOTALS</b>       | <b>530</b>        | <b>82</b>         | <b>201</b>        | <b>0</b>          |

### 8.3.2 Demand trends

- **National trends:** National affiliation data for hockey club members provided by England Hockey reveals successive increases in the period since 2010 as follows:

| <i>Year</i> | <i>No. players</i> | <i>Annual % increase</i> |
|-------------|--------------------|--------------------------|
| 2010/11     | 102,313            | -                        |
| 2011/12     | 106,665            | 4.3%                     |
| 2012/13     | 114,642            | 7.5%                     |
| 2013/14     | 113,575            | -0.9%                    |
| 2014/15     | 120,404            | 6.0%                     |
| 2015/16     | 129,857            | 7.9%                     |
| 2016/17     | 138,915            | 6.6%                     |
| 2017/18     | 143,762            | 3.6%                     |

- **Local trends:** Both local clubs have increased their membership in the past five years.

### 8.3.3 Displaced demand

The proportion of members drawn from Epsom and Ewell and neighbouring areas is as follows. In addition, Merton Hockey Club play some matches at the Blenheim High School pitch on Saturdays:

| <i>Club</i> | <i>% Epsom and Ewell members</i> | <i>% External members</i> |
|-------------|----------------------------------|---------------------------|
| Cheam HC    | 75%                              | 25%                       |
| Epsom HC    | 70%                              | 30%                       |

### 8.3.4 Unmet demand

Unmet demand takes a number of forms:

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

- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement. Consultation with the local clubs confirmed that there is significant unmet demand:
- **Cheam HC:** ‘We are currently using the pitch at Surbiton High School due to Nonsuch High School being unavailable and other pitches in the area being unavailable for hire or fully used. We have seen a drop in the number of girls from Nonsuch High School joining the club in recent years - due to the poor quality of the pitch they are choosing to play elsewhere’.
- **Epsom HC:** ‘We have to travel far and wide for some ‘home’ matches, including pitches in Leatherhead and Cobham’.

### 8.3.5 Latent demand

Consultation with local clubs indicated that a total of eight additional teams of all age groups could be accommodated in Epsom and Ewell if the pitch capacity and quality was improved and if football use could be relocated to additional ‘3G’ pitch provision.

| <i>Club</i>   | <i>Men’s teams</i> | <i>Women’s teams</i> | <i>Boy’s teams</i> | <i>Girl’s teams</i> |
|---------------|--------------------|----------------------|--------------------|---------------------|
| Cheam HC      | 1                  | 1                    | 0                  | 0                   |
| Epsom HC      | 1                  | 1                    | 2                  | 2                   |
| <b>TOTALS</b> | <b>2</b>           | <b>2</b>             | <b>2</b>           | <b>2</b>            |

## 8.4 Hockey pitch supply in Epsom and Ewell

### 8.4.1 Quantity

This section summarises the detail of the supply of artificial turf pitches suitable for hockey (water-based, sand-dressed and sand-filled) in Epsom and Ewell.

- Water-based pitches are the preferred surface for elite-level hockey. The sports turf uses a denser pile than other surface types which, combined with the water layer, provides the truest ball roll of any artificial turf system.
- Sand-dressed artificial turf is a higher specification surface designed specifically for fast-paced hockey.
- With sand-filled pitches, the playing surface is only partially filled (usually about two-thirds of the pile height) so the game is played on the sports carpet, not the sand infill.
- Both types of sand-based pitches can also be used for football, but the rubber crumb-filled, long-pile surface of ‘3G’ football turf pitches and/or World Rugby Regulation 22-compliant pitches are not suitable of hockey use. The peak demand period for hockey is Saturday for match play and midweek 6.00pm to 10.00pm for training.
- Full-sized (91.4m x 55m plus 4m run-offs) and small-sided pitches are both listed, because whilst the latter have limited applications for hockey, they may provide some limited options for coaching and hockey development sessions.

- **Full-sized pitches with community use and used:** These are as follows. Whilst available to the community only the Epsom Hockey Club pitch has secured community access:

| Site                 | Address                          | Surface      | Dimensions | Floodlit | Built | Access    |
|----------------------|----------------------------------|--------------|------------|----------|-------|-----------|
| Blenheim High School | Bishopmead Close, Epsom KT19 9FD | Sand-filled  | 100m x 63m | Yes      | 2007  | Unsecured |
| Epsom College        | College Road, Epsom KT17 4JQ     | Sand-filled  | 100m x 60m | No       | 2011  | Unsecured |
| Epsom College        | College Road, Epsom KT17 4JQ     | Water-based  | 103m x 62m | Yes      | 2019  | Unsecured |
| Epsom Hockey Club    | Old Schools Lane, Ewell KT17 1TJ | Sand-dressed | 100m x 63m | Yes      | 2018  | Secured   |
| Nonsuch HS for Girls | Ewell Road, Sutton SM3 8AB       | Sand-filled  | 97m x 61m  | Yes      | 2020  | Unsecured |

- **Pitches with community access but not used for hockey:** There are no pitches with community access that are not used for hockey by external hirers.
- **Full-sized pitches not available for community use:** Due to planning conditions, Rosebery School is not permitted to accommodate any community use at its pitch, although the lack of floodlights would limit its use in any event:

| Site            | Address                          | Surface     | Dimensions | Floodlit | Built |
|-----------------|----------------------------------|-------------|------------|----------|-------|
| Rosebery School | Whitehorse Drive, Epsom KT18 7NQ | Sand-filled | 100m x 60m | No       | 2006  |

- **Small-sided pitches not available for community use:** The following pitches may provide some limited options for coaching and hockey development sessions, although they will not support any competitive hockey, so would be unattractive for clubs and only really support informal sessions. The Epsom College pitch without floodlights would not be usable in the evenings for training. The pitch at Epsom and Ewell High School will be resurfaced and retained for hockey use as part of wider developments at the site:

| Site                      | Address                         | Surface      | Dimensions | Floodlit | Built |
|---------------------------|---------------------------------|--------------|------------|----------|-------|
| Epsom and Ewell High Sch. | Ruxley La., West Ewell KT19 9JW | Sand-filled  | 67m x 34m  | Yes      | 2010  |
| Epsom College             | College Road, Epsom KT17 4JQ    | Sand-filled  | 29m x 23m  | No       | 2008  |
| Kingswood House School    | West Hill, Epsom KT19 8LG       | Sand-dressed | 40m x 30m  | No       | 2000  |

#### 8.4.2 Use of hockey pitches for football

The Blenheim High School pitch is also used for football training. This reduces the capacity of the pitches to cater for hockey. The usage figures represent hours per week in the peak periods for community use:

| Site                        | Hockey use | Hockey use (%) | Football use | Football use (%) | Unused  | Unused (%) |
|-----------------------------|------------|----------------|--------------|------------------|---------|------------|
| Blenheim High School        | 4 hours    | 12.5%          | 20 hours     | 62.5%            | 8 hours | 24.0%      |
| Epsom College (water-based) | 30 hours*  | 100.0%         | 0 hours      | 0.0%             | 0 hours | 0.0%       |
| Epsom College (sand-filled) | 6 hours*   | 60.0%          | 4 hours      | 40.0%            | 0 hours | 0.0%       |
| Epsom Hockey Club           | 30 hours   | 93.8%          | 0 hours      | 0.0%             | 2 hours | 6.2%       |

|                      |          |       |          |       |         |       |
|----------------------|----------|-------|----------|-------|---------|-------|
| Nonsuch HS for Girls | 14 hours | 43.8% | 12 hours | 37.5% | 6 hours | 18.7% |
|----------------------|----------|-------|----------|-------|---------|-------|

\* Includes 22 hours of use by Epsom College.

The split between midweek and weekend use at each pitch is as follows:

| <i>Site</i>                 | <i>Midweek used hours</i> | <i>% capacity</i> | <i>Saturday used hours</i> | <i>% capacity</i> | <i>Sunday used hours</i> | <i>% capacity</i> |
|-----------------------------|---------------------------|-------------------|----------------------------|-------------------|--------------------------|-------------------|
| Blenheim High School*       | 20.0*                     | 100%              | 4.0**                      | 66.7%             | 0.0                      | 0%                |
| Epsom College (water-based) | 14.5                      | 70%               | 8.0***                     | 100.0%            | 7.5                      | 100.0%            |
| Epsom College (sand-filled) | 0                         | 0%                | 6.0                        | 100.0%            | 0.0                      | 0%                |
| Epsom Hockey Club           | 18.0                      | 90%               | 8.0                        | 100.0%            | 4.0                      | 66.7%             |
| Nonsuch HS for Girls        | 16.0                      | 80%               | 6.0                        | 100.0%            | 4.0                      | 66.7%             |
| <b>TOTALS</b>               | <b>68.5</b>               | <b>86.7%</b>      | <b>26.0</b>                | <b>92.9%</b>      | <b>13.5</b>              | <b>55.0%</b>      |

\* Includes some football use

\*\* Use by Merton Hockey Club (imported demand from the London Borough of Merton).

\*\*\* Comprises Epsom College Use

### 8.4.3 Quality

The qualitative analysis of pitches and related facilities in Epsom and Ewell involved a visit to all hockey pitches, to undertake the sport-specific non-technical visual inspections produced by England Hockey for Sport England's 'Playing Pitch Strategy Guidance' (2013). The assessment generates an overall 'score' for each pitch by evaluating the condition of the playing surface, fencing, floodlighting, disability access and changing provision.

| <i>Site</i>                 | <i>Pitch</i> | <i>Changing</i> |
|-----------------------------|--------------|-----------------|
| Blenheim High School        | Poor         | Poor            |
| Epsom College (water-based) | Good         | Good            |
| Epsom College (sand-filled) | Standard     | Good            |
| Epsom Hockey Club           | Good         | Poor            |
| Nonsuch HS for Girls        | Good         | Standard        |

### 8.4.4 Pitch maintenance

All hockey pitch maintenance in the borough is carried out by the pitch owners.

### 8.4.5 Ownership, management and security of access

The ownership, management and security of community access of hockey pitch sites is detailed below. Security of access refers to the extent to which community use is protected.

| <i>Site</i>          | <i>Ownership</i>     | <i>Management</i>    | <i>Security of access</i> |
|----------------------|----------------------|----------------------|---------------------------|
| Blenheim High School | Blenheim High School | Blenheim High School | Unsecured                 |
| Epsom College        | Epsom College        | Epsom College        | Unsecured                 |
| Epsom Hockey Club    | Epsom Hockey Club    | Epsom Hockey Club    | Secured                   |
| Nonsuch HS for Girls | Nonsuch HS for Girls | Nonsuch HS for Girls | Unsecured                 |

#### 8.4.6 Geographical distribution

The geographical distribution of artificial grass pitches in Epsom and Ewell has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 20-minutes travel time as the typical maximum. Based upon this, the entire local population is within the catchment of at least one pitch.

#### 8.5 *The views of stakeholders on pitch supply and demand*

**England Hockey:** Consultation with England Hockey raised the following issues:

- Epsom Hockey Club is the major club in the borough. It is part of the larger Epsom Sports Club organisation. Previously it relied on a number of school pitches but has recently opened its own pitch at Old Schools Lane. Changing rooms are currently portacabins with long-term plans to build a clubhouse.
- The club also plays on artificial grass pitches at Epsom College and Blenheim School in the borough and at Therfield School near Leatherhead.
- Although Cheam Hockey Club is part of Cheam Sports Club which is in the neighbouring borough of Sutton, it plays its home matches at Nonsuch High School for Girls in Epsom.
- Unlike some sports, hockey can only be played competitively on sand or water-based Artificial Grass Pitches (AGPs). Water-based AGPs are not common and are generally only found at elite sites (although there is one at Epsom College), whereas sand-based/sand-dressed AGPs can be found on secondary school site, leisure centres and higher education establishments.
- Its popularity on school sites was due to the surface being able to be used for a number of sports. However, a large majority of these facilities did not financially plan to replace the surface, or carpets as they are called, of the AGPs. A carpet has roughly a 12 year life span dependant on use and maintenance.
- Since the introduction of the '3G' surface and its popularity with football, schools in particular have seen this as a way of replacing the tired carpet and generating money from the hire to football clubs/commercial football providers. This is at the expense of hockey, and in some areas in England hockey players are travelling over 30 minutes to get to a suitable AGP (in some cases this is doubling the travel time). Additionally because of the conversion to '3G' surfaces some local authorities no longer have hockey teams playing within their areas and they have been displaced to different areas or had to disband altogether.
- Due to the impact on hockey, it is appropriate to ensure that sufficient sand based AGPs are retained for the playing development of hockey within the local authority administrative area. To that end, a change of an AGP surface or carpet will require a planning application, and as part of it the applicants will have to show that there is sufficient AGP provision available for hockey in the locality if the surface is changed. Otherwise planning permission will not be granted. Advice from Sport England and England Hockey should be sought prior to any planning application being submitted.

- It should also be noted that if a surface is changed, it could require the existing floodlights to be changed and in some instances noise attenuation measures may need to be put in place.

### ***Cheam Hockey Club:***

The key comments were as follows:

- ‘We are part of Cheam Sports Club in Sutton but normally play our home matches at Nonsuch High School for Girls in Epsom’.
- ‘We would like to put in a pitch at Cheam Sports club but at present there is no funding for this’.

### ***Epsom Hockey Club:***

The key comments were as follows:

- ‘We are part of Epsom Sports Club and recently acquired our own pitch at Old Schools Lane in Ewell. All our training takes place here, but with 50 teams of all age groups, we have to travel far and wide for some ‘home’ matches, including pitches in Leatherhead and Cobham’.
- ‘We have currently raised £570,000 towards the costs of providing a £1.2 million clubhouse at Old Schools Lane.
- Until September 2020, Epsom HC used the Blenheim HS pitch for both junior training and matches on Sundays as well as senior matches on Saturday’s throughout the hockey season. It also delivered Surrey Youth Games training at Blenheim HS on behalf of the Borough Council.
- The Hockey Club opened its own pitch in September 2018 and at this time reduced its dependence on Blenheim HS, but retained a number of slots, as it was the closest pitch to its own pitch at Old School’s Lane (Ewell), despite the poor quality of the facilities. At the same time, Epsom College, one of the other main pitch providers withdrew access to the Club on Saturdays to meet its own school needs, so the Hockey Club had to also hire Therfield School facilities, in Leatherhead.
- The Old Schools Lane pitch has a busy daytime programme of school use and the after-school and evening sessions are fully utilised with junior and senior hockey training and matches. The club’s long-term vision is to have a second All Weather Pitch at Old School’s Lane.
- The Blenheim HS pitch has a number of shortcomings:
  - A lack of investment in regular pitch maintenance.
  - The Floodlighting is poor quality, with lamps often broken - it would not be safe to use for senior or junior hockey training or games under floodlights.
  - The hockey goals are often in disrepair, with broken back boards and netting as they are used for recreational activity by the school and local football clubs.

- The changing facilities are dirty, untidy and unwelcoming with the showers not fit for purpose.
- Whilst the Blenheim HS pitch is ideally located in relation to the Club's own pitch, the state of disrepair and standard of the pitch surface and equipment unfortunately led to Epsom HC securing even more use of the Therfield School (out of the borough) pitch for senior matches on Saturdays (average 2 matches/3hours) and occasional junior matches on Sundays, as well as 5 slots (7.5hrs) at Epsom College on Sundays for junior hockey activity. Blenheim HS is ideally located for Epsom HC as a dedicated second AGP, with its links to the school and geographical location to their home pitch.
- Merton HC (from outside the Borough) are using Blenheim facilities.
- Epsom HC now has an additional men's and ladies team and is desperate to find pitch space to accommodate regular games for these new teams, to retain the interest of players in the coming season and beyond. There are not enough mid-week training slots at the Club's pitch, so they are having to hire an external pitch (Epsom College) for U18's training sessions.
- If the Blenheim HS pitch was converted to a '3G' surface, it would not be compatible for playing hockey, although if the resurfaced pitch was sand-dressed, it would be able to support both football and hockey activity, as well as other sports.
- The alternative pitch at Therfield School is anything from 25 - 40 mins from the Club's main base which does not lend itself to club cohesion, or integration.
- The short-term priority for Epsom HC is to finish their clubhouse build. Blenheim HS would make geographically a good second AGP for the club and their increasing needs – the School is a 4-minute car ride, an 8-minute bike ride or 16-minute walk from Old School's Lane.
- Epsom HC has identified the need to create a development role to improve both the internal co-ordination of junior activity and also to have an outreach function to increase hockey activity in schools. If the Blenheim HS pitch was improved for hockey then it would seem beneficial to create a school-club link here, particularly as Blenheim is a state school, with a network of feeder primary schools.
- Epsom Hockey Club continues to grow and whilst the availability of its own pitch is able to support a great deal of its activity needs, at the weekends 40% of its training and matches takes place on other pitches.

## **8.6 The implications for hockey in Epsom and Ewell**

Analysis of local supply and demand for hockey pitches in Epsom and Ewell indicates the following:

- **Local clubs:** There are two clubs serving Epsom and Ewell providing high quality coaching and playing opportunities.

- **Imported demand:** Around 25% of members from Epsom and Ewell-based hockey clubs are resident outside the borough.
- **Pitch supply:** There is evidence of a shortage of hockey pitch supply in the borough, with substantial exported demand to pitches in Elmbridge and Reigate and Banstead and relatively heavy football usage at the Blenheim High School pitch.
- **Pitch quality:** There is a need to replace the carpet at the Blenheim High School pitch, with attention to changing provision for ongoing community use.
- **Conversion of artificial grass pitches:** Any conversion of a sand-based AGP in the borough would be detrimental to hockey.
- **Changing facilities:** Epsom HC is seeking to provide a new £1.2 million clubhouse at Old Schools Lane to replace the current portacabin provision. 50% of the costs have already been achieved through fund-raising and grants.
- **Security of tenure:** Four of the five pitches with community use and used in Epsom and Ewell do not have secured use by external clubs. Cheam HC accesses the pitch at Nonsuch HS on the basis of an annual rolling lease.

## 8.7 Assessment of current needs

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

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

The site overviews identify the extent to which pitches are

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

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

| <i>Site</i>                 | <i>Users</i> | <i>Saturday capacity</i> | <i>Saturday demand</i> | <i>Saturday balance</i> | <i>Sunday capacity</i> | <i>Sunday demand</i> | <i>Sunday balance</i> |
|-----------------------------|--------------|--------------------------|------------------------|-------------------------|------------------------|----------------------|-----------------------|
| Blenheim High School*       | Epsom HC     | 6.0                      | 4.0*                   | +2.0                    | 6.0                    | 0.0                  | +6.0                  |
| Epsom College (water-based) | Epsom HC     | 8.0                      | 8.0**                  | Balanced                | 7.5                    | 7.5                  | Balanced              |
| Epsom College (sand-filled) | Epsom HC     | 6.0                      | 6.0                    | Balanced                | 6.0                    | 0.0                  | +6.0                  |
| Epsom Hockey Club           | Epsom HC     | 8.0                      | 8.0                    | Balanced                | 6.0                    | 6.0                  | Balanced              |
| Nonsuch HS for Girls        | Cheam HC     | 6.0                      | 6.0                    | Balanced                | 6.0                    | 4.0                  | +2.0                  |
| <b>TOTALS</b>               | <b>-</b>     | <b>34.0</b>              | <b>32.0</b>            | <b>+2.0</b>             | <b>31.5</b>            | <b>17.5</b>          | <b>+14.0</b>          |

\* Use by Merton Hockey Club (imported demand from the London Borough of Merton).

\*\* Comprises Epsom College Use

The split between midweek and weekend use at each pitch is as follows:

| <i>Site</i>                 | <i>Midweek used hours</i> | <i>% capacity</i> | <i>Saturday used hours</i> | <i>% capacity</i> | <i>Sunday used hours</i> | <i>% capacity</i> |
|-----------------------------|---------------------------|-------------------|----------------------------|-------------------|--------------------------|-------------------|
| Blenheim High School*       | 20.0*                     | 100%              | 4.0                        | 66.7%**           | 0.0                      | 0%                |
| Epsom College (water-based) | 14.5                      | 70%               | 8.0***                     | 100.0%            | 7.5                      | 100.0%            |
| Epsom College (sand-filled) | 0                         | 0%                | 6.0                        | 100.0%            | 0.0                      | 0%                |
| Epsom Hockey Club           | 18.0                      | 90%               | 8.0                        | 100.0%            | 6.0                      | 100.0%            |
| Nonsuch HS for Girls        | 16.0                      | 80%               | 6.0                        | 100.0%            | 4.0                      | 66.7%             |
| <b>TOTALS</b>               | <b>68.5</b>               | <b>86.7%</b>      | <b>26.0</b>                | <b>92.9%</b>      | <b>13.5</b>              | <b>55.0%</b>      |

\* Includes some football training use

\*\* Usage is compromised by the poor quality playing surface, broken goals and poor quality changing.

\*\*\* Comprises Epsom College Use

The assessment shows that:

- There is a small amount of spare capacity during the Saturday peak period, totalling two hours or 1.0 match equivalent session.
- Midweek used hours average 86.7% utilisation across the three used pitches (the Epsom College sand-filled pitch has no midweek community use due to the lack of floodlights), including 20 hours of football usage (38.5% of all use in the midweek period)

## **8.8 Assessment of future needs**

### **8.8.1 Population growth**

Two sets of population projections have been assessed for the purposes of future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for

Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.

- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### 8.8.2 Potential changes in demand

Notwithstanding the data from the ‘Active People’ survey, which shows a fall in adult participation in the game since 2005, England Hockey’s national membership figures show an increase of 13% in the past four years. Consultation with local clubs indicated that a total of eight additional teams of all age groups could be accommodated in Epsom and Ewell if the pitch capacity and quality was improved. To promote club cohesion, England Hockey has identified that the optimum operational model is for clubs to be able to meet all their respective pitch needs at hub sites.

### 8.8.3 Site-specific pressures

The continued use of the Blenheim High School pitch is compromised by the poor quality pitch which needs resurfacing, the poor floodlighting and changing facilities.

### 8.8.4 Potential changes in supply

Once the Nonsuch High School pitch has been resurfaced, it will create an additional eight hours of peak Saturday capacity, four hours of Sunday capacity and 20 hours of midweek capacity.

### 8.8.5 Existing spare capacity

There is a small amount of spare capacity during the Saturday peak period at Blenheim HS, however the poor floodlighting makes use of the timeslot inadvisable.

### 8.8.6 Future hockey pitch needs

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

- **2014-based population projections:** These project a population of 96,000 by 2032:

| <i>Team type</i>    | <i>Age range</i> | <i>Current population</i> | <i>Current teams</i> | <i>TGR</i> | <i>Population 2032</i> | <i>Teams 2032</i> | <i>Extra teams</i> |
|---------------------|------------------|---------------------------|----------------------|------------|------------------------|-------------------|--------------------|
| Adult male hockey   | 18-45            | 12,700                    | 12                   | 1: 1,058   | 15,254                 | 14                | 2                  |
| Adult female hockey | 18-45            | 12,359                    | 10                   | 1: 1,236   | 14,842                 | 12                | 2                  |
| Boys junior hockey  | 8-17             | 4,417                     | 13                   | 1: 340     | 5,309                  | 16                | 3                  |
| Girls junior hockey | 8-17             | 4,560                     | 28                   | 1: 163     | 5,117                  | 31                | 3                  |

- **2018-based population projections:** These project a population of 83,000 by 2032:

| <i>Team type</i>  | <i>Age range</i> | <i>Current population</i> | <i>Current teams</i> | <i>TGR</i> | <i>Population 2032</i> | <i>Teams 2032</i> | <i>Extra teams</i> |
|-------------------|------------------|---------------------------|----------------------|------------|------------------------|-------------------|--------------------|
| Adult male hockey | 18-45            | 12,700                    | 12                   | 1: 1,058   | 13,183                 | 12                | 0                  |

|                     |       |        |    |          |        |    |   |
|---------------------|-------|--------|----|----------|--------|----|---|
| Adult female hockey | 18-45 | 12,359 | 10 | 1: 1,236 | 12,829 | 10 | 0 |
| Boys junior hockey  | 8-17  | 4,417  | 13 | 1: 340   | 4,585  | 13 | 0 |
| Girls junior hockey | 8-17  | 4,560  | 28 | 1: 163   | 4,733  | 29 | 1 |

## 8.8.7 Playing Pitch Calculator

Sport England's Playing Pitch Calculator models future playing pitch needs. It applies Team Generation Rates to projected population increases to estimate the extra pitch needs arising and also generates capital and revenue cost estimates for providing the extra pitches. The model needs to be applied alongside an assessment of the various options for meeting unmet demand and the outputs vary slightly from the TGR calculations due to small variations in the underlying assumptions.

- **2014-based population projections:** These project a population of 96,000 by 2032:

| <i>Criterion</i>                          | <i>Expressed demand</i> |
|---|-------------------------|
| Extra peak match equivalent sessions      | 7.04                    |
| Extra training match equivalent sessions  | 7.73 hours              |
| Extra pitches to meet demand              | 0.87 pitches            |
| Capital cost of extra pitches             | £846,629                |
| Annual running costs of extra pitches     | £26,246                 |
| Extra changing rooms                      | 1.74                    |
| Capital cost of extra changing facilities | £351,041                |

- **2018-based population projections:** These project a population of 83,000 by 2032:

| <i>Criterion</i>                          | <i>Expressed demand</i> |
|---|-------------------------|
| Extra peak match equivalent sessions      | 1.18                    |
| Extra training match equivalent sessions  | 1.24 hours              |
| Extra pitches to meet demand              | 0.15 pitches            |
| Capital cost of extra pitches             | £143,927                |
| Annual running costs of extra pitches     | £11,843                 |
| Extra changing rooms                      | 0.31                    |
| Capital cost of extra changing facilities | £58,825                 |

## 8.9 Key findings and issues

### 8.9.1 What are the main characteristics of current supply and demand?

- **Local clubs:** There are two clubs serving Epsom and Ewell providing high quality coaching and playing opportunities.
- **Imported demand:** Around 25% of members from Epsom and Ewell-based hockey clubs are resident outside the borough
- **Pitch supply:** There is evidence of a shortage of hockey pitch supply, with substantial exported demand and relatively heavy football usage at the Blenheim High School pitch. The poor floodlights at the pitch make it unsuitable for hockey on midweek and weekend evenings.

- **Pitch quality:** There is a need to replace the carpet at the Blenheim High School pitch, with attention to changing provision for ongoing community use.
- **Conversion of artificial grass pitches:** Any conversion of a sand-based AGP in the borough would be detrimental to hockey.
- **Changing facilities:** Epsom HC is seeking to provide a new £1.2 million clubhouse at Old Schools Lane to replace the current portacabin provision. 50% of the costs have already been achieved through fund-raising and grants.
- **Security of tenure:** Four of the five pitches with community use and used in Epsom and Ewell do not have secured use by external clubs. Cheam HC accesses the pitch at Nonsuch HS on the basis of an annual rolling lease.

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

Only one of the five pitches has secured community use, so if access to the other pitches was rescinded, there would be insufficient capacity to meet current needs. Current demand can be accommodated using existing spare capacity provided that community use is retained at all the pitches with unsecured access at present.

### 8.9.3 Is the accessible provision of suitable quality and properly maintained? **NO**

The pitch at Nonsuch High School for Girls is currently unfit for use but should be available when it is resurfaced as planned. The sand-filled pitches at Epsom College and Blenheim High School will also need to be re-surfaced in the next 12 months.

### 8.9.4 What are the main characteristics of future supply and demand?

- **Population growth:** Two population projections have been assessed.
  - The ONS 2014-based population projections of 96,000 people by 2032, which represents a 20.1% increase from the mid-2018 population estimate.
  - The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.
- **Changes in demand:** Projecting future need based on current demand patterns and the local clubs' predicted increases of eight teams, is the most appropriate basis for forecasting.
- **Changes in supply: Conversion of artificial grass pitches:** All sand-based AGPs in the borough must be protected because the loss of any would be detrimental to hockey. The sand-filled pitches at Epsom College and Blenheim High School will also need to be re-surfaced in the next 12 months.
- **Existing spare capacity:** There is collective spare capacity of two hours per week in the peak period on Saturdays, equivalent to 1.0 match equivalent session.
- **Future needs:** Based upon the higher population growth projections, the Playing Pitch Calculator estimates the need for an additional 0.87 artificial grass pitches (effectively one

extra pitch) to meet hockey demand by 2032. Based on the lower projected population growth, there will be additional demand for 0.15 extra pitches.

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

An additional artificial grass pitch for hockey will be required to meet future needs. Ideally, this should be co-located with the existing pitch at Epsom Hockey Club.

## 8.10 Scenario testing

### 8.10.1 Introduction

Based upon the key findings and issues identified above, some scenarios examining the effect of securing additional pitch capacity have been rehearsed to identify the optimum approach to addressing needs. At present, eight junior teams from Epsom HC have to play their 'home' matches at pitches outside the borough in Leatherhead and Cobham, whilst 13 teams from Cheam Hockey Club are temporarily playing at Surbiton High School for Girls whilst the Nonsuch High School for Girls pitch is resurfaced.

### 8.10.2 Scenario 1: Utilising existing spare capacity

- **Rationale:** There is a small amount of spare capacity during the Saturday peak period, totalling two hours or 1.0 match equivalent session
- **Advantages:** Utilising the peak time spare capacity at the Blenheim High School pitch would provide an extra 1.0 match equivalent session.
- **Disadvantages:** The disadvantages of this scenario are that:
  - There would still be insufficient capacity to accommodate all Epsom HC's unmet needs and the preferred scenario is to consolidate capacity at key sites to enable clubs to meet all their needs at a single location.
  - The floodlights at Blenheim HC are so poor that using the pitch on late afternoons in winter is problematic.
  - None of the pitches with spare capacity has secured community use, so their continued availability cannot be assumed.
- **Conclusions:** Whilst there is merit in exploring ways of using as much of the current spare capacity as possible, the preferred scenario is to consolidate capacity at key sites to enable clubs to meet all their needs at a single location.

### 8.10.3 Scenario 2: Securing community use of the Rosebery School Pitch

- **Rationale:** Rosebery School has a sand-filled 100m x 60m artificial grass pitch, but it was a condition of planning consent that the facility could only be used by the school. Although the pitch is not floodlit, which would preclude midweek evening usage in the winter months, if it were possible to amend the terms of the planning permission to allow community use, it would effectively create extra capacity.

- **Advantages:** The advantages of this scenario are as follows:
  - The pitch already exists and as such this represents a low cost solution to providing additional peak-time capacity.
  - Despite the lack of floodlights, the pitch could be used for some matches during the peak period on Saturdays and Sundays.
- **Disadvantages:** The disadvantages of this scenario are that:
  - Planning consent for community use was refused on the grounds that it would adversely affect neighbouring properties and generate unacceptable volumes of traffic and parking. It may be difficult to demonstrate that this position has changed materially since the original planning application.
  - The absence of floodlights would limit effective use to 2.0 match equivalent sessions on Saturdays and 2.0 match equivalent sessions on Sundays.
  - The preferred scenario is to consolidate capacity at key sites to enable clubs to meet all their needs at a single location.
- **Conclusions:** The pitch site is clearly very sensitive in planning terms, so the chances of overcoming the initial objections to community use are slim. In the absence of floodlights, the amount of available pitch time for community use would be very limited in any event and the preferred scenario is to consolidate capacity at key sites to enable clubs to meet all their needs at a single location.

#### 8.10.4 Scenario 3: Displacing football use to '3G' football turf pitches

- **Rationale:** In the absence of any full-sized '3G' football turf pitches in Epsom and Ewell, 26 hours per week of football training usage takes place on artificial grass pitches for hockey. If this use could be displaced to newly-provided specialist '3G' football turf pitches, it would free up significant additional capacity for hockey.
- **Advantages:** The advantages of this scenario are as follows:
  - There are two active proposals for '3G' football turf pitches in the borough at present, one of which has planning consent.
  - Reprogramming football use to specialist '3G' playing surfaces would create another 26 hours per week of pitch capacity for hockey.
- **Disadvantages:** The disadvantages of this scenario are that:
  - All football use is at midweek evenings, not in the period of peak demand for hockey at the weekends. This means that the capacity in the peak periods would not be increased.
  - Although planning consent has been granted for one '3G' football turf pitch in the borough, there is an assessed shortfall of almost five pitches, so much football

demand for floodlit all-weather pitches will continue to be met by artificial grass pitches for hockey.

- **Conclusions:** Whilst displacing football use of artificial grass pitches for hockey would have benefits for the players of both sports, it would have no effect on capacity in the peak periods at weekends and could under no circumstances be achieved by converting any of the existing school hockey pitches to a '3G' surface.

#### 8.10.5 Scenario 4: Providing an additional pitch

- **Rationale:** None of the above options for adding pitch capacity would fully meet all current needs, either singly or in combination. Future demand equivalent to an additional 0.87 pitches has been identified and taken in combination with existing unmet demand, a strong case can be made for providing an additional artificial grass pitch for hockey.
- **Advantages:** The advantages of this scenario are as follows:
  - There is insufficient capacity existing pitches to accommodate current needs, let alone projected future needs which amount to the equivalent of almost one additional pitch.
  - If the additional pitch could be provided alongside the existing pitch at Old Schools Lane, Epsom HC could consolidate all its activities on a single site.
- **Disadvantages:** There are no obvious disadvantages to this scenario.
- **Conclusions:** Providing an additional artificial grass hockey pitch alongside the existing pitch at Old Schools Lane would be the optimum way of meeting all existing and future hockey pitch needs in the borough.

### 8.11 Policy recommendations

#### 8.11.1 Introduction

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

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

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

### 8.11.2 Protect

**Recommendation 1 - Safeguarding existing provision:** The Epsom and Ewell PPS comprises a robust and evidence-based assessment of current and future needs for hockey in the borough. The PPS has identified a need to increase local hockey pitch capacity and to this extent, it will be important for all current community used hockey pitch sites to be retained. It is therefore recommended that planning policies continue to support the retention of all sites, based upon the evidence in the PPS.

If proposals to redevelop hockey pitches do come forward, this will only be permissible if they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development'.

**Recommendation 2 - Security of tenure:** Only the Epsom HC pitch has secured community use and it is therefore recommended that external clubs' use is secured through a formal Community Use Agreement at all other sites.

### 8.11.3 Enhance

**Recommendation 3 - Maintaining existing pitch capacity:** The pitches at Blenheim High School and the sand-filled pitch at Epsom College will both need to be resurfaced in the next 12 months, to ensure that they remain usable.

### 8.11.4 Provide

**Recommendation 4 - Artificial grass pitches:** Providing an additional artificial grass hockey pitch alongside the existing pitch at Old Schools Lane would be the optimum way of meeting all existing and future hockey pitch needs in the borough.

**Recommendation 5 - Developer contributions:** It is recommended that the action plan in the Epsom and Ewell PPS be used as the basis for seeking an appropriate level of financial contributions under Section 106 or CIL arrangements, to cover the capital and revenue implications of providing additional hockey pitches to meet the needs of the additional population arising from housing growth by 2032.

## 8.12 Action Plan

### 8.12.1 Introduction

In the context of the high-level recommendations above, the tables below set out the hockey action plan to guide the implementation of the strategy. The abbreviations stand for EEBC - Epsom and Ewell Borough Council, EH - England Hockey and EHC - Epsom Hockey Club. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2020*' (2020).

### 8.12.2 Key strategic actions

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

### 8.12.3 Site specific actions

| <i>Site</i>          | <i>Issues</i>   | <i>Action</i>  | <i>Lead</i>          | <i>Partners</i> | <i>Resources</i>  | <i>Priority</i> |
|----------------------|---|--|----------------------|-----------------|---|-----------------|
| Blenheim High School | <ul style="list-style-type: none"> <li>• Sand-filled pitch carpet needs replacing.</li> <li>• Floodlights need to be improved.</li> <li>• Poor quality changing</li> <li>• No secured community use.</li> <li>• Peak-time spare capacity</li> </ul> | <ul style="list-style-type: none"> <li>• Replace pitch carpet with sand-filled surface</li> <li>• Improve floodlights</li> <li>• Refurbish changing facilities</li> <li>• Negotiate Community Use Agreement.</li> <li>• Investigate the potential for additional use by Epsom and Ewell clubs</li> </ul> | Blenheim High School | EH Developers   | £200,000 to replace pitch carpet<br>£20,000 for improved floodlights<br>£50,000 for improved changing | High            |
| Epsom College        | <ul style="list-style-type: none"> <li>• Sand-filled pitch carpet needs replacing</li> <li>• No secured community use.</li> <li>• Peak-time spare capacity</li> </ul>   | <ul style="list-style-type: none"> <li>• Replace pitch carpet</li> <li>• Negotiate Community Use Agreement.</li> <li>• Investigate the potential for additional use by Epsom and Ewell clubs</li> </ul>  | Epsom College        | -               | £200,000 to replace pitch carpet  | Medium          |
| Epsom Hockey Club    | <ul style="list-style-type: none"> <li>• Peak-time demand shortfall</li> <li>• 'Poor' quality changing</li> </ul>   | <ul style="list-style-type: none"> <li>• Investigate the potential to develop a second artificial grass pitch.</li> <li>• Provide new pavilion</li> </ul>  | EHC                  | EH Developers   | £800,000 for an additional pitch<br>£690,000 for a new pavilion                                       | High            |
| Nonsuch HS for Girls | No secured community use.   | Negotiate Community Use Agreement  | Nonsuch HS for Girls | -               | -   | Medium          |
| Rosebery School      | No community use  | Explore the potential for community use  | Rosebery School      | EEBC            | -   | Medium          |

## 9 LACROSSE NEEDS IN EPSOM AND EWELL

### 9.1 Organisational context

- **England Lacrosse** England Lacrosse is the governing body of the sport and supports the development of the game in Epsom and Ewell.
- **Epsom Lacrosse Club:** The club affiliates to England Lacrosse and is the only club in Epsom and Ewell.

### 9.2 Strategic context

#### 9.2.1 National Lacrosse strategy

England Lacrosse's strategic plan '*National Lacrosse Strategy: Delivering More 2016 - 2020*' (2016) contains the following priorities of relevance to Epsom and Ewell:

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

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

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

**Key priorities:**

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

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

#### 9.2.2 Neighbouring local authorities

##### **London Borough of Kingston**

No lacrosse is played in the borough and therefore the '*Kingston Playing Pitch Strategy*' (2015) contains no assessment of needs.

##### **London Borough of Sutton**

The council does not have a playing pitch strategy so there is no analysis of playing pitch needs.

##### **Mole Valley District Council**

The council does not have a playing pitch strategy so there is no analysis of playing pitch needs.

##### **Reigate and Banstead District Council**

The council does not have a playing pitch strategy so there is no analysis of playing pitch needs.

### 9.3 Lacrosse demand

#### 9.3.1 England Lacrosse Association-affiliated teams

Current lacrosse activity in Epsom and Ewell is as follows:

| <i>Club</i> | <i>Home Ground</i>                  | <i>Adult Teams</i> | <i>Junior Teams</i> |
|-------------|-------------------------------------|--------------------|---------------------|
| Epsom LC    | Francis Schnadhorst Memorial Ground | 1                  | 0                   |

#### 9.3.2 Demand trends

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

#### 9.3.3 Displaced demand

Displaced demand relates to play by lacrosse teams from within Epsom and Ewell which takes place outside of the area, or vice versa. 40% of Epsom Lacrosse Club's membership is drawn from outside Epsom and Ewell borough.

#### 9.3.4 Unmet demand

Unmet demand takes a number of forms:

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

There is clear evidence of unmet demand for junior lacrosse in Epsom and Ewell, due to the shortage of floodlit training facilities.

#### 9.3.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. The men's team is currently struggling, but this and the previously successful junior programme run by Epsom LC suggests that there is latent demand for the game locally.

### 9.4 Lacrosse pitch supply

#### 9.4.1 Quantity

Pitch provision used for Lacrosse in Epsom and Ewell is as follows:

| <i>Site</i>                     | <i>Address</i>                | <i>Pitches</i> |
|---------------------------------|-------------------------------|----------------|
| Francis Schnadhorst Mem. Ground | Woodcote Road, Epsom KT18 7QN | 1              |

#### 9.4.2 Quality

The qualitative analysis involved a visit to the lacrosse pitch in Epsom and Ewell with community use and used, to undertake a non-technical visual inspection. In the absence of a bespoke assessment for lacrosse pitches, the methodology produced by the FA for Sport England’s *Playing Pitch Strategy Guidance*’ (2013) was applied. The criteria assessed are as follows. A percentage score and associated ratings are generated as an overall measure of quality:

- ***The playing surface:*** This includes grass cover, pitch dimensions, gradient, evenness, length of grass, drainage and evidence of any unauthorised use.
- ***The changing facilities:*** This includes the availability of changing rooms, kitchen and/or bar, the interior and exterior appearance, showering and toilet provision, medical room, disability access and parking arrangements.
- ***Grounds maintenance:*** This includes the frequency of grass cutting, seeding, aeration, sand-dressing, fertilising, weed killing and chain harrowing.

The ratings for the pitch at the Francis Schnadhorst Memorial Ground is as follows:

| <i>Site</i>                         | <i>Pitch</i> | <i>Changing</i> |
|-------------------------------------|--------------|-----------------|
| Francis Schnadhorst Memorial Ground | Good         | Standard        |

#### 9.4.3 Pitch maintenance

The pitch at the Francis Schnadhorst Memorial Ground is maintained by the Epsom Sports Club grounds staff.

#### 9.4.4 Ownership, management and security of access

The Francis Schnadhorst Memorial Ground is owned and managed by the Epsom Sports Club and has secured community access.

#### 9.4.5 The views of stakeholders on pitch supply

***England Lacrosse:*** Consultation with the England Lacrosse identified that:

- The critical issue faced by Lacrosse is the lack of affordable and available floodlit facilities to use on winter evenings for training and development initiatives. This is a particular problem in Epsom and Ewell where there is a shortage of floodlit provision for all the pitch sports. The height of floodlights is critical to Lacrosse, because of the airborne nature of the ball in play, so floodlighting columns of less than 7m are problematic.
- The development of Lacrosse would be positively served if the circular ‘crease’ pitch markings could be included on artificial grass pitches when they are installed.

- There was buoyant demand for junior lacrosse in Epsom and Ewell and the game was played at several schools, but the non-availability of floodlit pitches for midweek training prevented Epsom LC from delivering a sustainable coaching programme.
- In neighbouring areas, lacrosse is played in Reigate and Banstead at the Walcountian Blues LC, in Elmbridge at Cobham LC, in Kingston at Kingston University LC and in Guildford at Guildford Gators LC, so there is a local competitive structure within which new teams can be accommodated.

**Epsom Lacrosse Club:** Consultation with the club identified the following:

- **Overview:** The club was founded in 2010 and currently has one adult male team, although this has struggled in recent times.
- **Junior programme:** The club previously coached the Epsom and Ewell mixed lacrosse team which won the Surrey Youth Games four years in a row, although this ceased in 2019. It also has strong ties with Kingston University.

## 9.5 Assessment of current needs

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

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

The site overviews identify the extent to which pitches are

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

| <i>Site</i>                     | <i>Pitches</i> | <i>Users</i> | <i>Weekly capacity</i> | <i>Weekly demand</i> | <i>Weekly balance</i> | <i>Peak capacity</i> | <i>Peak demand</i> | <i>Peak balance</i> |
|---------------------------------|----------------|--------------|------------------------|----------------------|-----------------------|----------------------|--------------------|---------------------|
| Francis Schnadhorst Mem. Ground | 1              | Epsom LC     | 3.0                    | 1.0                  | +2.0                  | 1.0                  | 1.0                | Balanced            |

The assessment shows that there is weekly spare capacity (although this is not available for midweek evening use because of the lack of floodlights) and that peak-time supply and demand are balanced.

## 9.6 Assessment of future needs

### 9.6.1 Population growth

Two sets of population projections have been assessed for the purposes of assessing future needs:

- The Office for National Statistics (ONS) 2014-based population projections reflect a higher growth scenario, which is in accordance with the Borough's current identified housing need target, calculated using the government's standard method. The projected population for Epsom and Ewell in 2032 applying this data is 96,000 people. This represents a 20.1% increase from the mid-2018 population estimate of 79,928.
- The most recent 2018-based ONS population projections reflect a lower growth scenario. The projected population for Epsom and Ewell in 2032 applying this data is 83,000 people. This represents a 3.8% increase from the mid-2018 population estimate.

### 9.6.2 Potential changes in demand

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

### 9.6.3 Site-specific pressures

There are no known site-specific pressures at the Francis Schnadhorst Memorial Ground.

### 9.6.4 Potential changes in supply

Once the Nonsuch High School artificial grass pitch has been resurfaced, it will create an additional eight hours of peak Saturday capacity, four hours of Sunday capacity and 20 hours of floodlit midweek capacity.

### 9.6.5 Existing spare capacity

There is no current spare capacity in the peak period.

### 9.6.6 Future lacrosse pitch needs

Future lacrosse pitch needs are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future. Current teams include an estimate of unmet demand caused by the shortage of floodlit training facilities:

- **2014-based population projections:** These project a population of 96,000 by 2032:

| <i>Team type</i> | <i>Age range</i> | <i>Current population</i> | <i>Current teams</i> | <i>TGR</i> | <i>Population 2032</i> | <i>Teams 2032</i> | <i>Extra teams</i> |
|------------------|------------------|---------------------------|----------------------|------------|------------------------|-------------------|--------------------|
| Adult male       | 18-45            | 14,400                    | 1                    | 1: 14,400  | 15,400                 | 1                 | 0                  |
| Adult female     | 18-45            | 14,200                    | 0                    | -          | 15,200                 | 0                 | 0                  |
| Juniors          | 8-17             | 10,400                    | 2                    | 1: 5,200   | 11,600                 | 2                 | 0                  |

- **2018-based population projections:** These project a population of 83,000 by 2032:

| <i>Team type</i> | <i>Age range</i> | <i>Current population</i> | <i>Current teams</i> | <i>TGR</i> | <i>Population 2032</i> | <i>Teams 2032</i> | <i>Extra teams</i> |
|------------------|------------------|---------------------------|----------------------|------------|------------------------|-------------------|--------------------|
| Adult male       | 18-45            | 14,400                    | 1                    | 1: 14,400  | 14,947                 | 1                 | 0                  |
| Adult female     | 18-45            | 14,200                    | 0                    | -          | 14,740                 | 0                 | 0                  |
| Juniors          | 8-17             | 10,400                    | 2                    | 1: 5,200   | 10,795                 | 2                 | 0                  |

## 9.7 Key findings and issues

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

- **Epsom Lacrosse Club:** The club runs one male team which is currently struggling, but its junior coaching programme was recently discontinued due to the shortage of floodlit training facilities.
- **Demand levels:** There is evidence of unmet demand due to the shortage of local floodlit pitch capacity in the midweek evening peak period.

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

There is evidence of unmet demand due to the shortage of local floodlit pitch capacity in the midweek evening peak period.

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

The existing pitch is adequately drained and well-maintained.

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

- **Population growth:** Two population projections have been assessed.
  - The ONS 2014-based population projections of 96,000 people by 2032, which represents a 20.1% increase from the mid-2018 population estimate.
  - The ONS 2018-based population projections of 83,000 people by 2032, which represents a 3.8% increase from the mid-2018 population estimate.
- **Changes in demand:** Neither of the projected increase in population will generate any additional teams by 2032, once existing unmet demand is provided for.
- **Changes in supply:** Once the Nonsuch High School artificial grass pitch has been resurfaced, it will create an additional eight hours of peak Saturday capacity, four hours of Sunday capacity and 20 hours of floodlit midweek capacity.
- **Existing spare capacity:** Peak-time supply and demand are balanced, but the midweek spare capacity is unusable due to the lack of floodlights at the current pitch.

- **Future needs:** These will be the same as current team numbers, once the currently unmet junior needs are met.

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

There is insufficient provision to meet future lacrosse needs. Additional capacity could be created in two ways:

- **Floodlights at the current pitch:** Floodlighting the current pitch at the Francis Schnadhorst Memorial Ground would create midweek capacity, although since the pitch is part of a cricket outfield, this may prove impractical.
- **Use of the reinstated Nonsuch High School pitch:** Once the carpet has been replaced at the artificial grass pitch at Nonsuch High School, there will be an additional 20 hours of midweek floodlit pitch availability. Whilst hockey use will account for some of this, there will still be some spare capacity that can be used by Lacrosse.

## 9.8 Scenario testing

### 9.8.1 Introduction

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

### 9.8.2 Scenario 1: Floodlighting the current pitch

- **Rationale:** Floodlighting the current pitch at the Francis Schnadhorst Memorial Ground would create midweek capacity.
- **Advantages:** The advantage of this scenario is that there is midweek spare capacity at the Francis Schnadhorst Memorial Ground, so additional midweek use could be accommodated without detriment to the condition of the pitch.
- **Disadvantage:** The disadvantage of this scenario is that the lacrosse pitch is on a cricket outfield which would make the placement of floodlighting columns problematic on the cricket square side of the pitch.
- **Conclusions:** This scenario is likely to be impractical, although partial floodlighting could be achieved for training purposes, if the columns were located beyond the cricket pitch boundary.

### 9.8.3 Scenario 2: Using the Nonsuch High School pitch

- **Rationale:** Once the carpet has been replaced at the artificial grass pitch at Nonsuch High School, there will be an additional 20 hours of midweek floodlit pitch availability. Whilst hockey use will account for some of this, there will still be some spare capacity that can be used by Lacrosse.
- **Advantages:** The advantages of this scenario are as follows:

- The pitch already exists and as such this represents a low cost solution to providing additional peak-time capacity.
- The pitch is already floodlit so is available for midweek evening training use.
- **Disadvantage:** The only disadvantage of this scenario is that there is no secured community access to the pitch, so usage could in theory be rescinded.
- **Conclusions:** This scenario offers the best way of meeting current and future lacrosse needs in Epsom and Ewell.

## 9.9 Policy recommendations

### 9.9.1 Introduction

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

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

### 9.9.2 Protect

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

## 9.10 Action Plan

### 9.10.1 Introduction

In the context of the high-level recommendations above, the table below sets out the lacrosse action plan to guide the implementation of the strategy. The abbreviations stand for ESC - Epsom Sports Club. The capital cost estimates are based upon Sport England’s *Facility Costs - Second Quarter of 2020* (2020).

| Site | Issues | Action | Lead | Partners | Resources | Priority |
|------|--------|--------|------|----------|-----------|----------|
|------|--------|--------|------|----------|-----------|----------|

|                                     |                                |   |     |   |   |        |
|-------------------------------------|--------------------------------|---|-----|---|---|--------|
| Francis Schnadhorst Memorial Ground | Peak usage currently balanced  | Examine fixture scheduling options to extend the peak period. | ESC | - | - | Medium |
| Nonsuch High School for Girls       | Re-use after pitch resurfacing | Use pitch for midweek training once it becomes available.     | ESC | - | - | High   |

## 10 SUMMARY OF FINDINGS

### 10.1 Introduction

This section identifies summarises the findings of the Epsom and Ewell PPS.

### 10.2 Meeting needs to 2032

The implications of the two population scenarios for playing pitches needs by 2032 are tabulated below:

| <i>Pitch type</i>                  | <i>Current surplus or deficit</i> | <i>Additional needs based on 2014-based projections</i> | <i>Additional needs based on 2018-based projections</i> |
|------------------------------------|-----------------------------------|---|---|
| Adult football pitches             | Shortfall of 17 secured pitches   | 3 pitches<br>3 changing rooms                           | 1 pitch<br>1 changing room                              |
| Youth 11v11 football pitches       | Shortfall of 13 secured pitches   | 4 pitches<br>4 changing rooms                           | 1 pitch<br>1 changing room                              |
| Youth 9v9 football pitches         | Shortfall of 6 secured pitches    | 4 pitches<br>4 changing rooms                           | 1 pitch<br>1 changing room                              |
| Mini-soccer 7v7 pitches            | Shortfall of 8 secured pitches    | 4 pitches<br>2 changing rooms                           | 1 pitch   |
| Mini-soccer 5v5 pitches            | Shortfall of 10 secured pitches   | 4 pitches<br>2 changing rooms                           | 1 pitch   |
| '3G' football turf pitches         | Shortfall of 4.76 secured pitches | 1.05 pitches<br>2 changing rooms                        | 0.17 pitches<br>0.66 changing rooms                     |
| Cricket pitches                    | Shortfall of 2 secured pitches    | 2.43 pitches<br>4.86 changing rooms                     | 0.24 pitches<br>0.5 changing rooms                      |
| Rugby pitches                      | Shortfall of 9 secured pitches    | 2.97 pitches<br>5.95 changing rooms                     | 0.63 pitches<br>1.27 changing rooms                     |
| Artificial turf pitches for hockey | Very limited spare capacity       | 0.87 pitches<br>1.74 changing rooms                     | 0.16 pitches<br>0.31 changing rooms                     |
| Lacrosse pitches                   | Shortfall of 1 secured pitch      | No additional needs once current needs are met          | No additional needs once current needs are met          |

# 11 APPLYING AND REVIEWING THE STRATEGY

## 11.1 Introduction

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

## 11.2 Strategy applications

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

### 11.2.1 Sports development planning

The PPS can be applied to help:

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

### 11.2.2 Planning policy

The PPS can be applied to help:

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

### 11.2.3 Planning applications

The PPS can be applied to help:

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

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

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

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

#### 11.2.4 Section 106

The PPS can be applied to help:

- Advocate the need for playing pitch provision to be taken into account when the local authority is developing and/or reviewing an approach to Section 106 contributions and the wider benefits of doing so (e.g. improving health and wellbeing).
- Provide prioritised infrastructure requirements for playing pitch provision including deliverable sport, area and site-specific projects with costings (where known).

#### 11.2.5 Funding bids

The PPS can be applied to help:

- Provide the evidence base and strategic need to support funding bids by a range of parties to a variety of potential funding sources.
- Inform potential bidders of the likely strategic need for their project.

### 11.2.6 Facility and asset management

The PPS can be applied to help:

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

### 11.2.7 Public health

The PPS can be applied to help:

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

### 11.2.8 Co-ordinating resources and investment

The PPS can be applied to help:

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

### 11.2.9 Capital programmes

The PPS can be applied to help:

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

### 11.3 Monitoring delivery

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

### 11.4 Keeping the strategy robust and up-to-date

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

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

The annual review should highlight:

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

## **11.5 Strategy implementation**

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