



**Brighton & Hove  
City Council**

**ENVIRONMENT, TRANSPORT &  
SUSTAINABILITY COMMITTEE**

**SUPPLEMENTARY INFORMATION**



# ADDENDUM

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**BRIGHTON & HOVE**

**PLAYING PITCH STRATEGY & ACTION PLAN**

**DECEMBER 2016**

Quality, Integrity, Professionalism

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# BRIGHTON & HOVE PLAYING PITCH STRATEGY

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# BRIGHTON & HOVE PLAYING PITCH STRATEGY

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## ABBREVIATIONS

3G	Third Generation (artificial grass pitch)
AGP	Artificial Grass Pitch
CC	Cricket Club
CIL	Community Infrastructure Levy
CSP	County Sports Partnership
CASC	Community Amateur Sports Club
ECB	England and Wales Cricket Board
EH	England Hockey
FA	Football Association
FC	Football Club
FE	Further Education
GIS	Geographical Information Systems
HC	Hockey Club
HE	Higher Education
IOG	Institute of Groundmanship
JFC	Junior Football Club
KKP	Knight, Kavanagh and Page
LDF	Local Development Framework
LMS	Last Man Stands
NGB	National Governing Body
NPPF	National Planning Policy Framework
PQS	Performance Quality Standard
PPS	Playing Pitch Strategy
PF	Playing Field
RFU	Rugby Football Union
RUFC	Rugby Union Football Club
S106	Section 106 Agreement
TGR	Team Generation Rate
U	Under
YFC	Youth Football Club

## EXECUTIVE SUMMARY

This is the Executive Summary of Brighton and Hove's Playing Pitch Strategy (PPS), and whilst Brighton and Hove Council has been the key driver in developing it, it is expected that plans and actions emanating from it can only be delivered in partnership with other key stakeholders such as the National Governing Bodies (NGBs) and Sport England.

While the Strategy is for the City rather than the Council, the Council has a pivotal role to play as the main provider of pitches. That said, the strategy has to be considered within the context of the reduction in funding to local authorities, with Brighton & Hove City Council specifically needing to find further savings in the region of £24 million in the financial year 2017/2018. Such savings include proposals that would mean a reduction in the resources available for the Council to maintain playing pitches and ancillary facilities.

The PPS identifies that **no playing pitches are currently deemed surplus to requirements** due to shortfalls identified both now and in the future. It is therefore recommended that all playing pitches are protected unless mitigation is provided or until all demand is being met. **However, in relation to football there is a shortfall of 3G pitches which if provided could meet the demand for such pitches and alleviate the use of grass pitches. In general, the quality of grass pitches is negatively impacting upon the number of matches that should be played on these pitches. With resources being limited to improve the quality of grass pitches, the provision of more 3G pitches could meet this demand. The council will work with the Football Association to consider the feasibility of a bid to the Parklife Football Hubs National Programme to assist in the improvement of 3G pitches in the city.**

In addition, a shortfall of non-turf cricket wickets is also identified. Non-turf wickets not only aid with training (with the aid of mobile nets) but they are also used for junior matches which in turn can help reduce excessive use of grass wickets. The ECB also highlights that pitches which follow its TS6 guidance on performance standards are suitable for high level, senior play and can assist in the development of shorter formats of the game such as Last Man Stands (LMS).

### Purpose

The Strategy document provides guidance and support in order to understand and assess the need for playing pitches. It provides a strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2016 and 2037, in line with population projections. The PPS covers the following playing pitches and outdoor sports:

- ◀ Football pitches
- ◀ Third generation turf (3G) pitches
- ◀ Cricket pitches
- ◀ Rugby union pitches
- ◀ Rugby league
- ◀ Hockey pitches (Sand/water-based AGPs)
- ◀ Other grass pitch sports (Ultimate Frisbee, American football, Australian Rules Football, Lacrosse, Baseball and Softball)



# BRIGHTON & HOVE PLAYING PITCH STRATEGY

## Vision

A vision has been set out to provide a clear focus with desired outcomes for the Brighton & Hove Playing Pitch Strategy:

**“To create a more active healthier city, a greater quality of opportunity, better facilities and a higher standard of sports performance delivered through strong partnerships between sport and health service providers.”**

## Headline findings

The table below highlights the quantitative headline findings from the Playing Pitch Assessment Report. **Match equivalent sessions** is an appropriate comparable unit for pitch usage. For football, rugby union and rugby league, pitches should relate to a typical week within the season and one match = one match equivalent session if it occurs every week or 0.5 match equivalent sessions if it occurs every other week (i.e. reflecting home and away fixtures). For cricket pitches it is appropriate to look at the number of match equivalent sessions over the course of a season and one match = one match equivalent session.

Sport	Analysis area	Current picture	Future demand (2030) <sup>1</sup>
Football (grass pitches)	Central	Shortfall of <b>one</b> youth 11v11 and <b>three</b> youth 9v9 match sessions	Shortfall of <b>2.5</b> adult, <b>4.5</b> youth 11v11 and <b>6.5</b> youth 9v9 match sessions
	East	Shortfall of <b>two</b> adult, <b>2.5</b> youth 11v11 and <b>one</b> youth 9v9 match sessions	Shortfall of <b>five</b> adult, <b>6.5</b> youth 11v11, <b>4.5</b> youth 9v9 and <b>two</b> mini 5v5 match sessions
	West	Shortfall of <b>7.5</b> adult and <b>1.5</b> youth 9v9 match sessions	Shortfall of <b>14</b> adult, <b>six</b> youth 11v11, <b>eight</b> youth 9v9, <b>2.5</b> mini 7v7 and <b>3.5</b> mini 5v5 match sessions
	<b>Brighton &amp; Hove</b>	<b>Shortfall of nine adult, three youth 11v11 and 5.5 youth 9v9 match sessions</b>	<b>Shortfall of 21.5 adult, 17 youth 11v11, nine youth 9v9, 1.5 mini 5v5 and 5.5 mini 5v5 match sessions</b>
Football (3G pitches) <sup>2</sup>	Central	Shortfall of <b>two</b> full size 3G pitches based on FA training model	Shortfall of <b>two</b> full size 3G pitches; pitch/s will require <b>resurface</b> and <b>FA testing</b>
	East	Current demand is being met	Pitch/s will require <b>resurface</b> and <b>FA testing</b>
	West	Shortfall of <b>two</b> full size 3G pitches based on FA training model	Shortfall of <b>two</b> full size 3G pitches; pitch/s will require <b>resurface</b> and <b>FA testing</b>
	<b>Brighton &amp; Hove</b>	<b>Shortfall of three full size 3G pitches based on FA training model</b>	<b>Shortfall of three full size 3G pitches; pitch/s will require resurface and FA testing</b>

<sup>1</sup> Future demand based on ONS calculations and club consultation which also includes latent and displaced demand identified.

<sup>2</sup> Based on accommodating 42 teams to one full size pitch for training.

## BRIGHTON & HOVE PLAYING PITCH STRATEGY

Sport	Analysis area	Current picture	Future demand (2030) <sup>3</sup>
Cricket	Central	Current demand is being met	Future demand can be met
	East	Shortfall of <b>ten</b> match sessions	Shortfall of <b>ten</b> match sessions
	West	Current demand is being met	Future demand can be met
	<b>Brighton &amp; Hove</b>	<b>Current demand is being met although overplay is evident at Rottingdean Football &amp; Cricket Club</b>	<b>Future demand is being met although overplay is evident at Rottingdean Football &amp; Cricket Club</b>
Rugby union	Central	Current demand is being met	Future demand can be met
	East	Current demand is being met	Future demand can be met
	West	Shortfall of <b>two</b> match sessions at Hove Recreation Ground	Shortfall of <b>2.5</b> match sessions at Hove Recreation Ground
	<b>Brighton &amp; Hove</b>	<b>Current demand is being met although overplay is evident at Hove Recreation ground (subsequently there has been significant investment in pitch quality at this site and the impact will be assessed this season).</b>	<b>There is a future requirement for an increase in floodlit pitches.</b>
Rugby league	Central	No demand is evident	No future demand is evident
	East	Shortfall of <b>1.25</b> match sessions	Shortfall of <b>2.5</b> match sessions
	West	No demand is evident	No future demand is evident
	<b>Brighton &amp; Hove</b>	<b>Shortfall of 1.25 match sessions</b>	<b>Shortfall of 2.5 match sessions</b>
Hockey (Sand AGPs)	Central	Current demand is being met	Future demand can be met
	East	Current demand is being met	Future demand can be met
	West	Current demand is being met	Future demand can be met
	<b>Brighton &amp; Hove</b>	<b>Current demand is being met</b>	<b>Future demand can be met</b>

<sup>3</sup> Future demand based on ONS calculations and club consultation which also includes latent and displaced demand identified.

# BRIGHTON & HOVE PLAYING PITCH STRATEGY

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## Objectives and recommendations

The three main themes of the strategy reflect Brighton and Hove's priorities emanating from Sport England's planning objectives for sport; Protect, Enhance and Provide:

### OBJECTIVE 1

To **protect** the existing supply of playing pitches where it is needed for meeting current and future needs

#### Recommendations:

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

### OBJECTIVE 2

To **enhance** playing pitches through improving quality and management of sites

#### Recommendations:

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

### OBJECTIVE 3

To **provide** new provision where there is current or future demand to do so.

#### Recommendations:

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

## PART 1: INTRODUCTION

This is the Playing Pitch Strategy (PPS) for the City of Brighton & Hove and has been developed in accordance with Sport England methodology. The strategy has been researched by Knight, Kavanagh and Page (KKP) under the direction of a Steering Group led by the Council and including the National Governing Bodies of Sport (NGBs) whose member clubs are the main users of playing pitches in the City.

While the Strategy is for the City rather than the Council, the Council has a pivotal role to play as the main provider of pitches. That being said, the strategy has to be considered within the context of the reduction in funding to local authorities, with Brighton & Hove City Council specifically needing to find further savings in the region of £24 million in the financial year 2017/2018. Such savings include proposals that would mean a reduction in the resources available for the Council to maintain playing pitches and ancillary facilities.

Against this background, a Strategy becomes essential to ensure that available funding is used as effectively as possible to enable the prioritisation of potential new funding, whether from developer contributions or grant funding, and to identify new ways of providing well-maintained playing pitches in the City. In order for the Strategy to be of value, it is therefore essential that all the partners work together to ensure where possible that the quantity and quality of playing pitches is maintained and where opportunities arise to be improved.

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

The production of this Strategy should be regarded as the beginning of the planning process and the role of the steering group should not end with the completion of the PPS document, with regular meetings to action and update the study recommended. The steering group should continue to comprise of NGB representatives (FA, ECB, EH, RFU) as well Sport England, selected members of the Council and, if applicable, key stakeholders (such as leisure providers, universities and partner clubs).

### ***Scope of Strategy***

Building upon a preceding Assessment Report it provides a strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2016 and 2021. The PPS covers the following playing pitches and outdoor sports:

- ◀ Football pitches
- ◀ Third generation turf (3G) pitches
- ◀ Cricket pitches
- ◀ Rugby union pitches
- ◀ Rugby league
- ◀ Hockey pitches (Sand/water-based AGPs)
- ◀ Other grass pitch sports (Ultimate Frisbee, American football, Australian Rules Football, Lacrosse, Baseball and Softball)

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The Strategy is capable of:

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

## 1.1: Structure

The Strategy has been developed from research and analysis of playing pitch provision and usage within Brighton & Hove to provide:

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

The Strategy and Action Plan recommends a number of priority projects for Brighton & Hove which should be implemented from 2017 to 2022. It is outlined to provide a framework for improvement and, although resources may not currently be in place to implement it, potential partners and possible sources of external funding may be identified.

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

There is a need to build key partnerships between the Council, National Governing Bodies of Sport (NGBs), Sport England, schools, further/higher education providers, leisure contractors, community clubs and private landowners to maintain and improve outdoor sport provision. In these instances, the potential for the Council to take a strategic lead is more limited (except in terms of Section 106 Agreements). This document will provide clarity about the way forward, and allow key organisations to focus on the key issues that they can directly influence and achieve.

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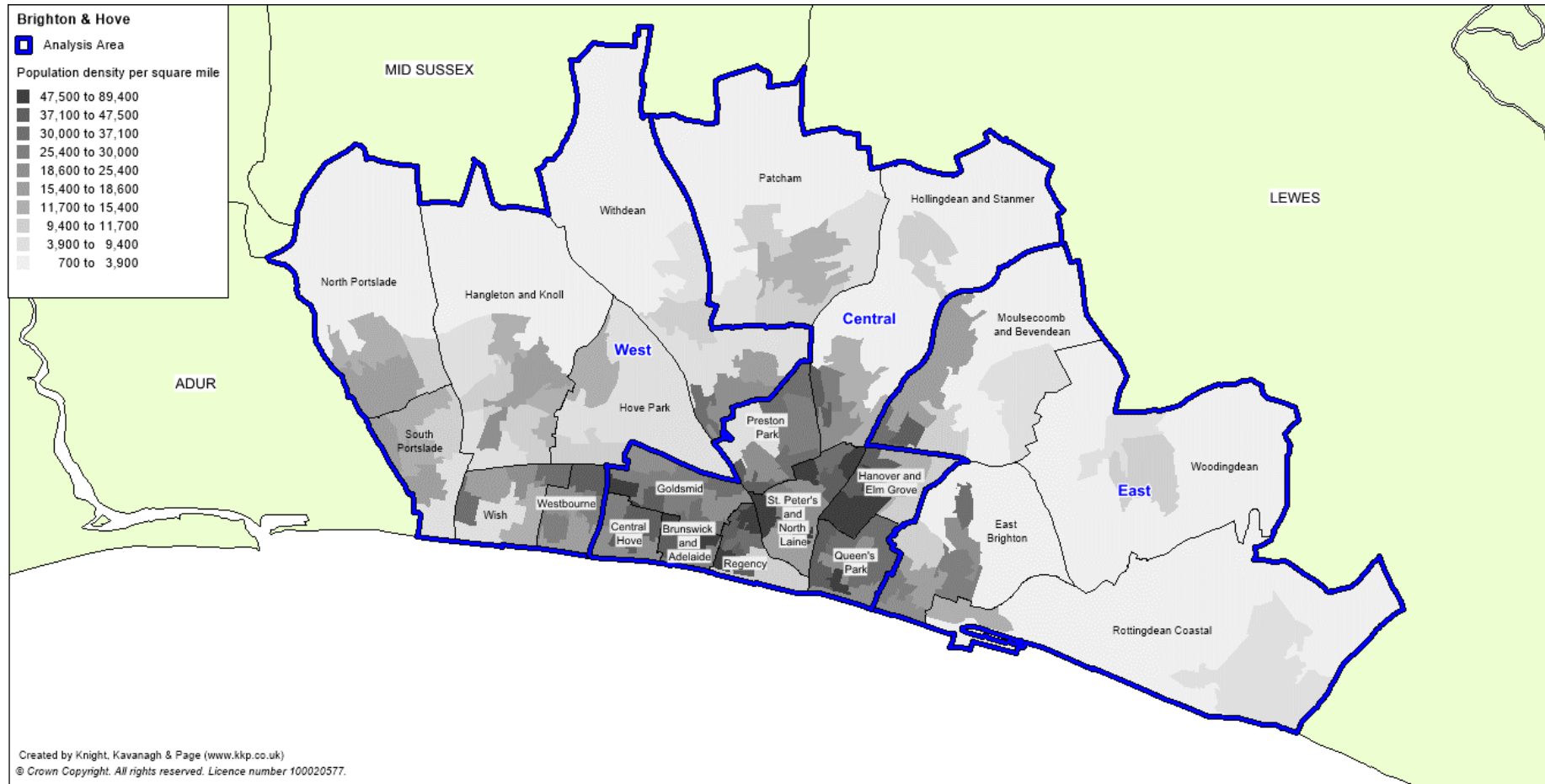
## 1.2 Study area

The study area is the Brighton & Hove City Council boundary area. Further to this, sub areas or analysis areas have been created to allow a more localised assessment of provision and examination of playing pitch supply and demand at a local level. Use of analysis areas also allows local circumstances and issues to be taken into account. As such, for the purposes of the project, Brighton & Hove is split into three analysis areas: **Central**, **East** and **West**. Please note, however, that these analysis areas are for guide purposes only and first and foremost there remains a need to view Brighton & Hove as a whole.

Please see the map overleaf.

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Figure 1.1: Analysis area map



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## 1.3 Context

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

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

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

This strategy will provide an evidence base for planning decisions and funding bids and provide background evidence to support the emerging Local Plan policies in relation to formal recreation. It will ensure that this evidence is sound, robust, and capable of being scrutinised through examination and meets the requirements of the National Planning Policy Framework (NPPF)<sup>4</sup>.

The Council needs to annually review and revise the PPS in order to comply with Sport England guidance<sup>5</sup>.

### ***Brighton & Hove Sport and Physical Activity Strategy (2013-2018)***

The vision driving the strategy is to create a more active, healthier city, a greater equality of opportunity, better facilities and a higher standard of sports performance delivered through strong partnerships between sport and health service providers.

The main purpose of the strategy is to set out a programme of action which will continue to raise the profile of sport in the City and to maximise the benefits which sport and physical activity provides. The aim is to achieve the following outcomes:

- ◀ Increased regular and sustainable participation in sport and physical activity
- ◀ Increased social and health benefits delivered by sport and physical activity
- ◀ Improved equality of access to sport and physical activity
- ◀ Increased opportunities for children and young people to participate in sport and physical activity in school and community settings
- ◀ Increased capacity in the voluntary sport and physical activity sector in the City
- ◀ Increased participation in high performance sport in the City

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<sup>4</sup><http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

<sup>5</sup><http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/>



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Communities that have been identified for targeting and which need specific support are:

- ◀ Children and young people
- ◀ Older people
- ◀ Disadvantages families
- ◀ Black and minority ethnic groups
- ◀ People with disabilities
- ◀ Lesbian, Gay, Bisexual and transgender groups
- ◀ Women and girls

The council's sports development and sports facilities teams will play a major role in achieving the strategy outcomes. In addition, it is important for significant contributions to be made by the network of sports providers and other key stakeholders in the City. This contribution is often through joint initiatives or joint working plans with Council.

## ***Brighton & Hove City Plan***

Adopted in March 2016, the purpose of the City Plan (Part One) is to provide the overall strategic and spatial vision for the future of Brighton & Hove until 2030. The plan sets out the following:

- ◀ A vision and objectives for the development and growth of Brighton & Hove up to 2030;
- ◀ Clear policies that guide decisions on planning applications;
- ◀ How the plan will be implemented and shows how progress will be monitored;
- ◀ The infrastructure requirements for the City up to 2030 and how these will be addressed.

The Plan provides the overarching strategy for the emerging neighbourhood plans and will be supported in due course by the City Plan Part Two which will contain the remaining site allocations and development management policies. Part One includes policies specifically relating to open space and sports provision (policies CP16 and CP17 respectively) and these policies highlight the importance of existing provision within the City of Brighton & Hove due its physical constraints and increasing population.

## ***Active Sussex***

Active Sussex, the County Sports Partnership (CSP) for Sussex is a registered charitable trust and the strategic lead for sport and physical activity for the county. It works with, and through, partners to support the local infrastructure. It is also responsible for delivering major youth sports events including the Youth Games and direct work with clubs, volunteers, athletes, schools, facilities and businesses.

Its aim is to help increase participation in sport and physical activity in Sussex, as measured by the Active People Survey. The survey showed that approximately:

- ◀ 36% of Sussex's population aged 16+ are physically active once a week
- ◀ 18% are receiving sports tuition (coaching)
- ◀ 15% take part in competitive sport
- ◀ 8% volunteer their time to sport

The Active Sussex team has identified that its business values should be to:

- ◀ Influence
- ◀ Inform
- ◀ Invest

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- ◀ Inspire
- ◀ Innovate
- ◀ Involve
- ◀ Increase

Programmes and services run/reflected in its operation include Sportivate, satellite clubs, School Games, This Girl Can, Activity Finder, Inclusive Sport and health and well-being.

## **Population**

The resident population in Brighton & Hove is recorded as 281,076 (these are the ONS 2014 mid-year estimates). By 2030 (in line with the Local Plan), the population is projected to increase by 29,824 to 310,900 (ONS 2012-based projections 2014-2030).

## **Housing growth**

As indicated in the “Objectively Assessed Need for Housing: Brighton & Hove (June 2015)” report the need for housing by 2030 equates to an increase of 30,120 dwellings. Due to the constraints of the City, however, this is unlikely to be met within the administrative boundary of Brighton & Hove City Council. Instead, the City Plan Part 1 sets a minimum target of 13,210 residential units. The amount of housing delivered within the City is therefore likely to limit the increase in population.

The areas identified for increased housing are as follows:

Development area	Pre Plan	1-5 Year Supply	6-10 Year Supply	11-16 Year Supply	Total Supply
Brighton Centre and Churchill Square	13	-	-	8	21
Brighton Marina	-	250	935	754	1939
Lewes Road	93	226	212	343	874
New England Quarter and London Road	138	338	377	276	1129
Eastern Road and Edward Street	-	169	255	91	515
Hove Station	-	117	228	179	524
Toad's Hole Valley	-	50	400	250	700
Shoreham Harbour	-	104	46	150	300
Rest of the City (Within the built up area)	-	-	-	-	4130
Rest of the city (within the urban fringe)	-	-	-	-	1060
Small site development	-	-	-	-	2015
				<b>Total</b>	<b>13210</b>

## **Definitions**

### **Match equivalent sessions**

Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches

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is likely to be for matches, it is appropriate for the comparable unit to be match equivalent sessions but may for example include training sessions.

Based on how they tend to be played this unit for football and rugby union pitches relate to a typical week within the season for each sport. For cricket pitches, it is appropriate to look at the number of match equivalent sessions over the course of a season.

### ***Pitch capacity***

The capacity for pitches to regularly provide for competitive play, training and other activity over a season is most often determined by quality. As a minimum, the quality and therefore the capacity of a pitch affects the playing experience and people's enjoyment of playing sport. In extreme circumstances it can result in the inability of the pitch to cater for all or certain types of play during peak and off peak times. Pitch quality is often influenced by weather conditions and drainage.

As a guide, each NGB has set a standard number of matches that each grass pitch type should be able to accommodate without adversely affecting its current quality (pitch capacity):

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

### ***Shortfalls***

Please note that for football, cricket and rugby union, shortfalls are expressed in match sessions rather than converted to pitches. To convert match sessions into pitches, the number of match sessions should be halved (to take account of teams playing on a home and away basis).

For a full glossary of terms please refer to Appendix Three.

### **1.4 Headline findings**

The table overleaf highlights the quantitative headline findings from the Brighton & Hove Playing Pitch Assessment Report. Please note that the findings for sand based pitches takes into consideration hockey demand only as football matches cannot be played on the surface and because 3G is also the preferred surface for training demand.

<sup>6</sup> Quality of rugby union pitches is based on drainage and maintenance aspects

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Table 1.1: Quantitative headline findings

Sport	Analysis area	Current picture	Future demand (2030) <sup>7</sup>
Football (grass pitches)	Central	Shortfall of <b>one</b> youth 11v11 and <b>three</b> youth 9v9 match sessions	Shortfall of <b>2.5</b> adult, <b>4.5</b> youth 11v11 and <b>6.5</b> youth 9v9 match sessions
	East	Shortfall of <b>two</b> adult, <b>2.5</b> youth 11v11 and <b>one</b> youth 9v9 match sessions	Shortfall of <b>five</b> adult, <b>6.5</b> youth 11v11, <b>4.5</b> youth 9v9 and <b>two</b> mini 5v5 match sessions
	West	Shortfall of <b>7.5</b> adult and <b>1.5</b> youth 9v9 match sessions	Shortfall of <b>14</b> adult, <b>six</b> youth 11v11, <b>eight</b> youth 9v9, <b>2.5</b> mini 7v7 and <b>3.5</b> mini 5v5 match sessions
	<b>Brighton &amp; Hove</b>	<b>Shortfall of nine adult, three youth 11v11 and 5.5 youth 9v9 match sessions</b>	<b>Shortfall of 21.5 adult, 17 youth 11v11, nine youth 9v9, 1.5 mini 5v5 and 5.5 mini 5v5 match sessions</b>
Football (3G pitches) <sup>8</sup>	Central	Shortfall of <b>two</b> full size 3G pitches based on FA training model	Shortfall of <b>two</b> full size 3G pitches; pitch/s will require <b>resurface</b> and <b>FA testing</b>
	East	Current demand is being met	Pitch/s will require <b>resurface</b> and <b>FA testing</b>
	West	Shortfall of <b>two</b> full size 3G pitches based on FA training model	Shortfall of <b>two</b> full size 3G pitches; pitch/s will require <b>resurface</b> and <b>FA testing</b>
	<b>Brighton &amp; Hove</b>	<b>Shortfall of three full size 3G pitches based on FA training model (Please note that this figure differs from the figures in each analysis area as it is for the City as a whole).</b>	<b>Shortfall of three full size 3G pitches; pitch/s will require resurface and FA testing (Please note that this figure differs from the figures in each analysis area as it is for the City as a whole).</b>
Cricket	Central	Current demand is being met	Future demand can be met
	East	Shortfall of <b>ten</b> match sessions	Shortfall of <b>ten</b> match sessions
	West	Current demand is being met	Future demand can be met
	<b>Brighton &amp; Hove</b>	<b>Current demand is being met although overplay is evident at Rottingdean Football &amp; Cricket Club</b>	<b>Future demand is being met although overplay is evident at Rottingdean Football &amp; Cricket Club</b>
Rugby union	Central	Current demand is being met	Future demand can be met
	East	Current demand is being met	Future demand can be met
	West	Shortfall of <b>two</b> match sessions at Hove Recreation Ground	Shortfall of <b>2.5</b> match sessions at Hove Recreation Ground

<sup>7</sup> Future demand based on ONS calculations and club consultation which also includes latent and displaced demand identified.

<sup>8</sup> Based on accommodating 42 teams to one full size pitch for training.

## BRIGHTON & HOVE PLAYING PITCH STRATEGY

Sport	Analysis area	Current picture	Future demand (2030) <sup>7</sup>
	<b>Brighton &amp; Hove</b>	<b>Current demand is being met although overplay is evident at Hove Recreation ground (subsequently there has been significant investment in pitch quality at this site and the impact will be assessed this season).</b>	<b>There is a future requirement for an increase in floodlit pitches</b>
Rugby league	Central	No demand is evident	No future demand is evident
	East	Shortfall of <b>1.25</b> match sessions	Shortfall of <b>2.5</b> match sessions
	West	No demand is evident	No future demand is evident
	<b>Brighton &amp; Hove</b>	<b>Shortfall of 1.25 match sessions</b>	<b>Shortfall of 2.5 match sessions</b>
Hockey (Sand AGPs)	Central	Current demand is being met	Future demand can be met
	East	Current demand is being met	Future demand can be met
	West	Current demand is being met	Future demand can be met
	<b>Brighton &amp; Hove</b>	<b>Current demand is being met</b>	<b>Future demand can be met</b>

### Conclusions

The existing position for all pitch sports is either demand is being met or there is a shortfall, whereas the future position shows the exacerbation of current shortfalls and the creation of shortfalls for some pitches and for some areas where demand is currently being met. As such, there is a need to protect all existing playing pitch provision until demand is met; or, there is requirement to replace any lost provision to an equal or better quantity and quality before it is lost. The only exception to this in the case of a sports facility being replaced by another sports facility (i.e. a sand-based AGP being replaced by a 3G AGP) providing that no clubs are left with alternative provision.

In the main, there are no surpluses of pitches and shortfalls expressed can be met by improving pitch quality. In some instances, however, this may also require access to existing unused pitches, such as at school sites, the restoration of disused pitches (i.e. Wild Park) or the creation of new provision, particularly in key housing growth areas. To aid the improvement of pitches, particularly give council budget restraints, asset transfer of sites should be explored if clubs are deemed suitable.

**In relation to football there is a shortfall of 3G pitches which if provided could meet the demand for such pitches and alleviate the use of grass pitches. In general, the quality of grass pitches is negatively impacting upon the number of matches that should be played on these pitches. With resources being limited to improve the quality of grass pitches, the provision of more 3G pitches could meet this demand. The council will work with the Football Association to consider the feasibility of a bid to the Parklife Football Hubs National Programme to assist in the improvement of 3G pitches in the city.**

# BRIGHTON & HOVE PLAYING PITCH STRATEGY

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## PART 2: VISION

### 2.1 Vision

This study has been developed on the basis of the above strategic drivers and the Brighton & Hove Sport and Physical Activity Strategy in order to ensure that it reflects the Council's wider ambitions. A vision has been set out to provide a clear focus with desired outcomes for the Brighton & Hove Playing Pitch Strategy:

**“To create a more active healthier city, a greater quality of opportunity, better facilities and a higher standard of sports performance delivered through strong partnerships between sport and health service providers.”**

# BRIGHTON & HOVE PLAYING PITCH STRATEGY

## PART 3: OBJECTIVES

The following overarching objectives are based on the three Sport England themes (see figure 1 below). It is recommended that the following are adopted by the steering group, within financial constraints and available resources, and its partners to enable it to achieve the overall vision of the Strategy and Sport England planning objectives.

### AIM 1

To **promote** and **protect** the existing supply of playing pitches where it is needed for meeting current and future needs

### AIM 2

To **enhance** playing pitches and accompanying ancillary facilities through improving quality and management of sites

### AIM 3

To **provide** new provision where there is current or future demand to do so

Figure 1: Sport England themes





## PART 4: SPORT BY SPORT RECOMMENDATIONS

In order to help develop the recommendations/actions and to understand their potential impact a number of relevant scenario questions are tested against the key issues in this section for the playing pitch sports resulting in the sport specific recommendations. Please note that these recommendations are not just for the Council, but also for all the stakeholders and partners involved.

### Football – grass pitches

#### Summary

- ◀ There are 131 football pitches across 63 sites in Brighton & Hove, 106 of which are available, at some level, for community use.
- ◀ In addition, there are six sites (Wild Park, Brentwood Road, Brighton & Hove Greyhound Stadium, St Aubyns School, The Hyde and Patcham High School) identified as containing disused/lapsed pitches. **Update: Please note that since development of the Strategy, another disused site has been discovered, located at Ovingdean Hall College. The former school closed in 2010 but still has goalposts provided where its single football pitch was marked out. In addition, a lapsed site has been discovered. The former Sogat site had pitches marked out around ten years ago and was used by Longhill School. The site is now used by Lady of Lourdes School but no pitch markings are in place.**
- ◀ Many youth 11v11 teams (33) are playing on adult pitches, which may in part be due to a lack of youth 11v11 pitches rather than a preference for adult pitches.
- ◀ Of the pitches available for community use, three are assessed as good quality, 58 as standard quality and 45 are deemed to be poor quality.
- ◀ Rottingdean Village FC reports security of tenure issues at Rottingdean Cricket and Football Club as its licence to use the site expires in 2017.
- ◀ Four clubs (Mile Oak Wanderers FC, Patcham United FC, West Hove Dynamos FC and Woodingdean YFC) express an interest in asset transfer of sites on a long-term lease arrangement.
- ◀ A total of 260 teams were recognised as playing within Brighton & Hove, consisting of 83 men's, five women's, 108 youth boys', 13 youth girls' and 51 mini soccer teams.
- ◀ There has been an increase in youth and mini teams over the previous three years, with 24% of clubs reporting an increase in mini teams and 22% reporting an increase in youth teams.
- ◀ Although 12% of clubs have reported an increase in adult teams over the previous three years, 12% also report a decrease. It must therefore be noted that this figure does not include teams that have folded over this timespan, which would further exacerbate the decrease in teams and show an overall decline in adult football participation.
- ◀ There is latent demand equating to the need of two adult, one youth and 2.5 mini match sessions.
- ◀ Eight clubs have teams which are displaced, with most of those preferring to play at the University of Sussex, which lies just outside of Brighton & Hove.
- ◀ Team generation rates (2030) predict a growth of nine adult men's, ten youth boys', one youth girls' and two mini teams, whereas future demand expressed by clubs equates to six adult, 15.5 youth and 6.5 mini match sessions.
- ◀ Peak time demand for access to pitches in Brighton & Hove is considered to be Sunday AM, as this is when the majority of teams access each pitch type when compared to Sunday PM, Saturday AM, Saturday PM and midweek.



## **BRIGHTON & HOVE PLAYING PITCH STRATEGY**

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- ◀ There is a total of 11.5 match sessions of actual spare capacity across Brighton & Hove with the most expressed on adult pitches and in the West Analysis Area.
- ◀ There are 22 pitches overplayed across 15 sites by a total of 25 match sessions. Of the pitches, 14 are assessed as poor quality.
- ◀ There is a current shortfall of adult, youth 11v11 and 9v9 pitches, with minimal spare capacity existing on 7v7 and 5v5 pitches.
- ◀ Taking into account future demand, there are shortfalls across each pitch type.

### **Scenarios**

#### *Improving pitch quality*

Improving pitch quality on overplayed pitches (i.e. through increased maintenance or drainage improvements) to either standard or good quality will increase pitch capacity and therefore help to accommodate expressed overplay. The majority of overplayed pitches could accommodate current demand if quality increased to good, with the exception of Brighton Aldridge Community Academy and Patcham Place Recreation Ground.

Further to this, there are currently five match sessions of spare capacity discounted across Brighton & Hove due to poor quality. Improving pitch quality at these sites will therefore provide and increase overall actual spare capacity. This can be used to accommodate demand from currently overplayed sites as well as latent and future demand.

Given the costs of improving pitch quality, however, alternatives need to be considered that can offer a more sustainable model for the future of football. The alternative to grass pitches is the use of 3G pitches for competitive matches.

#### *Providing security of tenure*

There are currently 30.5 match sessions played on unsecured pitches throughout Brighton & Hove. If these pitches were to fall out of use, shortfalls would be exacerbated.

The majority of unsecure use is located at educational sites. Although often difficult, and not always possible due to issues such as cost, creating community use agreements between providers and users would ensure that these match sessions can continue to be provided for in the long term. Where there is external investment on school sites there are opportunities to secure community use as part of the funding agreement.

Should unsecured provision be permanently lost, replacement provision of an equal or greater quantity and quality at a suitable location is required elsewhere within Brighton & Hove.

### *Conclusions*

If pitch quality, overplay and security of tenure is addressed, and if access to existing pitches is maximised (and no pitches are permanently lost), there would be no requirement for new grass pitch provision. That being said, there remains a need at certain sites for pitches to be reconfigured, particularly in relation to a lack of youth 11v11 pitches.

# BRIGHTON & HOVE PLAYING PITCH STRATEGY

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## **Recommendations**

- ◀ Protect existing quantity of pitches (unless replacement provision is provided).
- ◀ Ensure all teams are playing on the correct pitch sizes and explore, where possible, pitch reconfiguration to increase youth 11v11 pitch stock.
- ◀ Where pitches are overplayed and assessed as poor or standard quality, prioritise investment and review maintenance regimes to ensure it is of an appropriate standard to sustain use and improve quality.
- ◀ Consider options to reduce unofficial use, i.e. consider removing goalposts between matches at high traffic sites.
- ◀ Seek transfer of play from sites that remain overplayed to alternatives sites with spare capacity or to sites which are not currently available for community use.
- ◀ Consider value of bringing disused sites back into use given local shortfalls.
- ◀ Work to accommodate latent and future demand at sites which are not operating at capacity or at sites which are not currently available for community use.
- ◀ Encourage security of tenure for all clubs using educational sites through community use agreements.
- ◀ Where appropriate, develop partnerships and/or lease arrangements with large, sustainable, development minded clubs to manage their own sites.
- ◀ Consider options to increase stock of pitches that adhere to football pyramid regulations (i.e. the need for pitch barriers and dugouts) as there is a current dependency on local authority sites that are difficult to develop.
- ◀ Seek to improve ancillary facilities rated as poor quality, particular at key, well used sites with a large number of pitches, such as Waterhall Sports Ground, Preston Park and Aldrington Recreation Ground.
- ◀ In the longer term, explore opportunities for access to additional 3G pitches to cater for grass pitch shortfalls and explore transfer of match play onto 3G.

## **Football – 3G pitches**

### **Summary**

- ◀ A full size 3G pitch is considered by the FA to measure at least 100x64 metres and there are two pitches in Brighton which conform to this measurement (Brighton Rugby Club and the University of Brighton).
- ◀ In addition, for the purposes of this report, Brighton Aldridge Community Academy (95x55 metres), Dorothy Stringer School (90x55 metres) and Stanley Deason Leisure Centre (95x60 metres) are also considered full size due to the amount of demand they can accommodate.
- ◀ Four of the five pitches are FA approved, with only Brighton Rugby Club not.
- ◀ There are also smaller sized 3G pitch located at Varndean High School and Hove Park, in addition to a smaller size pitch at the University of Sussex, which is located just outside of the Brighton & Hove City boundary. **Update: Since the production of the assessment report, a smaller sized 3G (50x35 metres) has been developed at the Manor Gym. It is therefore possible that this pitch will lessen the need for full size 3G pitches provided it is sustained to a good quality and fully utilised for football training purposes. As with all 3G pitches, it is also recommended that a sinking fund is in place to ensure long-term sustainability.**
- ◀ The University of Sussex has plans to develop a full size 3G pitch in the future.
- ◀ All five full size pitches have a quality rating of good or standard quality and all five are within their estimated lifespan (ten years).
- ◀ All 3G pitches currently servicing Brighton & Hove are reported as operating close to or at capacity.

## BRIGHTON & HOVE PLAYING PITCH STRATEGY

- Priority should therefore be placed on the creation of new full size 3G pitches in order to reduce shortfalls and on sustaining the current 3G pitch stock.
- Where the development of full size 3G pitches is not possible, the creation of smaller sized pitches should be considered to alleviate training shortfalls.

### Scenarios

#### *Accommodating training demand*

In order to satisfy current and future training demand there is a need for eight full size 3G pitches. If all teams were to remain within their respective analysis area, there is a need for nine, with two in the Central Analysis Area, three in the East Analysis Area and four in the West Analysis Area. Based on the current supply of pitches this therefore means a shortfall of two pitches in both the Central and West analysis areas, whereas demand in the East Analysis Area is being met.

#### *Accommodating match play demand*

Moving match play to 3G pitches is supported by the FA, particularly for mini football. The table below tests a scenario if all 5v5 and 7v7 football is moved to 3G pitches in Brighton & Hove. A programme of play has been created based on the current peak time, Sunday AM.

*Table 4.1: Moving all mini matches to 3G pitches*

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

Based on the above programming and separate start times for 5v5 and 7v7 matches, the overall need is for three full size 3G pitches to accommodate all current mini football demand. This is calculated as 21 teams playing 5v5 football require three pitches (rounded up from 2.6) and 30 teams playing 7v7 football require three pitches (rounded up from 2.5). Taking into account future demand, there is a need for five full size 3G pitches, which is calculated as 35 teams playing 5v5 football require five pitches (rounded up from 4.4) and 31 teams playing 7v7 football require three pitches (rounded up from 2.6).

The table below tests a similar scenario for 9v9 football. There is current demand for four full size 3G pitches (rounded up from 3.8 and based on 46 teams playing this format in Brighton and Hove) and future demand for six full size pitches (rounded up from 5.2 and taking into account future demand for an additional 16 teams).

*Table 4.2: Moving all 9v9 matches to 3G pitches*

Time	AGP	Total games/teams
10am – Noon	2 x 9v9	2/4
Noon – 2pm	2 x 9v9	2/4
2pm – 4pm	2 x 9v9	2/4

It is also worth noting that, if all 9v9 football was moved to a Saturday and all mini football was retained on a Sunday (or vice versa), it is feasible that all current demand for mini and

# BRIGHTON & HOVE PLAYING PITCH STRATEGY

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9v9 football could be accommodated on four full size 3G pitches and all future demand could be accommodated on six full size 3G pitches.

## **Recommendations**

- ◀ Protect current stock of 3G pitches.
- ◀ Encourage providers to have a sinking fund in place to ensure the long-term sustainability of pitches.
- ◀ Ensure pitches currently on the FA register are re-tested every three years to sustain FA approval.
- ◀ Identify feasible sites to increase provision of full size 3G pitches to meet training and competitive demand and consider the FA's Parklife model as a means to increase stock.
- ◀ Consider use of 3G pitches to reduce shortfall in pitch stock that adheres to football pyramid regulations.
- ◀ Should it not be possible to increase stock of full size 3G pitches, consider increase in smaller sized 3G pitches to reduce training shortfalls.
- ◀ Carry out consultation with leagues/clubs to gauge acceptance of moving competitive play to 3G pitches in the future.

## **The Parklife Programme**

The Parklife Football Hubs Programme is The FA's radical vision to transform the way grassroots football is played in England's towns and cities. The FA, DCMS, Premier League, Football Foundation and Sport England are all working together to significantly improve the provision and quality of football facilities, on a sustainable basis, to drive increased participation levels, quality of experience and more broadly delivering wider social benefits. The main focus of delivery will be around increasing the number of 3G pitches available for competitive play. To be eligible for the project local authorities must have a population of at least 200,000 people.

Given the size of Brighton & Hove, its lack of 3G pitches and its need for improved facilities for mini and youth football **In general, the quality of grass pitches is negatively impacting upon the number of matches that should be played on these pitches. With resources being limited to improve the quality of grass pitches, the provision of more 3G pitches could meet this demand. The council will work with the Football Association to consider the feasibility of a bid to the Parklife Football Hubs National Programme to assist in the improvement of 3G pitches in the city.**

**It is recommended that strong consideration is given to looking at the Parklife Programme in Brighton & Hove and to explore the opportunity further with the FA and partners.**

## **Cricket pitches**

### **Summary**

- ◀ There are 16 grass wicket squares in Brighton & Hove across 12 sites. The majority of the squares are considered to be available for community use, with the exception of two at Blatchington Mill School.
- ◀ There are non-turf wickets accompanying grass wicket squares at five sites and there are standalone non-turf wicket squares at 12 sites.

## BRIGHTON & HOVE PLAYING PITCH STRATEGY

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- ◀ Matthias CC and Palmers CC express concern regarding the current management arrangements of their sites as both clubs report an aspiration to take on a long term lease.
- ◀ The audit of grass wicket squares found all community available pitches to be standard quality, with the exception of Brighton Aldridge Community Academy, which was assessed as good quality.
- ◀ Access to cricket nets is important, particularly for pre-season/winter training and many clubs express an aspiration for more nets to be provided.
- ◀ There are 25 clubs playing in Brighton & Hove generating 92 teams, which equates to 44 senior men's, two senior women's, 40 junior boys' and six junior girls' teams.
- ◀ Participation generally seems stable as the majority of clubs report that their number of teams has remained static over the previous three years.
- ◀ R.M.U CC, St Matthias CC and St Peter's CC express displaced demand as all three clubs field some teams in neighbouring local authorities.
- ◀ St Peter's CC has future demand amounting to one senior women's and one junior team, whereas Palmers CC has future demand amounting to three junior teams.
- ◀ An LMS franchise currently contains seven teams and accesses both squares at Braypool Recreation Ground, as well as the square at Patcham Place Recreation Ground, every Thursday evening from April until September.
- ◀ No non-turf wicket pitches are recorded as accommodating more than 60 matches per season, therefore, all non-turf wickets are considered to have spare capacity. This is also considered actual spare capacity as they are predominately used for junior cricket, which is most commonly played mid-week and therefore can spread across numerous days (Monday-Friday).
- ◀ There are ten squares which have potential spare capacity on grass wickets, totalling 188 match sessions per season; however, only four of these have actual spare capacity on a Saturday, whilst a different four have capacity on a Sunday.
- ◀ Supply is deemed sufficient to meet senior and junior demand both currently and in the future, although there remains a need to address overplay at Rottingdean Cricket & Football Club (ten match equivalent sessions).

### **Scenarios**

#### *Addressing overplay*

Ensuring appropriate maintenance at Rottingdean Cricket & Football Club will allow the square to continue accommodating minimal overplay (ten match sessions respectively), although this may be detrimental to quality over time. A better solution would be to transfer some demand away from the site through access to squares with actual spare capacity, or a non-turf wicket could be installed in situ which will allow for junior teams to transfer from the grass wickets, thus alleviating overplay.

#### *Accommodating future demand*

For St Peter's CC to realise its growth, the Club would need to access an alternative square to the sites it currently uses as both Patcham Place Recreation Ground and Preston Park are operating at capacity during Saturdays and Sundays, despite offering overall spare capacity. Whilst this would not impact on its ability to grow its junior section (as teams generally play mid-week), it will affect its planned increase of one senior women's team. Horsdean Recreation Ground and Braypool Recreation Ground are within the same analysis area and do have spare capacity, although the arrangement would have to suit all parties involved both financially and in terms of quality.

## **BRIGHTON & HOVE PLAYING PITCH STRATEGY**

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As Hove Recreation Ground is operating at capacity, in order to avoid future overplay, Palmers CC would also require access to an alternative square if it is to grow by three junior teams as planned. Alternatively, a non-turf wicket could be installed on the site which would allow the new teams to play away from the grass wickets, thus preserving quality.

### *Returning displaced demand*

R.M.U CC is the only club which expresses an aspiration for its displaced demand to return to Brighton & Hove. As the Club previously used Aldrington Recreation Ground, and as the site has actual spare capacity, quality improvements to the site would encourage the Club to return. Further communication is therefore required to understand exactly what improvements the Club would require.

For other displaced clubs, it is vital that secured use is provided at their alternative sites to ensure they remain catered for in other local authorities.

### **Recommendations**

- ◀ Protect existing quantity of cricket squares.
- ◀ Work with clubs and groundsmen to review quality issues on those pitches assessed as standard to ensure appropriate quality is achieved and sustained.
- ◀ Consider use of equipment banks to assist clubs that manage their own maintenance regime or have a desire to do so.
- ◀ Ensure tenure remains secure for all clubs and consider asset transfer of sites to clubs with long term lease aspirations provided that the clubs are self-sufficient.
- ◀ Improve changing facilities at Hove Recreation Ground and Aldrington Recreation Ground.
- ◀ Consider options to increase stock of suitable practice facilities.
- ◀ Address overplay at Rottingdean Cricket & Football Club through the transfer of play or through the installation of a non-turf wicket.
- ◀ Work to improve quality at Aldrington Recreation Ground to encourage return of displaced demand.
- ◀ Ensure St Peter's CC can realise its growth plans through access to an alternative site.
- ◀ Ensure future demand expressed by Palmers CC is accommodated on squares with actual spare capacity, or consider installation of a non-turf wicket at Hove Recreation Ground.

### **Rugby union pitches**

#### **Summary**

- ◀ Within Brighton & Hove there are 12 sites containing 19 senior, one junior and two mini rugby union pitches. Of these, 17 senior and all junior and mini pitches are available for community use.
- ◀ There is also a disused senior rugby pitch at the former Patcham High School site.
- ◀ Of the pitches available to the community, one is assessed as good quality, 13 are assessed as standard quality and six are assessed as poor quality.
- ◀ Three rugby union clubs play within Brighton & Hove, consisting of 12 senior men's, one senior women's, 11 junior boys', one junior girls' and 13 (mixed) mini teams. Teams are also fielded by the University of Brighton and the University of Sussex.
- ◀ Both Brighton RUFC and Hove RUFC report aspirations to improve the clubhouse facilities and car parking at Brighton Rugby Club and Hove Recreation Ground respectively.



## BRIGHTON & HOVE PLAYING PITCH STRATEGY

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- ◀ Hove RUFC accesses its floodlit pitch at Hove Recreation Ground for at least three match equivalent sessions per week for training purposes, whereas Brighton RUFC accesses a World Rugby compliant 3G pitch. **Update: following the production of the assessment report, the 3G pitch at Brighton Rugby Club is no longer World Rugby compliant, meaning no contact rugby and especially competitive matches can be played on the facility. As a priority, it is recommended that the pitch undergo a re-test as soon as possible, although renovation may be needed in order for this to be successful.**
- ◀ From around March until September, the floodlit pitch at Brighton Rugby Club becomes an American football pitch, and another of its pitches becomes a rugby league pitch.
- ◀ It is predicted that future population increases (2030) will generate enough demand for one senior men's and one mini team.
- ◀ Hove RUFC expresses plans to grow by one senior men's, one senior women's and one junior girls' team, whilst Brighton RUFC reports aspirations to increase its number of teams by one senior men's, four junior boys' and four mini teams.
- ◀ Two pitches are overplayed at Hove Recreation Ground by a combined two match equivalent sessions. All remaining pitches either have spare capacity or are played to capacity. **Update: since the production of the assessment report, two senior rugby pitches at Hove Recreation Ground have been re-developed and therefore have been assessed as good quality. Although the exact figures are unknown, this development is considered to have improved the carrying capacity of the site and thus has reduced overplay. The pitches are to be reviewed by the Club and the RFU at the end of the 2016/2017 season to determine their full impact.**
- ◀ Given the large number of unused pitches within educational sites and the presence of a World Rugby compliant 3G pitch at Brighton Rugby Club, Brighton & Hove appears to have a sufficient supply of rugby pitches to accommodate both current and future demand.
- ◀ Priority should therefore be placed on protecting and improving the existing stock of pitches, as well as alleviating overplay at Hove Recreation Ground and accommodating future demand expressed by Hove RUFC.

### Scenarios

#### *Improving pitch quality*

Installing drainage systems at sites would improve pitch quality and therefore increase the carrying capacity of pitches. Improving drainage at all sites available to the community to good quality (D3 - pipe and slit drained) would result in a further 17.5 match sessions of capacity on senior pitches, 1.5 match sessions on junior pitches and a further three match sessions on mini pitches. This would fully alleviate overplay at Hove Recreation Ground and allow for all future demand expressed by Brighton RUFC and Hove RUFC to be accommodated on their existing sites.

Improving maintenance at all sites available to the community to good (M2) would result in a further 13 match sessions of capacity on senior pitches, 0.5 match sessions on junior pitches and one match session on mini pitches. This would fully alleviate overplay at Hove Recreation Ground and allow for all future demand expressed by Brighton RUFC and Hove RUFC to be accommodated on their existing sites.

A combination of improving drainage and maintenance as indicated above, would result in a further 28.5 match sessions of spare capacity on senior pitches, two match sessions on junior pitches and four match sessions on mini pitches.

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## **Recommendations**

- ◀ Protect existing quantity of rugby union pitches.
- ◀ Explore community use aspects at currently unused educational sites to fully determine availability and protect the pitches for continued school use.
- ◀ Support aspirations for ancillary facility improvements.
- ◀ Fully determine the impact of the improvements made to the pitches at Hove Recreation Ground.
- ◀ Consider need for additional floodlighting at Hove Recreation Ground so that training demand can be spread out, thus alleviating overplay and preserving quality of its current training pitch.
- ◀ If required, seek to fully address overplay at Hove Recreation Ground through further improving pitch quality via an improved maintenance regime and the installation of a drainage system.
- ◀ Seek to improve pitch quality at Brighton Rugby Club so that future demand can be accommodated without it resulting in overplay.
- ◀ Seek to retest the 3G pitch at Brighton Rugby Club so that it becomes World Rugby compliant and can be suitable for competitive rugby.
- ◀ Ensure a sinking fund is in place for long term sustainability.

## **Rugby league pitches**

### **Summary**

- ◀ There is one rugby league pitch within Brighton & Hove, located at Brighton Rugby Club.
- ◀ The pitch is used for rugby union during the winter before being converted to accommodate rugby league during the summer.
- ◀ The pitch is assessed as standard quality and no issues were raised in relation to the ancillary facilities servicing the site.
- ◀ Sussex Merlins RLFC is the only club servicing the area. It has 158 registered players and fields one senior men's team, one senior women's team, one veteran's team, one junior boys' team and two primary teams.
- ◀ The London Rugby League Foundation reports that a lack of security of tenure is the biggest threat to the future of the Club as it currently rents Brighton Rugby Club on a seasonal basis, meaning access can be denied at any point beyond this arrangement.
- ◀ The Club also trains at Brighton Rugby Club. This is mostly carried out on the sites 3G pitch, but does also take place on the grass pitch.
- ◀ It has plans to create an additional senior men's team, two junior boys' teams and two junior girls' teams; however, access to additional pitches is required for this to happen.
- ◀ When including training demand, Brighton Rugby Club is overplayed by 1.25 match equivalent sessions, which is further exacerbated when considering future demand.

### **Scenarios**

#### *Accommodating current and future demand*

Based on current demand, Sussex Merlins RLFC requires access to a pitch for 3.25 match sessions per week, which is expected to increase to 5.75 match sessions per week when taking into account future demand. To accommodate this, the Club requires access to at least two good quality rugby league pitches, which would leave 0.25 match sessions of spare capacity presuming they receive no other usage.



# BRIGHTON & HOVE PLAYING PITCH STRATEGY

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## **Recommendations**

- ◀ To meet its current and future demand, seek to provide Sussex Merlins RLFC with secured use of an increased number of pitches (minimum of two) that are preferably dedicated to rugby league.
- ◀ Before this occurs, ensure the Club remains catered for at Brighton Rugby Club and, in correlation with rugby union recommendations, improve quality to increase carrying capacity and to reduce overplay.

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

### **Summary**

- ◀ There are four (Blatchington Mill School x2, Stanley Deason Leisure Centre and Portslade Sports Centre) full size, sand-based AGPs in Brighton & Hove, all of which are available to the community and floodlit.
- ◀ In addition, there is also a full size pitch located at the University of Sussex, just outside of the Brighton & Hove City boundary, which needs to be taken into consideration.
- ◀ There are also numerous smaller sized pitches, which, although too small to host competitive matches, can be used to accommodate some training demand if required.
- ◀ Blatchington Mill School and the University of Sussex are operated in house by the School and the University respectively, whereas both Stanley Deason Leisure Centre and Portslade Sports Centre are managed by Freedom Leisure on behalf the Council.
- ◀ All full size AGPs are readily available to the community during the peak period, as identified by Sport England's Facilities Planning Model (FPM).
- ◀ Stanley Deason Leisure Centre is currently unused for club hockey and there is currently no demand from the hockey clubs exists for access to the site; however, it is well used by Brighton College.
- ◀ Portslade Sports Centre is considered the oldest facility as it has not been resurfaced since 2007, meaning it is nine years old and coming to the end of its lifespan.
- ◀ There are two clubs playing in Brighton & Hove (Brighton & Hove HC and Southwick HC), both of which are big clubs catering for both males and females at senior and junior level.
- ◀ Brighton & Hove HC uses both pitches at Blatchington Mill School, whereas Southwick HC uses Portslade Sports Centre.
- ◀ Southwick HC imports all of its match and training demand into Brighton & Hove from Adur.
- ◀ Honeybees HC is a Brighton & Hove based club that currently plays outside the Local Authority at the University of Sussex (displaced demand). The pitch is also accessed by Lewes HC as well as by teams from the University.
- ◀ Brighton & Hove HC expresses high levels of future demand amounting to one senior men's team, one senior women's team, two junior boys' teams and two junior girls' teams.

### **Scenarios**

#### *Accommodating current and future demand*

Based on a floodlit AGP being able to accommodate a maximum of four matches on one day, and based on teams playing home and away, there is a requirement for three (rounded up from 2.5) full size, floodlit, hockey suitable AGPs in Brighton & Hove. As there are

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currently four suitable pitches, supply is deemed sufficient to meet demand both currently and in the future.

### *Converting a sand-based pitch to 3G*

England Hockey are happy to accept the action to consider converting the AGP at Stanley Deason Leisure Centre to 3G on the condition that, at the time of such consideration, hockey participation and demand figures are revisited to ensure that hockey provision remains adequate for current and future demand.

### **Recommendations**

- ◀ Protect at least three sand-based AGPs for continued hockey use.
- ◀ Revisit hockey demand should conversion of a sand-based pitch to 3G be considered.
- ◀ Resurface Portslade Sports Centre before the pitch reaches the end of its lifespan and undertake consultation with England Hockey and Portslade Aldridge Community Academy regarding 3G suitability (possibly 40mm).
- ◀ Ensure sinking funds are in place for long-term sustainability.

### **Other grass sports pitches**

#### **Summary**

- ◀ There are currently four men's, two women's and two mixed ultimate Frisbee teams competing across the City that are coordinated by Brighton Ultimate, as well as teams fielded by the University of Brighton and the University of Sussex. All teams train at Preston Park, however, the majority of match play occurs outside of Brighton & Hove as no dedicated pitch is marked out.
- ◀ There is one Australian Rules team in Brighton & Hove, known as Sussex Swans ARFC, which uses Preston Park and Dyke Road Park as training venues and Brighton Rugby Club as a match venue.
- ◀ Brighton Beachcombers is the only softball club to operate inside Brighton & Hove. The Club trains at Preston Park but has to travel to facilities in other local authorities for matches as there is no dedicated diamond marked out.
- ◀ There is one baseball club, Brighton Baseball Club, which is based at Waterhall Sports Ground for all of its match and training demand. The diamond is leased to the Club from the Council on a 15 year agreement that has 13 years remaining.
- ◀ There are no lacrosse clubs in Brighton & Hove, although teams are fielded by the University of Brighton and the University of Sussex. Both universities field one men's and one women's teams; however, all match play demand is considered displaced.
- ◀ The only recorded lacrosse activity within Brighton & Hove is found at Stanmer Park, Hove Park and Withdean Sports Complex (both in the West Analysis Area), which are occasionally accessed by the universities for training purposes.
- ◀ Sussex Thunder American Football Club consists of one senior men's team and one u19s team. The Club plays at Brighton Rugby Club on a pitch that is used for rugby union outside of the American football season. The Club accesses the site generally from April until July.
- ◀ Rounders is played informally across sites in Brighton & Hove, although no dedicated pitches are marked out.
- ◀ Stoolball was previously played within the City but it is considered that all demand has now left.

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### ***Recommendations***

- ◀ Explore feasibility of marking out a dedicated ultimate Frisbee pitch and a dedicated softball diamond within Brighton & Hove.
- ◀ Sussex Swans ARFC and Sussex Thunder American Football Club should seek to remain catered for at Brighton Rugby Club through a secured use agreement.
- ◀ Ensure Brighton Baseball Club remains provided for.
- ◀ Work with the universities to explore possibilities of creating dedicated lacrosse pitches within their campuses or further encourage use of the pitch marked out at Stanmer Park.
- ◀ Assess potential for future provision for rounders and stoolball subject to demand identified by the respective sports.

## PART 5: STRATEGIC RECOMMENDATIONS

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

### OBJECTIVE 1

To **protect** the existing supply of playing pitches where it is needed for meeting current and future needs

#### Recommendations:

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

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

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

NPPF paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

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

**Lapsed and disused** – playing field sites that formerly accommodated outdoor sports facilities but are no longer used for formal or informal sports use within the last five years (lapsed) or longer (disused).

Should playing pitches be taken out of use for any reason, i.e. council budget restraints, it is imperative that the land is retained so that it can be brought back into use in the future. This means that land containing playing pitches should not be altered (except to improve play) and should remain free from tree cover and permanent built structures, unless the current picture changes to the extent that the site in question is no longer needed (subject to being

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informed by an annual review of the PPS), or unless replacement provision is provided to an equal or greater quantity and quality.

An exception to this is found at the former (disused) Patcham High School site as it has already been recognised for housing development and respective assessments have already been undertaken. This site has therefore informed the urban fringe 'Broad Source' for housing in the City Plan Part one. That being said, should the development of the site not form an allocation in City Plan Part two, regard could be given to bringing the pitches back into active use. Sport England will also still need to consider the loss of playing field under its statutory role and secure appropriate replacement provision.

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

***New housing development*** - where proposed housing development is located within access of a high quality playing pitch, this does not necessarily mean that there is no need for further pitch provision or improvements to existing pitches in that area in order to accommodate additional demand arising from that development. The PPS should be used to help determine what impact the new development will have on the demand and capacity of existing sites, and whether there is a need for improvements to increase capacity or if new provision is required.

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

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

Policy Exception E1:

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

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

Policy Exception E4:

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

- ◀ of equivalent or better quality and
- ◀ of equivalent or greater quantity;

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- ◀ in a suitable location and;
- ◀ subject to equivalent or better management arrangements.

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

It may be appropriate to consider rationalisation of some existing playing field sites (that are of low value i.e. one/two pitch sites with no changing provision) to generate investment towards creating bigger better quality sites (Strategic Sites) in order to develop the hierarchy of sites (see recommendation e). It is imperative, however, that there is no net loss of pitches and that any replacement provision is made available before existing provision is lost.

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

A number of school, commercial and private sites are being used in Brighton & Hove for competitive play, predominately for football. In some cases use of pitches has been classified as secure, however, use is not necessarily formalised and relevant organisations should seek to establish appropriate Community Use Agreements (CUAs) (including access to changing provision where required). This is especially the case for sites which have unsecured community use.

NGBs can often help to negotiate and engage with providers, where the local authority may not have direct influence. Sport England has also produced guidance, online resources and toolkits to help open up and retain school sites for community use and can be found at: <http://www.sportengland.org/facilities-planning/accessing-schools/>

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

Local sports clubs should be supported by partners including the Council, NGBs or the County Sports Partnership (CSP) to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership working. For example, support club development and encourage clubs to develop evidence of business and sports development plans to generate an income through their facilities. All clubs could be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)<sup>9</sup>. Clubs should also be encouraged to work with partners locally whether volunteer support agencies or linking with local businesses.

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

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<sup>9</sup> <http://www.cascinfo.co.uk/cascbenefits>

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For clubs with lease arrangements already in place, these should be reviewed when there are under 25 years remaining on the existing agreement so that it can be extended, thus improving security of tenure and helping clubs attract funding for site developments.

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

*Table 5.1: Recommended criteria for lease of sport sites to clubs/organisations*

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

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

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

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields.

### **Community asset transfer**

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



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

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

It is not uncommon for school pitch stock not to be fully maximised for community use. Even on established community use sites, access to grass pitches for community use is limited.

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

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the schools and the local clubs.

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

As detailed earlier, Sport England has also produced guidance, online resources and toolkits to help open up and retain school sites for community use and can be found at:

Community Use: <http://www.sportengland.org/facilities-planning/accessing-schools/>

Use Our Schools Toolkit: <http://www.sportengland.org/facilities-planning/use-our-school/>

Although there are a growing number of academies in Brighton & Hove that the Council has no control over the running of, it is still important to understand the significance of such sites and attempt to work with the schools where there are opportunities for community use. In addition, the relevant NGB has a role to play in supporting the Council to deliver the strategy and communicating with schools where necessary to address shortfalls in provision, particularly for football pitches.



## OBJECTIVE 2

To enhance playing pitches through improving quality and management of sites

### Recommendations:

- k. Improve quality
- l. Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites.
- m. Work in partnership with stakeholders to secure funding
- n. Secure developer contributions or Community Infrastructure Levy (CIL).

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

There are a number of ways in which it is possible to improve quality, including, for example, asset transfer, reducing unofficial use, addressing overplay, installing drainage systems and improving maintenance.

Given that Brighton & Hove City Council has significant proposed budget restrictions it is currently advisable, as a priority, to look at improving pitches that reduce the pressure the most. Given such financial pressures, however, any direct investment into pitch quality is unlikely and other options for improvements should also be considered.

As a general rule, it is also recommended that, where improvements are possible, primary focus for intensifying pitch sports at local authority sites occurs principally on recreation grounds, rather than parks, in respect of the Council's Open Space Strategy. It must also be noted that some sites within Brighton & Hove are provided on sites with a heavy flint presence and as such these locations are not ideal for pitch quality improvements.

Some key sites in Brighton & Hove are also commonly used to host events that can have a detrimental effect on pitch quality.

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

Quality in Brighton & Hove is variable but on the whole is assessed as poor quality, with a proportion of standard quality facilities and less good quality facilities.

Generally where facilities are assessed as standard or poor quality and/or overplayed, maintenance regimes should be reviewed and, where possible, improved to ensure it is of an appropriate standard to sustain/improve pitch quality. Ensuring existing maintenance of good quality pitches continues is also important.

It is also important to note the role the weather has on pitch quality. The worse the weather is, the poorer the pitches will become, especially if there is no adequate drainage system in place. This also means pitch quality can vary year on year depending on how good or bad the weather is.

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

For the purposes of the Quality Assessments, the Strategy will refer to pitches and ancillary facilities separately as Good, Standard or Poor quality. For example, some good quality sites have poor quality elements i.e. changing rooms or a specific pitch.

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

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

Poor quality refers to pitches that have, for example, inadequate grass cover, uneven surface and poor drainage. For rugby, pitches will have inadequate natural drainage. In terms of ancillary facilities, poor quality refers to inappropriate size of changing rooms, no showers, no running water and old, dated interior.

Please refer to the Sport England/NGB quality assessments. Sites played beyond capacity may require remedial action to help reduce this.

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

In order to prioritise investment into key sites it is recommended that the steering group works up a list of criteria, relevant to Brighton & Hove, to provide a steer on future investment. It is the responsibility of the whole steering group to agree upon this and also to attend regular update meetings.

For improvement/replacement of AGPs refer to Sport England and the NGBs 'Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union' document for a guide as to suitable AGP surfaces:

[www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/](http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/)

### ***Addressing overplay***

In order to improve the overall quality of the playing pitches stock; it is necessary to ensure that pitches are not overplayed beyond recommended weekly carrying capacity. This is determined by assessing pitch quality (via a non-technical site assessment) and allocating a weekly match limit to each. Each NGB recommends a number of matches that a good quality pitch should take:

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

\* Please note that the RFU believes that it is most appropriate to base the calculation of pitch capacity upon an assessment of the drainage system and maintenance programme afforded to a site.

A cost effective way to reduce overplay and unofficial use could be to remove goalposts in between match days, particularly at open access, high traffic sites that are managed by clubs.

There are also sites that are poor quality but are not overplayed. These sites should not be overlooked as often poor quality sites have less demand than other sites but demand could increase if the quality was to increase. Improving pitch quality should not be considered in isolation from maintenance regimes.

Whilst it works both ways, in so much as, poor pitch condition is a symptom of pitches being overplayed, potential improvements may make sites more attractive and, therefore, more popular; which in the long run can lead again to poor quality pitches if they are not maintained properly.

There is also a need to balance pitch improvements alongside the transfer of play to alternative pitch sites. Therefore, work with clubs to ensure that sites are not played beyond their capacity and encourage play, where possible, to be transferred to alternative venues which are not operating at capacity.

### ***Increasing maintenance***

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

The FA and ECB are part of the Pitch Improvement Programme (PIP) which has been developed in partnership with Institute of Groundsmanship (IOG) to develop a Grass Pitch

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Maintenance service that can be utilised by grassroots clubs with the aim of improving the quality of grass pitches. The key principles behind the service are to provide clubs with advice/practical solutions on a number of areas, with the simple aim of improving the clubs' playing surface. The programme is designed to help clubs on sites that they themselves manage and maintain.

At local authority sites in Brighton & Hove, maintenance of grass pitches is deemed basic. As such, if budget restrictions allow and if increased external funding becomes available, additional work on local authority pitches should be carried out. This could include aerating and sand dressing pitches, as well as fertilising and/or weed killing the whole pitch, all of which will improve quality. An improvement in post-season remedial work is also recommended. The Council should work with users and Sussex FA to achieve this and to fully determine the most appropriate pitch improvements on a site-by-site basis.

One method for improving maintenance could be via asset transfer, as highlighted in Objective 1. For example, for cricket, a Club could maintain the square and the Council the outfield (rather than the Council maintaining the whole site). Other options may include equipment banks and the pooling of resources for maintenance.

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

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

To allow for facility developments to be programmed within a phased approach the Council should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities. Please refer to Part 6: Action Plan for the proposed hierarchy.

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

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

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

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

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

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

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

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

Where proposed housing development is located within access of a high quality playing pitch, this does not necessarily mean that there is no need for further pitch provision or improvements to existing pitches in that area in order to accommodate additional demand arising from that development. The PPS should be used to help determine what impact the new development will have on the demand and capacity of existing sites in the area, and whether there is a need for improvements to increase capacity or if new provision is required.

Brighton & Hove City Council has a robust, well considered and approved method for calculating developer contributions towards open space which includes outdoor sport (both pitch and non-pitch). This is provided in its document titled 'Developer Contributions Technical Guidance' which accords with the recommendations in the Brighton & Hove Open Space, Sport and Recreation Study (2008) and the Open Space update (2011).

When this technical guidance is reviewed and updated, the Council may consider amending it so that it also utilises Sport England's new Playing Pitch Demand Calculator, which provides a tool to inform the Council's technical guidance, can assist in determining developer contributions linking to sites within the locality and can also be used to inform CIL. Please contact Sport England for access to the calculator <https://www.sportengland.org/facilities-planning>

The Playing Pitch Demand Calculator uses the Team Generation Rates (TGRs) from the Assessment Report to determine how many new teams would be generated from an increase in population derived from housing growth. This is then converted into pitch requirements and gives the associated costs.

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

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

- ◀ Most new developments which creates net additional floor space of 100 square metres or more, or creates a new dwelling, is potentially liable for CIL.
- ◀ Planning consent should include appropriate conditions and/or be subject to specific planning obligations. Where developer contributions are applicable, a Section 106 Agreement or equivalent must be completed that should specify, when applied, the amount that will be linked to Sport England's Building Cost Information Service from the date of the permission and timing of the contribution/s to be made.

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- ◀ Contributions should also be secured towards the first ten years of maintenance on new pitches. NGBs and Sport England can provide further and up to date information on the associated costs.
- ◀ External funding should be sought/secured to achieve maximum benefit from the investment into appropriate playing pitch facility enhancement and its subsequent maintenance.
- ◀ Where new multiple pitches are provided, appropriate changing rooms and associated car parking should be located on site.
- ◀ All new or improved outdoor sports facilities on school sites should be subject to community use agreements. For further guidance please refer to Sport England:  
<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/community-use-agreements/>

## OBJECTIVE 3

To provide new provision where there is current or future demand to do so.

### Recommendations:

- j. Identify opportunities to increase add to the overall stock to accommodate both current and future demand.
- k. Rectify quantitative shortfalls through the current pitch stock.

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

The Steering Group should use, and regularly update, the Action Plan within this Strategy for improvements to council pitches whilst recognising the need to support partners. The Action Plan lists improvements to be made to each site focused upon both qualitative and quantitative improvements as appropriate for each area.

Although there are identified shortfalls of match equivalent sessions, the majority of demand is currently being met and most of these shortfalls are likely to be addressed through quality improvements. Adding to the current facility stock, particularly in the short term is therefore not recommended as a priority, except in the case of 3G pitches and non-turf wickets where there is a discrete need for additional pitches, or where there is significant housing growth.

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

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

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

It is important that the current levels of grass pitch provision are protected, maintained and enhanced to secure provision now and in the future. Maximising use of existing pitches through a combination of the following will help to reduce shortfalls and accommodate future demand:

- ◀ Improving pitch quality in order to improve the capacity of pitches to accommodate more matches.
- ◀ The re-designation of pitches for which there is a large undersupply (i.e. reconfiguring adult football pitches to provide an increase of youth 11v11 pitches).
- ◀ Working with commercial and private providers to increase usage.
- ◀ Prioritise Sports Hub developments.

Unmet demand, changes in sport participation and trends, and proposed housing growth should be recognised and factored into future facility planning. Assuming an increase in participation and housing growth occurs, it will impact on the future need for certain types of sports facilities. Sports development work also approximates unmet demand which cannot currently be quantified (i.e. it is not being suppressed by a lack of facilities) but is likely to



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occur. The following table highlights the main development trends in each sport and their likely impact on facilities. However, it is important to note that these may be subject to change and are not necessarily area specific.

Furthermore, retaining some spare capacity allows some pitches to be rested to protect overall quality in the long term. Therefore, whilst in some instances it may be appropriate to re-designate a pitch where there is low demand identified a holistic approach should be taken to re-designation for the reasons cited.

*Table 5.2: Likely future sport-by-sport demand trends*

Sport	Future sports development trend	Strategy impact
Football	Demand for adult football is likely to be sustained with the FA focusing on retention. There is also likely to be some continued movement towards small sided football for adults.	Additional need for 3G pitches. Sustain current pitch stock but give consideration to pitch reconfiguration to accommodate youth 11v11 football. Qualitative improvements.
	Demand for mini and youth football is likely to increase based on TGRs and The FA has a key objective to deliver 50% of mini and youth football on 3G AGP's.	Sustain current stock and consideration given to reconfigure pitches if required. Qualitative improvements. Where possible utilise new or existing 3G pitches to accommodate this demand and ensure FA testing.
3G pitches	Demand for 3G pitches for football is high and will continue to increase as currently there is a shortfall of full size pitches. It is likely that future demand for the use of 3G pitches, especially for training, will increase.	Requirement for new 3G pitches to be provided and a need for community use agreements to be in place for any new pitches as well as sinking funds. Requirement for 3G pitches to be FA/FIFA tested to host competitive matches. Utilise Sport England/NGB guidance on choosing the correct surface: <a href="http://www.sportengland.org/media/30651/Selecting-the-right-artificial-surface-Rev2-2010.pdf">http://www.sportengland.org/media/30651/Selecting-the-right-artificial-surface-Rev2-2010.pdf</a>
Cricket	Demand is likely to remain static for grass wickets for both junior and adult participation; however, there is an expected continued increase in non-traditional formats such as LMS and T20.	Sustain current pitch stock. Isolated pockets of demand for access to additional facilities where pitches are operating at capacity. A need to install non-turf wickets and encourage greater use for non-traditional formats and junior cricket.
	An increase in casual play, especially from South Asian communities.	Develop cricket within communities that more commonly play informal formats of the game.
	Women's and girls' cricket is a national priority and there is a target to establish two girls' and one women's team in every local authority over the next five years.	Support clubs to ensure access to segregated changing and toilet provision and access to good quality cricket pitches to support growth.



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Sport	Future sports development trend	Strategy impact
Rugby union	The RFU work towards achieving the stated outcomes of its National Facilities Strategy (2013-2017), the RFU National Women and Girls Strategy and the RFU National Male XV-a-side Strategy. Locally the RFU want to ensure access to pitches that satisfies the existing demand and predicted growth. Further, the RFU is aiming to protect and improve pitch quality plus that of ancillary facilities including changing rooms and floodlights as current and future demand requires.	Clubs are likely to field more teams in the future. It is important, therefore, to work with the clubs to maintain the current pitch stock, support facility development where appropriate and increase the number of floodlit pitches where necessary.
	The RFU investment strategy into AGPs considers sites where grass rugby pitches are over capacity and where an AGP would support the growth of the game at the host site and for the local rugby partnership, including local clubs and education sites. To achieve this, the RFU is keen to work locally with partners such as the Council and the FA to look at sites of mutual interest.	Consider requirement for a World Rugby compliant 3G pitch given shortfalls identified on grass pitches and level of training demand on grass pitches.
Rugby league	The number of teams is expected to increase in the future.	Support club development and consider supplying dedicated rugby league pitches.
Hockey	Current playing level is likely to be sustained with one club reporting a potential future increase.	Ensure continued use of at least three sand-based AGPs to accommodate current and future demand and ensure sinking funds are in place for long-term sustainability.

## PART 6: ACTION PLAN

### Introduction

The site-by-site action plan seeks to address key issues identified in the accompanying Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement.

It should be reviewed in the light of staff and financial resources in order to prioritise support for strategically significant provision and provision that other providers are less likely to make. Recommendation e below explains the hierarchy of priorities on the list. It is imperative that action plans for priority projects should be developed through the implementation of the strategy.

The Council should make it a high priority to work with NGBs and other partners to comprise a priority list of actions based on local priorities, NGB priorities and available funding.

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

As highlighted previously, the hub site approach should be the overarching aim for delivery and should be the priority in Brighton & Hove. The Council also has an aspiration to move towards this model, where possible.

To allow for facility developments to be programmed within a phased approach, the Council should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities.

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

*Table 6.1: Proposed tiered site criteria*

Criteria	Strategic hub sites	Key centres	Local sites
Site location	Strategically located in the City. Priority sites for NGBs.	Strategically located within the analysis area.	Serves the local community.
Site layout	Accommodates three or more grass pitches, including provision of an AGP.	Accommodates two or more grass pitches.	Accommodates one or more pitches.
Type of sport	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.

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Criteria	Strategic hub sites	Key centres	Local sites
Management	Management control remains within the local authority/other provider or with an appropriate lease arrangement through a committee or education owned.	Management control remains within the local authority/provider or with an appropriate club on a lease arrangement.	Management control remains within the local authority/provider or with an appropriate club on a lease arrangement.
Maintenance regime	Maintenance regime aligns with NGB guidelines.	Maintenance regime aligns with NGB guidelines.	Standard maintenance regime either by the club or in house maintenance contract.
Ancillary facilities	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	No changing room access on site or appropriate access to accommodate both senior and junior use concurrently (if required).

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

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

[http://www.sportengland.org/facilities\\_planning/planning\\_tools\\_and\\_guidance/sports\\_hubs.aspx](http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/sports_hubs.aspx)

It may be appropriate to consider rationalisation of some existing playing field sites (that are of low value i.e. one/two pitch sites with no changing provision) to generate investment towards creating bigger better quality sites (Strategic Sites) in order to develop the hierarchy of sites (see recommendation e). Identification of these potential sites should be carried out in partnership with the Steering Group and in particular, the NGB for that particular sport. It is imperative, however, that there is no net loss of pitches and that any replacement provision is made available before existing provision is lost.

**Key centres** although these sites are more community focused, some are still likely to service a wider analysis area (or slightly wider). However, there may be more of a focus on a specific sport i.e. a dedicated site.

From a football perspective, these sites already seek to accommodate the growing emphasis on football venues catering for youth football (especially mini-soccer) matches. The conditions recommended for mini and youth football are becoming more stringent. This should be reflected in the provision of a unique tier of pitches for mini and youth football solely that can ensure player safety, as well as being maintained more efficiently. It is anticipated that both youth and mini-football matches could be played on these sites. Initial investment could be required in the short term and identified in the Action Plan.

Additionally, it is considered that some financial investment will be necessary to improve the ancillary facilities at both Strategic sites and Key Centre sites to complement the pitches in

## **BRIGHTON & HOVE PLAYING PITCH STRATEGY**

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terms of access, flexibility (i.e. single-sex changing if necessary), quality and that they meet the rules and regulations of local competitions.

**Local sites** refer to those sites which are hired to clubs for a season, or are sites which have been leased on a long-term basis. Primarily they are sites with one pitch or a low number of pitches that service just one sport. The level of priority attached to them for Council-generated investment may be relatively low and consideration should be given, on a site-by-site basis, to the feasibility of a club taking a long-term lease on the site (if not already present), in order that external funding can be sought.

It is possible that sites could be included in this tier which are not currently hired or leased to a club, but have the potential to be leased to a suitable club. Such sites will require some level of investment, either to the pitches or ancillary facilities, and it is anticipated that one of the conditions of offering a hire/lease is that the club would be in a position to source external funding to improve the facilities.

It is possible that sites could be included in this tier which are not currently hired or leased to a club, but have the potential to be leased to a suitable club. NGBs would expect the facility to be transferred in an adequate condition that the club can maintain. In the longer term, the Club should be in a position to source external funding to improve/extend the facilities.

### **Management and development**

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

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

### **Action plan columns**

#### ***Partners***

The column indicating Partners refers to the main organisations that the Council would look to work with to support delivery of the actions. Given the extent of potential actions it is reasonable to assume that partners will not necessarily be able to support all of the actions identified but where the action is a priority and resource is available the partner will endeavour to provide support. This is a strategy for Brighton & Hove area and not just the City Council. Partnership working is therefore imperative to ensure that actions are delivered.

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## ***Site hierarchy tier***

Strategic sites have a **high** priority level as they have City wide importance and have been identified on the basis of the impact that the site will have on addressing the key issues identified in the assessment.

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

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

## **Costs**

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

(L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above. These are based on Sport England's estimated facility costs which can be found at [www.sportengland.org/media/198443/facility-costs-4q13.pdf](http://www.sportengland.org/media/198443/facility-costs-4q13.pdf)

## ***Timescales***

The action plan has been created to be delivered over a ten year period. The information within the Assessment Report, Strategy and Action Plan will require updating as developments occur. The indicative timescales included relate to delivery times and are not priority based.

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

**To reiterate, the action plan is not solely for the purposes of the Council, but for all the stakeholders and partners involved within the project.**

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## CENTRAL ANALYSIS AREA

### Football

*Summary of current and future demand for grass football*

Analysis area	Supply and Demand assessment (match equivalent sessions)					
	Actual spare capacity <sup>10</sup>	Overplay	Current total	Latent demand	Future demand	Total
Adult pitches	1	0.5	0.5	-	3	2.5
Youth pitches 11v11	-	1	1	-	3.5	4.5
Youth pitches 9v9	-	3	3	-	3.5	6.5
Mini pitches 7v7	-	-	-	-	-	-
Mini pitches 5v5	-	-	-	-	-	-

- ✦ There is currently a small amount of spare capacity on adult pitches amounting to 0.5 match sessions, however future demand result in a shortfall of 2.5 match sessions.
- ✦ There is a shortfall of one match sessions on youth 11v11 pitches, with future demand increasing this shortfall to 4.5 match sessions.
- ✦ There is a current shortfall of three youth 9v9 match sessions and a future shortfall of 6.5 match sessions.
- ✦ Mini 7v7 pitches are currently played to capacity, and this remains with future demand factored in.
- ✦ Mini 5v5 pitches are currently at capacity and with future demand this should continue.
- ✦ Overplay is evident at Braypool Recreation Ground, Patcham High School (current) and Patcham Place Recreation Ground.
- ✦ Changing facilities at many council owned sites are rated as poor, including Braypool Recreation Ground, Horsdean Recreation Ground, Patcham Place Recreation Ground and Preston Park.
- ✦ There is current and future training demand for two 3G pitches, of which, there is currently none.

### *Recommendations for partners and stakeholders*

- ✦ Improve pitch quality to alleviate overplay, reduce shortfalls and to increase future capacity.
- ✦ Considers options to reduce unofficial use of pitches.
- ✦ Transfer youth 11v11 teams from adult pitches to youth 11v11 pitches. Use resultant spare capacity on adult pitches to create and build future youth pitch capacity.
- ✦ Seek use of currently unavailable sites in order to further reduce shortfalls and build future capacity.
- ✦ Encourage security of tenure for all clubs using education sites through community use agreements.
- ✦ Improve changing facilities, particularly at Braypool Recreation Ground, Horsdean Recreation Ground, Patcham Place Recreation Ground and Preston Park.
- ✦ Identify sites to increase 3G pitch stock by two to alleviate training shortfall.

<sup>10</sup> In match equivalent sessions

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## PLAYING PITCH STRATEGY

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### Cricket

- ◀ There are seven grass wicket cricket squares and two standalone non-turf wicket squares.
- ◀ Only one square is unavailable for community use, at the County Cricket Ground, with all available squares assessed as standard quality.
- ◀ The changing facilities at all sites are rated as either standard or poor.
- ◀ St Peter's CC expresses an aspiration for practice nets to be installed at Preston Park, however, it is recognised that this is unlikely due to the open access nature of the site.
- ◀ The Club are working in conjunction with Dorothy Stringer School to develop appropriate nets at the School.
- ◀ Braypool Recreation is used as a central venue for LMS during midweek.
- ◀ Actual spare capacity exists at Braypool Recreation Ground, amounting to two pitches and 38 match sessions.
- ◀ No squares are overplayed.
- ◀ There is overall spare capacity equating to 90 match sessions currently, reducing to 66 match sessions in the future.

#### *Recommendations for partners and stakeholders*

- ◀ Review quality issues and seek to improve quality where possible.
- ◀ Explore use of equipment banks to improve maintenance regimes.
- ◀ Ensure appropriate maintenance at Patcham Place Recreation Ground and Preston Park to accommodate high levels of use and consider options to prevent future overplay.
- ◀ Seek to provide St Peter's CC with improved training facilities.
- ◀ Ensure LMS remains provided for.

### Rugby union

- ◀ There are three senior rugby union pitches, one of which, at Patcham High School, is disused.
- ◀ The remaining pitch at Patcham High School is unused by the community despite being available.
- ◀ The pitch at Brighton College is assessed as good quality but is not available for community use.
- ◀ The available pitch at Patcham High School is assessed as poor quality.
- ◀ There are no floodlit pitches.
- ◀ No actual spare capacity exists, with Patcham High School used to capacity through school usage.

#### *Recommendations for partners and stakeholders*

- ◀ Retain pitch at Patcham High School for school use and explore options to improve quality.
- ◀ Explore community use option at Brighton College should community demand exist in the future.

### Hockey

- ◀ There are no full size, sand-based AGPs in the Central Analysis area.
- ◀ There is one smaller sized AGP, located at Brighton & Hove High School, but it is neither floodlit nor available for community use.

## BRIGHTON & HOVE PLAYING PITCH STRATEGY

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- ◀ The smaller size pitch is assessed as standard quality.
- ◀ There is also a full size sand-based AGP just outside the Analysis Area and Brighton & Hove as whole, located at the University of Sussex.

### *Recommendations for partners and stakeholders*

- ◀ Explore local demand for hockey suitable pitches in the area.
- ◀ Retain the University of Sussex as a hockey suitable AGP.
- ◀ Ensure sinking funds are in place for long-term sustainability.

### **Other sports**

- ◀ Eight Ultimate Frisbee teams train at Preston Park, which also occasionally hosts friendly matches.
- ◀ Sussex Swans ARFC also use Preston Park for training. This occurs on Saturday mornings.
- ◀ Brighton Beachcombers use Preston Park for training on a Wednesday evening. There is not a dedicated diamond at this site.

### *Recommendations for partners and stakeholders*

- ◀ Ensure Preston Park remains suitable to accommodate training demand from the various sports.
- ◀ Support clubs with development aspirations.
- ◀ Seek to provide a dedicated Ultimate Frisbee pitch.
- ◀ Seek to provide Brighton Beachcombers with a dedicated softball diamond so that it can play competitive matches within Brighton & Hove.
- ◀ Determine future needs relating to Rounders and Stoolball.



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Given the extent of potential actions it is reasonable to assume partners will not necessarily be able to support all of the actions identified in this action plan; however, where the action is considered a priority and where resource is available, partners should endeavour to support.

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales <sup>11</sup>	Indicative Cost <sup>12</sup>
Braypool Recreation Ground	7	Football	Council	Standard quality adult, youth 11v11 and 9v9 pitches. Available to the community with no spare capacity. Adult pitch currently at capacity, with youth pitches overplayed by a combined total of 3.5 match sessions.	Review maintenance regime to sustain and improve quality. Alleviate overplay through improving quality and by transferring demand to sites with actual spare capacity. Explore potential for 3G pitch	FA	Key	S	L
		Cricket	Council	Two standard quality squares with combined spare capacity of 38 match sessions available. Both pitches are available on Saturdays and Sundays. Used for LMS during midweek.	Review maintenance regime to sustain and improve quality. Consider transfer of demand from overplayed sites in other analysis areas to utilise spare capacity. Encourage continued LMS use.	ECB		L	L
Brentwood Road	8	Football	Council	A poor quality, disused, youth 9v9 pitch.	Explore options to reinstate the pitch with an appropriate maintenance program to ease the burden on overplayed pitches, or mitigate the permanent loss of the pitch.	FA	Local	S	M
Brighton & Hove High School	9	Sand AGP	School	A smaller sized, sand dressed AGP assessed as standard quality. Not available for community use and not floodlit.	Retain for continued school use.	EH	Local	L	L
Brighton College	13	Rugby Union	School	A good quality senior rugby union pitch that is unavailable for community use.	Retain for college use and explore community use options should demand for access exist in the future.	RFU	Local	L	L
Carden Park	15	Football	Council	A youth 11v11 pitch. Spare capacity discounted due to poor quality.	Review maintenance regime and seek to address issues where possible to improve quality and provide actual spare capacity.	FA	Local	S	L
Carden Primary School	16	Football	School	A poor quality mini 7v7 pitch that is unavailable for community use.	Review quality issues and seek improvements where possible. Retain for school use and explore community use options given local shortfall.	FA	Local	S	L
Coldean Primary School	76	Football	School	A poor standard 9v9 pitch which is unavailable for community use.	Review maintenance regime to improve quality and explore community use options to help reduce local shortfall.	FA	Local	S	L
County Cricket Ground	19	Cricket	Club	A good standard pitch which is unavailable for community use as it is reserved to host elite level matches.	Sustain quality.	ECB	Key	L	L
Hertford Junior School	31	Football	School	A standard quality youth 11v11 pitch which is available for community use. Currently used by Hollingbury Hawks U13s with minimal actual spare capacity amounting to 0.5 match sessions.	Review maintenance regime to sustain quality and current usage. Retain actual spare capacity for school use and to protect quality. Encourage continued security of tenure for local club.	FA	Local	L	L

<sup>11</sup> Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years).

<sup>12</sup> (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.

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Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales <sup>13</sup>	Indicative Cost <sup>14</sup>
Horsdean Recreation Ground	33	Football	Council	Standard quality mini 5v5 and 7v7 pitches that are currently used by Patcham United FC. Combined spare capacity amounting to 5.5 match sessions exists. Patcham United FC is expected to take on the lease of the site in the near future.	Review maintenance regime to sustain and improve quality. Support lease arrangement with Patcham United FC.	FA Club	Local	L	M
		Cricket	Council	A standard quality grass wicket square with 14 match sessions of spare capacity.	Review maintenance regime to sustain and improve quality. Retain some spare capacity to protect.	ECB Club		L	L
Patcham High School	44	Football	School	A poor quality adult pitch which is currently used by youth 11v11 teams only. Overplayed by 0.5 match sessions.	Improve pitch quality to alleviate overplay. Consider pitch reconfiguration to better accommodate youth 11v11 users. Ensure security of tenure for Patcham United FC through a community use agreement. Consider improvement to sports facilities including 3G provision.	FA Council	Local	S	L
		Rugby Union	School	A poor standard senior pitch which is available for community use but currently unused;	Retain pitch at current Patcham High School site for school use and explore options to improve quality.	RFU Council		S	L
		Cricket	School	A standalone non-turf wicket which is available for community use.	Retain for school use and explore community demand.	ECB Council		L	L
Former (disused) Patcham High School	Lapsed/disused	Rugby union	Council	One disused adult pitch. Site has been recognised for housing development and respective assessments have been undertaken. This site has therefore informed the urban fringe 'Broad Source' for housing in the City Plan Part one.	If playing field is lost, it is imperative that replacement provision is made available (before it is lost). Should the development of the site not form an allocation in City Plan Part two, regard should be given to bringing the pitches back into active use.	NGBs Sport England	-	-	-
Patcham Place Recreation Ground	45	Football	Council	A standard quality adult pitch and a poor quality 9v9 pitch, which has adult goals. Adult pitch has actual spare capacity of 0.5 match sessions whilst the 9v9 pitch is overplayed by 2.5 match sessions.	Seek to improve drainage work on both pitches, particularly the 9v9 pitch, to help increase capacity and reduce levels of overplay. Seek transfer of demand to sites with actual spare capacity. Install appropriate sized goal posts for the 9v9 pitch.	FA	Local	S	M
		Cricket	Council	One standard quality grass wicket square, available for community use and with 15 match sessions of spare capacity.	Review maintenance regime and seek to improve pitch quality. Retain some spare capacity to protect.	ECB		L	L
Preston Park	47	Football	Council	Two poor standard adult pitches and a youth 11v11 pitch which are all currently played to capacity. A poor quality 7v7 pitch with spare capacity discounted due to its poor quality. Used for major, non-sporting events.	Improve quality of pitches to increase capacity. Consider moving some demand to sites with spare capacity to allow for pitches to improve.	FA	Key	S	M

<sup>13</sup> Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years).

<sup>14</sup> (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.

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Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales <sup>13</sup>	Indicative Cost <sup>14</sup>
		Cricket	Club	Two grass wicket squares, assessed as standard quality and with no actual spare capacity. Used by St Peters CC. Also a non-turf standalone wicket assessed as standard quality.	Review maintenance regime to sustain and improve pitch quality. Where possible, ensure no further usage at peak time to protect.	ECB Council		L	L
St Andrews CE Primary School	52	Football	School	A standard quality 9v9 pitch that is unavailable for community use.	Retain for school use. Further explore community use options to fully determine availability and seek to attract demand given overplay of other sites.	FA	Local	L	L
Stanmer Park	59	Football	Council	A poor quality adult pitch which is at capacity; and two youth pitches both of poor quality, with no actual spare capacity because of this.	Improve quality of pitches to increase carrying capacity through improved maintenance and drainage work. Explore potential partnership with University of Sussex.	FA University	Local	S	L
The Manor Gym	-	Football	Community	A youth pitch used by Hollingbury Hawks FC. This pitch was previously unidentified and there has not been assessed.	Ensure a community use agreement is in place for secured tenure. Carry out assessments to determine quality.	Council FA	Local	S	L
		3G AGP		A new small sized 3G pitch that will be suitable to accommodate youth and/or mini football as well as training demand.	Sustain pitch to a good quality and seek to maximise usage.	Council FA		S	M
Wild Park	66	Football	Council	A disused, poor quality 9v9 pitch.	Consider reinstating pitch with an appropriate maintenance program to ease the burden on overplayed pitches in the area, or mitigate any permanent loss. Explore potential for 3G pitch.	FA	Local	S	M
University of Sussex	71	Football	University	Three good quality adult football pitches that sit just outside of the Analysis Area and Brighton & Hove as a whole. Actual spare capacity exists.	Support the University in sustaining quality and usage. Explore potential for additional 3G pitch	FA Council	Key Centre	L	L
		3G AGP		A small sized 3G pitch that is available to the community and used. Just outside of the Analysis Area and Brighton & Hove as a whole.	Retain for continue use.	FA Council		L	L
		Cricket		A good quality square with ten grass wickets and one non-turf wicket. Available to the community and used. No spare capacity exists at peak time.	Sustain square quality.	ECB Council		L	L
		Sand AGP		A full size sand-based AGP that sits just outside of the Analysis Area and Brighton & Hove as a whole. Available to the community and used for hockey purposes.	Retain as a hockey suitable AGP.	EH Council		L	L

# BRIGHTON & HOVE PLAYING PITCH STRATEGY

## EAST ANALYSIS AREA

### Football

*Summary of current and future demand for grass football*

Analysis area	Supply and Demand assessment (match equivalent sessions)					
	Actual spare capacity <sup>15</sup>	Overplay	Current total	Latent demand	Future demand	Total
Adult pitches	2	4	2	-	3	5
Youth pitches 11v11	-	2.5	2.5	-	4	6.5
Youth pitches 9v9	0.5	1.5	1	-	3.5	4.5
Mini pitches 7v7	1	-	1	-	-	1
Mini pitches 5v5	1.5	-	1.5	-	3.5	2

- ✦ There is a current shortfall of two adult match sessions and a future shortfall equating to five match sessions.
- ✦ There is a current shortfall of 2.5 youth 11v11 match sessions, with future demand exacerbating this to 6.5 match sessions.
- ✦ There is a current shortfall of one youth 9v9 match session and a future shortfall of 4.5 match sessions.
- ✦ Mini 7v7 pitches currently have spare capacity equating to one match session, which is maintained with future demand considered.
- ✦ There is a small amount of mini 5v5 spare capacity amounting to 1.5 match sessions, however, future demand results in a shortfall of two match sessions.
- ✦ Overplay is evident at Bevendean Primary School, Brighton Aldridge Community Academy, Longhill Sports Centre, East Brighton Park, Rottingdean Cricket & Football Club and Rottingdean Recreation Ground.
- ✦ There is a security of tenure issue at Rottingdean Cricket & Football Club, as Rottingdean Village FC has a licence that expires next year (October 2017).
- ✦ There is current and future training demand for three 3G pitches, which is currently being met and all three pitches are FA approved to host competitive matches.

### *Recommendations for partners and stakeholders*

- ✦ Improve pitch quality to alleviate overplay, reduce shortfalls and to increase future capacity.
- ✦ Considers options to reduce unofficial use of pitches.
- ✦ Transfer youth 11v11 teams from adult pitches to youth 11v11 pitches. Use resultant spare capacity on adult pitches to create and build future youth pitch capacity.
- ✦ Seek use of currently unavailable sites in order to further reduce shortfalls and build future capacity.
- ✦ Encourage security of tenure for all clubs using education sites through community use agreements.
- ✦ Provide increased security of tenure to Rottingdean Village FC through extending its licence at Rottingdean Cricket & Football Club or by relocating the Club.
- ✦ Ensure FA testing occurs every three years so that the pitches remain FA approved.

<sup>15</sup> In match equivalent sessions

## BRIGHTON & HOVE PLAYING PITCH STRATEGY

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### Cricket

- ◀ There are three grass wicket cricket squares, one of which is accompanied by a non-turf wicket, and four standalone non-turf wicket squares.
- ◀ All but one of the squares are available for community use and all squares are assessed as good or standard quality.
- ◀ The changing facilities servicing Brighton Aldridge Community Academy are rated as good and have recently been refurbished. All other ancillary facilities are rated as standard.
- ◀ Spare capacity currently exists at Brighton Aldridge Community Academy amounting to 18 match sessions; and East Brighton Park equating to 27 sessions per season.
- ◀ Rottingdean Cricket & Football Club is overplayed by ten match sessions.
- ◀ There is overall actual spare capacity equating to 17 match sessions both currently and in the future.

#### *Recommendations for partners and stakeholders*

- ◀ Review quality issues and seek to improve quality where possible.
- ◀ Explore use of equipment banks to improve maintenance regimes.
- ◀ Ensure appropriate maintenance at Rottingdean Cricket & Football Club to accommodate high levels of use and consider options to alleviate overplay.
- ◀ Consider options in relation to training facilities at Brighton Aldridge Community Academy and the University of Brighton.

### Rugby union

- ◀ There is one senior pitch and one junior pitch, both of which are available for community use but are currently unused.
- ◀ The junior pitch at Longhill Sports Centre is used by Longhill High School and is assessed as poor quality.
- ◀ The senior pitch at the University of Brighton is assessed as good quality.
- ◀ Neither pitch is floodlit.
- ◀ Minimal spare capacity exists at Longhill Sports Centre, equating to 0.5 match sessions, which should be retained due to the poor quality of the pitch.
- ◀ The senior pitch at the University of Brighton is currently at capacity.
- ◀ Changing facilities at the University of Brighton have recently been refurbished and are of a good standard.

#### *Recommendations for partners and stakeholders*

- ◀ Seek to improve pitch quality at Longhill Sports Centre to provide actual spare capacity.
- ◀ Sustain good quality at the University of Brighton.

### Hockey

- ◀ There is one full size, floodlit, sand-based AGP, located at Stanley Deason Leisure Centre.
- ◀ There is also a smaller sized, floodlit, sand-based AGP located at Hamilton Lodge School which can be used for training purposes.
- ◀ Both pitches are assessed as standard quality.
- ◀ The pitch at Stanley Deason Leisure Centre is currently unused for hockey with no local demand from hockey clubs. The majority of use comes from football clubs, resulting in spare capacity at weekends but limited capacity during weekday evenings.

## BRIGHTON & HOVE PLAYING PITCH STRATEGY

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### *Recommendations for partners and stakeholders*

- ◀ Revisit hockey demand should conversion of Stanley Deason Leisure Centre to 3G be considered.
- ◀ Ensure sinking funds are in place for long-term sustainability.



**BRIGHTON & HOVE  
PLAYING PITCH STRATEGY**

Given the extent of potential actions it is reasonable to assume partners will not necessarily be able to support all of the actions identified in this action plan; however, where the action is considered a priority and where resource is available, partners should endeavour to support.

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales <sup>16</sup>	Indicative Cost <sup>17</sup>
Bevendean Primary School	4	Football	School	A poor quality youth 11v11 pitch and a 7v7 pitch rated as standard quality. Both are available for community use but the mini pitch is unused. The youth 11v11 pitch is overplayed and the 7v7 pitch is used to capacity by the School.	Improve pitch quality for school use and to attract community demand.	FA	Local	S	L
Bevendean Recreation Ground	5	Football	Council	A poor quality adult pitch which is at capacity.	Seek to improve quality to increase carrying capacity.	FA	Local	S	L
Brighton Aldridge Community Academy	10	Football	School	Standard quality adult and youth 9v9 pitches. Both are available for community use and overplayed by one and 1.5 match sessions respectively. AFC Vardeanians are the only club which plays at this site.	Improve pitch quality to alleviate overplay, or seek transfer of demand to sites with actual spare capacity. Encourage continued security of tenure to support AFC Vardeanians.	FA Club	Key	S	L
		Cricket		A good standard 13 wicket turf pitch with adjoining non-turf wicket. The pitch is available for community use and does not have any actual spare capacity. Portslade CC junior teams play at this site, as does the 3 <sup>rd</sup> and 4 <sup>th</sup> senior men's teams.	Review maintenance regime to sustain quality. Encourage continued security of tenure for Portslade CC.	ECB Club		L	L
		3G AGP		A good standard, full sized medium pile 3G pitch which is available for community use and is FA approved. No weekend community use at present but demand is expected to increase once the pitch becomes better known.	Where possible, ensure pitch is fully utilised and seek transfer of match demand from grass pitches. Encourage FA testing every three years. Encourage a sinking fund to be put into place.	FA		L	L
Longhill Sports Centre	20	Football	Council	Poor quality adult, 9v9 and mini 7v7 pitches. The adult pitch is over played by one match session, whilst the 9v9 pitch is at capacity. The mini pitch has no actual spare capacity due to its poor quality. Rottingdean Village FC is based at this site, as are Ovingdean FC and Woodingdean Wanderers FC. Pitches are also accessed by Longhill High School.	Improve pitch quality to alleviate overplay of adult pitches and to provide spare capacity on the other pitch types. Retain some capacity for school usage.	FA Club	Key	S	M
		Rugby Union		A poor standard junior sized pitch which is available for community use, but unused. This pitch is on the same site at Longhill High School which utilises the pitch for curriculum use. The pitch has drainage issues and receives standard maintenance.	Explore local demand for community use. Improve pitch quality and retain for school use.	RFU		S	L
		Cricket		A standard quality non-turf wicket which is available for community use but is unused. The pitch is used by Longhill High School, with the outfield draining poorly.	Retain for school use and review the maintenance regime to improve drainage issues on the outfield. Explore community use options and whether demand exists.	ECB		S	L

<sup>16</sup> Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years).

<sup>17</sup> (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.

**BRIGHTON & HOVE  
PLAYING PITCH STRATEGY**

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales	Indicative Cost <sup>18</sup>
East Brighton Park	24	Football	Council	Two poor quality adult pitches which are overplayed by one match session. The site suffers from high levels of unofficial use due to its open access nature.	Improve pitch quality to alleviate overplay. Explore options to reduce unofficial use.	FA	Key	S	L
		Cricket		One standard quality natural grass wicket square, with 0.5 match sessions of actual spare capacity on a Saturday and no spare capacity on Sunday due to nomadic clubs occasionally using the site as a home venue. There is also a standard quality, standalone non-turf wicket on site, forming a second cricket pitch. This site suffers from high levels of unofficial use due to the open access nature of the site.	Review maintenance regime and seek to improve pitch quality. Explore possibility of nomadic clubs permanently basing their teams at the site.	ECB		S	L
Hamilton Lodge School For Deaf Children	28	Football	School	A standard quality 9v9 pitch with minimal spare capacity. Used by the school for curriculum use. Tenure is considered unsecure for community users.	Review maintenance regime and seek to provide security of tenure through a community use agreement. Retain the spare capacity to protect quality.	FA	Local	S	L
		AGP Hockey		A half sized, sand filled AGP which is both floodlit and available for community use. Although too small to host matches, this AGP can accommodate some training demand.	No local demand. Retain for school use.	EH		L	L
Happy Valley Recreation Ground	30	Football	Council	Two adult pitches with spare capacity of one match session discounted due to poor quality. Both pitches are poorly marked.	Improve pitch quality to provide spare capacity.	FA	Local	S	L
Hill Park	32	Football	Club	One adult pitch, one youth 9v9 pitch and one youth 11v11 pitch which is over marked by two mini 5v5 pitches and one 7v7 pitch. All pitches are of standard quality. The Site is leased and managed by Saltdean United FC, which plays at Step 6 of the football pyramid. Only the mini 5v5 pitches have actual spare capacity, amounting to a single match session.	Review maintenance regime to sustain quality and current usage. Where possible, ensure ground remains suitable if the Club progresses through the football pyramid.	FA Council	Local	L	L
Moulsecoomb Primary School	41	Football	School	Standard quality youth 9v9 and mini 7v7 pitches which are used by Coltdean Colts FC. The tenure of the pitches is unsecure. There is a combined one match session of actual spare capacity for the two pitches, which should be retained to protect quality.	Review the maintenance regime and seek to improve pitch quality. Provide security of tenure to club users through a community use agreement. Retain some spare capacity for curriculum use.	FA	Local	S	L

<sup>18</sup> (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.



**BRIGHTON & HOVE  
PLAYING PITCH STRATEGY**

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales	Indicative Cost <sup>19</sup>
Nuffield Hospital	75	Football	Commercial	Unsecure, standard quality pitches of 5v5, 7v7, 9v9 and 11v11 sizes respectively. Only the 9v9 pitch has actual spare capacity and this is minimal, 0.5 match sessions. The site is used by Woodingdean YFC.	Review maintenance regime and seek to improve pitch quality. Encourage security of tenure by arranging a lease agreement of the site with Woodingdean YFC.	FA	Local	S	L
Roedean School	49	Football	School	A good quality adult pitch which is unavailable for community use due to the school having year-round boarders.	Retain for school use.	FA	Local	S	L
		Cricket		A standard quality, standalone artificial turf wicket which is unavailable for community use.	Retain for school use and continue maintenance regime.	ECB		L	L
Rottingdean Cricket & Football Club	50	Football	Club	Standard quality adult and mini 5v5 pitches. Used, on licence, by Rottingdean Village FC, which is one promotion away from Step 7 of the football pyramid. The licence for these pitches expires in October 2017 and is unlikely to be renewed by the Cricket Club as they wish to develop a second pitch. The adult pitch is overplayed by 0.5 match sessions, whilst the mini pitch has 0.5 match sessions of actual spare capacity.	Encourage greater security of tenure for Rottingdean Village FC through extending lease agreement or by relocating the club to a suitable alternative site. Where possible, ensure ground requirements adhere to Step 7 football. Improve pitch quality to alleviate overplay. Consider the disused St Aubyns School site if issues cannot be resolved in situ.	FA	Key	S	M
		Cricket		A standard quality grass wicket square. The site is home to Rottingdean CC, which leases the site. The pitch is over played by ten match sessions per season. The Club expresses an aspiration to develop a second pitch where the football pitches are currently located.	Seek to improve pitch quality and review maintenance regime to sustain overplay. Seek the transfer of play to sites with actual spare capacity, or consider installation of a non-turf wicket in situ so that junior demand can be transferred from the grass wickets. Support club in its aspiration to develop a second pitch, but explore options so that football can remain at the site. Consider the disused St Aubyns School site if issues cannot be resolved in situ.	ECB		S	M
Rottingdean Recreation Ground	73	Football	Council	A poor quality adult pitch which is over played by 0.5 match sessions. Hosts both youth and adult teams of Rottingdean Village FC.	Improve pitch quality to alleviate overplay. Seek transfer of youth 11v11 teams to dedicated youth 11v11 pitches.	FA	Local	S	L
Rudyard Kipling Primary School	51	Football	School	A standard quality 9v9 pitch that is unavailable for community use.	Retain for school use and explore community use options.	FA	Local	L	L
Saltdean Primary School	78	Football	School	A poor 5v5 pitch which is unavailable for community use but does receive curriculum use from the School.	Retain for school use and review maintenance regime to improve pitch quality. Explore community use options to relieve overplay on local pitches.	FA	Local	S	L
St Aubyns School (closed)	53	Football	Council	A disused site than previously contained a youth football pitch.	Consider restoration of pitch given local shortfalls and explore options of utilising the site that resolves Rottindean CC's and Rottingdean FC's identified shortfalls.	FA	Local	S	M

<sup>19</sup> (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.

**BRIGHTON & HOVE  
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Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales	Indicative Cost <sup>19</sup>
St John The Baptist Rc School	55	Football	School	A youth 9v9 pitch that is poor quality and unavailable for community use.	Retain and improve quality for school use and explore community use options.	FA	Local	L	L
St Margaret's C of E Primary	56	Football	School	A standard quality 9v9 pitch that is unavailable for community use.	Retain for school use, continue maintenance regime and explore community use options.	FA	Local	L	L
Stanley Deason Leisure Centre	58	3G AGP	Freedom Leisure	A standard quality, medium pile 3G pitch that is FA approved and floodlit. The pitch is used for matches by mainly youth teams, with Wellesleys FC being the only adult team to use the pitch.	Encourage providers to undergo testing every three years so that the pitch remains on the FA register. Encourage a sinking fund to be put into place. Seek to maximise usage for matches given overplay of grass pitches in the locality.	Council FA	Strategic	L	L
		Sand AGP		A standard quality, sand filled AGP with the surface last refurbished in 2012. This pitch is floodlit but is currently unused by hockey clubs, with most use from football clubs midweek. There is spare capacity at weekends.	Consider 3G conversion given lack of hockey demand. Revisit hockey demand when consideration to the conversion takes place to ensure provision remains adequate for current and future demand.	Council EH		S	M
The Crew Club	74	Football	Community	Two poor quality adult pitches which have no actual spare capacity due to poor quality. These pitches host home matches for Whitehawk Wanderers FC and Bevendean Athletic FC.	Improve pitch quality to increase carrying capacity.	FA	Local	S	L
University of Brighton (Falmer Campus)	60	Football	University	Three good quality adult pitches with a combined two match sessions of actual spare capacity. The pitches are used by the University of Brighton's football teams, East Sussex Fire & Rescue Service FC and AFC Ringmer.	Continue maintenance programme to sustain pitch quality. Utilise spare capacity through the transfer of demand from overplayed sites. Explore potential for additional 3G pitch.	Council FA	Strategic	L	L
		Rugby Union		A good standard senior pitch which is maintained to a good standard (M2) and has natural adequate drainage (D1). This pitch is available for community use but is currently only used by the University's teams. It is currently at capacity for use and therefore should not be considered for any more play.	Continue with maintenance regime to sustain the high pitch quality. Where possible, ensure any further demand is met by improving pitch quality to prevent overplay.	Council RFU		L	L
		Cricket		A standalone, good quality non-turf wicket, which is available for community use but is currently unused.	Maintain pitch quality, retain for university use and explore local demand for community use.	Council ECB		L	L
		3G AGP		A full size, medium pile AGP which was installed in 2007 and is FA approved. The pitch is standard quality and is available for community use, but currently no teams use the pitch to host matches.	Seek to maximise usage of the pitch for matches given local shortfalls of grass pitches. Encourage FA testing every three years. Encourage a sinking fund to be put into place.	Council FA		L	L
Woodingdean Primary School	68	Football	School	A standard quality 7v7 pitch which is unavailable for community use.	Retain for school use and review maintenance regime to improve quality. Explore community use options.	FA	Local	L	L

**BRIGHTON & HOVE  
PLAYING PITCH STRATEGY**

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales	Indicative Cost <sup>19</sup>
Whitehawk Football Club	69	Football	Club	A good quality adult pitch which is the home venue of Whitehawk FC, a club that are currently at Step 2 of the football pyramid. The site meets the league's minimum standards.	Continue maintenance regime to sustain pitch quality and support the club should it progress up the football pyramid, ensuring that the ground remains within the minimum standards required.	Council FA	Local	L	L

# BRIGHTON & HOVE PLAYING PITCH STRATEGY

## WEST ANALYSIS AREA

### Football

*Summary of current and future demand for grass football*

Analysis area	Supply and Demand assessment (match equivalent sessions)					
	Actual spare capacity <sup>20</sup>	Overplay	Current total	Latent demand	Future demand	Total
Adult pitches	2.5	10	7.5	2	4.5	14
Youth pitches 11v11	1	0.5	0.5	0.5	6	6
Youth pitches 9v9	0.5	2	1.5	0.5	6	8
Mini pitches 7v7	-	-	-	1.5	1	2.5
Mini pitches 5v5	1.5	-	1.5	1	4	3.5

- There is current overplay equating to 7.5 adult match sessions, with a future shortfall of 14 adult match sessions.
- There is current spare capacity of youth 11v11 match sessions equating to 0.5 match equivalent sessions; however, there is a future shortfall of six match sessions.
- There is current shortfall on youth 9v9 pitches equating to 1.5 match sessions and future shortfall equating to eight adult match session.
- Mini 7v7 pitches are currently at capacity, however, future demand results in a shortfall of 2.5 match sessions.
- There is a current capacity of mini 5v5 match sessions equating to 1.5 match sessions but a future shortfall of 3.5 match sessions.
- Overplay is evident at Greenleas, Mile Oak Recreation Ground, Nevill Playing Fields, Varndean High School, Victoria Recreation Ground and West Blatchington Primary.
- There is current and future training demand for four 3G pitches, of which, there are currently two.

### *Recommendations for partners and stakeholders*

- Improve pitch quality to alleviate overplay, reduce shortfalls and to increase future capacity.
- Considers options to reduce unofficial use of pitches.
- Transfer youth 11v11 teams from adult pitches to youth 11v11 pitches. Use resultant spare capacity on adult pitches to create and build future youth pitch capacity.
- Seek use of currently unavailable sites in order to further reduce shortfalls and build future capacity.
- Encourage security of tenure for all clubs using education sites through community use agreements, such as Hangleton Rangers FC at Blatchington Mill School.
- Consider lease aspirations expressed by Mile Oak FC and Mile Oak Wanderers FC.
- Improve changing facilities at Aldrington Recreation Ground, Greenleas, Nevill Playing Fields, Victoria Recreation Ground and Waterhall Sports Ground.
- Explore feasibility of increasing 3G pitch stock by two to alleviate training shortfall.
- Ensure 3G pitches are FA tested every three years so they can continue to host competitive matches and ensure sinking funds are in place for eventual refurbishment.

<sup>20</sup> In match equivalent sessions

# BRIGHTON & HOVE

## PLAYING PITCH STRATEGY

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### Cricket

- ◀ There are six grass wicket cricket squares, five of which are accompanied by a non-turf wicket, and six standalone non-turf wicket squares.
- ◀ Eleven squares are assessed as standard quality and three as poor.
- ◀ The only squares not available for community use are standalone non-turf wicket squares at Cardinal Newman Catholic School and Dorothy String School.
- ◀ There is one disused square at Victoria Recreation Ground.
- ◀ The changing facilities servicing Aldrington Recreation Ground and Nevill Playing Fields are rated as poor quality.
- ◀ Actual spare capacity exists at Aldrington Recreation Ground on a Saturday, equating to 0.5 pitches.
- ◀ There is current spare capacity equating to 44 match sessions and future spare capacity equating to a similar amount.

#### *Recommendations for partners and stakeholders*

- ◀ Review quality issues and seek to improve quality where possible.
- ◀ Explore use of equipment banks to improve maintenance regimes.
- ◀ Ensure appropriate maintenance at Nevill Playing fields to accommodate high levels of use and consider options to alleviate match play.
- ◀ Improve changing facilities at Aldrington Recreation Ground and Nevill Playing Fields.

### Rugby union

- ◀ There are 15 senior and two mini pitches available for community use.
- ◀ A senior pitch at Dorothy Stringer School is not available for community use.
- ◀ All pitches are assessed as standard or poor quality.
- ◀ Brighton RUFC, Hove RUFC and Brighton & Hove Sea Serpents RUFC service the Analysis Area and play at Brighton Blues Rugby Club and Hove Recreation Ground.
- ◀ Hove RUFC and Brighton RUFC have aspirations to develop their respective clubhouse facilities.
- ◀ The 3G pitch at Brighton Rugby Club was previously World Rugby compliant, however, it is no longer certified meaning no contact rugby or competitive matches can be played on the surface.
- ◀ Two pitches are overplayed at Hove Recreation Ground by a combined two match equivalent sessions.
- ◀ All remaining pitches are either played to capacity or have spare capacity, although capacity at Brighton Rugby Club is reduced through use by American football and rugby league clubs.
- ◀ Based on current levels, there is enough spare capacity to cope with current and future demand, although there is a need to alleviate overplay at Hove Recreation Ground.

#### *Recommendations for partners and stakeholders*

- ◀ Fully determine impact of the pitch improvements made at Hove Recreation Ground.
- ◀ If required, alleviate overplay at Hove Recreation Ground through further improvements, improved maintenance and/or the installation of a drainage system.
- ◀ Consider supply of additional permanent floodlighting or portable floodlights at Hove Recreation Ground to better spread of training demand.
- ◀ Support aspirations for ancillary facility improvements.
- ◀ Seek to renovate and retest the 3G pitch at Brighton Rugby Club so that it once again becomes World Rugby compliant.

## **BRIGHTON & HOVE PLAYING PITCH STRATEGY**

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### **Rugby league**

- ◀ There is one rugby league pitch within Brighton & Hove, located at Brighton Blues Rugby Club, accessed by Sussex Merlins RLFC.
- ◀ The pitch is used for rugby union during the winter before being converted to accommodate rugby league during the summer.
- ◀ The pitch is assessed as standard quality and is floodlit.
- ◀ The pitch at Brighton Blues Rugby Club is over played by 1.25 match equivalent sessions which is exacerbated when considering future demand.
- ◀ Sussex Merlins RLFC do not report any issue with ancillary facilities.

#### *Recommendations for partners and stakeholders*

- ◀ Support Sussex Merlins RLFC in its development plans and seek to provide the club with dedicated rugby league pitches.

### **Hockey**

- ◀ There are three full size, floodlit, sand-based AGPs, located at Blatchington Mill School (two) and Portslade Leisure Centre.
- ◀ Blatchington Mill School is accessed by Brighton & Hove HC, whilst Portslade Leisure Centre is accessed by Southwick HC.
- ◀ Both pitches at Blatchington Mill School are assessed as good quality, whilst the pitch at Portslade Leisure Centre is assessed as poor quality.
- ◀ Brighton & Hove HC have a long-term community use agreement in place at Blatchington Mill School, whilst Southwick HC rents Portslade Leisure Centre on a seasonal basis.

#### *Recommendations for partners and stakeholders*

- ◀ Ensure all pitches are protected as a hockey suitable surface.
- ◀ Ensure sinking funds are in place for long-term sustainability.
- ◀ Improve surface quality at Portslade Leisure Centre.

### **Other sports**

- ◀ Sussex Swans ARFC, an Australian Rules football club, train once a week at Dyke Road Park and play home fixtures on a rugby union pitch at Brighton Blues Rugby Club.
- ◀ Brighton Baseball Club is based at Waterhall Sports Ground, on a diamond which is leased from the council.
- ◀ Lacrosse teams from the University of Brighton occasionally train at Hove Park and Withdean Sports Complex.
- ◀ American Football team, Sussex Thunder, are based at Brighton Rugby Club and play on a rugby union pitch.

#### *Recommendations for partners and stakeholders*

- ◀ Ensure clubs remain provided for.
- ◀ Support clubs with club development aspirations.



## BRIGHTON & HOVE PLAYING PITCH STRATEGY

Given the extent of potential actions it is reasonable to assume partners will not necessarily be able to support all of the actions identified in this action plan; however, where the action is considered a priority and where resource is available, partners should endeavour to support.

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales <sup>21</sup>	Indicative Cost <sup>22</sup>
Aldrington Recreation Ground	1	Football	Council	Two adult, one youth 9v9, one mini 7v7 and one mini 5v5 pitch, all of which are standard quality. All pitches are played to capacity at peak time. This site is the home ground for all teams of West Hove Dynamos FC. The ancillary facilities at the site are rated as poor.	Review maintenance regime to sustain and improve pitch quality. Seek to improve changing facilities. Where possible, ensure no further usage to prevent overplay.	FA	Key	S	M
		Cricket		A standard quality grass wicket square comprising of 12 wickets. There is no spare capacity on Sundays but there is minimal spare capacity available on Saturdays. Ancillary facilities for this site have been rated as poor.	Review maintenance regime and seek to improve pitch quality. Explore options to improve the quality of the ancillary facilities on the site in partnership with the football facilities.	ECB		S	M
Balfour Junior School	2	Football	School	Mini 7v7 and youth 9v9 pitches, both standard quality. The mini pitch is played to capacity, whilst the youth pitch has minimal spare capacity, amounting to 0.5 match sessions.	Retain pitches for school use and encourage security of tenure. Review maintenance regime seeking to improve pitch quality, retaining some spare capacity to protect pitch quality.	FA	Local	S	L
Benfield Valley Recreation Ground	3	Football	Council	Standard quality 7v7 and 9v9 pitches; the 9v9 pitch has 0.5 match sessions of actual spare capacity, whereas the 7v7 pitch has none. These pitches accommodate home matches for some Hove Rivervale FC mini and youth teams. The 7v7 pitch accommodates some 5v5 matches.	Review maintenance regime to improve quality, increase carrying capacity and to provide actual spare capacity. Consider relocating mini 5v5 teams to appropriately sized pitches.	FA	Key	S	L
		Cricket		A standard square with 8 grass wickets, accompanied by a single non-turf wicket. This pitch is the home venue for Portslade CC, which has a long term lease of the site. Played to capacity.	Review maintenance regime to sustain and improve quality. Where possible, ensure no further usage to prevent overplay.	ECB Club		L	L
Blatchington Mill School	6	Football	School	One adult, one youth 11v11 and one 7v7 pitch; all of standard quality. Both the adult and youth 11v11 pitches are played to capacity. The 7v7 pitch is available for community use but is unused.	Review maintenance regime to sustain and improve pitch quality. Retain the pitches for curriculum use and encourage security of tenure for club users through community use agreements. Explore the demand for community use of the mini pitch in the area.	FA	Strategic	L	L
		Cricket		Two standard grass wicket squares with 13 and seven wickets respectively. Neither are available for community use but both receive curriculum use.	Retain for school use and seek to increase pitch maintenance to improve quality. Explore local demand and community use options.	ECB		L	L

<sup>21</sup> Timescales: (S) -Short (1-2 years); (M) - Medium (3-5 years); (L) - Long (6+ years).

<sup>22</sup> (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.

**BRIGHTON & HOVE  
PLAYING PITCH STRATEGY**

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales <sup>21</sup>	Indicative Cost <sup>22</sup>
		Rugby Union		A senior pitch with natural (adequate) drainage and standard maintenance. Available to the community, however, unused. The pitch does receive curriculum use.	Retain for school use and sustain pitch quality.	RFU		L	L
		Sand AGP		Two good quality, full sized, sand dressed AGPs which are both floodlit and available for community use. Both pitches are used by Brighton & Hove Hockey Club. Any spare capacity is used by football clubs for training purposes.	Encourage the community use agreement to remain in place. Encourage providers to provide a sinking fund for long term sustainability.	EH Club		L	L
Brighton Rugby Club	12	Rugby Union	Club	Four senior rugby union pitches, one of which is floodlit. All have natural (adequate) drainage and receive standard maintenance. The pitches are all leased by Brighton RUFC and have minimal spare capacity. Some pitches are used for American Football, Australian Rules Football and Rugby League, respectively, in the summer, resulting in overplay.	Retain spare capacity to protect quality and seek to improve where possible through better maintenance and improved drainage. Support continued provision for other sports and, if feasible, seek to provide dedicated rugby league pitches.	RFU RFL	Key	M	M
		3G AGP		A standard quality, full sized, long pile AGP that is no longer World Rugby compliant. Previously used by Brighton RUFC teams for training purposes and occasional match play. It is also accessed by Sussex Merlins RLFC and Sussex Thunder American Football Club. Any spare capacity is used by football clubs for training purposes.	As a priority, seek to retest the pitch so that it once again becomes World Rugby compliant, enabling use for rugby union match play and allowing for spare capacity of grass pitches to be retained to protect pitches. For the retest to be successful, renovation may be required. In addition, seek to test gain FA testing so that competitive play can take place.	RFU RFL		S	M
Brighton Hove & Sussex Sixth Form College Sports Centre	14	Rugby Union	School	A senior pitch with natural (adequate) drainage and standard maintenance. Available to the community, however, unused.	Sustain quality and retain for school use.	RFU	Local	L	L
Cardinal Newman Catholic School	17	Football	School	Two adult and one youth 11v11 pitch, all of standard quality and all available for community use. The adult pitches are used by Preston Panthers YFC, whilst the youth 11v11 pitch is unused. There are two match sessions of actual spare capacity on the site.	Review maintenance to sustain and improve quality. Consider relocating teams that play on overplayed sites to this site, whilst keeping some spare capacity for curriculum use and to protect pitch quality.	FA	Key	S	L
		Cricket		A standalone, non-turf wicket of standard quality. Not available for community use but it does receive curriculum use.	Retain for school use and continue maintenance regime to sustain quality.	ECB		L	L
		Rugby Union		A senior pitch with natural (adequate) drainage and standard maintenance. Available to the community, however, unused.	Sustain quality and retain for school use.	RFU		L	L
Cottesmore St. Mary's Rc Primary School	18	Football	School	One 7v7 and a 9v9 pitch of standard quality; and a 7v7 pitch of poor quality. All of which are unavailable for community use but do receive curriculum use.	Retain and improve quality for school use. Explore community use options given local shortfalls.	FA	Local	L	L



**BRIGHTON & HOVE  
PLAYING PITCH STRATEGY**

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales	Indicative Cost <sup>23</sup>
Dorothy Stringer School	21	Football	School	A poor quality adult football pitch which is unavailable for community use but does receive curriculum use.	Review maintenance regime and seek to improve pitch. Retain for school use and explore community use options given local shortfalls.	FA	Key	S	L
		Cricket		A standalone, standard quality non-turf wicket which is not available for community use. It does, however, receive curriculum use.	Retain for school use.	ECB		L	L
		Rugby Union		A senior pitch with natural (adequate) drainage and standard maintenance. Unavailable for community use, it does receive curriculum use.	Retain for school use and review maintenance regime seeking to improve quality.	RFU		L	L
		3G AGP		An FA approved, medium pile, full-sized AGP, assessed as good quality. Installed in 2015, the pitch accommodates a high volume of matchplay from Withdean YFC and is close to capacity.	Continue to maximise use for matches given grass pitch shortfalls. Encourage FA testing every three years and encourage a sinking fund to be put into place for long term sustainability.	FA		L	L
Easthill Park	25	Football	Council	A poor quality adult football pitch which is available for community use and is at capacity. The pitch is used solely by youth 11v11 teams from Mile Oak Wanderers FC.	Review maintenance regime and seek to improve pitch quality where possible. Consider pitch reconfiguration to better accommodate youth 11v11 users.	FA Club	Local	S	L
Goldstone Junior School	26	Football	School	A standard quality 7v7 pitch which is unavailable for community use, however, it does receive curriculum use.	Retain for school and seek to improve pitch quality where possible. Explore community use options given local shortfalls.	FA	Local	L	L
Greenleas	27	Football	Council	One adult and one 9v9 pitch which are both of poor quality. The adult pitch is overplayed by two match sessions and the 9v9 pitch is to capacity. The changing facilities have been rated as poor quality.	Improve pitch quality to reduce overplay and seek transfer of remaining overplay to sites with actual spare capacity. Explore options to improve changing facilities.	FA	Local	L	M
Hangleton Park	29	Hockey AGP	Council	A small sized sand-based AGP, assessed as poor quality. The surface is available for community use but it is not floodlit.	Review maintenance regime to improve quality. Consider installing floodlights to allow for evening use by hockey and football teams.	EH	Local	M	M
Hove Park	34	Football	Council	Mini 5v5, 7v7 and youth 9v9 pitches, all of which are poor quality and none with actual spare capacity. Hove Park Colts FC are the only club that uses this site.	Improve pitch quality to improve carrying capacity. Explore potential for additional 3G pitch.	FA Club	Key	S	L
		Sand AGP		A small sized sand-based AGP, assessed as poor quality. The pitch is available for community use and is used for tennis activity.	Retain pitch for continued community use and seek to maximise usage, particularly for football training given 3G shortfalls.	FA		S	M
Hove Park School	35	Football	School	Poor quality adult and 7v7 pitches which are available for community use but are unused.	Improve pitch quality through improved maintenance. Explore local demand for community use.	FA	Local	L	L
		Cricket		A poor quality, standalone non-turf wicket which is available for community use but is unused. However, it does receive curriculum use.	Seek to improve pitch quality and explore local demand for community use.	ECB		L	L

<sup>23</sup> (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.

**BRIGHTON & HOVE  
PLAYING PITCH STRATEGY**

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales	Indicative Cost <sup>24</sup>
Hove Park School – Sixth Form And Language College	36	Football	School	One adult pitch of standard quality with actual spare capacity that is discounted due to it being unused and at a school site. Also standard quality 7v7 and 9v9 pitches which are marked on rugby union pitches. All pitches receive curriculum use.	Explore lack of local demand and further explore community use options with the School to attract demand.	FA	Key	S	L
		Cricket		A standard quality, standalone non-turf pitch which is available for community use, however, is unused.	Retain for school use and explore local demand.	ECB		L	L
		Rugby Union		Two senior pitches with natural (adequate) drainage and standard maintenance. Available to the community, however, unused. Over marked by 7v7 and 9v9 football pitches.	Retain for school use and encourage appropriate maintenance to sustain pitch over markings.	RFU		L	L
Hove Recreation Ground	37	Cricket	Club	A standard quality square with 11 grass wickets. Available for community use and used to capacity. The ancillary facilities at this site are dated and in a poor condition. Palmers CC rent the site on a yearly licence but report aspirations to lease the site on a long-term basis.	Review maintenance regime and seek to improve pitch quality. Consider supporting applications for funding to improve ancillary facilities and discuss potential opportunities for Palmers CC to take on a long-term lease of the site.	Council ECB	Key	S	M
		Rugby Union		Two poor quality mini pitches, one poor quality senior pitch, one standard quality senior pitch with natural drainage and two standard quality senior pitches with pipe drainage, one of which is floodlit. Two senior pitches have since been re-developed and improved.	Fully determine impact of pitch quality improvements. Review maintenance regime and address drainage issues affecting the quality of some pitches. Consider installing floodlights on another senior pitch to reduce overplay on existing floodlit pitch.	Council RFU		S	M
Knoll Park	38	Football	Council	Mini 5v5 and 7v7 pitches, both of poor quality and neither has any actual spare capacity. The pitches are used by Hangleton Rangers YFC mini teams only.	Review maintenance regime to improve pitch quality.	FA	Local	S	L
		Sand AGP		A small sized, sand filled AGP, assessed as standard quality. This pitch is available for community use and is floodlit. It does not receive any community hockey use but is used for football training by local teams.	Consider options given no hockey demand. Consider 3G conversion.	EH FA		S	M

<sup>24</sup> (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.

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PLAYING PITCH STRATEGY**

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales	Indicative Cost <sup>25</sup>
Lancing College Preparatory School	39	Football	School	A single, standard quality adult pitch which is unavailable for community use. One youth 11v11, one mini 7v7 and one mini 5v5 pitch which are all standard quality and available for community use. Mini and youth pitches are used by Seagulls FC, making the site the home venue for the whole club. The pitches also receive curriculum use and have no actual spare capacity.	Review maintenance regime and seek to improve pitch quality. Retain pitches for school use and encourage security of tenure of all pitches for club users through a community use agreement. Explore community use options for the adult size pitch as Seagulls FC may require access as age groups progress.	FA	Local	M	L
		Sand AGP		A small sized sand dressed, standard quality AGP which is not available for community use, nor is it floodlit. It does receive curriculum use.	Retain for school use.	EH		L	L
Mile Oak Primary School	77	Football	School	An unused standard quality 7v7 pitch which is only used for curriculum purposes.	Retain the pitch for school use and sustain quality. Explore local demand for community use to alleviate match play on other local pitches.	FA	Local	L	L
		Cricket		A standalone non-turf wicket of standard quality. This pitch is available for community use but is unused.	Retain for school use and sustain quality. Explore local demand for community use, particularly to accommodate junior matches.	ECB		L	L
Nevill Playing Fields	42	Football	Council	Poor quality adult and 9v9 pitches that are overplayed by one and two match sessions respectively. Supported by poor quality ancillary facilities.	Improve pitch quality to reduce overplay and seek transfer of remaining overplay to sites with actual spare capacity. Seek to improve changing facilities.	FA	Key	S	M
		Cricket		Two grass wicket squares, both of which have accompanying non-turf wickets. Both pitches are of standard quality and are both at capacity. The site is used by Brighton & Hove CC on a yearly licence. The ancillary facilities on the site are of a poor standard.	Review maintenance regime to sustain and improve pitch quality, particularly on the outfields as they are used by football clubs in the winter. Redevelop the ancillary facilities in partnership with football. Consider long-term lease options with Brighton & Hove CC providing the Club has a long-term, sustainable business plan.	ECB Club		S	M
Portslade Sports Centre	46	Football	Freedom Leisure	One standard quality adult pitch which has 0.5 match sessions of actual spare capacity. It is accessed only by youth teams who ideally would be playing on a youth 11v11 pitch. This pitch also receives curriculum use during the day.	Consider pitch reconfiguration to better accommodate youth 11v11 users. Review maintenance regime to sustain and improve pitch quality. Retain some spare capacity to protect.	Council FA	Key	S	L
		Sand AGP		A full size, sand filled AGP of poor quality. The pitch is used by Southwick HC and some local football clubs. There is limited spare capacity on Sundays and Monday and Friday evenings.	Seek to resurface pitch and consider 3G suitability providing hockey clubs remain provided for elsewhere.	Council EH		S	M
Redhill Close	79	Football	Council	A disused site that previously contained a youth football pitch and contains the land for the pitch to be restored.	Consider restoration of pitch given local shortfalls.	FA	Local	S	M

<sup>25</sup> (L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above.

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PLAYING PITCH STRATEGY**

Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales	Indicative Cost <sup>25</sup>
St Bernadettes Catholic Primary School	54	Football	School	Two standard quality 5v5 pitches, which are both available for community use and are used by Hollingbury Hawks FC in addition to curriculum use. There is 1.5 match sessions of actual spare capacity available.	Seek to utilise spare capacity to accommodate future demand.	FA	Local	L	L
St Nicolas CE Junior School	57	Football	School	A poor quality 7v7 pitch unavailable for community use.	Retain for school use and explore community use options to reduce local shortfalls. Improve quality.	FA	Local	S	L
Varndean College	61	Football	School	Two standard quality adult pitches and one standard quality youth 11v11 pitch; all of which are available for community use. The youth pitch has minimal actual spare capacity which should be retained to protect the pitch quality, whilst the two adult pitches have a combined 1.5 match session of actual spare capacity available. All pitches are subject to curriculum use.	Review maintenance regime to sustain and improve quality. Seek transfer of demand from overplayed sites to utilise spare capacity. Retain minimal spare capacity on youth 11v11 pitch to protect.	FA	Local	S	L
Varndean High School	62	Football	School	A standard quality youth 11v11 pitch which is over marked with a 9v9 pitch. Overplayed by 0.5 match sessions.	Improve quality to alleviate overplay or relocate some demand to sites with actual spare capacity. Encourage appropriate maintenance to sustain over markings.	FA	Strategic	S	L
		Cricket		A standalone, standard quality non-turf wicket which is available for community use but unused. The outfield is marked for football and rugby union pitches during the winter.	Retain for school use and continue to sustain pitch quality. Explore local demand for community use, particularly for junior teams.	ECB		L	L
		Rugby Union		A senior pitch with natural (adequate) drainage and standard maintenance. Available to the community, however, unused.	Retain for school use.	RFU		L	L
		3G AGP		A small sized, medium pile AGP of standard quality which was installed in 2014. Available for community use, although it is without floodlighting.	Retain for school use and explore community demand given lack of floodlighting.	FA		L	L
		Hockey AGP		A small sized, sand dressed AGP of standard quality. The pitch is available for community use; however, due to it not being floodlit it is currently unused by hockey teams.	Retain for school use but consider options given no community hockey demand.	EH		L	L
Victoria Recreation Ground	63	Football	Council	Three poor quality adult pitches which are accumulatively overplayed by four match sessions. Pitches host both adult and youth teams. Ancillary facilities have been rated as poor.	Review maintenance regime and seek to improve pitch quality. Consider pitch reconfiguration to better accommodate youth 11v11 users. Seek to improve ancillary facilities.	FA	Key	M	M
		Cricket		A disused cricket pitch.	Consider local demand whilst taking into account shortfalls of other sports. Mitigate any permanent loss.	ECB		S	M

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Site	Site ID	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Timescales	Indicative Cost <sup>25</sup>
Waterhall Sports Ground	64	Football	Council	Seven poor quality adult pitches which are currently at capacity, hosting 14 teams from 10 different clubs. Only three of the pitches were in use throughout the winter, with all pitches having major undulations and drainage issues. The ancillary facilities have been rated poor.	Improve pitch quality and address drainage issues. Encourage all pitches to be made available for use throughout the season, thus reducing concentrated play on remaining pitches. Improve ancillary facilities to cater for multiple teams at one time. Explore potential for 3G pitch.	FA	Strategic	S	H
		Rugby Union		A senior pitch with natural (inadequate) drainage and standard maintenance. Used by Brighton RUFC despite sitting outside the perimeter of Brighton Rugby Club. Currently at capacity.	Review maintenance regime and address drainage issues to improve pitch quality. Consider transferring management of the pitch to Brighton Rugby Club on a long-term lease.	RFU Club		S	M
Westdene Primary School	65	Football	School	Poor quality 9v9 and 7v7 pitches which only receive curriculum use due to being unavailable for community use.	Retain for school use and review maintenance regime to improve pitch quality. Explore community use options to alleviate overplay on other local pitches.	FA	Local	S	L
Withdean Sports Complex	67	Football	Freedom Leisure	A standard quality adult pitch that has minimal spare capacity, which should be retained in order to protect pitch quality. The pitch is used by AFC Vardeanians who are one promotion away from joining the football pyramid. Existing changing room provision has limited lifespan.	Review maintenance regime to sustain and improve pitch quality. Support the needs of AFC Vardeanians should the Club be promoted to the football pyramid and seek to sustain quality so the ground adheres to requirements. Improve changing provision. Explore potential for additional 3G pitch.	Council FA Club	Key	L	L
West Blatchington Primary School	72	Football	School	A standard quality youth 9v9 pitch that is overplayed by 0.5 match equivalent sessions.	Improve quality to alleviate overplay or seek transfer of demand to sites with actual spare capacity. Encourage security of tenure for club users through a community use agreement.	FA	Local	S	L

## **PART 7: KEEP THE STRATEGY ROBUST AND UP TO DATE**

### ***Delivery***

The Playing Pitch Strategy seeks to provide guidance for maintenance/management decisions and investment made across Brighton & Hove. By addressing the issues identified in the Assessment Report and using the strategic framework presented in this Strategy, the current and future sporting and recreational needs of playing pitches can be satisfied. The Strategy identifies where there is a deficiency in provision and identifies how best to resolve this in the future.

It is important that this document is used in a practical manner, is engaged with partners and encourages partnerships to be developed, to ensure that outdoor sports facilities are regarded as a vital aspect of community life and which contribute to the achievement of Council priorities.

The production of this Strategy should be regarded as the beginning of the planning process. The success of this Strategy and the benefits that are gained are dependent upon regular engagement between all partners involved and the adoption of a strategic approach.

Each member of the steering group should take the lead to ensure the PPS is used and applied appropriately within their area of work and influence. The role of the steering group should not end with the completion of the PPS document. The steering group should continue to comprise of NGB representatives (FA, ECB, EH, RFU) as well Sport England, selected members of the Council and, if applicable, key stakeholders (such as leisure providers, universities and partner clubs).

To help ensure the PPS is well used it should be regarded as the key document within the study area guiding the improvement and protection of playing pitch provision. It needs to be the document people regularly turn to for information on how the current demand is met and what actions are required to improve the situation and meet future demand. In order for this to be achieved the steering group need to have a clear understanding of how the PPS can be applied and therefore delivered. Key uses for the PPS include evidence for supporting funding bids, guidance to inform planning decisions and planning applications and decision making for capital investment.

The process of developing the PPS will hopefully have already resulted in a number of benefits that will help with its application and delivery. These may include enhanced partnership working across different agendas and organisations, pooling of resources along with strengthening relationships and understanding between different stakeholders and between members of the steering group and the sporting community. The drivers behind the PPS and the work to develop the recommendations and action plan will have also highlighted, and helped the steering group to understand, the key areas to which it can be applied and how it can be delivered.

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

It is important that there is regular annual monitoring and review against the actions identified in the Strategy. This monitoring should be led by the local authority 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. This should form an on-going role of the group. It is possible that in



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the interim between annual reviews the steering group could operate as a 'virtual' group; prepared to comment on suggestions and updates electronically when relevant.

As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the steering group, then Sport England and the NGBs would consider the PPS and the information on which it is based to be out of date. If the PPS is used as a 'live' document, and kept up to date, the time frame can be extended to five years.

Furthermore, the process of refreshing the PPS would be much less resource intensive if changes and updates have been made throughout the five years. If there are no updates to the document within the period the nature of the supply and in particular the demand for playing pitches is likely to have changed. Therefore, without any form of review and update within this time period it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust.

Ideally the PPS should be reviewed on an annual basis from the date it is formally signed off by the steering group. This will help to maintain the momentum and commitment that would have been 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.

An annual review should not be regarded as a particularly resource intensive task. However, it 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 sites and/or clubs in the area (e.g. the most used or high quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues
- ◀ Any development of a specific sport or particular format of a sport
- ◀ Any new or emerging issues and opportunities.

Once the PPS is complete the role of the steering group should evolve so that it:

- ◀ Acts as a focal point for promoting the value and importance of the PPS and playing pitch provision in the area
- ◀ Monitors, evaluates and reviews progress with the delivery of the recommendations and action plan
- ◀ Shares lessons learnt from how the PPS has been used and how it has been applied to a variety of circumstances
- ◀ Ensures the PPS is used effectively to input into any new opportunities to secure improved provision and influence relevant programmes and initiatives
- ◀ Maintains links between all relevant parties with an interest in playing pitch provision in the area;
- ◀ Reviews the need to update the PPS along with the supply and demand information and assessment work on which it is based. Further to review the group should either:
  - ◀ Provide a short annual progress and update paper;
  - ◀ Provide a partial review focussing on particular sport, pitch type and/or sub area; or
  - ◀ Lead a full review and update of the PPS document (including the supply and demand information and assessment details).

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Alongside the regular steering group meetings it is recommended that Brighton & Hove Council holds annual sport specific meetings with the pitch sport NGBs and other relevant organisations. These meetings should look to update the key supply and demand information, if necessary amend the assessment work, track progress with implementing the recommendations and action plan and highlight any new issues and opportunities. Things to consider include formation of new teams or loss of teams, any new formats of the sports that would impact on facilities, changes in quality or creation of new facilities.

These meetings could be timed to fit with the annual affiliation process undertaken by the NGBs which would help to capture any changes in the number and nature of sports clubs in the area. Other information that is already collected on a regular basis such as pitch booking records for local authority and other sites could be fed into these meetings. The NGBs will also be able to indicate any further performance quality assessments that have been undertaken within the study area. Discussion with the league secretaries may also indicate annual league meetings which it may be useful to attend to pick up any specific issues and/or enable a review of the relevant club details to be undertaken.

The steering group should regularly review and refresh area by area plans taking account of any improvements in pitch quality (and hence increases in pitch capacity) and also any new negotiations for community use of education or other private sites in the future. Updating the action plans will make the task of updating the PPS much easier.

It is important that the Council maintains the data contained with the accompanying Playing Pitch Database. The Council 'owns' the database but it is the responsibility of NGBs and partners to supply up to date information that can be fed into it. This will enable it to refresh and update area by area plans on a regular basis. The accompanying databases are intended to be refreshed on a season by season basis and it is important that there is cross-departmental working, including for example, grounds maintenance and sports, to ensure that this is achieved and that results are used to inform subsequent annual sports facility development plans. Results should be shared with partners via a consultative mechanism.




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## Checklist

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

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

Stage E: Deliver the strategy and keep it robust and up to date	Tick 	
	Yes	Requires Attention
<b>Step 9: Apply &amp; deliver the strategy</b>		
1. Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
2. Is each member of the steering group committed to taking the lead to help ensure the PPS is used and applied appropriately within their area of work and influence?		
3. Has a process been put in place to ensure regular monitoring of how the recommendations and action plan are being delivered and the PPS is being applied?		
<b>Step 10: Keep the strategy robust &amp; up to date</b>		
1. Has a process been put in place to ensure the PPS is kept robust and up to date?		
2. Does the process involve an annual update of the PPS?		
3. Is the steering group to be maintained and is it clear of its on-going role?		
4. Is regular liaison with the NGBs and other parties planned?		
5. Has all the supply and demand information been collated and presented in a format (i.e. single document that can be filtered accordingly) that will help people to review it and highlight any changes?		
6. Have any changes made to the Active Places Power data been fed back to Sport England?		

## APPENDIX ONE: STRATEGIC CONTEXT

The recommendations within this Strategy have been developed via the combination of information gathered during consultation, site visits and analysis. They reflect key areas to be addressed over its lifetime. However, implementation must be considered in the context of financial implications and the need for some proposals to also meet planning considerations.

### **National context**

The provision of high quality and accessible community outdoor sports facilities at a local level is a key requirement for achieving the targets set out by the Government and Sport England. It is vital that this strategy is cognisant of and works towards these targets in addition to local priorities and plans.

### ***Sport England: Towards an Active Nation (2016-2021)***

Sport England has recently released its new five year strategy 'Towards an Active Nation'. The aim is to target the 28% of people who do less than 30 minutes of exercise each week and will focus on the least active groups; typically women, the disabled and people from lower socio-economic backgrounds.

Sport England will invest up to £30m on a plan to increase the number of volunteers in grassroots sport. Emphasis will be on working with a larger range of partners with less money being directed towards National Governing Bodies.

The Strategy will help deliver against the five health, social and economic outcomes set out in the Government's Sporting Future strategy.

- ◀ Physical Wellbeing
- ◀ Mental Wellbeing
- ◀ Individual Development
- ◀ Social & Community Development
- ◀ Economic Development

### ***National Planning Policy Framework***

The National Planning Policy Framework (NPPF) sets out planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

The 'promoting healthy communities' theme identifies that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative

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deficiencies or surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite the NPPF states existing open space, sports and recreation buildings and land, including playing fields, should not be built on unless:

- ◀ An assessment has been undertaken, which has clearly shown that the open space, buildings or land is 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 needs for which clearly outweigh the loss.

In order for planning policies to be 'sound' local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities.

### ***The FA National Game Strategy (2015 – 2019)***

The main aims of the National Game Strategy are summarised below:

- ◀ Sustain and Increase Participation
- ◀ Ensure access to education sites to accommodate the game.
- ◀ Help players to be the best that they can be and provide opportunities for them to progress from grassroots to elite
- ◀ Recruit, retain and develop a network of qualified referees
- ◀ Support clubs, leagues and other competition providers to develop a safe, inclusive and positive football experience for everyone.
- ◀ Support Clubs and Leagues to become sustainable businesses, understanding and serving the needs of players and customers.
- ◀ Improve grass pitches through the pitch improvement programme to improve existing facilities and changing rooms
- ◀ Deliver new and improved facilities including new Football Turf Pitches.
- ◀ Work with priority Local Authorities enabling 50% of mini-soccer and youth matched to be played on high quality artificial grass pitches

### **England and Wales Cricket Board (ECB) Cricket Unleashed 5 Year Plan**

The England and Wales Cricket Board unveiled a new strategic five-year plan in 2016 (available at <http://www.cricketunleashed.com>). Its success will be measured by the number of people who play, follow or support the whole game.

The plan sets out five important headline elements and each of their key focuses, these are:

- ◀ **More Play** – make the game more accessible and inspire the next generation of players, coaches, officials and volunteers. Focus on:
  - *Clubs and leagues*
  - *Kids*
  - *Communities*
  - *Casual*
- ◀ **Great Teams** – deliver winning teams who inspire and excite through on-field performance and off-field behaviour. Focus on:
  - *Pathway*
  - *Support*

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- *Elite Teams*
- *England Teams*
- ◀ **Inspired Fans** – put the fan at the heart of our game to improve and personalise the cricket experience for all. Focus on:
  - *Fan focus*
  - *New audiences*
  - *Global stage*
  - *Broadcast and digital*
- ◀ **Good Governance and Social Responsibility** – make decisions in the best interests of the game and use the power of cricket to make a positive difference. Focus on:
  - *Integrity*
  - *Community programmes*
  - *Our environments*
  - *One plan*
- ◀ **Strong Finance and Operations** – increase the game’s revenues, invest our resources wisely and administer responsibly to secure the growth of the game. Focus on:
  - *People*
  - *Revenue and reach*
  - *Insight*
  - *Operations*

### ***The Rugby Football Union National Facilities Strategy (2013-2017)***

The RFU National Facility Strategy 2013-2017 provides a framework for development of high-quality, well-managed facilities that will help to strengthen member clubs and grow the game in communities around them. In conjunction with partners, this strategy will assist and support clubs and other organisations, so that they can continue to provide quality opportunities for all sections of the community to enjoy the game. It sets out the broad facility needs of the sport and identifies investment priorities to the game and its key partners. It identifies that with 1.5 million players there is a continuing need to invest in community club facilities in order to:

- ◀ Create a platform for growth in club rugby participation and membership, especially with a view to exploiting the opportunities afforded by RWC 2015.
- ◀ Ensure the effectiveness and efficiency of rugby clubs, through supporting not only their playing activity but also their capacity to generate revenue through a diverse range of activities and partnerships.

In summary the priorities for investment which have met the needs of the game for the previous period remain valid:

- ◀ Increase the provision of changing rooms and clubhouses that can sustain concurrent adult and junior male and female activity at clubs
- ◀ Improve the quality and quantity of natural turf pitches and floodlighting
- ◀ Increase the provision of artificial grass pitches that deliver wider game development

It is also a high priority for the RFU to target investment in the following:

- ◀ Upgrade and transform social, community and catering facilities, which can support the generation of additional revenues
- ◀ Facility upgrades, which result in an increase in energy-efficiency, in order to reduce the running costs of clubs

## BRIGHTON & HOVE PLAYING PITCH STRATEGY

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- ◀ Pitch furniture, including rugby posts and pads, pitch side spectator rails and grounds maintenance equipment

### **England Hockey (EH) - A Nation Where Hockey Matters (2013-2017)**

EH have a clear vision, a powerful philosophy and five core objectives that all those who have a role in advancing Hockey can unite behind. With UK Sport and Sport England's investment, and growing commercial revenues, EH are ambitious about how they can take the sport forward in Olympic cycles and beyond.

*"The vision is for England to be a 'Nation Where Hockey Matters'. A nation where hockey is talked about at dinner tables, playgrounds and public houses, up and down the country. A nation where the sport is on the back pages of our newspapers, where children dream of scoring a goal for England's senior hockey team, and where the performance stirs up emotion amongst the many, not the few"*

England Hockey aspires to deepen the passion of those who play, deliver and follow sport by providing the best possible environments and the best possible experiences. Whilst reaching out to new audiences by making the sport more visible, available and relevant and through the many advocates of hockey.

Underpinning all this is the infrastructure which makes the sport function. EH understand the importance of volunteers, coaches, officials, clubs and facilities. The more inspirational people can be, the more progressive Hockey can be and the more befitting the facilities can be, the more EH will achieve. The core objectives are as follows:

- ◀ Grow our Participation
- ◀ Deliver International Success
- ◀ Increase our Visibility
- ◀ Enhance our Infrastructure
- ◀ Be a strong and respected Governing Body

England Hockey has a Capital Investment Programme (CIP) that is planned to lever £5.6 million investment into hockey facilities over the next four years, underpinned by £2m million from the National Governing Body. With over 500 pitches due for refurbishment in the next 4-8 years, there will be a large focus placed on these projects through this funding stream. The current level of pitches available for hockey is believed to be sufficient for the medium term needs, however in some areas, pitches may not be in the right places in order to maximise playing opportunities

### ***'The right pitches in the right places'<sup>26</sup>***

In 2012, EH released its facility guidance which is intended to assist organisations wishing to build or protect hockey pitches for hockey. It identifies that many existing hockey AGPs are nearing the end of their useful life as a result of the installation boom of the 90's. Significant investment is needed to update the playing stock and protect the sport against inappropriate surfaces for hockey as a result of the rising popularity of AGPs for a number of sports. EH is seeking to invest in, and endorse clubs and hockey providers which have a sound understanding of the following:

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<sup>26</sup>

<http://englandhockey.co.uk/page.asp?section=1143&sectionTitle=The+Right+Pitches+in+the+Right+Places>

## **BRIGHTON & HOVE PLAYING PITCH STRATEGY**

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- ◀ Single System – clubs and providers which have a good understanding of the Single System and its principles and are appropriately places to support the delivery.
- ◀ ClubsFirst accreditation – clubs with the accreditation are recognised as producing a safe effective and child friendly hockey environment
- ◀ Sustainability – hockey providers and clubs will have an approved development plan in place showing their commitment to developing hockey, retaining members and providing an insight into longer term goals. They will also need to have secured appropriate tenure.

### ***England Hockey Strategy***

EH's new Club Strategy will assist hockey clubs to retain more players and recruit new members to ultimately grow their club membership. EH will be focusing on participation growth through this strategy for the next two years. The EH Strategy is based on seven core themes. These are:

- 1 Having great leadership
- 2 Having Appropriate and Sustainable Facilities
- 3 Inspired and Effective People
- 4 Different Ways to Play
- 5 Staying Friendly, Social and Welcoming
- 6 Being Local with Strong Community Connections
- 7 Stretching and developing those who want it

### ***The Rugby Football League Facility Strategy***

The RFL's Facilities Strategy was published in 2011. The following themes have been prioritised:

- ◀ Clean, Dry, Safe & Playable
- ◀ Sustainable clubs
- ◀ Environmental Sustainability
- ◀ Geographical Spread
- ◀ Non-club Facilities

The RFL Facilities Trust website [www.rffacilitiestrust.co.uk](http://www.rffacilitiestrust.co.uk) provides further information on:

- ◀ The RFL Community Facility Strategy
- ◀ Clean, Dry, Safe and Playable Programme
- ◀ Pitch Size Guidance
- ◀ The RFL Performance Standard for Artificial Grass Pitches
- ◀ Club guidance on the Annual Preparation and Maintenance of the Rugby League Pitch

Further to the 2011 Strategy detail on the following specific programmes of particular relevance to pitches and facility planning are listed below and can be found via the trust link (see above):

- ◀ The RFL Pitch Improvement Programme 2013 – 2017
- ◀ Clean, Dry and Safe programmes 2013 - 2017

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## APPENDIX TWO: FUNDING PLAN

### Funding opportunities

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

Awarding body	Description
Big Lottery Fund <a href="http://www.biglotteryfund.org.uk/">http://www.biglotteryfund.org.uk/</a>	Big invests in community groups and to projects that improve health, education and the environment
Sport England The current funding streams will change throughout 2016/17 so refer to the website for the latest information: <a href="https://www.sportengland.org/funding/our-different-funds/">https://www.sportengland.org/funding/our-different-funds/</a>	Sport England is keen to marry funding with other organisations that provide financial support to create and strengthen the best sports projects. Applicants are encouraged to maximise the levels of other sources of funding, and projects that secure higher levels of partnership funding are more likely to be successful.
Football Foundation <a href="http://www.footballfoundation.org.uk/">http://www.footballfoundation.org.uk/</a>	This trust provides financial help for football at all levels, from national stadia and FA Premier League clubs down to grass-roots local development.
Rugby Football Foundation - The Grant Match Scheme <a href="http://www.rugbyfootballfoundation.org">www.rugbyfootballfoundation.org</a>	The Grant Match Scheme provides easy-to-access grant funding for playing projects that contribute to the recruitment and retention of community rugby players. Grants are available on a 'match funding' 50:50 basis to support a proposed project. Projects eligible for funding include: 1. Pitch Facilities – Playing surface improvement, pitch improvement, rugby posts, floodlights. 2. Club House Facilities – Changing rooms, shower facilities, washroom/lavatory, and measures to facilitate segregation (e.g. women, juniors). 3. Equipment – Large capital equipment, pitch maintenance capital equipment (e.g. mowers).
EU Life Fund <a href="http://ec.europa.eu/environment/funding/intro_en.htm">http://ec.europa.eu/environment/funding/intro_en.htm</a>	LIFE is the EU's financial instrument supporting environmental and nature conservation projects throughout the EU.
EH Capital Investment Programme (CIP)	The CIP fund is for the provision of new pitches and re-surfacing of old AGPs. It forms part of EH's 4 year Whole Sport's Plan.
National Hockey Foundation <a href="http://www.thenationalhockeyfoundation.com/">http://www.thenationalhockeyfoundation.com/</a>	The Foundation primarily makes grants to a wide range of organisations that meet one of our chosen areas of focus: Young people and hockey. Enabling the development of hockey at youth or community level.

### Protecting Playing Fields

Sport England's Strategy: Towards an Active Nation (2016-2021) will simplify the funding reducing the number of investment programmes from 30 to 7:



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- ◀ Tackling Inactivity
- ◀ Children and Young People
- ◀ Volunteering
- ◀ Taking sport and activity into the mass market
- ◀ Supporting sports core markets
- ◀ Local delivery
- ◀ Creating welcoming sports facilities

The current funding streams listed below will remain operational during 2016/17 but will be phased out and replaced by one or more of the seven listed above.

It launched Protecting Playing Fields (PPF) as part of its Places People Play Olympic legacy mass participation programme and is investing £10 million of National Lottery funding in community sports projects.

The programme is being delivered via five funding rounds (with up to £2 million being awarded to projects in each round). Its focus is on protecting and improving playing fields and developing community sport. It will fund capital projects that create, develop and improve playing fields for sporting and community use and offer long term protection of the site for sport. Projects are likely to involve the construction of new pitches or improvement of existing ones that need levelling or drainage works.

Sport England's 'Inspired Facilities' funding programme will be delivered via funding rounds and where clubs, community and voluntary sector groups and local authorities can apply for grants of between £25k and £150k where there is a proven local need for a facility to be modernised, extended or modified to open up new sporting opportunities.

The programmes three priorities are:

- ◀ Organisations that haven't previously received a Sport England Lottery grant of over £10k.
- ◀ Projects that are the only public sports facility in the local community.
- ◀ Projects that offer local opportunities to people who do not currently play sport.

Besides this scheme providing an important source of funding for potential voluntary and community sector sites, it may also providing opportunities for Council to access this funding particularly in relation to resurfacing the artificial sports surfaces.

### ***Strategic Facilities Fund***

Facilities are fundamental in providing more people with the opportunity to play sport. The supply of the right facilities in the right areas is key to getting more people to play sport. Sport England recognises the considerable financial pressures that local authorities are currently under and the need to strategically review and rationalise leisure stock so that cost effective and financially sustainable provision is available in the long-term. Sport England has a key role to play in the sector, from influencing the local strategic planning and review of sports facility provision to investing in major capital projects of strategic importance.

The Strategic Facilities Fund will direct capital investment into a number of key local authority projects that are identified through a strategic needs assessment and that have maximum impact on growing and sustaining community sport participation. These projects will be promoted as best practice in the delivery of quality and affordable facilities, whilst



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demonstrating long-term operational efficiencies. The fund will support projects that bring together multiple partners, including input from the public and private sectors and national governing bodies of sport (NGBs). The fund is also designed to encourage applicants and their partners to invest further capital and revenue funding to ensure sustainability. Sport England has allocated a budget of circa £30m of Lottery funding to award through this fund (2013-17).

Key features which applications must demonstrate are:

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

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

The Strategic Facilities Fund will prioritise projects that:

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

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

### ***Funder's requirements***

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

- ◀ Identify need (i.e., why the Project is needed) and how the Project will address it.
- ◀ Articulate what difference the Project will make.
- ◀ Identify benefits, value for money and/or added value.
- ◀ Provide baseline information (i.e., the current situation).
- ◀ Articulate how the Project is consistent with local, regional and national policy.
- ◀ Financial need and project cost.

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- ◀ Funding profile (i.e., Who's providing what? Unit and overall costs).
- ◀ Technical information and requirements (e.g., planning permission).
- ◀ Targets, outputs and/or outcomes (i.e., the situation after the Project/what the Project will achieve)
- ◀ Evidence of support from partners and stakeholders.
- ◀ Background/essential documentation (e.g., community use agreement).
- ◀ Assessment of risk.

### **Indicative costs**

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

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

There are two sets of costs that are highlighted here; facility capital costs and lifecycle costs.

#### *Facility capital costs*

- ◀ Facility capital costs are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, naturally taking into account varying conditions, inflation and regional adjustments.
- ◀ Costs are updated regularly in conjunction with information provided by the BCIS (Building Cost Information Service) and other Quantity Surveyors.
- ◀ The document is often referred to as the Planning Kitbag costs as the figures are often used by planners and developers when reviewing potential planning contributions to site developments.

#### *Lifecycle costs*

- ◀ Life cycle costs are how much its costs to keep a facility open and fit-for-purpose during its lifetime.
- ◀ It includes costs for major replacement and planned preventative maintenance (PPM) – day to day repairs. The costs are expressed as a percentage of the capital cost.
- ◀ You should not underestimate the importance of regular maintenance and the expense in maintaining a facility throughout its life.

## APPENDIX THREE: GLOSSARY

**Displaced demand** generally relates to play by teams or other users of playing pitches from within the study area (i.e. from residents of the study area) which takes place outside of the area. This may be due to issues with the provision of pitches and ancillary facilities in the study area, just reflective of how the sports are played (e.g. at a central venue for the wider area) or due to the most convenient site for the respective users just falling outside of the local authority/study area.

**Unmet demand** is demand that is known to exist but unable to be accommodated on current supply of pitches. This could be in the form of a team with access to a pitch for matches but nowhere to train or vice versa. This could also be due to the poor quality and therefore 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. League secretaries may be aware of some unmet demand as they may have declined applications from teams wishing to enter their competitions due to a lack of pitch provision which in turn is hindering the growth of the league.

**Latent demand** is demand that evidence suggests may be generated from the current population should they have access to more or better provision. This could include feedback from a sports club who may feel that they could set up and run an additional team if they had access to better provision.

**Future demand** is an informed estimate made of the likely future demand for pitches in the study area. This is generally based on the most appropriate current and future population projections for the relevant age and gender groupings for each sport. Key trends, local objectives and targets and consultation also inform this figure.

**Casual use** or other use could take place on natural grass pitches or AGPs and include:

- ◀ Regular play from non-sports club sources (e.g. companies, schools, fitness classes)
- ◀ Infrequent informal/friendly matches
- ◀ Informal training sessions
- ◀ More casual forms of a particular sport organised by sports clubs or other parties
- ◀ Significant public use and informal play, particularly where pitches are located in parks/recreation grounds.

**Carrying capacity** is the amount of play a site can regularly accommodate (in the relevant comparable unit) for community use without adversely affecting its quality and use. This is typically outlined by the NGB.

**Overplay** is when a pitch is used over the amount that the carrying capacity will allow, (i.e. more than the site can accommodate). Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected.

**Spare capacity** is the amount of additional play that a pitch could potentially accommodate in addition to current activity. There may be reasons why this potential to accommodate additional play should not automatically be regarded as actual spare capacity, for example, a site may be managed to regularly operate slightly below its carrying capacity to ensure that it can cater for a number of friendly matches and training activity. This needs to be investigated before the capacity is deemed **actual spare capacity**.

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**Match equivalent sessions** is an appropriate comparable unit for pitch usage. For football, rugby union and rugby league, pitches should relate to a typical week within the season and one match = one match equivalent session if it occurs every week or 0.5 match equivalent sessions if it occurs every other week (i.e. reflecting home and away fixtures). For cricket pitches it is appropriate to look at the number of match equivalent sessions over the course of a season and one match = one match equivalent session.