

HARLOW COUNCIL

Sport Facilities and Playing Pitches Assessment and Strategies

Part 3: Playing Pitch Strategy

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TABLE OF CONTENTS

INTRODUCTION	2
SECTION 1: ASSESSMENT PROCESS/METHODOLOGY	4
SECTION 2: FOOTBALL PITCH NEEDS IN HARLOW	10
SECTION 3: CRICKET PITCH NEEDS IN HARLOW	66
SECTION 4: RUGBY PITCH NEEDS IN HARLOW	93
SECTION 5: HOCKEY PITCH NEEDS IN HARLOW	113
SECTION 6: DELIVERING THE STRATEGY	135
SECTION 7: PRIORITIES FOR ACTION	142

APPENDIX

APPENDIX 1: Worked Example of the Sport England Playing Pitch Calculator for Harlow

INTRODUCTION

This Playing Pitch Strategy is part of Harlow Council's Sports Facilities Assessment and Strategies Study which covers both built facilities and playing pitches. The background and context report is Part 1 as this applies to all the sports facility provision, so the overall structure for the reports are:

Part 1: Background and context

Part 2: Built facilities strategy

Part 3: Playing pitch strategy

A key driver is the effective delivery of leisure services across Harlow and a need to ensure that a strategic network of sports facilities is in place to cater for the needs of the current and expected future populations. The Strategy will also:

- Provide the evidence base for relevant planning policies contained within the emerging Local Plan Part 2 for Harlow.
- Identify the provision required to help support the implementation of local health and well-being programmes.
- Assist with prioritising funding applications.
- Inform local development management decisions.
- Support Neighbourhood Plans by providing a detailed local evidence base.
- Help to inform the Local Plans of the surrounding authorities.
- Give guidance on the phasing of provision to meet new growth, and the priorities for investment.

This report specifically includes the assessment of the following types of pitch. Some of these pitch types are strategic in nature and have involved cross boundary discussions and agreement between Harlow and its adjacent authorities in order to take account of the planned growth over the boundaries.

- Adult grass football pitches
- Youth grass 11v11 football pitches
- Youth grass 9v9 football pitches
- Mini-soccer grass 7v7 football pitches

- Mini-soccer grass 5v5 football pitches
- '3G' football turf pitches
- Grass and artificial turf cricket pitches
- Grass rugby pitches
- Artificial Grass Pitches for hockey

SECTION 1: ASSESSMENT PROCESS/METHODOLOGY

- 1.1 This Part 3 strategy considers the playing pitches used by the community for sport and physical activity. The approach to this assessment and the development of the recommendations reflects the guidance in the Sport England 'Playing Pitch Strategy Guidance' of July 2013.

Harlow within the sub-region

- 1.2 A key theme throughout this assessment is the cross-border movement of people to take part in sport. As Harlow is a large town which acts as the strategic centre, there are some key pitch sites within and close to the town which attract users from a wide area. Equally, some '3G' and Artificial Grass Pitch users from within Harlow currently have to travel outside the town to access provision.
- 1.3 With the planned Sustainable Urban Extensions (SUEs) inside and adjacent to Harlow, this cross-boundary movement of people will become increasingly important. The planning of the playing pitch network therefore needs to consider both the needs of the communities inside the Harlow boundary and those within the adjacent SUEs.
- 1.4 A summary of the current playing pitch strategies of the adjacent authorities is given and the implications are reviewed for each pitch type within this report.

Sub-areas for the strategy

- 1.5 Harlow is a compact authority and the off-peak travel time is no more than about 20 minutes across the authority in any direction. The feedback from the clubs using playing pitches, shows that people travel across the whole of Harlow to take part. No sub-areas are therefore used in the playing pitch strategy. This approach has been agreed with the steering group for the strategies.

Methodology

- 1.6 The methodology used for each type of pitch included in the playing pitch strategy adopts the approach advocated in Sport England's 'Playing Pitch Strategy Guidance' (2013). The process involves five stages and ten steps as follows:
- **Stage A** - Prepare and tailor the approach (Step 1).
 - **Stage B** - Gather information on the supply of and demand for provision (Steps 2 and 3).
 - **Stage C** - Assess the supply and demand information and views (Steps 4, 5 and 6).

- **Stage D** - Develop the strategy (Steps 7 and 8).
- **Stage E** - Deliver the strategy and keep it robust and up-to-date (Steps 9 and 10).

Assessing current needs

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

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

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

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

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

- 1.10 There are a number of open space sites across Harlow which were previously marked out for pitches. Where no pitches were marked out at the time of the site audit in March 2016 and the sites were unused, it was not possible to apply the Sport England guidance templates for their assessment. These unused sites have been included in the Action Plan Part B: Site by Site Summary in Section 7 of the report, referring back to previous playing pitch strategies for Harlow to identify any site issues noted at that time, and the number of pitches and their size which were previously marked out.
- 1.11 The former Passmores School site has a disused hockey surface artificial grass pitch which has been closed for a number of years. It is not known if this pitch can be refurbished or would need a full replacement if the site was to be re-used either by the proposed new school, or by the community for hockey matches and football training.

Assessing future needs

- 1.12 The methodology applied to assess the additional future needs for pitches arising from future population growth involves the approach advocated in Sport England's PPS guidance, namely:
- Establishing projected population change.
 - Analysing sports development proposals and participation trends.
 - Considering existing deficiencies or spare capacity.
 - Taking account of any forthcoming changes to facility supply.

Assessed demand parameters

- 1.13 Analysis of the above factors influencing the future supply and demand for playing pitches in the district has led to the following conclusions, which are reflected in the subsequent assessment of future needs:
- **Population change:** The population of Harlow is projected to be around 103,983 by 2033. This represents an increase of more than 20% from 2016.
 - **Participation trends:** For the purposes of modelling, a rate of future demand increases of 0.5% per annum has been agreed with the steering group. The rationale behind this approach is that projecting pitch needs based upon a no growth in participation would mean that the Council's objective of getting more people active may be constrained if pitch needs are based the current rate of participation. The rates of participation across all pitch sports and the demand for pitch space will be kept under review, and will be a key consideration when this strategy is fully reviewed in approximately 5 years.

- **Changes in supply:** Any known proposed additional pitch or related facilities provision will help to accommodate some of the additional demand arising from the increased population and this has been included in the capacity assessments.

Delivering future needs

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

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

1.15 The methodology in Sport England's 'Playing Pitch Strategy Guidance' provides quantified answers to the above questions as follows:

- **Current provision:** The adequacy of current provision and any existing spare capacity has been assessed.
- **Additional needs:** Additional needs have been calculated by identifying the existing Team Generation Rates in Harlow, to identify the number of people that are currently required to form a team of various types in each of the pitch sports. These figures have then been applied to the projected population and increased participation in 2033, to calculate the gross additional teams and their related pitch needs.
- **Net requirements:** The net requirement for additional provision has been calculated by comparing the extra required capacity to the current spare capacity where appropriate, to identify the difference.

Sources of information

1.16 Information was gathered from a wide range of consultees during the period April 2016 to August 2017 including:

- Harlow District Council's Community, Leisure and Cultural Services and Landscapes and Biodiversity Services, who provided information and guidance on pitch provision, grounds maintenance and policy issues.
- The governing bodies of the pitch sports - the Essex FA, the Essex Cricket Board, the Rugby Football Union and England Hockey - who provided information on clubs and teams, assisted with the clubs' consultation, and provided comments on the draft strategies.
- Active Essex, who provided information on the wider county context.
- Local pitch sport clubs, who provided information on their current and future pitch needs and aspirations, via on-line surveys and meetings.
- Local pitch providers and/or managers, including the Great Parndon Community Association, South-East Harlow Sports and Youth Association, Fairways Sports Club and Paringdon Sports Club, who provided information on the operation and use of their pitches.
- Local schools, who provided information on their pitch provision, the extent to which it meets their needs, any current community use and attitudes to expanding this in the future.
- League secretaries, who provided information on affiliation trends and pitch quality.
- The neighbouring local authorities (Uttlesford District Council, Epping Forest District Council and East Herts Council) supplied information on their respective pitch strategies and any cross-border issues.
- Sport England, who advised on the methodological approach and policy issues and provided comment on the draft strategy.

The criteria assessed

1.17 The following pitch criteria were assessed:

- **Quantity:** The number of pitches and related facilities was established and cross checked against other sources provided by local stakeholders and consultees.
- **Quality:** The quality of playing pitches was assessed by visiting every pitch in Harlow during the respective playing seasons and assessing quality criteria using the recognised non-technical visual assessment criteria. The ratings for each aspect of each pitch were checked and challenged via the clubs' survey and stakeholder consultation and amended where necessary.

- **Accessibility:** The accessibility of pitches, in particular the extent of secured community use and pricing was assessed, to identify any barriers to use that might impact on the capacity of local provision.
- **Access:** The geographical spread of each type of pitch was mapped, the extent of catchment coverage was then determined and any gaps established.
- **Strategic priorities:** The assessment of need and priorities for provision was identified by the governing bodies of the respective pitch sports.
- **Used capacity:** The used capacity of existing pitches at each site was assessed using a bespoke supply-demand spreadsheet.

SECTION 2: FOOTBALL PITCH NEEDS IN HARLOW

The key local stakeholders

- 2.1 **Harlow District Council:** The council provides grass football pitches at eleven sites in Harlow, with grounds maintenance provided by its appointed contractor HTS (Property and Environment) Ltd.
- 2.2 **The Essex FA:** The Essex FA administers football in Essex.
- 2.3 **FA-affiliated clubs:** 40 football clubs, collectively comprising 182 teams, draw their playing membership from Harlow and are affiliated to the Essex FA.
- 2.4 **Harlow and District Football League:** The Harlow and District Football League runs the adult Sunday league in Harlow.
- 2.5 **Schools:** There are seven secondary schools and 17 primary schools with pitch provision in Harlow. Two of the '3G' football turf pitches in the district are on school sites. There is community use of some school pitches.
- 2.6 **Other pitch providers:** Other local pitch providers include the Great Parndon Community Association, South-East Harlow Sports and Youth Association, Fairways Sports Club and Paringdon Sports Club.

Strategic context

Football Association Strategy

- 2.7 The Football Association's '*National Game Strategy 2015 - 2019*' (2015) has a number of ambitious targets with important implications for the organisation of football and its facilities needs at grassroots level. In particular, it seeks to:
 - Boost female youth participation by 11% by 2019.
 - Increase the number of over 16s playing every week by over 200,000, by offering a variety of formats by 2019.
 - Create 100 new '3G' football turf pitches and improve 2,000 grass pitches by 2019.
 - Develop 'Football Hubs' in 'areas where pressures on the local game are greatest'. The aim of the new programme is to create a new sustainable model for football facilities based around '3G' pitches and high quality grass pitches on Hub Sites.

- Ensure that 50% of youth football and mini-soccer pitches are played on '3G' pitches by 2019.

Pitch strategies in neighbouring areas

2.8 **Uttlesford:** The '*Uttlesford Sports Facilities Development Strategy*' (2016) has been adopted by the council and includes the following elements of relevance to football in Harlow. The Great Dunmow and district sub-area is adjacent to Harlow so the assessments from there are most relevant to any impact on supply and demand for pitches in Harlow:

- **Adult football:** There is a current sub-area deficit equivalent to 0.5 adult football pitches, although there is no evidence of any imported demand from Harlow that contributes to this, nor of any exported demand to Harlow to mitigate it.
- **Youth football:** There is a current sub-area deficit equivalent to 4 youth football pitches, although there is no evidence of any imported demand from Harlow that contributes to this, nor of any exported demand to Harlow to mitigate it.
- **Mini-soccer:** There is current spare capacity equivalent to 3 mini-soccer pitches and there is no evidence of any imported demand from Harlow, nor of any exported demand from Uttlesford to Harlow.
- **'3G' football turf pitches:** There are currently no '3G' pitches in the Great Dunmow sub-area, leaving an assessed deficit of more than one pitch. There is evidence of exported demand from Uttlesford to '3G' pitches in Harlow.

2.9 **Epping Forest:** The '*Epping Forest Open Space, Sport and Recreation Assessment*' (2012) is currently being updated by the council but pending the emergence of detailed findings, dialogue with the council and the FA has identified the following current issues of relevance to football in Harlow:

- **Adult football:** There appears to be current districtwide spare capacity, with two teams from Harlow playing 'home' games on pitches in Epping Forest and one team from Epping Forest playing on a pitch in Harlow.
- **Youth football:** There is a shortfall of youth football pitches in the district, although there is no evidence of any imported demand from Harlow that contributes to this, nor of any exported demand to Harlow to mitigate it.
- **Mini-soccer:** There is a shortfall of mini-soccer pitches in the district, although there is no evidence of any imported demand from Harlow that contributes to this, nor of any exported demand to Harlow to Epping Forest.

- **'3G' football turf pitches:** There is only one full-sized '3G' football turf pitch in the district, along with several small-sided facilities. The FA believes that there is a significant shortfall of provision in Epping Forest district.

2.10 **East Hertfordshire:** The findings from the 2017 published East Herts Playing Pitch Strategy are as follows:

- **Adult football:** There is current spare capacity equivalent to 0.5 adult football pitches and there is no evidence of any imported demand from Harlow, nor of any exported demand to Harlow.
- **Youth football (11v11):** There is a current deficit equivalent to 3.5 youth (11v11) football pitches, along with evidence of exported demand to Harlow (to use pitches at Paringdon Sports Club) to mitigate it.
- **Youth football (9v9):** There is a current deficit equivalent to 1.5 youth (9v9) football pitches, although there is no evidence of any exported demand from East Herts to Harlow.
- **Mini-soccer (7v7):** Supply and demand are currently balanced and there is no evidence of any imported demand from Harlow, nor of any exported demand from East Herts to Harlow.
- **Mini-soccer (5v5):** There is current spare capacity equivalent to 1.0 mini-soccer 5v5 pitch and there is no evidence of any imported demand from Harlow, nor of any exported demand from East Herts to Harlow.
- **'3G' football turf pitches:** There is a current shortfall of 9.52 '3G' pitches in the district and there is no evidence of any imported demand from Harlow, nor of any exported demand from East Herts to Harlow.

2.11 The East Herts Local Plan Main Modifications of February 2018 do not impact upon football in Harlow.

The implications for Harlow

2.12 The implications of the strategic context for football in Harlow are as follows:

- **'3G' pitches:** The increased dependence on '3G' football turf pitches for youth football and mini-soccer matches by 2019 will need to be assessed in the context of the local availability of such pitches.
- **Football Hubs:** Football Hubs are being promoted by the FA as a more sustainable method of providing football facilities, compared with multiple single pitch sites. This strategy recommends that Harlow District Council should consider how this can support the improvement of football facilities and participation locally.

- **Women and Girl's football:** There is limited women and girl's football in Harlow at present, which the Essex FA is keen to address.
- **Neighbouring areas:** There are shortfalls in youth and mini-soccer and '3G' pitch provision in all neighbouring areas, although the Harlow-based clubs report relatively limited imported demand, with out of district players accounting for only 15% of overall club membership.

Football pitch demand

Introduction

2.13 This section summarises the demand for football in Harlow and covers:

- Expressed demand.
- Displaced demand.
- Unmet demand
- Latent demand.
- Demand trends.

Expressed demand

2.14 The following football clubs and teams are affiliated to the Essex FA and are based in Harlow. The information was supplied by the Essex FA through its 'Whole Game System' database, cross-referenced to the clubs' survey.

2.15 A questionnaire survey of clubs affiliated to the Essex FA produced responses from 12 clubs, collectively representing 111 teams or 61% of the 182 affiliated teams in Harlow. This was followed up with meetings with the key clubs, to explore additional issues. The following clubs responded:

- East Thames Athletic FC
- Frontiers Youth FC
- Harchester Ducks FC
- Harlow Town FC
- Langley Colts Youth FC
- Maypole Sports FC
- New Town FC
- Newhall Rangers Youth FC
- Parsloe Athletic FC
- Riley's Rangers FC

- Riddenwood FC
- Sumners FC

2.16 Pitches used outside the district are marked in italics:

Club	Match venue	Training venue(s)	Adult teams	Youth (11v11) teams	Youth (9v9) teams	Mini (7v7) teams	Mini (5v5) teams
A & A United FC	Mark Hall SC	-	1	-	-	-	-
Alemite Athletic Youth FC	The Link	-	-	2	-	-	-
Atletico Corinthians FC	The Link	-	1	-	-	-	-
Barretts Rangers FC	Barn Mead	-	1	-	-	-	-
Clodan Youth FC	Fairways Sports & Social Club Tany's Dell Primary School	-	-	1	2	2	1
East Thames Athletic FC	Paringdon Sports Club	Paringdon SC '3G' Mark Hall SC '3G'	1	-	-	-	-
Essex Smiles FC	Staple Tye	-	1	-	-	-	-
Frontiers FC	Church Langley Country Park	Church Langley Primary School '3G' Mark Hall SC '3G'	3	5	4	7	7
Geoffrey Matthew FC	Paringdon Sports Club	-	1	-	-	-	-
Green Man Athletic FC	Mark Hall '3G'	-	1	-	-	-	-
Grove & Hope Albion FC	Fairways Sports & Social Club	-	1	-	-	-	-
Grove United	<i>Hainault Recreation Ground</i>	-	1	-	-	-	-
Hangover 15 FC	Barn Mead	-	1	-	-	-	-
Harberts FC	Northbrooks	-	2	-	-	-	-
Harchester Ducks FC	Mark Hall	-	1	-	-	-	-
Harefield FC	Mark Hall	-	1	-	-	-	-
Harlow LPA FC	The Link	-	1	-	-	-	-
Harlow Rangers FC	Passmores Academy	-	1	-	-	-	-
Harlow Town FC	Harlow Arena '3G' <i>Town Mead '3G'</i>	Harlow Arena '3G' <i>Town Mead '3G'</i>	5	7	6	6	1
Hearts & Clubs FC	Northbrooks	-	1	-	-	-	-
Hertfordshire Rangers FC	Fairways Sports & Social Club	-	1	-	-	-	-
Land Sheriffs FC	Paringdon Sports Club	-	1	-	-	-	-

Club	Match venue	Training venue(s)	Adult teams	Youth (11v11) teams	Youth (9v9) teams	Mini (7v7) teams	Mini (5v5) teams
Langley Colts FC	Mark Hall Sports Centre	Mark Hall SC '3G' 'Shooters' '3G'	1	1	4	3	1
Link Athletic FC	The Link	-	1	-	-	-	-
Kink Royals Youth FC	The Link	-	-	1	-	-	-
Maypole Sports FC	Passmores Academy	Passmores Academy '3G'	1	-	-	-	-
Nazeing FC	The Link	-	1	-	-	-	-
New Town FC	Paringdon Sports Club	Paringdon SC '3G'	1	-	-	-	-
Newhall Rangers Youth FC	The Link Burnett Park	'Shooters' '3G'	1	-	1	5	4
Old Town Athletic FC	Mark Hall	-	1	-	-	-	-
Paringdon Girls FC	Paringdon Sports Club	-	-	1	-	-	-
Paringdon Vets FC	Paringdon Sports Club	-	2	-	-	-	-
Paringdon Youth FC	Paringdon Sports Club	-	-	4	5	4	6
Parndon Royals FC	Staple Tye	-	1	-	-	-	-
Parsloe Athletic FC	The Link Staple Tye Rectory Field Burnett Park	Passmores Academy '3G' 'Shooters' '3G'	1	2	1	1	-
Pools Athletic FC	The Link	-	1	-	-	-	-
Risden Wood FC	Fairways Sports & Social Club Paringdon Sports Club	Mark Hall SC '3G'	4	5	3	2	4
Rouge Returns FC	Paringdon Sports Club	-	1	-	-	-	-
Roydon FC	<i>Roydon Recreation Ground</i>	-	1	-	-	-	-
Sumners FC	Passmores Academy The Link Burnett Park	Passmores Academy '3G'	1	11	4	7	5
TOTALS	-	-	46	40	30	37	29

Displaced demand

2.17 Displaced demand relates to play by teams or other users of playing pitches from within the study area which takes place outside of the area. Examination of the data on where Harlow-based teams play their home games and do their training revealed the following:

- **Match demand:** All Harlow-based clubs currently play their home games on pitches within the district apart from Grove United FC and Roydon FC, each of which has one adult team playing elsewhere. In addition, Nazeing FC from Epping Forest district and Bishop's Stortford Community FC from East Herts play at Paringdon Sports Club so there is some limited imported demand. This implies that there is sufficient pitch capacity to cater for current demand.
- **Training demand:** The position for training demand is rather different, with 30 of the 182 affiliated teams in the district training at floodlit '3G' pitches in North Weald and Waltham Abbey, for a collective total of 15 hours per week. This indicates that there is a lack of '3G' pitch capacity within Harlow.

Unmet demand

2.18 Unmet demand takes a number of forms:

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

2.19 Consultation with clubs in Harlow revealed the following:

- 36% of respondents to the football clubs survey currently have a waiting list
- 42% of club survey respondents cited a shortage of pitches as the main impediment to fielding more teams.
- Demand for floodlit '3G' football turf pitches for training exceeds supply in Harlow, although the demand is met by pitches in neighbouring areas.
- Clubs estimate that unmet demand is equivalent to a total of 5 adult male teams, 2 adult female teams, 9 youth male teams, 5 youth female teams and 13 mini-soccer teams.

Latent demand

- 2.20 Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. 36% of respondents to the clubs currently have a waiting list for youth football and mini-soccer teams, which suggests that there is significant latent demand at these age groups.
- 2.21 One measure of latent demand is the 'Team Growth Potential' for Harlow calculated by the FA. This targets the 75th percentile figures of the 'Football Conversion Rates' in comparable local authorities to create a target for local development. Growth Potential represents a measure of latent demand, by identifying the number of teams that might reasonably be expected to develop to reach the conversion target value. The analysis shows that Harlow could potentially be generating an additional 20 football teams, mostly in the youth age groups.

Football type	Conversion target (%)	Current Harlow figure (%)	% Variance	Growth potential (no. extra teams)
Adult male	5.62%	5.80%	+0.18%	0
Adult female	0.31%	0.10%	-0.21%	2
Youth male	22.53%	18.70%	-3.83%	13
Youth female	1.91%	0.60%	-1.31%	5
Mini-soccer	11.99%	14.30%	+2.31%	0

Demand trends

- 2.22 Local and national demand trends in Harlow indicate the following:

- **National football participation rates:** Based upon the national results of Sport England's 'Active People' survey, adult (16+) participation in football has fallen over the period since 2005 as follows:

2005/6	2007/8	2008/9	2009/10	2010/1	2011/2	2012/3	2013/4	2014/5	2015/6	% Change
4.97%	5.18%	5.08%	4.96%	4.98%	4.94%	4.25%	4.39%	4.34%	4.28%	-0.69%

- **Local affiliation data:** Data from the FA's three most recent 'Football Participation Reports' (2010 to 2014) for Harlow affiliated teams reveal a fall in adult and youth football, but a 50% increase in mini-soccer teams. Comparison with the data for 2016/17 shows a continued decline in the adult game, but further growth at youth and mini-soccer levels:

Team category	2010/11	2011/12	2012/13	2013/14	% Change
Adult men	66	63	53	53	-19.7%
Adult women	0	0	1	1	-
Youth male	41	41	57	47	-14.6%
Youth female	2	3	4	2	No change
Mini-soccer	36	39	41	54	+50.0%
TOTAL	145	146	155	157	-8.3%

2.23 **FA-affiliated football clubs:** The football clubs' survey revealed the following issues on demand:

- **Local membership trends:** The proportion of Harlow clubs recording increases, decreases or no change in membership levels over the past three years is tabulated below. The results, which show that the majority have experienced increase (particularly in mini-soccer) run counter to the national trends:

Age group	Increased (%)	Stayed the same (%)	Decreased (%)
Adult male	30%	60%	10%
Adult female	75%	25%	0%
Youth male	40%	20%	40%
Youth female	67%	33%	0%
Mini-soccer	83%	17%	0%

- **Future trends:** 73% of Harlow club survey respondents expect to increase their membership over the next three years, by an estimated 34 teams in total.
- **Suppressed demand:** 36% of responding clubs currently have a waiting list and 64% have unmet demand for additional training facilities. Frontiers FC stated that 'we have a constant stream of potential members but lack of training facilities and facilities at our ground is stifling our growth'.

The implications for football in Harlow

2.24 Analysis of local demand for football in Harlow indicates the following:

- 182 affiliated teams play football in Harlow and all local match demand can be accommodated within the district (with about 15% of players in Harlow teams living outside the town). Latent and unmet demand account for a further 54 teams.
- However, demand for floodlit '3G' football turf pitches outstrips supply, with around 30 teams (19% of the total) having to access pitches in neighbouring areas.
- 36% of clubs responding to the survey have a current waiting list, and 42% cite the shortage of local pitches as the main contributory factor.

- The overall number of teams in Harlow has decreased in the past three years, which is consistent with national trends.

2.25 The table below summarises the above figures for the purposes of calculating team equivalents in Harlow. Expressed demand includes teams that are currently displaced:

<i>Age group</i>	<i>Expressed demand</i>	<i>Unmet demand</i>	<i>Latent demand</i>	<i>Total demand</i>
Adult male football	41	5	0	46
Adult female football	5	2	2	9
Boys youth 11v11 football	38	4	5	47
Girls youth 11v11 football	2	2	2	6
Boys youth 9v9 football	28	5	8	41
Girls youth 9v9 football	2	3	3	8
Mini-soccer 7v7 (mixed)	37	6	0	43
Mini-soccer 5v5 (mixed)	29	7	0	36
<i>Total</i>	182	34	20	236

Football pitch supply

Introduction

2.26 This section summarises the supply of football pitches in Harlow and covers:

- Grass pitches.
- '3G' football turf pitches.
- Pitch quality.
- Pitch maintenance.
- Pitch pricing.
- Ownership, management and security of access.
- The views of local stakeholders on pitch supply.

Grass pitches

2.27 Provision of grass pitches in Harlow with regulation line markings and goalposts for organised football are as follows. Pitches that are over-marked on other pitches are shown in brackets.

2.28 The grass football pitches with community use and are used are as follows:

<i>Site</i>	<i>Address</i>	<i>Adult 11v11</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
Barn Mead	Barn Mead, Harlow CM18 6SP	3	-	-	-	-
Burnett Park	Parsloe Road, Harlow CM19 4RT	1	1	1	1	(2)
Church Langley Country Park	Minton Lane, Harlow CM17 9TP	2	1	1	2	2
Fairways Sports Club	Parsloe Road, Harlow CM19 4RT	3	3	6	6	-
Mark Hall Sports Centre	London Road, Harlow CM17 9LR	2	2	2	2	1
Northbrooks	Harberts Road, Harlow CM19 4DU	2	-	-	-	-
Paringdon Sports Club	Paringdon Road, Harlow CM19 4QT	4	-	1	-	2
Passmores Academy	Tracyes Road, Harlow CM18 6JJ	1	1	1	3	2
Rectory Field	Three Horseshoes Road, Harlow CM19 4HB	1	-	-	-	-
Staple Tye	Abercrombie Way, Harlow CM18 6YJ	1	-	-	-	-
Tany's Dell Primary School	Mowbray Road, Harlow CM20 2LS	-	-	1	-	-
The Link	Parsloe Road, Harlow CM19 4RT	1	1	1	-	-
TOTALS	-	21	9	14	14	9

- 2.29 Grass football pitch sites which were previously marked out with pitches for community use are listed below. These are now all used as public open space, with the exception of the Former Passmores School site which does not have public access. The Sport England non-technical assessment for pitch quality can only be undertaken for sites which are marked out with pitches. None of these sites were marked out at the time of the site audit in March 2016, and the pitch numbers given are from the previous Harlow playing pitch assessment report of 2008.

<i>Site</i>	<i>Address</i>	<i>Adult 11v11</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
Bush Fair 'A'	Tilegate Road, Harlow CM18 6LT	2	-	-	-	-
Bush Fair 'B'	Church Leys, Harlow CM18 6DF	-	1	-	-	-
Collins Meadow	Harberts Road, Harlow CM19 4EU	1	-	-	-	-
Former Passmores School site	Tendring Road, Harlow CM18 6SN	2	-	-	-	-
Gilden Way Playing Field	Sheering Road, Harlow CM17 0JN	2	-	-	-	-
Goldings Playing Field	Gilden Way, Harlow CM18 7BL	-	1	-	-	-
Ladyshot Playing Field	Ladyshot, Harlow CM20 3EX	2	-	-	-	-
Long Ley Playing Field	Long Ley, Harlow CM20 3NJ	-	2	-	-	-
Nicholls Field	Nicholls Field, Harlow CM18 6DY	6	-	-	-	-
Paddock Mead Playing Field	Rye Hill Road, Harlow CM18 7JE	1	-	-	-	-
The Dashes Playing Field	The Dashes, Harlow CM20 3RR	1	-	-	-	-
Tithelands Playing Field	Southern Way, Harlow CM18 7BH	-	2	-	-	-
Water Lane Playing Field	Katherine Way, Harlow CM19 5DR	1	-	-	-	-
TOTALS	-	18	6	0	0	0

2.30 The grass football pitches with no community use are as follows:

Site	Address	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Abbotsweld Primary School	Partridge Road, Harlow CM18 6TE	-	-	1	-	-
Aspire Academy	Commonside Road, Harlow CM18 7EZ	-	-	-	1	1
Broadfields Primary School	Freshwaters, Harlow CM20 3QA	-	-	1	-	-
Burnt Mill Academy	First Avenue, Harlow CM20 2NR	-	1	-	-	-
Downs Primary School	The Hides, Harlow CM20 3RB	-	-	-	1	-
Fawberts and Barnard's Primary School	London Road, Harlow CM17 0DA	-	-	-	1	-
Hare Street Primary School	Harberts Road, Harlow CM19 4BU	-	-	1	-	-
Harlow Fields Primary School	Tendring Road, Harlow CM18 6RN	-	-	1	-	-
Holy Cross Primary School	Southern Way, Harlow CM18 6JJ	-	-	-	1	-
Jerounds Primary School	Pyenest Road, Harlow CM19 4PH	-	-	-	1	-
Little Parndon Primary School	Park Mead, Harlow CM20 1PU	-	-	-	1	1
Pear Tree Mead Primary School	Pear Tree Mead, Harlow CM18 7BY	-	-	1	-	1
Potter Street Primary School	Carter's Mead, Harlow CM17 9EU	-	-	1	-	-
Roydon Primary School	Epping Road, Roydon, Harlow CM19 5HN	-	-	1	-	-
St. James' Primary School	Parringdon Road, Harlow CM18 7RH	-	-	-	1	1
St Luke's Primary School	Pyenest Road, Harlow CM19 4LU	-	-	-	2	2
St. Mark's West Essex Catholic School	Tripton Road, Harlow CM18 6AA	1	-	-	-	-
St. Nicholas School	Hobbs Cross Road, Harlow CM17 0NJ	1	-	-	-	-
Stewards Academy	Parnall Road, Harlow CM18 7NC	2	-	-	-	-
Water Lane Primary School	Broadley Road, Harlow CM19 5RD	-	-	-	-	1
TOTALS	-	4	1	7	9	7

'3G' football turf pitches

2.31 Provision of '3G' football turf pitches in Harlow is below. All pitches have community use, except the Henry Moore Primary School facility:

<i>Site</i>	<i>Address</i>	<i>Floodlit</i>	<i>Size</i>	<i>Hours of use</i>	<i>FA Register</i>	<i>Year built</i>
Church Langley Primary School	Church Langley Way, Harlow CM17 9TH	Yes	60m x 40m	17.00 - 21.00 Weekdays 09.00 - 21.00 Weekends	No	2007
Harlow Town FC	Elizabeth Way, Harlow CM19 5BE	Yes	105m x 70m	08.00 - 22.00 Every day	Yes	2016
Henry Moore Primary School	Kiln Lane, Harlow CM17 9LW	No	70m x 40m	No public use	No	2014
Mark Hall Sports Centre	London Road, Harlow CM17 9LR	Yes	100m x 60m	16.30 - 21.30 Weekdays 09.00 - 14.00 Weekends	Yes	2005
Paringdon Sports Club	Paringdon Road, Harlow CM19 4QT	Yes	36m x 36m	17.00 - 22.00 Weekdays 08.00 - 13.00 Weekends	No	2016
Passmores Academy	Tracyes Road, Harlow CM18 6JJ	Yes	100m x 60m	17.00 - 21.00 Weekdays 09.00 - 21.00 Weekends	Yes	2011

Grass pitch quality

2.32 The quality of all grass football pitches in community use in Harlow was assessed from site visits in March 2016 using the Non-technical Visual Assessment criteria developed by the FA for use in conjunction with the 'Playing Pitch Strategy Guidance'. The criteria assessed are as follows. A percentage score and associated ratings are generated as an overall measure of quality:

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

2.33 The percentage scores generated equate to ratings of 'Good' for scores of 100% - 75% (highlighted in green below), 'Standard' for scores of 74.9% - 50% (highlighted in yellow below), 'Poor' for scores of 49.9% - 25% (highlighted in red below) and 'Unsuitable' below 25%:

<i>Site</i>	<i>Pitch</i>	<i>Pitch quality</i>	<i>Changing quality</i>	<i>Comments</i>
Barn Mead	Adult 11v11 Pitch 1 Adult 11v11 Pitch 2	Standard Standard	Standard	Pitch quality varies slightly at the lower end of 'standard' (57% - 59%) as are

	Adult 11v11 Pitch 3	Standard		Changing facilities (52%).
Burnett Park	Adult 11v11 Pitch Youth 11v11 Pitch Youth 9v9 Pitch Mini-soccer 7v7 Pitch Mini-soccer 5v5 Pitch 1 Mini-soccer 5v5 Pitch 2	Standard Standard Standard Standard Standard Standard	Good	Pitch quality (65% - 68%) is towards the upper end of 'standard', but changing (78%) is 'good' quality.
Church Langley Country Park	Adult 11v11 Pitch 1 Adult 11v11 Pitch 2 Youth 11v11 Pitch Youth 9v9 Pitch Mini-soccer 7v7 Pitch 1 Mini-soccer 7v7 Pitch 2 Mini-soccer 5v5 Pitch 1 Mini-soccer 5v5 Pitch 2	Standard Poor Poor Poor Poor Poor Poor Poor	Poor	'Our grounds man does a great job trying to maintain the pitches but they are prone to waterlogging' - <i>Frontiers YFC</i> Adult pitch 1 is at the lower end of 'standard' quality (56%), all other pitches are 'poor'. Changing is rated as 'poor' (32%) which is unacceptable at one of the key multi-pitch sites in the district.
Fairways Sports Club	Adult 11v11 Pitch 1 Adult 11v11 Pitch 2 Adult 11v11 Pitch 3 Youth 11v11 Pitch 2 Youth 11v11 Pitch 2 Youth 11v11 Pitch 3 Youth 9v9 Pitch 1 Youth 9v9 Pitch 2 Youth 9v9 Pitch 3 Youth 9v9 Pitch 4 Youth 9v9 Pitch 5 Youth 9v9 Pitch 6 Mini-soccer 7v7 Pitch 1 Mini-soccer 7v7 Pitch 2 Mini-soccer 7v7 Pitch 3 Mini-soccer 7v7 Pitch 4 Mini-soccer 7v7 Pitch 5 Mini-soccer 7v7 Pitch 6	Good Good Good Good Good Good Good Good Good Good Good Good Good Good Good Good Good Good	Standard	Pitch quality is 'good' (81%). Changing facilities are at the lower end of 'standard' quality (52%).
Site	Pitch	Pitch quality	Changing quality	Comments
Mark Hall Sports Centre	Adult 11v11 Pitch 1 Adult 11v11 Pitch 2 Youth 11v11 Pitch 1 Youth 11v11 Pitch 2 Youth 9v9 Pitch 1 Youth 9v9 Pitch 2 Mini-soccer 7v7 Pitch 1 Mini-soccer 7v7 Pitch 2 Mini-soccer 5v5 Pitch	Good Good Good Good Good Good Good Good Good	Standard	Pitch quality is 'good' (80%). Changing facilities are in the mid-range of 'standard' quality (66%).
Northbrooks	Adult 11v11 Pitch 1 Adult 11v11 Pitch 2	Standard Standard	Poor	Pitch quality (61%) towards the lower end of 'standard', but changing (48%) is 'poor' quality.

Paringdon Sports Club	Adult 11v11 Pitch 1	Good	Good	'Just one upper pitch suffers slightly from wet area' - <i>East Thames Athletic FC</i> Pitch quality varies slightly but all are at 'good' (79% - 83%) apart from one at the high end of 'standard' (71%). Changing facilities are 'good' (86%).
	Adult 11v11 Pitch 2	Good		
	Adult 11v11 Pitch 3	Good		
	Adult 11v11 Pitch 4	Standard		
	Youth 9v9 Pitch	Good		
	Mini-soccer 5v5 Pitch 1	Good		
	Mini-soccer 5v5 Pitch 2	Good		
Passmores Academy	Adult 11v11 Pitch	Good	Good	Pitch quality is 'good' (79% - 81%). Changing facilities are also 'good' quality (86%).
	Youth 11v11 Pitch	Good		
	Youth 9v9 Pitch	Good		
	Mini-soccer 7v7 Pitch 1	Good		
	Mini-soccer 7v7 Pitch 2	Good		
	Mini-soccer 7v7 Pitch 3	Good		
	Mini-soccer 5v5 Pitch 1	Good		
Rectory Field	Mini-soccer 5v5 Pitch 2	Good		
	Adult 11v11 Pitch	Standard	Poor	Pitch quality (59%) towards the lower end of 'standard', but changing (28%) is 'poor' quality.
Staple Tye	Adult 11v11 Pitch	Standard	Standard	Pitch quality (63%) is in the mid-range of 'standard', but changing (73%) is at the high end of 'standard'.
Tany's Dell Primary School	Youth 9v9 Pitch	Standard	Standard	Pitch quality (66%) is in the mid-range of 'standard', but changing (71%) is at the high end of 'standard'.
The Link	Adult 11v11 Pitch	Good	Good	Pitch quality is 'good' (81%). Changing facilities are also 'good' quality (86%).
	Youth 11v11 Pitch	Good		
	Youth 9v9 Pitch	Good		

2.34 The number and percentage of pitches in each quality band is tabulated below:

Pitch type	Good		Standard		Poor	
	Number	%	Number	%	Number	%
Adult 11v11	10	47.6%	10	47.6%	1	4.8%
Youth 11v11	7	77.8%	1	11.1%	1	11.1%
Youth 9v9	11	78.6%	2	14.3%	1	7.1%
Mini-soccer 7v7	11	78.6%	1	7.1%	2	14.3%
Mini-soccer 5v5	5	55.6%	2	22.2%	2	22.2%
TOTAL	44	65.7%	16	23.9%	7	10.4%

2.35 The percentage of pitches of each type that are served by 'poor' quality or no changing facilities is as follows:

Pitch type	Number	%
Adult 11v11	5	23.8%
Youth 11v11	1	11.1%
Youth 9v9	1	7.1%
Mini-soccer 7v7	2	14.3%
Mini-soccer 5v5	2	22.2%
TOTAL	11	16.4%

'3G' pitch quality

2.36 The quality of the '3G' football turf pitches in Harlow involved site visits to undertake the non-technical visual inspection produced by the FA for Sport England's 'Playing Pitch Strategy Guidance' (2013). The assessment generates an overall 'score' for each pitch by evaluating the condition of the playing surface, fencing, floodlighting, disability access and changing provision. The percentage scores generated equate to ratings of 'Good' for scores of 80% or more 'Standard' for scores of 79% - 51% and 'Poor' for scores of 50% or below.

Site	Rating	Comments
Church Langley Primary School	Standard	Pitch surface laid in 2007 - showing wear.
Harlow Town FC	Good	Very high quality pitch and ancillary facilities.
Henry Moore Primary School	Good	Good quality surface, with school use only.
Mark Hall Sports Centre	Standard	Heavily patched and repaired surface.
Paringdon Sports Club	Good	Good quality, recently installed surface.
Passmores Academy	Good	High quality pitch and ancillary facilities.

Pitch maintenance

2.37 Grass pitch maintenance in Harlow is organised as follows:

- **Council-owned pitches** – Since 1 February 2017, HTS (Property and Environment) Ltd. has been contracted by the Council to maintain all its football pitches and related changing facilities. Prior to 1 February 2017, the services provided by HTS were delivered by Kier Harlow Ltd. Maintenance is carried out according to a service specification.
- **School pitches** - Schools make individual arrangements for football pitch maintenance in Harlow.
- **Sports clubs** - The pitches owned by Paringdon Sports Club and Fairways Sports Club are maintained by the clubs' own groundstaff.

2.38 The 2015/16 annual spend per pitch on grounds maintenance at selected sites is tabulated below. The figures compare with Sport England Guidance in '*Natural Turf for Sport*' (2011), which identified the need for a £5,000 to £10,500 annual budget for undrained or pipe drained football pitches. This figure was increased in its '*Protecting Playing Fields*' (2015) guidance, to £11,700 for an adult football pitch and £9,600 for a youth football pitch.

Site	Spend per pitch per annum (£) in 2016/17
Burnett Park	£5,000
Rectory Field	£5,000
The Link	£10,000

2.39 The expenditure at Burnett Park and Rectory Field, where the pitch quality is rated as 'standard', is below the recommended figure but is nevertheless sustaining standard quality. Expenditure levels are comparable to those in neighbouring East Herts. The higher levels of spend at The Link sustain 'high' quality pitches.

Pitch pricing

2.40 The basis for charging for football pitch hire in Harlow varies by user type and provider, but a selection of prices is summarised below:

- **Grass pitches in Harlow**

<i>Site</i>	<i>Seasonal Charges (£)</i>	<i>Equivalent Charge per Match (£)</i>
Fairways Sports Club	£960 per adult pitch	£48
Staple Tye	£1,000 per adult pitch	£50
Paringdon Sports Club	£1,000 per adult pitch	£50
Church Langley Country Park	£1,000 per pitch	£50
Mark Hall Sports Centre	£800 per pitch	£40
Rectory Field	£1,000 per adult pitch	£50

- **Grass pitches in neighbouring areas**

<i>District</i>	<i>Site</i>	<i>Equivalent Charge per Match (£)</i>
East Herts	Grange Paddocks Leisure Centre (Bishop's Stortford)	£50 adult pitch £30 youth pitch
East Herts	Hartham Leisure Centre (Hertford)	£60 adult pitch £30 youth pitch £25 mini-soccer pitch
East Herts	The Bury, Buntingford	£600 per adult pitch
East Herts	Watton-at-Stone Recn. Grd.	£600 per pitch
East Herts	Benington Recreation Ground	£600 per pitch
East Herts	Hertford Football Club	£1,200 per adult pitch
East Herts	Simon Balle School	£700 per youth pitch

- **'3G' football turf pitches in Harlow and neighbouring areas**

<i>Pitch</i>	<i>District</i>	<i>Basis of hire</i>	<i>Cost per hour (£)</i>
Mark Hall Sports Centre	Harlow	Full-sized pitch	£85
Passmores Academy	Harlow	Full-sized pitch	£105
Great Dunmow Sports Centre	Uttlesford	Full-sized pitch	£82
Birchwood High School	East Herts	Full-sized pitch	£95
Wodson Park Sports Centre	East Herts	Full-sized pitch	£100

Ownership, management and security of access

2.41 The ownership, management and security of access to all football pitch sites with community use and used in Harlow is set out below.

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of Access</i>
Barn Mead	Harlow District Council	Harlow District Council	Secured
Burnett Park	Harlow District Council	Great Parndon Community Assoc.	Secured
Church Langley Country Park	Harlow District Council	SE Harlow Sports and Youth Assoc.	Secured
Fairways Sports Club	Fairways Sports Club	Fairways Sports Club	Secured
Harlow Arena	Harlow District Council	Harlow FC	Secured
Mark Hall Sports Centre	Academy Transformation Trust	Academy Transformation Trust	Unsecured
Northbrooks	Harlow District Council	Harlow District Council	Secured
Paringdon Sports Club	Paringdon Sports Club	Paringdon Sports Club	Secured
Passmores Academy	Passmores Academy	Passmores Academy	Unsecured
Rectory Field	Harlow District Council	Harlow District Council	Secured
Staple Tye	Harlow District Council	Great Parndon Community Assoc.	Secured
Tany's Dell Primary School	Tany's Dell Primary School	Tany's Dell Primary School	Unsecured
The Link	Harlow District Council	Great Parndon Community Assoc.	Secured

2.42 Security of access for each type of football pitch in Harlow is summarised below. It shows that only one '3G' football turf pitch has secured access and use by clubs other than Harlow Town FC is limited. Around two-thirds of youth and mini-soccer pitches have secured access:

<i>Pitch type</i>	<i>Total pitches</i>	<i>Number secured</i>	<i>% secured</i>
Full-sized '3G'	3	1	33.3%
Adult 11v11	21	18	85.7%
Youth 11v11	9	6	66.7%
Youth 9v9	14	11	78.6%
Mini-soccer 7v7	14	9	64.3%
Mini-soccer 5v5	9	6	66.7%
TOTAL	71	51	71.8%

The views of local stakeholders on pitch supply

2.43 **Local league secretaries:** Consultation with the Harlow and District Football League (HDFL) identified the following facts and key issues in relation to Harlow for the season 2015/16:

- HDFL hired Harlow Council pitches at Barn Mead and Northbrooks. The league rented these directly from the council and then sub-let pitches to clubs who paid the league.
- The league allowed teams to play matches on '3G' football turf pitches subject to the facilities having an FA certificate and being available to kick off at the same time as other matches.
- HDFL believed that Council pitches were of generally poor quality, with nine teams having recently moved from council to private pitches. There were major problems with pitches not being mowed from the end of November until early March, due to the contractor having insufficient equipment.
- HDFL did not believe the council spent sufficiently to maintain the pitches to a good quality standard.
- HDFL considered that Council changing rooms were at best of a basic standard.
- Clubs generally do not hire grass pitches for training. Some use sports halls or '3G' pitches. Where clubs use grassed areas for training it is usually on an informal basis using cones on public open space.
- HDFL considered that there were enough adult pitches to meet current demand and that it would be sensible to concentrate resources on providing fewer, but better quality pitches.
- Two poor quality pitches at Nicholls Field were only used for pre-season friendly matches. The car park surfacing was poor and the pavilion had been the subject of frequent vandalism. HDFL had been approached to take over responsibility for the site but has been unwilling to do so because it believed that the maintenance costs would be high and there was concern about the lack of ability to control the public use of the site.
- With regards to the future the league would like to see:
 - Improvements to the pitches and changing rooms at Barn Mead and Northbrooks.
 - Access to the Harlow Arena for cup finals.
 - Reduced pitch hire fees.

2.44 **FA-affiliated football clubs:** The consultation undertaken during 2016 identified the following key issues in relation to pitch supply Harlow:

- **Pitch usage preferences:** 82% of responding clubs were playing at their preferred location.
- **Play outside of Harlow:** A significant amount of training needs were being met outside of Harlow, in particular at the '3G' pitches at Shooters Football in North Weald and Town Mead Sports Centre in Waltham Abbey. Newhall Rangers Youth FC noted that

'winter training facilities are an issue. We currently travel to Shooters Football in North Weald to hire their '3G pitches' as we cannot train during the winter months on our pitches due to lack of daylight. This puts a huge financial strain on the club, this season winter training cost the club £4,900 which for a small grassroots club is a huge expense. If local '3G' facilities or floodlights could be provided this will assist all grassroots clubs within Harlow'.

- **Security of tenure:** None of the clubs owned the pitches they used, with 40% having a long-term lease and the remaining 60% renting on a seasonal basis.
- **Pitch maintenance:** 73% of responding clubs felt that the maintenance of the pitches they use was good. The 27% who do not all used council-owned pitches.
- **Pitch quality:** 55% of responding clubs considered that pitch quality had improved from the previous season, although all of the 45% who believed that quality had deteriorated used council-owned pitches. Comments from specific clubs included:
 - **Maypole Sports FC:** 'We are fortunate to have access to one of the few '3G' pitches in the town. The quality and number of grass pitches has been falling rapidly for many years. This is largely due to the Council not keeping facilities such as changing rooms in usable condition, and therefore these sites are not permitted for league football'.
 - **Sumners FC:** 'Pitch access and quality of the pitches in Harlow run by the council are horrendous. We are very lucky that Passmores Academy have us or we would not be able to provide football for over 350 players in Harlow'.

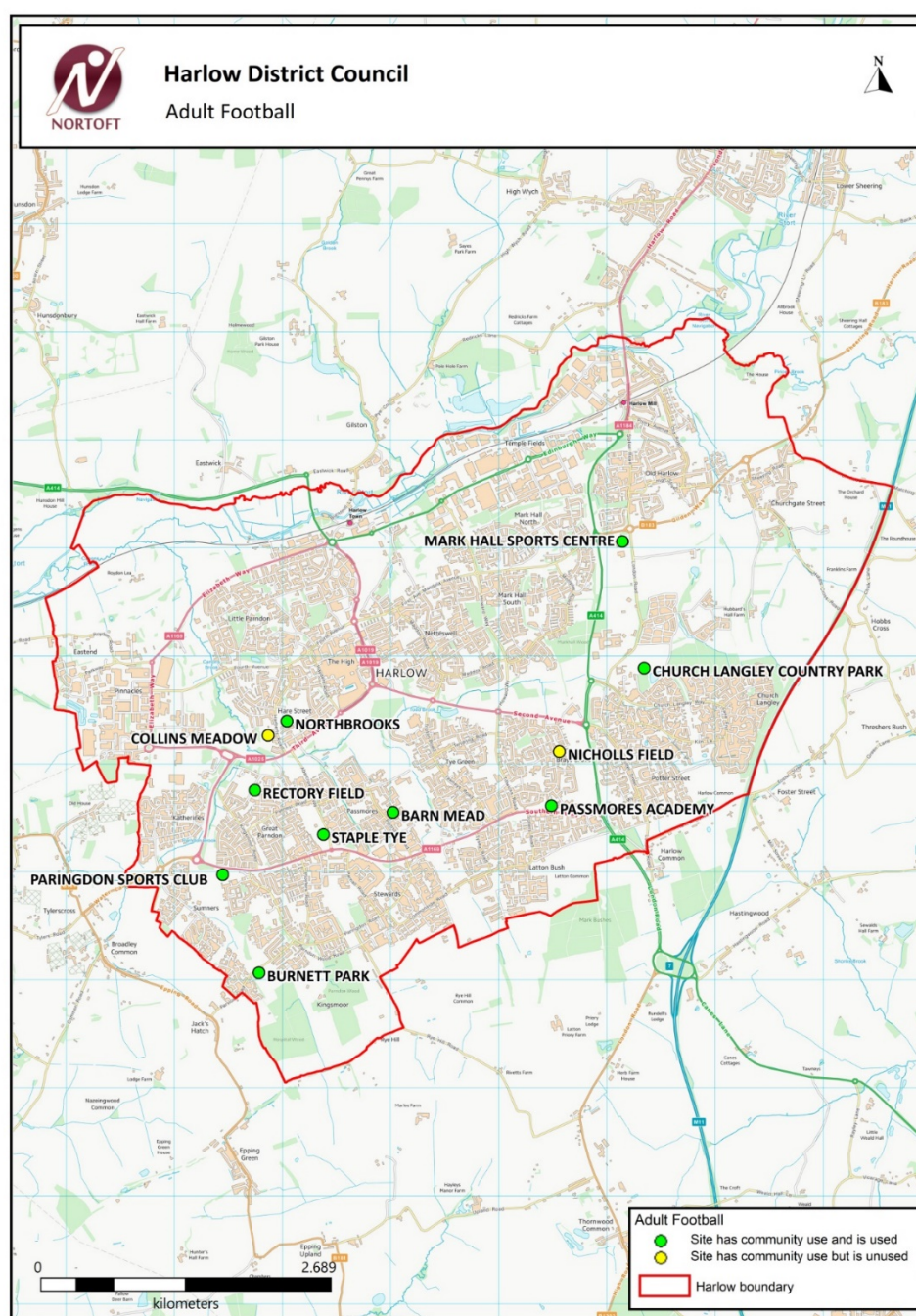
2.45 The findings from the 2016/17 consultation have been used to inform the strategy investment priorities.

2.46 The proposed Stage E annual Playing Pitch Strategy update will provide an opportunity to review the site and pitch issues identified above, including the maintenance, quality and the usage of pitches.

Geographical distribution

2.47 To geographical spread of football pitches in Harlow is set out in the maps below. The key findings are detailed next to each map:

- **Adult grass pitches:** Geographical coverage of adult grass football pitches in Harlow is good. Given the compact nature of the town, the whole population is within 10-minutes drive of the closest pitch. Collins Meadow was not in use at the time of the audit in March 2016 or for the season 2016/17, but has since come back into use for the season 2017/18.



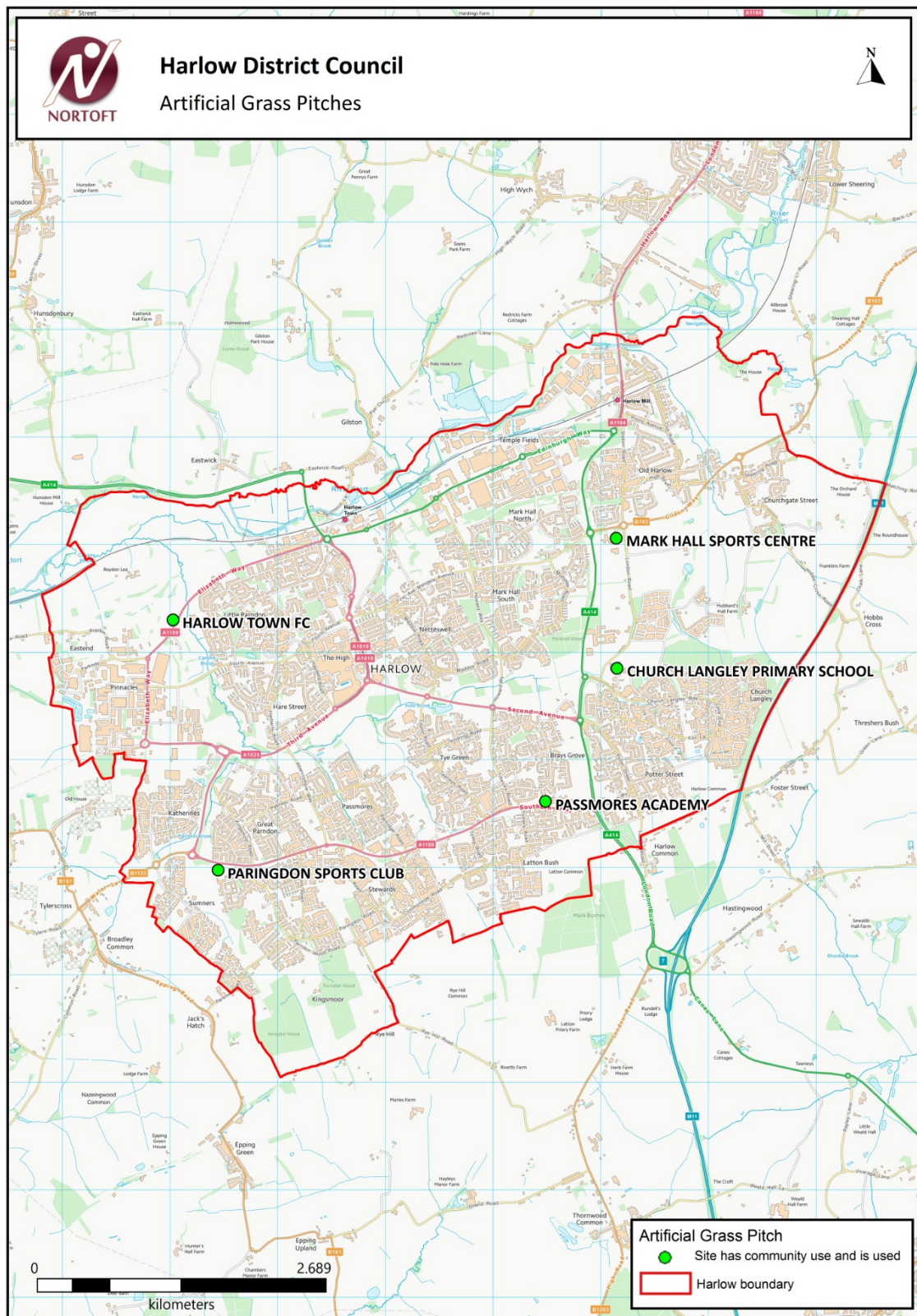
- **Youth 11v11 grass pitches:** Geographical coverage of youth 11v11 grass football pitches in Harlow is concentrated in the south of the town. However, given the compact nature of Harlow, the whole population is within 10-minutes drive of the closest pitch.

- **Youth 9v9 grass pitches:** Geographical coverage of youth 9v9 grass football pitches in Harlow is good. Given the compact nature of Harlow, the whole population is within 10-minutes drive of the closest pitch.

- **Mini-soccer 7v7 grass pitches:** Geographical coverage of mini-soccer 7v7 grass football pitches in Harlow is concentrated in the south and east of the town. However, given the compact nature of Harlow, the whole population is within 10-minutes drive of the closest pitch.

- ***Mini-soccer 5v5 grass pitches:*** Geographical coverage of mini-soccer 5v5 grass football pitches in Harlow is concentrated in the south of the town. However, given the compact nature of Harlow, the whole population is within 10-minutes drive of the closest pitch.

- **'3G' football turf pitches:** Geographical coverage of '3G' football turf pitches in Harlow is good. Given the compact nature of the town, the whole population is within 10-minutes drive of the closest pitch.



The implications for football in Harlow

2.48 Analysis of local supply of football pitches in Harlow indicates the following:

- 18 adult pitches and six youth pitches are currently unused, which reflects the reduction over time in affiliated teams in these age groups. The potential capital cost of bringing these back into use is provided in the Action Plan Part B: Site by Site Summary table. Typical costs of annual maintenance costs for the pitches to be brought back into use range from around £5,000-10,000 per pitch depending on pitch size, the amount of use, and natural ground conditions.
- Eight youth and 15 mini-soccer pitches are on school sites with no community access. These represent an opportunity to develop community usage, given the resurgent demand for football in these age groups and the waiting lists being operated by several clubs at present.
- Demand for floodlit '3G' football turf pitches outstrips supply, with around 30 teams (19% of the total) having to access pitches in neighbouring areas.
- 10.4% of grass pitches are rated as 'poor' quality and this limits their effective carrying capacity. Grounds maintenance spend at council operated pitches is below recommended levels, but sustains pitches at 'standard' quality and is comparable to levels of expenditure in neighbouring areas.
- 16.4% of pitches are served by changing facilities that are rated as 'poor' quality. This compromises the overall user experience and may deter some participants, particularly women and girls, as previous research by the Women's Sports Foundation found that poor changing facilities deterred some potential female players.
- Grass pitch hire charges in Harlow are comparable to those in neighbouring areas, but '3G' pitch charges are generally higher and this may be one contributory factor in promoting exported demand.
- More than 70% of pitches in Harlow have secured community access and access to the remaining pitches on school sites could, in theory, be withdrawn in the absence of a formal community use agreement.
- Whilst there are areas of Harlow with no local football pitch provision, the town is so compact that the whole population is within 10-minutes driving time of all types of football pitch.

Assessment of current needs

2.49 To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community

needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site with how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use.
- Demand is defined in terms of the number of 'match equivalent' sessions at each site and includes a component to reflect unmet and latent demand identified by the club users (see section 2.24 above). School's use of education sites is also included, where it impacts upon carrying capacity:
- An indication of the extent to which pitches are being used during their peak periods.

2.50 The site overviews identify the extent to which pitches are

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

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

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

Adult grass pitches

2.52 The peak demand period for adult football pitches is Sunday mornings:

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Barn Mead	3	Barretts Rangers FC Hangover 15 FC	6.0	1.0	+5.0	3.0	1.0	+2.0
Burnett Park	1	Newhall Rangers	2.0	0.5	+1.5	1.0	0.5	+0.5
Church Langley Country Park	2	Frontiers FC	3.0	1.5	+1.5	2.0	1.5	+0.5
Fairways Sports Club	3	Grove & Hope Albion FC Hertfordshire Rangers FC Risden Wood FC	9.0	3.0	+6.0	3.0	3.0	Balanced
Mark Hall Sports Centre	2	A&A United FC Green Man Athletic FC Harchester Ducks FC Harefield FC Langley Colts FC Mark Hall Academy Old Town Athletic FC	6.0	5.0	+1.0	2.0	2.0	Balanced
Northbrooks	2	Harberts FC Hearts & Clubs FC	4.0	1.5	+2.5	2.0	1.5	+0.5
Paringdon Sports Club	4	<i>Bishop's Stortford CFC</i> East Thames Athletic FC Geoffrey Matthew FC Land Sheriffs FC <i>Nazeing FC</i> New Town FC Paringdon Girls FC Paringdon Vets FC Paringdon Youth FC Rouge Returns FC	11.0	8.0	+3.0	4.0	4.0	Balanced
Passmores Academy	1	Harlow Rangers FC Maypole Sports FC Sumners FC	3.0	2.0	+1.0	1.0	1.0	Balanced
Rectory Field	1	Parsloe Athletic FC	2.0	0.5	+1.5	1.0	0.5	+0.5
Staple Tye	1	Essex Smiles FC Parndon Royals FC	2.0	1.0	+1.0	1.0	1.0	Balanced
The Link	1	Athletico Corinthians FC Harlow LPA FC Link Athletic FC Nazeing FC Pools Athletic FC	3.0	2.5	+0.5	1.0	1.5	-0.5
Harlow	21.0	-	51.0	26.5	+24.5	8.0	8.0	+3.5

2.53 The key findings are:

- There is a small peak time deficit at The Link.
- There is collective peak time capacity of 3.5 match equivalents.

Youth 11v11 grass pitches

2.54 The peak demand period for youth 11v11 pitches is Sunday mornings:

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Burnett Park	1	Newhall Rangers YFC	2.0	0.5	+1.5	1.0	0.5	+0.5
Church Langley Country Park	1	Frontiers FC	1.0	2.5	-1.5	1.0	2.5	-1.5
Fairways Sports Club	3	Clodan Youth FC Ridsen Wood FC	12.0	3.0	+9.0	3.0	3.0	Balanced
Mark Hall Sports Centre	2	Langley Colts FC	8.0	0.5	+7.5	2.0	0.5	+1.5
Passmores Academy	1	Sumners FC	4.0	5.5	-1.5	1.0	4.5	-3.5
The Link	1	Alemite Athletic Youth FC Link Royals Youth FC Parsloe Athletic FC	4.0	2.5	+1.5	1.0	2.5	-1.5
Harlow	9	-	31.0	14.5	+16.5	9.0	13.5	-4.5

2.55 The key findings are:

- There are peak time deficits at three sites. The largest is at Passmores Academy, which is mitigated by playing some fixtures on the '3G' pitch on site.
- At Church Langley Country Park and the Link, the shortfall is managed by scheduling two fixtures consecutively. There is sufficient weekly site capacity to do this on a sustainable basis at The Link, but at Church Langley Country Park, the poor quality of the pitches is further compromised by overplay.
- There is a collective peak time deficit of 4.5 match equivalents. This figure increases to 6.5 match equivalents if the two sites with unsecured community access are discounted.

Youth 9v9 grass pitches

2.56 The peak demand period for youth 9v9 pitches is Sunday mornings:

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Burnett Park	1	Newhall Rangers YFC Parsloe Athletic FC	2.0	1.0	+1.0	1.0	1.0	Balanced
Church Langley Country Park	1	Frontiers FC	1.0	2.0	-1.0	1.0	2.0	-1.0
Fairways Sports Club	6	Risden Wood FC	24.0	1.5	+22.5	6.0	1.5	+4.5
Mark Hall Sports Centre	2	Langley Colts FC	8.0	2.0	+6.0	2.0	2.0	Balanced
Paringdon Sports Club	1	Paringdon Youth FC Bishop's Stortford CFC	4.0	3.5	+0.5	1.0	2.0	-1.0
Passmores Academy	1	Sumners FC	4.0	1.0	+3.0	1.0	1.0	Balanced
Tany's Dell Primary School	1	Clodan Youth FC	2.0	1.0	+1.0	1.0	1.0	Balanced
The Link	1	Sumners FC	4.0	1.0	+3.0	1.0	1.0	Balanced
Harlow	14	-	49.0	13.0	+36.0	14.0	11.5	+2.5

2.57 The key findings are:

- There are peak time deficits at two sites. At Paringdon Sports Club, it is mitigated by playing some fixtures on the adult pitches on site in the non-peak period for adult play.
- At Church Langley Country Park, the shortfall is managed by scheduling two fixtures consecutively and the poor quality of the pitches is further compromised by overplay.
- There is collective peak time spare capacity of 2.5 match equivalents and this figure remains the same if the three sites with unsecured community access are discounted.

Mini-soccer 7v7 grass pitches

2.58 The peak demand period for mini 7v7 pitches is Saturday mornings:

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Burnett Park	1	Newhall Rangers YFC Parsloe Athletic FC	4.0	3.0	+1.0	1.0	3.0	-2.0
Church Langley Country Park	2	Frontiers FC	4.0	3.5	+0.5	2.0	3.5	-1.5
Fairways Sports Club	6	Clodan Youth FC Risden Wood FC	36.0	2.5	+31.5	6.0	2.5	+3.5
Mark Hall Sports Centre	2	Langley Colts FC	12.0	1.5	+10.5	2.0	1.5	+0.5
Passmores Academy	3	Sumners FC	18.0	3.5	+14.5	3.0	3.5	-0.5
Harlow	14	-	74.0	14.0	+60.0	14.0	14.0	Balanced

2.59 The key findings are:

- There are peak time deficits at three sites, all of which are managed by scheduling fixtures consecutively. In all cases, there is sufficient weekly pitch carrying capacity to accommodate this use.
- Collective peak time supply and demand is exactly balanced and this position remains the same if the two sites with unsecured community access are discounted.

Mini-soccer 5v5 grass pitches

2.60 The peak demand period for mini 5v5 pitches is Saturday mornings:

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Burnett Park	2	Newhall Rangers YFC	8.0	2.0	+6.0	2.0	2.0	Balanced
Church Langley Country Park	2	Frontiers FC	4.0	3.5	+0.5	2.0	3.5	-1.5
Mark Hall Sports Centre	1	Langley Colts FC	6.0	0.5	+5.5	1.0	0.5	+0.5
Paringdon Sports Club	2	Paringdon Youth FC Risden Wood FC	12.0	5.0	+7.0	2.0	5.0	-3.0
Passmores Academy	2	Sumners FC	12.0	2.5	+9.5	2.0	2.5	-0.5
Harlow	9	-	42.0	13.5	+28.5	9.0	13.5	-4.5

2.61 The key findings are:

- There are peak time deficits at three sites, all of which are managed by scheduling fixtures consecutively. In all cases, there is sufficient weekly pitch carrying capacity to accommodate this use.
- There is a collective peak time deficit of 4.5 match equivalents and this figure remains the same if the two sites with unsecured community access are discounted.

'3G' football turf pitches

2.62 **Introduction:** The methodology for assessing the need for '3G' football turf pitches involves assessing information from three sources:

- The actual used capacity of artificial turf pitches is based upon their hours of use in the peak period supplied by the pitch operators.
- A projection based upon the FA's guide figure of one pitch per 42 teams.
- An assessment of the results of Sport England's Facilities Planning Model National Facilities Audit 'run' for artificial turf pitches in Harlow.

2.63 **Used capacity of artificial turf pitches:** The used capacity of '3G' football turf pitches in Harlow is based upon their hours of use in the peak period.

Site	Pitches	Users	Peak capacity	Peak demand	Peak balance
Church Langley Primary School	60m x 40m	Frontiers FC	10.0	10.0	Balanced
Harlow Town FC	105m x 70m	Harlow Town FC	25.0	18.0	+7.0
Henry Moore Primary School	70m x 40m	No community use	0	0	Balanced

Site	Pitches	Users	Peak capacity	Peak demand	Peak balance
Mark Hall Sports Centre	100m x 60m	A & A United FC Frontiers FC Green Man Athletic FC Harchester Ducks FC Harefield FC Langley Colts FC Old Town Athletic FC Risden Wood FC	25.0	25.0	Balanced
Paringdon Sports Club	36m x 36m	East Thames Athletic FC New Town FC Paringdon Girls FC Paringdon Vets FC Paringdon Youth FC	20.0	15.0	+5.0
Passmores Academy	100m x 60m	East Thames Athletic FC Maypole Sports FC Parsloe Athletic FC Sumners FC	25.0	22.0	+3.0

2.64 The key findings are:

- Church Langley Primary School and Mark Hall Sports Centre are fully utilised in the peak periods.
- There is limited spare capacity at Harlow Town FC, Paringdon Sports Club and Passmores Academy.
- There is no public access at Henry Moore Primary School, where the pitch is not floodlit.
- There is collective peak time spare capacity of 15 hours per week although this figure reduces to 12 hours per week if the four sites with unsecured or no community access are discounted.
- A total of 15 hours per week of '3G' pitch demand from Harlow is exported to facilities outside the district.

2.65 **FA assessment:** Another way to assess '3G' pitch needs is to apply the FA's guide figure of one full-sized pitch per 42 teams and/or one small-sided pitch per ten teams. 182 teams in Harlow at present, plus a further 34 teams representing unmet demand and 20 teams representing latent demand (see section 2.24 above), produces a requirement for 5.62 pitches Harlow. Existing provision of three full-sized pitches and three small-sided pitches should meet the needs of 156 teams. The 80 remaining teams have an effective need for 1.90 full-sized '3G' pitches.

2.66 **Facilities Planning Model:** Sport England's Facilities Planning Model (FPM) comprises a spatial assessment of artificial grass pitch provision based on the nature of demand within an area and the available supply, taking into account issues such as capacity (hours of availability in the peak period) and accessibility. The key findings for '3G' pitches in Harlow for the National Facilities Audit 'run' of the FPM in 2016 were as follows:

- The FPM includes two full-sized '3G' pitches in Harlow, although this figure excludes the full-sized pitch at Harlow FC and three small-sided '3G' pitches.
- The FPM calculates that satisfied demand is fairly high at 82%, although this is largely on the basis that 86% of demand from within Harlow is exported to other areas.
- Unmet demand is assessed as only 18% of total demand, which is equivalent to only 0.37 pitches.
- Used capacity is high at 100% and all individual facilities are operating at 100% utilised capacity at peak times.
- Local share is a measure of which areas have a better or worse share of facility provision when compared against a national average figure which is set at 100. Harlow has a local share of 94, which means that provision is 6% below the national average.
- Aggregated unmet demand is highest in the south-west of Harlow.

2.67 **Analysis:** The three measures of the adequacy of provision of '3G' pitch provision in Harlow identify contradictory findings that can be reconciled as follows:

- **Used capacity:** Actual usage data shows that there is some limited capacity in the peak period (15 hours per week), although this is offset by 15 hours a week of known exported demand to pitches in neighbouring areas so in practice the 100% utilised capacity in the FPM assessment seems broadly accurate.
- **Exported demand:** Based upon actual usage data, 16.5% of Harlow's '3G' pitch demand (30 out of 183 teams) is currently exported to neighbouring areas, rather than the 86% calculated by the FPM.
- **Unmet demand:** The responses to the clubs' survey indicate that there is insufficient peak-time artificial grass pitch availability both in Harlow and at pitches in neighbouring areas which are already heavily used.
- **Assessed deficiency:** The FPM assessed deficiency of 0.37 pitches understates the high levels of expressed and unmet football demand locally. For this reason, the FA assessed deficiency of 1.90 full-sized '3G' pitches represents the most accurate measure of the shortfall.

Assessment of future needs

Population growth

2.68 Population growth to the end of 2033 has been projected based upon housing supply targets. Because of the proximity of planned growth in Epping Forest and East Hertfordshire districts, projections for the adjacent areas have also been devised and future football pitch needs identified based upon the following population projections for:

- Harlow only.
- Harlow plus adjacent growth in Epping Forest.
- Harlow plus adjacent growth in Epping Forest and East Hertfordshire.

2.69 The population figures are as follows. The detailed projections are contained in Part 1, Appendix 2:

Area	Population 2016	Population 2021	Population 2026	Population 2033
Harlow	86,135	90,719	96,167	103,983
Harlow and adjacent Epping Forest	86,135	92,048	98,512	112,624
Harlow and adjacent Epping Forest and East Herts	86,135	92,048	103,995	119,488

Potential changes in demand

2.70 For the purposes of modelling future demand, a rate of increase of 0.5% per annum has been agreed with the steering group. The rationale behind this approach is that projecting pitch needs based upon a no growth in participation would mean that the Council's objective of getting more people active may be constrained if pitch needs are based the current rate of participation. Whilst this runs counter to recent decreases in adult and youth football team numbers in Harlow, the development aspirations of the FA and local clubs suggest that this is an achievable target. The 0.5% annual increase has been applied to existing team numbers to generate projected demand uplift.

Site-specific pressures

2.71 As a former New Town, Harlow was planned from the outset and has a tight administrative boundary, meaning there is limited land available for delivering the

district's housing needs. Whilst planning policy offers protection to playing pitches, those sites that do not currently accommodate formal sport activity may be vulnerable unless it can be proved that they are needed to accommodate existing or future shortfalls in supply.

Potential changes in supply

2.72 The masterplans for two proposed housing developments contain playing pitch proposals. Whilst the drawings are conceptual at this stage, they include the following indicative provision:

- **Gilden Way:** There is provision for three adult pitches.
- **Newhall Phase Two:** There is provision for four adult pitches, three youth 11v11, three youth 9v9, two mini 7v7 and three mini 5v5 pitches.

Existing spare capacity

2.73 Based upon the assessment of current pitch needs, collective spare capacity for each type of football pitch in the peak period in Harlow is as follows:

<i>Pitch type</i>	<i>Match equivalents</i>	<i>Pitch equivalents</i>
Adult	3.5	2
Youth 11v11	-4.5	-2
Youth 9v9	2.5	1
Mini-soccer 7v7	Balanced	0
Mini-soccer 5v5	-4.5	-2
'3G' football turf pitches	-	-1.90 pitches

2.74 Given that one immediate solution to the shortfall in youth 11v11 and mini-soccer 5v5 pitches is to convert adult and youth 9v9 pitches where there is a collective surplus, it would be reasonable to assume that across all grass pitch provision with community use and used, there is no current spare capacity.

Future grass pitch needs

2.75 Future grass pitch needs based on projected population increases are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the district are required to generate one team (including latent and unmet demand - see section 2.24). These are then applied to projected changes in population to identify the likely number of teams in the future

Age group	Age range	Current population	Current teams	TGR
Adult male football	17-45	16,817	46	1: 366
Adult female football	17-45	17,156	9	1: 1,906
Boys youth 11v11 football	12-16	2,512	47	1: 53
Girls youth 11v11 football	12-16	2,413	6	1: 402
Boys youth 9v9 football	10-11	1,015	41	1: 25
Girls youth 9v9 football	10-11	975	8	1: 122
Mini-soccer 7v7 (mixed)	8-9	2,398	43	1: 56
Mini-soccer 5v5 (mixed)	6-7	2,450	36	1: 68

2.76 The application of TGRs to projected population growth in Harlow, Harlow plus adjacent growth in Epping Forest and Harlow plus adjacent growth in Epping Forest and East Hertfordshire produces the following results:

- Harlow only:

Age group	Age range	Population in 2033	TGR	Future teams	Extra teams
Adult male football	17-45	18,576	1: 366	51	5
Adult female football	17-45	18,952	1: 1,906	10	1
Boys youth 11v11 football	12-16	3,395	1: 53	64	17
Girls youth 11v11 football	12-16	3,328	1: 402	8	2
Boys youth 9v9 football	10-11	1,383	1: 25	55	14
Girls youth 9v9 football	10-11	1,356	1: 122	11	3
Mini-soccer 7v7 (mixed)	8-9	2,825	1: 56	50	7
Mini-soccer 5v5 (mixed)	6-7	2,770	1: 68	41	5

- Harlow plus adjacent Epping Forest growth:

Age group	Age range	Population in 2033	TGR	Future teams	Extra teams
Adult male football	17-45	20,798	1: 366	57	11
Adult female football	17-45	21,218	1: 1,906	11	2
Boys youth 11v11 football	12-16	3,687	1: 53	70	23
Girls youth 11v11 football	12-16	3,614	1: 402	9	3
Boys youth 9v9 football	10-11	1,539	1: 25	62	21
Girls youth 9v9 football	10-11	1,508	1: 122	12	4
Mini-soccer 7v7 (mixed)	8-9	3,077	1: 56	55	12
Mini-soccer 5v5 (mixed)	6-7	2,941	1: 68	43	7

- Harlow plus adjacent Epping Forest and East Hertfordshire growth. The TGRs for this scenario will be reviewed in the light of the TGR figures for both East Hertfordshire and Epping Forest as part of planned joint strategy work to help inform the infrastructure needs of the growth area.

Age group	Age range	Population in 2033	TGR	Future teams	Extra teams
Adult male football	17-45	23,227	1: 366	63	17
Adult female football	17-45	23,697	1: 1,906	12	3
Boys youth 11v11 football	12-16	4,024	1: 53	76	27
Girls youth 11v11 football	12-16	3,945	1: 402	9	3
Boys youth 9v9 football	10-11	1,662	1: 25	66	25
Girls youth 9v9 football	10-11	1,629	1: 122	13	5
Mini-soccer 7v7 (mixed)	8-9	3,323	1: 56	59	16
Mini-soccer 5v5 (mixed)	6-7	3,258	1: 68	48	12

2.77 In addition to increased demand based upon population growth, the effects of projected increases in participation of 0.5% per annum until 2033 amount to a compound increase of 8.3%. When added to population growth, the effects of this on team numbers for the three scenarios are as follows:

Age group	Harlow only	Harlow plus adjacent Epping	Harlow plus adjacent Epping & E. Herts
Adult male football	55	62	68
Adult female football	11	12	13
Boys youth 11v11 football	69	76	82
Girls youth 11v11 football	9	10	10
Boys youth 9v9 football	60	67	71
Girls youth 9v9 football	12	13	14
Mini-soccer 7v7 (mixed)	54	60	65
Mini-soccer 5v5 (mixed)	44	47	51

2.78 The impact of the combined effects of increased population and increased demand for pitches in Harlow and adjacent growth areas is projected as follows. Additional pitch needs are calculated based on the capacity of 'standard' quality grass pitches:

- Harlow only:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional pitch needs
Adult football	54	61	66	6
Youth 11v11 football	53	72	78	13
Youth 9v9 football	49	66	72	12
Mini-soccer 7v7	43	50	54	3
Mini-soccer 5v5	36	41	44	3

- Harlow plus adjacent Epping Forest growth:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional pitch needs
Adult football	54	68	74	10
Youth 11v11 football	53	79	86	17
Youth 9v9 football	49	74	80	16
Mini-soccer 7v7	43	55	60	5
Mini-soccer 5v5	36	43	47	3

- Harlow plus adjacent Epping Forest and East Hertfordshire growth:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional pitch needs
Adult football	54	75	81	14
Youth 11v11 football	53	85	92	20
Youth 9v9 football	49	79	85	18
Mini-soccer 7v7	43	59	65	6
Mini-soccer 5v5	36	48	51	4

Future '3G' pitch needs

2.79 Based upon the FA guideline that there should be one '3G' football turf pitch per 42 teams, there will be a requirement for the following provision by 2033, based upon the same projections as for grass football pitches:

- Harlow only: 314 teams will create a requirement for 7.48 pitches in total (3.76 more than the existing provision).
- Harlow plus adjacent Epping Forest growth: 347 teams will create a requirement for 8.26 pitches (4.55 more than the existing provision).
- Harlow plus adjacent Epping Forest and East Hertfordshire growth: 374 teams will create a requirement for 8.90 pitches (5.19 more than the existing provision).

Key findings and issues

What are the main characteristics of current supply and demand?

2.80 The key characteristics of current supply and demand for football in Harlow are as follows:

- 182 affiliated teams play football in Harlow and apart from one adult team and three youth teams, all local match demand is accommodated within the district, albeit at the cost of over-playing some pitches. Latent and unmet demand account for a further 54 teams.
- Women and girl's football is significantly under-developed in Harlow, with only five adult and four youth teams, although these numbers increase to nine and 14 teams respectively, if unmet and latent demand is included.
- The overall number of teams in Harlow has decreased in the past three years, which is consistent with national trends.
- Despite the usage pressures on some existing pitches (mainly the better quality multi-pitch sites), 12 adult pitches and five youth pitches are currently unused. Many of these were already of poor quality before their use was discontinued, but falling demand at adult level also contributed to their lack of use.
- Demand for floodlit '3G' football turf pitches outstrips demand, with around 30 teams (16.5% of the total) having to access pitches in neighbouring areas.
- Eight youth and 15 mini-soccer pitches are on school sites with no community access. These represent an opportunity to develop community usage, given the resurgent demand for football in these age groups and the waiting lists being operated by several clubs at present.
- Grass pitch hire charges in Harlow are comparable to those in neighbouring areas, but '3G' pitch charges are generally higher and this may be one contributory factor in promoting exported demand.
- More than 70% of pitches in Harlow have secured community access but access to the remaining pitches on school sites could be withdrawn in the absence of a formal community use agreement.
- Whilst there are areas of Harlow with no local football pitch provision, the town is so compact that the whole population is within 10-minutes driving time of all types of football pitch.

Is there enough accessible and secured use to meet current demand?

2.81 The situation for each type of football pitch is as follows:

- **Adult pitches:** There is collective peak time spare capacity of 3.5 match equivalents and this figure remains the same if the two school sites with unsecured community access are discounted; Mark Hall Sports Centre and Passmores Academy.
- **Youth 11v11 pitches:** There is a collective peak time deficit of 4.5 match equivalents. This figure increases to 6.5 match equivalents if the two sites with unsecured community access are discounted.
- **Youth 9v9 pitches:** There is collective peak time spare capacity of 2.5 match equivalents and this figure remains the same if the three sites with unsecured community access are discounted.
- **Mini-soccer 7v7 pitches:** Collective peak time supply and demand is exactly balanced and this position remains the same if the two sites with unsecured community access are discounted.
- **Mini-soccer 5v5 pitches:** There is a collective peak time deficit of 4.5 match equivalents and this figure remains the same if the two sites with unsecured community access are discounted.
- **'3G' football turf pitches:** There is collective deficit of 1.90 full-sized '3G' pitches

Is the accessible provision of suitable quality and appropriately maintained?

2.82 The situation on pitch quality and maintenance for the football seasons 2015/16 and 2016/17 were follows:

- **Grass pitch quality:** Seven grass pitches (10.4%) were rated as 'poor' quality and this limited their effective carrying capacity.
- **The views of users:** Whilst most Council-owned pitches were rated as 'standard' quality, the pitch audits placed them at the lower end of that range, which accounted for unfavourable consultee perceptions of pitch quality at these sites.
- **Changing facilities:** 11 pitches (16.4%) were served by changing facilities that were rated as 'poor' quality. This compromised the overall user experience and may have deterred some participants, particularly women and girls, as previous research by the Women's Sports Foundation found that poor changing facilities deterred some potential female players.

- **Maintenance:** Grounds maintenance on Council-owned pitches had attracted criticism from many user clubs, although with the exception of the pitches at Church Langley Country Park and Nicholls Field, Council pitch quality was maintained at the lower end of the 'standard' range. Maintenance of the club and education owned pitches was generally good quality.
- **Fewer but better pitches:** A case could be made for concentrating grounds maintenance resources on fewer, but better quality pitches, to provide a similar or better collective carrying capacity. The advantages of this approach would be that Football Hub sites could be developed, focusing '3G' and good quality grass pitches at a limited number of sites to deliver a more sustainable operation.

What are the main characteristics of future supply and demand?

2.83 The main characteristics of future supply and demand are as follows:

- **Population growth:** The population of Harlow is estimated to be 103,983 by 2033. This represents an increase of 20.7% from 2016. The population of Harlow plus new housing growth in adjacent areas of Epping Forest will be 112,624 by the same date, a 30.8% increase and this population, plus that in adjacent areas of East Herts will be 119,488 by 2033, a 38.7%. The effects of this in terms of additional team generation are as follows:

Age group	Extra teams Harlow	Extra teams Harlow plus Epping	Extra teams Harlow plus Epping & E. Herts
Adult male football	5	11	17
Adult female football	1	2	3
Boys youth 11v11 football	17	23	27
Girls youth 11v11 football	2	3	3
Boys youth 9v9 football	14	21	25
Girls youth 9v9 football	3	4	5
Mini-soccer 7v7 (mixed)	7	12	16
Mini-soccer 5v5 (mixed)	5	7	12

- **Changes in demand:** Projected increases in participation of 0.5% per annum will lead to a compound increase in demand of 8.3% by 2033. The effects of this in terms of additional team generation are as follows:

Pitch type	Extra teams Harlow	Extra teams Harlow plus Epping	Extra teams Harlow plus Epping & E. Herts
Adult football	5	6	6
Youth 11v11 football	6	7	7
Youth 9v9 football	6	6	6
Mini-soccer 7v7	4	5	6

Mini-soccer 5v5	3	4	4
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- **Planned pitch gains:** The masterplans for two proposed housing developments contain playing pitch proposals with the following indicative provision:
 - **Gilden Way:** There is provision for three adult pitches.
 - **Newhall Phase Two:** There is provision for four adult pitches, three youth 11v11, three youth 9v9, two mini 7v7 and three mini 5v5 pitches.
- **Existing spare capacity:** There is current spare capacity of 4 weekly match equivalents at adult grass pitches, 2.5 match equivalents at grass youth 9v9 pitches, 1.5 match equivalents at mini-soccer 5v5 pitches and 15 peak hours at '3G' football turf pitches.
- **Future pitch needs:** The additional pitch requirements arising from increases in population and participation by 2033 have been assessed as follows:

<i>Pitch type</i>	<i>Extra pitches Harlow</i>	<i>Extra pitches Harlow plus Epping</i>	<i>Extra pitches Harlow plus Epping & E. Herts</i>
Adult football	6	10	14
Youth 11v11 football	13	17	20
Youth 9v9 football	12	16	18
Mini-soccer 7v7	3	5	6
Mini-soccer 5v5	3	3	4
'3G'	3.76	4.55	5.19

Is there enough accessible and secured use to meet future demand?

2.84 The situation at community accessible pitches is as follows. The '3G' pitch figure reflects the additional capacity provided by the small-sided pitches:

- Harlow only:

<i>Pitch type</i>	<i>Current secured pitches</i>	<i>Current secured peak spare capacity</i>	<i>Current peak needs</i>	<i>Extra peak needs by 2033</i>	<i>Total peak needs by 2033</i>	<i>Additional secured pitch needs</i>
Adult football	21	3.5 matches	17.5 pitches	6 pitches	23.5 pitches	2.5 pitches
Youth 11v11	9	-4.5 matches	13.5 pitches	13 pitches	26.5 pitches	17.5 pitches
Youth 9v9	14	2.5 matches	11.5 pitches	12 pitches	23.5 pitches	9.5 pitches
Mini 7v7	14	Balanced	14 pitches	3 pitches	17 pitches	3.0 pitches
Mini 5v5	9	-4.5 matches	13.5 pitches	3 pitches	16.5 pitches	7.5 pitches
'3G'	3.72	-1.90 pitches	5.62 pitches	3.76 pitches	9.38 pitches	5.66 pitches

- Harlow plus adjacent Epping Forest growth:

<i>Pitch type</i>	<i>Current secured pitches</i>	<i>Current secured peak spare capacity</i>	<i>Current peak needs</i>	<i>Extra peak needs by 2033</i>	<i>Total peak needs by 2033</i>	<i>Additional secured pitch needs</i>
Adult football	21	3.5 matches	17.5 pitches	10 pitches	27.5 pitches	6.5 pitches
Youth 11v11	9	-4.5 matches	13.5 pitches	17 pitches	30.5 pitches	21.5 pitches
Youth 9v9	14	2.5 matches	11.5 pitches	16 pitches	27.5 pitches	13.5 pitches
Mini 7v7	14	Balanced	14 pitches	5 pitches	19 pitches	5.0 pitches
Mini 5v5	9	-4.5 matches	13.5 pitches	3 pitches	16.5 pitches	7.5 pitches
'3G'	3.72	-1.90 pitches	5.62 pitches	4.55 pitches	10.17 pitches	6.45 pitches

- Harlow plus adjacent Epping Forest and East Hertfordshire growth:

<i>Pitch type</i>	<i>Current secured pitches</i>	<i>Current secured peak spare capacity</i>	<i>Current peak needs</i>	<i>Extra peak needs by 2033</i>	<i>Total peak needs by 2033</i>	<i>Additional secured pitch needs</i>
Adult football	21	3.5 matches	17.5 pitches	14 pitches	31.5 pitches	10.5 pitches
Youth 11v11	9	-4.5 matches	13.5 pitches	20 pitches	33.5 pitches	24.5 pitches
Youth 9v9	14	2.5 matches	11.5 pitches	18 pitches	29.5 pitches	15.5 pitches
Mini 7v7	14	Balanced	14 pitches	6 pitches	20 pitches	6.0 pitches
Mini 5v5	9	-4.5 matches	13.5 pitches	4 pitches	17.5 pitches	8.5 pitches
'3G'	3.72	-1.90 pitches	5.62 pitches	5.19 pitches	10.81 pitches	7.06 pitches

2.85 If the additional pitch requirements were to be met entirely by new pitch provision, the spatial implications in terms of land take (including pitch runoffs and an allowance for changing facilities) would be as follows for each scenario:

<i>Pitch type</i>	<i>Extra pitches Harlow</i>	<i>Extra pitches Harlow plus Epping</i>	<i>Extra pitches Harlow plus Epping & E. Herts</i>
Adult football	2.05ha	5.33ha	8.61ha
Youth 11v11 football	12.60ha	15.48ha	17.64ha
Youth 9v9 football	5.89ha	8.37ha	9.61ha
Mini-soccer 7v7	1.56ha	2.60ha	3.12ha
Mini-soccer 5v5	3.15ha	3.15ha	3.57ha
'3G'	4.64ha	5.29ha	5.79ha
TOTALS	29.89ha	40.22ha	48.34ha

The options for securing additional accessible and secured pitch capacity

2.86 The options for securing the additional pitches are as follows:

- **Protect:** Protecting most existing pitch sites through the Local Plan will be key both to maintaining the current stock and to increase secured local capacity. Reinstating some or all of the 24 un-used adult and youth (11v11) pitches, with conversion to smaller pitches where appropriate, will be the key to achieving this.

- **Provide:** Ensuring that new pitch and related changing provision is made in conjunction with new housing developments, either on site or through developer contributions that reflect the additional pitch demand arising from the increased population.
- **Enhance:** Improving the carrying capacity of existing pitches will accommodate additional play. The options include improved drainage and maintenance to grass pitches, floodlighting to extend usage periods and providing more '3G' surfaces in lieu of grass pitches.

Scenario testing

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

2.88 Scenario 1: The creation of football hubs around '3G' pitch provision:

- **Rationale:** The FA is keen to encourage the creation of 'Football Hubs', involving one or more '3G' pitches and several good quality grass pitches, to create sustainable, high-quality playing experiences. The FA has produced a model to calculate the effect of transferring matches for teams who currently play on grass pitches to '3G'. The results of applying this in Harlow are as below:

Format of the game	Total number of teams	Number of teams playing at peak time	Fixture Equivalents	Matches per full size AGP	Number of match sessions	Duration of session (inc. changeover)	Hours of play on 3G AGP	Assumptions
5v5	29	27	14	4	3.4	1	3.4	Assumes that 5v5 and 7v7 fixtures are programmed on the hour
7v7	37	35	17	2	8.7	1	8.7	
9v9	30	26	13	2	6.5	1.5	9.8	Assumes that 9v9 fixtures are programmed every 90 minutes
Youth 11v11	40	36	18	1	18.0	2	36.0	Assumes that 11v11 fixtures are programmed every 120 minutes
Adult 11v11 Sat	46	20	8	1	7.5	2	15.0	
Adult 11v11 Sun		26	16	1	15.5	2	31.0	
Total	182	170	85	-	60	10	104	Hours of 3G play per weekend

- **Advantages:** Addressing the local shortfall in '3G' pitch provision by focusing on a strategically located geographical spread of sites with existing grass pitches will create an accessible network of provision to further develop the game. It will also support the FA's target for 50% of youth and mini-soccer matches to be played on '3G' surfaces by 2019.

- **Disadvantages:** Based on the FA's modelling, 10 '3G' pitches would be needed to accommodate all matches currently played on grass in Harlow, as well as meeting midweek training needs. The provision of seven additional '3G' pitches would be costly, although the land take required for meeting all play on grass pitches is also expensive.
- **Conclusions:** The feasibility of establishing football hubs in Harlow should be established. This would cater for 50% of Harlow's current match needs and all current training needs, and would create spare capacity at some existing grass pitch sites to accommodate future increases in demand for housing developments.
- The football hubs should comprise two full-sized '3G' pitches, an array of good quality grass pitches and a pavilion. A single feasibility study should be commissioned to assess the suitability of all prospective sites, which should be selected for inclusion based upon the following criteria:
 - Sufficient space for the equivalent of five adult pitches.
 - Existing facilities on site (e.g. an existing '3G' pitch).
 - The ability to establish secure site boundaries.
 - Secured community use/security of tenure.
 - Adequate local infrastructure to accommodate vehicle movements, parking etc.
- On the basis of the above criteria, consideration given to the following sites:
 - Harlow Town FC, which has an existing '3G' pitch with a secured perimeter but limited adjacent land availability for additional grass pitches. It would provide a Hub in the north-west of the town.
 - Mark Hall Sports Centre, which has an existing '3G' pitch with a secure site perimeter and existing grass pitches both on site and adjacent, but unsecured community access. It would provide a Hub in the north-east of the town.
 - Passmores Academy, which has an existing '3G' pitch and a secure site perimeter and existing grass pitches both on site and adjacent, but unsecured community access. It would provide a Hub in the south-east of the town.
 - Church Langley Country Park, which has sufficient land availability, existing poor-quality pitches and changing facilities which would benefit from

upgrading and security of tenure, but no secure boundaries. It would provide a Hub in the east of the town.

- Nicholls Field, which has sufficient land availability and security of tenure, but no secure boundaries. It would provide a Hub close near the centre of Harlow.
- Paringdon Sports Club, which has sufficient land availability, existing good-quality pitches and changing facilities, security of tenure and secure boundaries. It would provide a Hub in the south-west of the town.
- The proposed playing fields at the Newhall development, which although close to the Mark Hall sites will have sufficient land availability and a pitch site provided by developers, although the issue of secure boundaries is unclear at this stage.

2.89 Scenario 2: The impact of proposed new pitch provision at the Gilden Way and Newhall developments:

- **Rationale:** The masterplans for two proposed housing developments in Harlow contain playing pitch proposals. Whilst the drawings are conceptual at this stage, they include provision for three adult pitches at Gilden Way and four adult pitches, three youth 11v11, three youth 9v9, two mini 7v7 and three mini 5v5 pitches at Newhall. The pitches will cover 12.78ha.
- **Advantages:** The pitches would address a number of existing and additional needs arising from the two housing developments as follows:

<i>Pitch type</i>	<i>Current secured peak spare capacity</i>	<i>Extra demand arising from development</i>	<i>Spare capacity following development</i>	<i>Extra pitches provided</i>	<i>Net spare capacity with extra pitches</i>
Adult football	2 pitches	1 pitch	1 pitch	7 pitches	8 pitches
Youth 11v11	-2.5 pitches	1.5 pitches	-4 pitches	4 pitches	Balanced
Youth 9v9	1 pitch	1.5 pitches	-0.5 pitches	3 pitches	2.5 pitches
Mini 7v7	Balanced	1.5 pitches	-1.5 pitches	2 pitches	0.5 pitches
Mini 5v5	-2 pitches	1.5 pitches	-3.5 pitches	3 pitches	-0.5 pitches

- **Disadvantages:** There are no disadvantages to this scenario.
- **Conclusions:** The provision of the proposed pitches as part of the Gilden Way and Newhall developments should be secured through the planning process. The provision of more youth and mini-soccer pitches instead of some of the proposed adult pitches would better meet the local demand profile. Consideration should also be given, via the Hub Sites feasibility study, to the potential for the Newhall pitches to accommodate a Football Hub site.

2.90 Scenario 3: Re-instatement and improvement of unused pitches to meet future needs:

- **Rationale:** There are 18 adult football pitches and six youth 11v11 pitches in Harlow that are currently unused. These collectively comprise 20.6ha and the total additional spatial requirement for additional pitches to meet extra needs arising from Harlow-only growth by 2033 is 29.9ha. With the provision of 12.78ha of pitches as part of the Gilden Way and Newhall developments, all Harlow-only needs would be met by these combined means.
- **Advantages:** Available land for additional pitches in Harlow is scarce and therefore re-instating and improving existing unused pitches offers the most realistic means of meeting future additional needs.
- **Disadvantages:** Most of the sites are small and scattered, so whilst they maximise local community accessibility, they will be less cost-effective to maintain. The Hub Sites feasibility study may identify a scenario whereby sufficient pitch capacity could be provided through Hub Site development to accommodate future demand that is currently scheduled for the unused sites. If this is the case, consideration might be given to disposal of some unused pitch sites, once the Football Hub sites are provided and are fully operational.
- **Conclusions:** All unused football pitch sites in Harlow should be protected from development and be re-instated progressively as demand increases with population growth between now and 2033. Priority should be given to the larger sites with more pitches, namely Nicholls Field (six pitches), Bush Fair 'A' (two pitches), Ladyshot Playing Field (two pitches), Long Ley Playing Field (two pitches) and Tithelands Playing Field (two pitches). The Former Passomore's School site (two grass football pitches) is currently being considered for a new school. If this goes ahead, the opportunity should be taken to explore the opportunity for community use. If a new school does not go ahead, the two pitches should be retained for community football use. This policy may be reviewed once the full extent of the additional pitch capacity provided by the proposed Hub Sites becomes clearer.

2.91 Scenario 4: Meeting the needs arising from adjacent growth in East Herts and Epping Forest in adjoining areas:

- **Rationale:** Scenario 4 has established that there is sufficient land to meet the needs of Harlow's population growth within the district, but an additional 10.33ha would be required to meet extra demand attributable to the developments in neighbouring parts of Epping Forest by 2033 and a further 8.12ha to meet extra demand arising from developments in neighbouring parts of East Herts in the same period. Meeting the requirements of Epping Forest and East Herts on land in the relevant district would be the optimum arrangement given the land use pressures within the Harlow boundaries. The

currently unused or lightly used sites within Harlow are expected to be needed to be brought back into use, with significant investment, to improve to meet the needs of Harlow's own growth.

- **Advantages:** Available land for additional pitches in Harlow is scarce and therefore proving pitches as part of the developments in neighbouring areas offers the most realistic means of meeting future additional needs.
- **Disadvantages:** There are no disadvantages to this scenario.
- **Conclusions:** All additional football pitch needs arising from residential developments adjacent to Harlow could potentially be met within the neighbouring districts, where the land availability is relatively better.

Policy recommendations

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

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

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

2.94 Protect:

- **Recommendation 1 - Safeguarding existing provision:** The Harlow Playing Pitch Strategy comprises a robust and evidence-based assessment of current and future needs for football in the town. The Strategy has identified a need for all current and unused football pitch sites to be retained, on the basis of the specific identified roles that each can play in delivering the needs of the sport in Harlow both now and in the future, unless compensatory provision is made elsewhere. Such compensatory provision is likely to be focused upon the development of football Hub Sites. It is therefore recommended that planning policies continue to support the retention of all sites, based upon the evidence in the Playing Pitch Strategy, unless their loss is offset by an appropriate scale of compensatory provision elsewhere in the town. This includes consideration of the additional capacity provided by '3G' pitches at the proposed football

Hubs in relation to the equivalent capacity of grass pitches. The wider open space functions of all pitch sites should also be taken into account, and compensatory provision for the open space needs they serve should be made.

- **Recommendation 2 - Community access to education facilities:** 24 youth and 23 mini-soccer pitches are on school sites with no community access. These represent an opportunity to develop community usage, given the resurgent demand for football in these age groups and the waiting lists being operated by several clubs at present.
 - Efforts are made to secure community use agreements at existing education pitches, with priority given to multi-pitch sites with suitable existing ancillary facilities. A particular focus in this regard should be Mark Hall Sports Centre and Passmore's Academy.
 - Community use agreements become a standard condition of planning consent at all new education pitches, along with a design and specification that is consistent with maximising school and community use.

2.95 Enhance:

- **Recommendation 3 - Capacity improvements:** Some current demand for football in Harlow, can be accommodated through enhancements to existing pitches and facilities. It is recommended that the site-specific action plan in the Harlow PPS be used to prioritise pitch and ancillary facility enhancements to alleviate current identified deficits, with priority given to multi-pitch sites and in particular the proposed football Hub Sites.
- **Recommendation 4 - Developer contributions (enhancements):** Some of the additional demand for football arising from the proposed housing development in Harlow, can be accommodated through the re-instatement and improvement of existing unused pitches and facilities. It is recommended that the prioritised site-specific action plan in the Harlow Playing Pitch Strategy be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under Section 106, to cover the capital and revenue implications of the enhancements.

2.96 Provide:

- **Recommendation 5 - Football Hub Sites:** Addressing the existing local shortfall in '3G' pitch provision by focusing on a strategically located geographical spread of sites with existing grass pitches will create an accessible network of provision to further develop the game. The feasibility of establishing football Hub Sites should be investigated via a feasibility study that identifies and prioritises sites on the basis of the criteria identified in section 2.83 above.

- **Recommendation 7 - Developer contributions (new provision):** Most of the additional demand for football arising from the proposed housing development in Harlow, will need to be accommodated through the provision of new pitches and facilities. It is recommended that the site-specific action plan in the Harlow Playing Pitch Strategy be used as the basis for determining which proposed new facilities demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under Section 106, to cover their capital and revenue cost implications.

Action plan

2.97 In the context of the high-level recommendations above, the tables below set out the football site-specific action plan by sub area to guide the implementation of the strategy. The abbreviations stand for HDC - Harlow Council, IOG - Institute of Groundsmanship, GaNTIP - Grass and Natural Turf Pitches Improvement Programme and FA - Football Association. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2016' (2016).

- Short-term priorities relate to one to three years.
- Medium-term priorities relate to four to six years.
- Long-term priorities relate to seven to ten years.
- Key strategic actions:

Issues	Action	Lead	Partners	Resources	Priority
Community access to education pitches	Pursue formal Community Use agreements at existing priority sites (Mark Hall Sports Centre and Passmore's Academy) and any future proposed pitches on education sites.	HDC	Academies and schools	Possible funding for improvements to physical accessibility.	Medium Term
Establishment of Football Hubs	A feasibility study to establish the case for 'Hub Sites'.	HDC	FA	£40,000.	Short Term
Strategy Implementation Group	Convene a Strategy Implementation Group involving local stakeholders to guide delivery.	HDC	FA Sport England	Staff time	Short Term

2.98 A summary of site specific actions, investment priorities and capital costs are given in Section 7, Action Plan Part B: Site by Site Summary.

2.99 In addition to the capital costs given in Section 7 there are revenue implications in bringing unused sites back into use. These have been estimated for each proposal based on Sport England lifecycle costs (Sport England , 2012) in the table below.

<i>Site</i>	<i>Revenue implications</i>
Bush Fair 'A'	£10,000 per annum pitch maintenance
Bush Fair 'B'	£5,000 per annum pitch maintenance
Collins Meadow	£7,500 per annum pitch maintenance
Former Passmores School site	£10,000 per annum pitch maintenance
Gilden Way Playing Field	£10,000 per annum pitch maintenance
Goldings Playing Field	£5,000 per annum pitch maintenance
Ladyshot Playing Field	£7,500 per annum pitch maintenance
Long Ley Playing Field	£10,000 per annum pitch maintenance
Nicholls Field	£7,500 per annum pitch maintenance
Maypole Sports Ground	£150,000 for pitches
Paddock Mead Playing Field	£10,000 per annum pitch maintenance
The Dashes Playing Field	£5,000 per annum pitch maintenance
Tithelands Playing Field	£10,000 per annum pitch maintenance
Water Lane Playing Field	£5,000 per annum pitch maintenance

SECTION 3: CRICKET PITCH NEEDS IN HARLOW

The key local stakeholders

- 3.1 **Harlow District Council:** The council does not directly provide any cricket pitches in Harlow, but it has leased three sites which it owns to local clubs and grounds maintenance of the outfield is provided by its appointed contractor HTS (Property and Environment) Ltd.
- 3.2 **The Essex Cricket Board:** The Essex Cricket Board administers the sport in Essex.
- 3.3 **ECB-affiliated clubs:** Five cricket clubs, collectively comprising 23 teams, draw their playing membership from Harlow and are affiliated to the Essex CB.
- 3.4 **Schools cricket:** Very little cricket is played in schools in Harlow, with cricket pitches or artificial wickets available on only three school sites but the two main clubs in Harlow host schools competitions at their grounds, including an under 11s Kwik Cricket tournament which attracts about 20 primary schools.

Strategic context

National Cricket Strategy

- 3.5 The England and Wales Cricket Board's strategy for 2016 -2020 '*Cricket Unleashed*' (2016) contains the following priorities of relevance to Harlow:
- **Clubs and leagues:** The following will be prioritised:
 - Promoting player-driven formats of the game in our leagues and clubs.
 - Providing more opportunities to play across the whole league structure.
 - Delivering a new club affiliation core offer.
 - Delivering new training opportunities for coaches, officials and grounds staff.
 - Delivering a volunteer offer to drive recruitment, retention and recognition.
 - **Kids:** The following will be prioritised:
 - Developing an ability-based pathway for children aged 5-12 for adoption in clubs, schools and youth organisations.
 - In partnership with Chance to Shine, expanding the reach of the game into all schools across the country through a combination of bat and ball opportunities, a national teacher ambassador program and curriculum-aligned classroom resources.
 - Creating a seamless transition across the age groups and different formats to reduce the current drop out at key ages.

- Promoting shorter pitch lengths for younger age groups.
- **Communities:** The following will be prioritised:
 - Implementing inclusion and engagement strategies to deliver welcoming environments and opportunities for players of diverse backgrounds.
 - Prioritising additional investment in coaches for women's, girl's, multicultural groups and disability cricket.
 - Increasing the opportunities for people with a disability to take part and play cricket at all levels.
 - Maximising the impact of hosting ICC global events to inspire a more diverse participation base to play cricket.
 - Delivering and investing in cricket programmes that are specifically designed to bring communities together and improve physical and mental wellbeing.
- **Casual:** The following will be prioritised:
 - Delivering simple and enjoyable casual cricket offers.
 - Developing a 5 or 6-a-side version of cricket, played on artificial wickets to engage players at all ages and levels.
 - Supporting innovation such as Last Man Stands, Indoor, Tape-ball and Beach Cricket.
 - Creating a year-round participation programme using artificial wickets, indoor centres and other indoor spaces to allow all-year round play.
 - Driving availability of bats and balls for unstructured play.

County Cricket Strategy

3.6 The Essex County Cricket Board's guiding strategy is '*Cricket Unleashed - Cricket's Five Year Plan 2016 - 2020*' (2016). Its priorities are to excite, engage and enhance the game in Essex, by developing pathways from new junior versions of the game, through district and county age group programmes to clubs and the county team. Specific facilities implications include:

- 'All Stars Cricket', aimed at 5 to 8 year olds and 'mini' versions of the game for age groups up to under 15s will be played on shortened pitches from 10m upwards and smaller outfielders (10m to 45m), with an emphasis on non-turf pitches.
- The strategy contains a commitment to develop and sustain facilities.

Pitch strategies in neighbouring areas

3.7 Consultation with neighbouring local authorities identified the following key issues in relation to Harlow:

- **Uttlesford:** The ‘*Uttlesford Sports Facilities Development Strategy*’ (2016) was commissioned by the council, but is not regarded as fully-compliant with the Sport England PPS methodology, so the findings are indicative only. The strategy concludes that there is current collective spare capacity equivalent to six ‘standard’ quality pitches in the district. However, projected additional demand arising from population growth suggests a need for an additional eight pitches by 2031, resulting in a shortfall of two pitches based on current levels of provision.
- **Epping Forest:** The ‘*Epping Forest Open Space, Sport and Recreation Assessment*’ (2012) is currently being updated by the council but pending the emergence of detailed findings, dialogue with the council and the Essex Cricket Board has identified that current provision is adequate to meet existing needs and there is no evidence of any exported demand to Harlow, or vice versa.
- **East Hertfordshire:** The findings from the 2017 published East Herts Playing Pitch Strategy concluded that there is current collective peak time spare capacity equivalent to 4.5 pitches. Projected additional population growth to 2033 suggests extra demand requiring the provision of an extra 4.75 pitches, once existing spare capacity has been utilised. The East Herts Local Plan Main Modifications of February 2018 do not have additional implications for cricket in Harlow.

The implications for Harlow

3.8 The implications of the strategic context for cricket in Harlow are as follows:

- **Policy shifts:** The move in national policy towards prioritising new participants will create a challenge for cricket to demonstrate that it can attract new and lapsed participants. Recent innovations such as Last Man Stands, indoor cricket and Tape-ball cricket might prove more attractive to new participants.
- **Women and Girl’s cricket:** There is limited women and girl’s cricket in Harlow at present.
- **Neighbouring areas:** Whilst there are no identified shortfalls in neighbouring areas at present, projected population growth will eliminate any existing spare capacity.

Cricket pitch demand

Introduction

3.9 This section summarises the demand for cricket in Harlow and covers:

- Expressed demand.

- Displaced demand.
- Unmet demand.
- Latent demand.
- Demand trends.
- The views of stakeholders on cricket demand.

Expressed demand

3.10 **Expressed demand:** The following cricket clubs and teams are affiliated to the ECB and are based in Harlow. Pitches used outside the district are marked in italics:

<i>Club</i>	<i>Match venues</i>	<i>Adult male teams</i>	<i>Adult female teams</i>	<i>Junior male teams</i>	<i>Junior female teams</i>
Harlow Cricket Club	Marigolds Spicers Field <i>Hatfield Heath CC</i>	5	0	6	0
Harlow Town Cricket Club	Ash Tree Field	4	0	4	1
Netteswell and Burnt Mill Cricket Club	Marigolds	1	0	0	0
Potter Street and Church Langley Cricket Club	Church Langley Country Park	1	0	0	0
Tye Green Cricket Club	Bush Fair	1	0	0	0
TOTALS	-	12	0	10	1

Displaced demand

3.11 Displaced demand relates to play by teams or other users of playing pitches from within the study area which takes place outside of the area. Harlow Cricket Club's 5th XI plays its home games outside Harlow, which suggests that there is insufficient pitch capacity to cater for current demand.

Unmet demand

3.12 Unmet demand takes a number of forms:

- Teams may have access to a pitch for their matches but nowhere to train or vice versa.
- Pitches of a particular size or type may be unavailable to the community.

- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

3.13 Consultation with clubs in Harlow revealed that all clubs have problems recruiting new members, with Harlow CC and Potter Street and Church Langley CC identifying that a shortage of pitches is a contributory factor. Clubs identified unmet demand is equivalent to two extra adult male teams and two junior male teams.

Latent demand

3.14 Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is some evidence of latent demand for cricket in Harlow at present, with Harlow Cricket Club planning a third pitch to cater for additional development activity including women and juniors.

Demand trends

3.15 Local and national demand trends in Harlow indicate the following:

- **Active People Survey:** Based upon the national results of Sport England's 'Active People' survey, adult (16+) participation in cricket has fallen over the period since 2005 as follows:

2005/6	2007/8	2008/9	2009/10	2010/1	2011/2	2012/3	2013/4	2014/5	2015/6	% Change
0.48%	0.49%	0.49%	0.41%	0.51%	0.43%	0.34%	0.37%	0.32%	0.42%	-0.06%

- **National Cricket Playing Survey:** The ECB's most recent 'National Cricket Playing Survey' (2015) identified a 7% decrease in player numbers between 2013 and 2014. Of the 850,000 players nationally, 250,000 are 'core' players (playing at least 12 times per season), 400,000 are 'occasional' players (playing between three and 11 times per season) and 200,000 are 'cameo' players (playing once or twice per season). 5% of all organised fixtures were cancelled in 2014 because at least one of the teams was unable to field eleven players. The survey also revealed that 30 per cent of grassroots cricketers are drawn from ethnic minorities.
- **Local membership trends:** The survey of Harlow clubs shows a small decrease in the number of teams over the past three years.
- **Future trends:** Harlow clubs expect to increase their membership over the next three years, by an estimated four teams in total.

The views of stakeholders

3.16 **The Essex Cricket Board:** Consultation with the Essex County Cricket Board identified the following key issues in relation to Harlow:

- **Harlow Cricket Club:** The club is thriving, has 'Clubmark' accreditation, opened a new pavilion in early 2017 and is planning to develop a third pitch.
- **Harlow Town Cricket Club:** The club is thriving, has 'Clubmark' accreditation and is the only one in Harlow that currently caters for girl's cricket.
- **Netteswell and Burnt Mill Cricket Club:** The club is based at Harlow Cricket Club and has a single adult team playing friendly fixtures only.
- **Potter Street and Church Langley Cricket Club:** The club has a single adult team and struggles with poor quality facilities, in particular the pavilion at Church Langley Country Park.
- **Tye Green Cricket Club:** The club developed as an offshoot of Potter Street and Church Langley Cricket Club and has a single adult team that currently plays only irregular friendly fixtures, although it will play in the Herts and Essex League from 2017 onwards. It has developed a pitch at Bush Fair 'D' Playing Fields.

3.17 **Local clubs:** A questionnaire survey of clubs affiliated to the ECB produced responses from three of the four clubs in Harlow, collectively representing 21 of the 23 teams in Harlow (a 91.3% response rate). This was followed up with dialogue with the key clubs, to explore additional issues. The following clubs responded:

- Harlow Cricket Club
- Harlow Town Cricket Club
- Potter Street and Church Langley Cricket Club

3.18 **Key issues:** Clubs identified the following key issues in relation to demand:

- **Membership trends:** There has been a general trend towards declining membership in most local clubs.
- **Future trends:** Two clubs expect to increase their membership over the next three years, collectively projecting an extra two adult and two junior teams.
- **Issues inhibiting expansion:** The most frequently cited impediments to growth were a lack of funding, a shortage of coaches and facility deficiencies. Potter Street and Church Langley Cricket Club stated that 'Over the last few years we have seen the decline in playing members and the constant struggle to improve facilities on the Church Langley site. We are unable to compete with the big clubs in town and get very little assistance with funding'.

- ***Area of origin of players:*** Clubs identified that collectively 92.5% their players originate from within Harlow.

The implications for cricket in Harlow

3.19 Analysis of local demand for cricket in Harlow indicates the following:

- 23 affiliated teams play cricket in Harlow, although one has to play its home fixtures outside the district.
- Demand for cricket in Harlow has decreased in the past three years, which is consistent with national trends.
- Clubs identified unmet demand is equivalent to two extra adult male teams and two junior male teams.
- Latent demand based upon information supplied by local clubs is equivalent to two adult female teams and one junior female team.

3.20 The table below summarises the above figures for the purposes of calculating team equivalents in Harlow:

<i>Age group</i>	<i>Expressed demand</i>	<i>Displaced demand</i>	<i>Unmet demand</i>	<i>Latent demand</i>	<i>Total demand</i>
Adult male cricket	11	1	2	0	14
Adult female cricket	0	0	0	2	2
Junior male cricket	10	0	2	0	12
Junior female cricket	1	0	0	1	2

Cricket pitch supply

Introduction

3.21 This section summarises the supply of cricket pitches in Harlow and covers:

- Pitch quantity.
- Pitch quality.
- Pitch maintenance.
- Ownership, management and security of access.
- The views of local stakeholders on pitch supply.

Cricket pitches

3.22 Provision of cricket pitches in Harlow are as follows:

- The cricket pitches with community use and are used are as follows.

<i>Site</i>	<i>Address</i>	<i>Grass pitches</i>	<i>Grass wickets</i>	<i>Artificial wickets</i>
Ash Tree Field	Elizabeth Way, Harlow CM19 5BE	2	21	2
Bush Fair 'D' Playing Fields	Tilegate Road, Harlow CM18 6LT	1	6	-
Church Langley Country Park	Minton Lane, Harlow CM17 9TP	1	10	-
Harlow Cricket Club	Marigolds, Chippingfield, Harlow CM17 0DJ	2	20	-
TOTALS	-	6	57	2

- The cricket pitches with no community use are as follows.

<i>Site</i>	<i>Address</i>	<i>Grass pitches</i>	<i>Grass wickets</i>	<i>Artificial wickets</i>
Passmores Academy	Tracyes Road, Harlow CM18 6JJ	0	6	1
Stewards Academy	Parnall Road, Harlow CM18 7NQ	0	0	1
TOTALS	-	0	6	2

Pitch quality

3.23 The qualitative analysis of pitches in Harlow involved visits to all cricket pitches, to undertake the sport-specific non-technical visual inspections produced by the ECB for Sport England's 'Playing Pitch Strategy Guidance' (2013). The assessment was undertaken in summer 2016 and generated 'scores' for each site by evaluating the condition of:

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

3.24 The assessment generates a 'score' for each site by evaluating the condition of the wickets, outfield, ancillary facilities and practice nets. The percentage scores generated equate to ratings of 'Good' for scores of 81% or more (shown in green below), 'Standard' for scores of 80% - 51% (shown in yellow) and 'Poor' for scores of 50% or below (shown in red). Blank cells in the table mean that the feature concerned is absent from the site in question. The scores for each cricket pitch site in Harlow are as follows:

Site	Wicket		Non-turf		Outfield		Changing		Practice nets		Comments
	Score	Rating	Score	Rating	Score	Rating	Score	Rating	Score	Rating	
Ash Tree Field	100%	Good	86%	Good	87%	Good	100%	Good	83%	Good	Good quality facilities. Outfield of pitch two will improve when the rugby pitch is relocated in 2017.
Bush Fair 'D' Playing Fields	40%	Poor	-	-	67%	Standard	40%	Poor	-	-	New ground still becoming established.
Church Langley Country Park	40%	Poor	-	-	45%	Poor	40%	Poor	-	-	Poor quality pitch and ancillary facilities. Outfield shared with football pitches.
Harlow Cricket Club	100%	Good	-	-	87%	Good	100%	Good	83%	Good	Good quality facilities including a new pavilion although some drainage issues at the site.
Passmores Academy	70%	Standard	70%	Standard	67%	Standard	60%	Standard	-	-	Establishing a grass wicket.
Stewards Academy	-	-	40%	Poor	67%	Standard	40%	Poor	-	-	Poor standard education facilities.

Pitch maintenance

3.25 Cricket pitch maintenance in Harlow is organised as follows:

- **Wickets** - In all cases the clubs operating at the four cricket pitch sites maintain the wickets.
- **Outfields** - In the case of the three council-owned pitches, the Council's grounds maintenance contractor maintains the outfields, whilst Harlow Cricket Club maintains its outfields.

Ownership management and security of access

3.26 The ownership, management and security of access to all cricket pitches in Harlow is set out below.

Site	Ownership	Management	Security of Access
Ash Tree Field	Harlow District Council	Harlow Town Cricket Club	Secured
Bush Fair 'D' Playing Fields	Harlow District Council	Tye Green Cricket Club	Secured
Church Langley Country Park	Harlow District Council	SE Harlow Sports and Youth Assoc.	Secured
Harlow Cricket Club	Trustees of Marigold Recreation Ground	Harlow Cricket Club	Secured
Passmores Academy	Passmores Academy	Passmores Academy	Unsecured
Stewards Academy	Stewards Academy	Stewards Academy	Unsecured

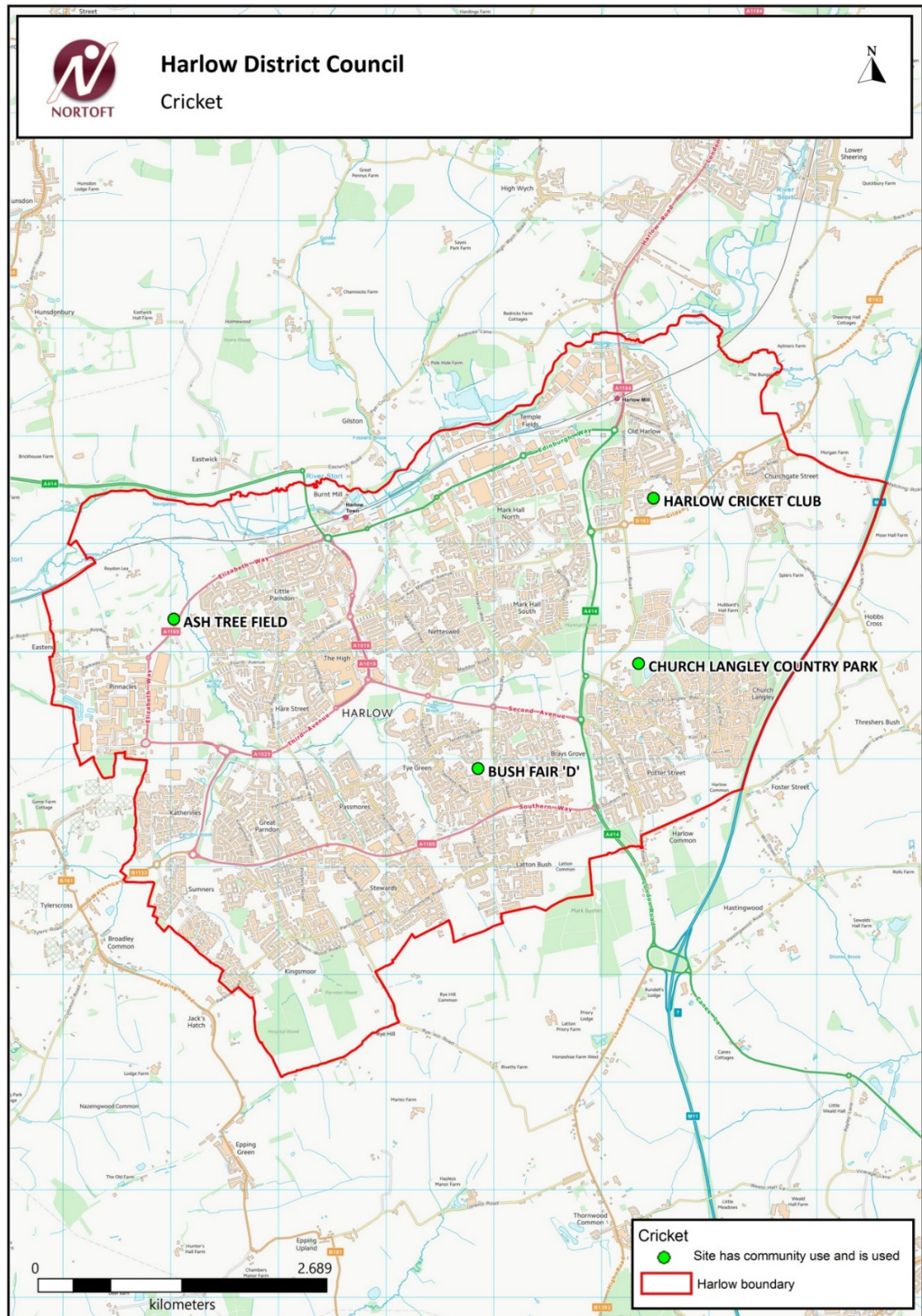
The views of local stakeholders on pitch supply

3.27 This section summarises the views of local clubs on cricket pitches in Harlow.

- **Pitch usage preferences:** All clubs are playing at their preferred location, although one team from Harlow CC plays its home games outside the district due to a shortage of pitches and would prefer to play in Harlow.
- **Facility development aspirations:** These were indicated as follows:
 - **Harlow CC:** The club has identified a need for improvements to the existing non-turf nets, provision of an Indoor training area for activities such as small group coaching and a single batting lane for use with a bowling machine and a non-turf strip on the square.
 - **Harlow Town CC:** 'In terms of developments, the club would ideally improve the evenness of the outfield (re-laid), build brick scoreboxes for both pitches, create more formal parking off roadway so that winter usage could be maximised, mobile cricket covers for 1st XI pitch and storage for them, two additional sight screens and invest in improving the grounds machinery'.
 - **Church Langley and Potter Street CC:** 'The cricket square backs onto a MUGA which makes it difficult for batsman when facing a bowler from that end. We do not have sight screens to eradicate the problem. We are also desperate for decent net facilities to enable us to train and have the ability to attract Junior players in a controlled environment. The lack of training facilities is clearly having a damaging effect on the club'.
- **Security of tenure:** All the clubs lease their facilities. Three have long-term (30 years plus) leases.

Geographical distribution

- 3.28 The geographical spread of cricket pitches in Harlow is set out in the map overleaf. Geographical coverage is good. Given the compact nature of the town, the whole population is within 10-minutes drive of the closest pitch.



The implications for cricket in Harlow

3.29 Analysis of local supply of cricket pitches in Harlow indicates the following:

- There are six pitches with community use and used, plus two pitches on school sites with no community use.
- The quality of the pitch at Bush Fair 'D' Playing Fields is rated as poor, because Tye Green Cricket Club is in the process of getting a new pitch established.
- There is security of access to all the main cricket pitch sites in Harlow.

Assessment of current needs

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

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

3.31 The site overviews identify the extent to which pitches are

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

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

- Overall capacity is expressed as match equivalents per **season**, as opposed to per **week** for all other pitch types.

- The number of wickets at each site is shown below. Artificial turf wickets are listed in brackets.
- In line with the guidance it has been assumed that a 'good' quality wicket will accommodate five matches per season, a 'standard' quality wicket will accommodate four and a 'poor' quality wicket will accommodate three matches per season.
- Adult teams account for an average of 0.5 'home' games per week and junior teams for 0.35 'home' games per week.
- Artificial turf wickets will accommodate 35 matches per season.
- The peak demand period is Saturday afternoons.

3.33 The figures for expressed demand are as follows:

Site	Wickets	Users	Seasonal capacity	Seasonal demand	Seasonal balance	Peak capacity	Peak demand	Peak balance
Ash Tree Field	21(2)	Harlow Town CC Essex CB Disability Teams Essex CB Women & Girls	175	100	+75	2	2	Balanced
Bush Fair 'D' Playing Fields	6	Tye Green Cricket Club	18	10	+8	1	1	Balanced
Church Langley Country Park	10	Potter Street and Church Langley Cricket Club	30	10	+20	1	1	Balanced
Harlow Cricket Club	20	Harlow Cricket Club Netteswell & Burnt Mill CC	100	120	-20	2	2.5	-0.5
Harlow	57(2)	-	323	240	+83	6	6.5	-0.5

3.34 If displaced, unmet and latent demand are included, the districtwide seasonal balance becomes +3 match equivalents and the districtwide peak balance becomes -4.5 match equivalents.

3.35 The key findings are:

- There is a small peak time deficit at Harlow Cricket Club, where one team has to play at another site out of the district, but at all other sites, peak time usage is balanced.
- There is no peak time spare capacity at present.
- In terms of expressed demand, there is seasonal spare capacity at three sites, but a deficit at Harlow Cricket Club. The collective seasonal spare capacity is 83 match equivalents. All sites have secured community usage.
- In terms of all forms of demand, there is seasonal spare capacity of +3 match equivalents and the districtwide peak balance becomes -4.5 match equivalents.

Assessment of future needs

Population growth

3.36 Population growth to the end 2033 has been projected based upon housing supply targets. Because of the proximity of planned growth in Epping Forest and East Hertfordshire districts, projections for the adjacent areas have also been devised and future cricket pitch needs identified based upon the following population projections for:

- Harlow only.
- Harlow plus adjacent growth in Epping Forest.
- Harlow plus adjacent growth in Epping Forest and East Hertfordshire.

3.37 The population figures are as follows:

Area	Population 2016	Population 2021	Population 2026	Population 2033
Harlow	86,135	90,719	96,167	103,983
Harlow and adjacent Epping Forest	86,135	92,048	98,512	112,624
Harlow and adjacent Epping Forest and East Herts	86,135	92,048	103,995	119,488

Potential changes in demand

3.38 For the purposes of modelling future demand, a rate of increase of 0.5% per annum has been agreed with the steering group. The rationale behind this approach is that projecting pitch needs based upon a no growth in participation means the Council's objective of getting more people active may be constrained if pitch needs are based the current rate of participation. Whilst this runs counter to recent decreases in cricket team numbers in Harlow, the development aspirations of the ECB and local clubs suggest that this is an achievable target. The 0.5% annual increase has been applied to existing team numbers to generate projected demand uplift.

Site-specific pressures

3.39 As a former New Town, Harlow was planned from the outset and has a tight administrative boundary, meaning there is limited land available for delivering the district's housing needs. However, planning policy offers protection to playing pitches and there are no known threats to existing cricket pitch sites in the district.

Potential changes in supply

- 3.40 The masterplan for the proposed Newhall Phase Two housing development includes provision for a cricket pitch.

Existing spare capacity

- 3.41 Whilst there is collective seasonal collective spare capacity for cricket pitches in Harlow there is no spare capacity at peak times. In terms of all forms of demand, there is seasonal spare capacity of +3 match equivalents and the districtwide peak balance becomes -4.5 match equivalents.

Future cricket pitch needs

- 3.42 Future cricket pitch needs based on projected population increases are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the district are required to generate one team (including teams representing latent and unmet demand - see section 3.21). These are then applied to projected changes in population to identify the likely number of teams in the future

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>
Adult males	16-55	22,551	14	1: 1,611
Adult females	16-55	23,006	2	1: 11,503
Junior males	10-15	3,003	12	1: 250
Junior females	10-15	2,943	2	1: 1,472

- 3.43 The application of TGRs to projected population growth in Harlow, Harlow plus adjacent growth in Epping Forest and Harlow plus adjacent growth in Epping Forest and East Hertfordshire produces the following results:

- Harlow only:

<i>Team type</i>	<i>Age range</i>	<i>Population in 2033</i>	<i>TGR</i>	<i>Future teams</i>	<i>Extra teams</i>
Adult males	16-55	25,332	1: 1,611	16	2
Adult females	16-55	25,844	1: 11,503	2	0
Junior males	10-15	4,118	1: 250	16	4
Junior females	10-15	4,036	1: 1,472	3	1

- Harlow plus adjacent Epping Forest growth:

<i>Team type</i>	<i>Age range</i>	<i>Population in 2033</i>	<i>TGR</i>	<i>Future teams</i>	<i>Extra teams</i>
Adult males	16-55	27,784	1: 1,611	17	3
Adult females	16-55	28,346	1: 11,503	2	0
Junior males	10-15	4,565	1: 250	18	6
Junior females	10-15	4,475	1: 1,472	3	1

- Harlow plus adjacent Epping Forest and East Hertfordshire growth:

Team type	Age range	Population in 2033	TGR	Future teams	Extra teams
Adult males	16-55	30,104	1: 1,611	19	5
Adult females	16-55	30,712	1: 11,503	3	1
Junior males	10-15	4,920	1: 250	20	8
Junior females	10-15	4,822	1: 1,472	3	1

- 3.44 In addition to increased demand based upon population growth, the effects of projected increases in participation of 0.5% per annum until 2033 amount to a compound increase of 8.3%. When added to population growth, the effects of this on team numbers for the three scenarios are as follows:

Team type	Harlow only	Harlow plus adjacent Epping	Harlow plus adjacent Epping & E. Herts
Adult males	17	18	21
Adult females	2	2	3
Junior males	17	19	22
Junior females	3	3	3

- 3.45 The impact of the combined effects of increased population and increased demand for pitches in Harlow and adjacent growth areas is projected as follows. Additional needs are calculated based on the capacity of 'standard' quality wickets:

- Harlow only:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional wicket needs
Adult males	14	16	17	7.5
Adult females	2	2	2	0
Junior males	12	16	17	12.5
Junior females	2	3	3	2.5
Total	30	37	39	22.5

- Harlow plus adjacent Epping Forest growth:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional wicket needs
Adult males	14	17	18	10
Adult females	2	2	2	0
Junior males	12	18	19	17.5
Junior females	2	3	3	2.5
Total	30	40	42	30.0

- Harlow plus adjacent Epping Forest and East Hertfordshire growth:

<i>Age group</i>	<i>Current teams</i>	<i>Total teams with population growth</i>	<i>Total teams with population and participation growth</i>	<i>Additional wicket needs</i>
Adult males	14	19	21	17.5
Adult females	2	3	3	2.5
Junior males	12	20	22	25.0
Junior females	2	3	3	2.5
Total	30	45	49	47.5

Key findings and issues

What are the main characteristics of current supply and demand?

3.46 The key characteristics of current supply and demand for cricket in Harlow are as follows:

- 23 affiliated teams play cricket in Harlow, although one has to play its home fixtures outside the district.
- Demand for cricket in Harlow has decreased in the past three years, which is consistent with national trends.
- Clubs identified unmet demand is equivalent to two extra adult male teams and two junior male teams.
- Latent demand based upon information supplied by local clubs is equivalent to two adult female teams and one junior female team.
- There are six pitches with community use and used, plus two artificial turf pitches on school sites with no community use.
- The whole population is within 10-minutes driving time of at least one cricket pitch.

Is there enough accessible and secured use to meet current demand?

3.47 The current situation is as follows:

- There is a small peak time deficit at Harlow Cricket Club, where one team has to play at a site outside the district, but at all other sites peak time usage is balanced, so there is no peak time spare capacity at present.
- In terms of all forms of demand, there is seasonal spare capacity of +3 match equivalents and the districtwide peak balance becomes -4.5 match equivalents.

- There is seasonal spare capacity at three sites, but a small deficit at Harlow Cricket Club. All sites have secured community usage.

Is the accessible provision of suitable quality and appropriately maintained?

3.48 The current situation on pitch quality and maintenance is as follows:

- **Pitch quality:** The quality of the wicket at Bush Fair 'D' Playing Fields is rated as poor, because Tye Green Cricket Club is in the process of getting a new pitch established. The outfield is poor quality at Bush Fair 'D' Playing Fields and Church Langley Country Park.
- **Changing facilities:** Changing facilities are rated as 'poor' quality at Church Langley Country Park and Bush Fair 'D' Playing Fields. This compromises the overall user experience and may deter some participants, particularly women and girls, as previous research by the Women's Sports Foundation found that poor changing facilities deterred some potential female players.
- **Training nets:** The absence of cricket nets at Church Langley Country Park prompted Potter Street and Church Langley Cricket Club to comment that 'as a club we are desperate for decent net facilities to enable us to train and have the ability to attract Junior players in a controlled environment. The lack of training facilities is clearly having a damaging effect on the club'.
- **Maintenance:** Maintenance of the wickets by the two main clubs in Harlow is good, but outfield maintenance by the Council's grounds maintenance contractor at three sites works less well, particularly at Church Langley Country Park where the outfield is used for football pitches during the winter.

What are the main characteristics of future supply and demand?

3.49 The main characteristics of future supply and demand are as follows:

- **Population growth:** The population of Harlow is estimated to be 103,983 by 2033. This represents an increase of 20.7% in the period. The population of Harlow plus new housing growth in adjacent areas of Epping Forest will be 112,624 by the same date, a 30.8% increase and this population, plus that in adjacent areas of East Hertfordshire will be 119,488 by 2033, a 38.7%. The effects of this in terms of additional team generation are as follows:

Age group	Extra teams Harlow	Extra teams Harlow plus Epping	Extra teams Harlow plus Epping & E. Herts
Adult males	2	3	5
Adult females	0	0	1
Junior males	4	6	8

Junior females	1	1	1
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- **Changes in demand:** Projected increases in participation of 0.5% per annum will lead to a compound increase in demand of 8.3% by 2033. The effects of this in terms of additional team generation are as follows:

<i>Pitch type</i>	<i>Extra teams Harlow</i>	<i>Extra teams Harlow plus Epping</i>	<i>Extra teams Harlow plus Epping & E. Herts</i>
Adult males	3	4	7
Adult females	0	0	1
Junior males	5	7	8
Junior females	1	1	1

- **Changes in supply:** There are no known development threats to any existing pitch sites.
- **Existing spare capacity:** Although there is seasonal spare capacity that collectively amounts to 83 match equivalents, at peak periods there is a small collective deficit. In terms of all forms of demand, there is seasonal spare capacity of +3 match equivalents and the districtwide peak balance becomes -4.5 match equivalents.
- **Future pitch needs:** The additional pitch requirements arising from increases in population and participation by 2033 have been assessed as follows. The calculations assume the provision of standard quality wickets and that additional pitches will comprise eight such wickets:

Area	Extra wickets	Extra pitches
Harlow	22.5	2.8
Harlow and adjacent Epping Forest	30.0	3.7
Harlow and adjacent Epping Forest and East Herts	47.5	5.9

Is there enough accessible and secured use to meet future demand?

3.50 The situation at community accessible pitches is as follows:

<i>Area</i>	<i>Current secured pitches</i>	<i>Current secured peak spare capacity</i>	<i>Current peak needs</i>	<i>Extra peak needs by 2033</i>	<i>Total peak needs by 2033</i>	<i>Additional secured pitch needs</i>
Harlow	4	-0.5	4.5	2.8	7.8	3.8
Harlow and adjacent Epping Forest	4	-0.5	4.5	3.7	8.2	4.2
Harlow, adjacent Epping Forest and East Herts	4	-0.5	4.5	5.9	10.4	6.4

- 3.51 If the additional pitch requirements were to be met by new grass pitch provision, the spatial implications in terms of land take (including an allowance for changing facilities) would be as follows for each scenario:

<i>Area</i>	<i>Additional secured pitch needs</i>
Harlow	4.75ha
Harlow and adjacent Epping Forest	5.25ha
Harlow, adjacent Epping Forest and East Herts	8.00ha

The options for securing additional accessible and secured pitch capacity

- 3.52 The options for securing the additional pitches are as follows:

- **Protect:** Protecting existing pitch sites through the Local Plan will be key both to maintaining the current stock.
- **Provide:** Ensuring that new pitch and related changing provision is made in conjunction with new housing developments, either on site or through developer contributions that reflect the additional pitch demand arising from the increased population. Current proposals include:
 - Installation of an artificial cricket wicket one of Harlow Cricket Club's existing pitches.
 - Providing a new cricket pitch as part of the Newhall housing development.
- **Enhance:** Improving existing facilities that are poor quality will improve their carrying capacity and enhance the experience of participants. Current identified needs include:
 - **Harlow CC:** The club has identified a need for improvements to the existing non-turf nets, provision of an Indoor training area for activities such as small group coaching and a single batting lane for use with a bowling machine and a non-turf strip on the square.
 - **Harlow Town CC:** The club would like to re-lay the outfield, build brick scoreboxes for both pitches, improve car parking, provide mobile covers for the 1st XI pitch with storage, two additional sight screens and improved grounds machinery.
 - **Church Langley and Potter Street CC:** In addition to pitch and outfield improvements, a new changing pavilion (which would also serve football needs) is a priority. Sight screens and practice nets would improve the playing environment.

- **Tye Green CC:** Improvements to the pitch and outfield will enhance usage capacity. Enhancing the pavilion would improve the experience of participants.

Scenario testing

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

3.54 Scenario 1: Adding artificial cricket wicket at Harlow CC:

- **Rationale:** Harlow CC has a seasonal deficit of 20 match equivalents and a weekly peak time deficit of 0.5 match equivalents. The extra capacity provided by a non-turf wicket amounts to 20 match equivalents per season and 1.0 match equivalents in the peak period. The provision of an artificial wicket at the club's second cricket pitch would provide for another 20 match equivalents, would provide for the needs of two of the nine additional teams projected for Harlow by 2033.
- **Advantages:** Adding capacity to existing club facilities makes it easier to incorporate the needs of new residents than providing new cricket pitches and relying on the formation of new clubs.
- **Disadvantages:** There are no disadvantages to this scenario.
- **Conclusions:** Harlow CC should be supported to develop the additional pitch capacity.

3.55 Scenario 2: Facility improvements at Harlow Town CC:

- **Rationale:** The club would like to re-lay the outfields, build brick scoreboxes for both pitches, improve car parking, provide mobile covers for the 1st XI pitch with storage, two additional sight screens and improved grounds machinery. The improvements will enable the club to accommodate some of additional demand, equivalent to one of the nine additional teams projected for Harlow by 2033.
- **Advantages:** Adding capacity to existing club facilities makes it easier to incorporate the needs of new residents than providing new cricket pitches and relying on the formation of new clubs.
- **Disadvantages:** There are no disadvantages to this scenario.
- **Conclusions:** Harlow Town CC should be supported to develop the additional capacity.

3.56 Scenario 3: Facility improvements at Church Langley Country Park:

Rationale: Pitch and outfield quality improvements would increase seasonal capacity by 20 match equivalents, which could accommodate two of the nine additional teams projected for Harlow by 2033.

- **Advantages:** Adding capacity to existing club facilities makes it easier to incorporate the needs of new residents than providing new cricket pitches and relying on the formation of new clubs.
- **Disadvantages:** There are no disadvantages to this scenario.
- **Conclusions:** Church Langley and Potter Street FC and the SE Harlow Sports and Youth Association should be supported to develop the additional capacity.

3.57 Scenario 4: Facility improvements at Bush Fair 'D':

- **Rationale:** Increasing the number of wickets to eight and pitch and outfield improvements would increase seasonal capacity by 22 match equivalents, which could accommodate two of the nine additional teams projected for Harlow by 2033. A new changing pavilion, sight screens and practice nets would improve the playing environment.
- **Advantages:** Adding capacity to existing club facilities makes it easier to incorporate the needs of new residents than providing new cricket pitches and relying on the formation of new clubs.
- **Disadvantages:** There are no disadvantages to this scenario.
- **Conclusions:** Tye Green CC should be supported to develop the additional capacity.

3.58 Scenario 5: Facility improvements at Passmore's Academy and Steward's Academy:

Rationale: Providing community access to the six-wicket grass pitch at Passmore's Academy and a new artificial turf wicket at Steward's Academy would increase seasonal capacity by 64 match equivalents. In addition to the education use, subject to securing community access this would which could accommodate one of the nine additional teams projected for Harlow by 2033.

- **Advantages:** Developing secured community access to improved school facilities enhances school-club links and makes best use of resources.
- **Disadvantages:** Ensuring that the grass pitches are maintained to a club standard is a key risk and arrangements would need to be made for long-term financial provision to support this. The lack of existing cricket club use of the site is a further risk.

- **Conclusions:** Both Academy's should be supported to develop the additional capacity, subject to formal community use agreements and the provision of funding from developer contributions for long-term grass pitch maintenance.

3.59 Scenario 6: The impact of proposed new pitch provision at the Newhall development:

- **Rationale:** The masterplan for the Newhall development includes provision for an eight-wicket grass cricket pitch. This would provide seasonal capacity for 40 match equivalents, which equates to the needs of four of the additional teams arising from development in adjoining parts of East Herts and Harlow.
- **Advantages:** The pitches would address a number of additional needs arising from the development in neighbouring areas.
- **Disadvantages:** There is an element of risk in assuming that either an existing or a new club would definitely use a new facility.
- **Conclusions:** The provision of the proposed pitch as part of Newhall development should be secured through the planning process.

3.60 Scenario 7: Meeting the needs arising from adjacent growth in East Herts and Epping Forest in adjoining areas:

- **Rationale:** The previous scenarios have demonstrated that the needs of 13 additional teams could be accommodated by the proposed facility developments, but extra demand for 17 teams has been projected for Harlow and the adjoining housing developments in East Herts and Epping Forest. Meeting the requirements of the remaining four additional teams (creating additional demand equivalent to 8 good quality grass wickets) on land in the neighbouring districts is the most feasible option given the land use pressures within the Harlow boundaries. This would most appropriately be located as part of the Gilston development.
- **Advantages:** Available land for additional pitches in Harlow is scarce and therefore providing pitches as part of the developments in neighbouring areas offers the most realistic means of meeting future additional needs.
- **Disadvantages:** There are no disadvantages to this scenario.
- **Conclusions:** The cricket pitch needs of four teams arising from residential developments adjacent to Harlow should be met within the neighbouring districts, where the land availability is relatively better.

Policy recommendations

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

3.62

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

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

3.64 Protect:

- **Recommendation 1 - Safeguarding existing provision:** The Harlow Playing Pitch Strategy comprises a robust and evidence-based assessment of current and future needs for cricket in the town. The Strategy has identified a need for all current cricket pitch sites to be retained, on the basis of the specific identified roles that each can play in delivering the needs of the sport in Harlow both now and in the future. It is therefore recommended that planning policies continue to support the retention of all sites, based upon the evidence in the Playing Pitch Strategy, unless their loss is offset by an appropriate scale compensatory provision elsewhere in the town.
- **Recommendation 2 - Community access to education facilities:** There are cricket pitches with no community access at Passmore's Academy and Stewards Academy. These represent an opportunity to develop community usage, given the displaced, unmet and latent demand at present. It is therefore recommended that:
 - Efforts are made to secure community use agreements at the existing education pitches.
 - Where possible community use agreements become a standard condition of planning consent at all new education pitches, along with a design and specification that is consistent with maximising school and community use.

3.65 Enhance:

- **Recommendation 3 - Capacity improvements:** Some of the current and future demand for cricket in Harlow, can be accommodated through enhancements to existing pitches and facilities. It is recommended that the site-specific action plan in the Harlow Playing Pitch Strategy be used as the basis for prioritising pitch and ancillary facility enhancements that will help to alleviate the current identified deficits.
- **Recommendation 4 - Developer contributions (enhancements):** Most of the additional demand for cricket arising from the proposed housing development in Harlow, can be accommodated through enhancements to existing pitches and facilities. It is recommended that the site-specific action plan in the Harlow Playing Pitch Strategy be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under Section 106 arrangements, to cover the capital and revenue implications of the enhancements.

3.66 Provide:

- **Recommendation 5 - Additional capacity:** Adding capacity by providing additional facilities will be the key to meeting current and future needs. This should be primarily achieved through developing provision at existing sites with an established club structure.
- **Recommendation 6 - Developer contributions (new provision):** Most of the additional demand for cricket arising from the proposed housing development in Harlow, will need to be accommodated through the provision of new pitches and facilities. It is recommended that the site-specific action plan in the Harlow Playing Pitch Strategy be used as the basis for determining which proposed new facilities demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under Section 106 arrangements, to cover their capital and revenue cost implications.

Action plan

3.67 In the context of the high-level recommendations above, the tables below set out the cricket site-specific action plan by sub area to guide the implementation of the strategy. The abbreviations stand for HDC - Harlow Council, IOG - Institute of Groundsmanship, GaNTIP - Grounds and Natural Turf Improvement Programme and ECB - Essex Cricket Board. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2016' (2016).

3.68 These actions also appear in the Action Plan Part B: Site by Site Summary in Section 7.

Site	Issues	Action	Lead	Partners	Resources	Priority
Ash Tree Field	Good quality facilities. Outfield of pitch two will improve when the rugby pitch is relocated.	<ul style="list-style-type: none"> • Improve outfields. • Provide brick score boxes. • Improve parking • New covers. • New grounds maintenance equipment. 	Harlow Town CC	HDC ECB	£50,000 for outfields. £10,000 for scoreboxes. £5,000 for parking. £6,500 for covers. £20,000 for maintenance equipment.	Short Term
Bush Fair 'D' Playing Fields	New ground still becoming established with poor quality pitch and changing.	<ul style="list-style-type: none"> • Review grounds maintenance regime with GaNTIP. • Improve pitch and pavilion quality 	HDC	IOG Tye Green CC	£100,000 for pavilion improvements £50,000 for pitch improvements	Short Term
Church Langley Country Park	Poor quality pitch and ancillary facilities. Outfield shared with football pitches.	<ul style="list-style-type: none"> • Review grounds maintenance regime with GaNTIP. • New pavilion in conjunction with Football Hub proposals. 	HDC	IOG ECB SE Harlow Sports & Youth Assoc.	£50,000 for pitches £500,000 for pavilion	Short Term
Harlow Cricket Club	Good quality facilities including a new pavilion although some drainage issues at the site.	<ul style="list-style-type: none"> • Improve nets. • Provide indoor training area. • Provide a non-turf wicket 	Harlow Cricket Club	Marigold Trust ECB	£5,000 for nets. £100,000 for indoor training area. £6,000 for non-turf wicket.	Short Term
Passmores Academy	Existing grass wicket needs upgrading for club use.	<ul style="list-style-type: none"> • Review grounds maintenance regime with GaNTIP. • Negotiate community access 	Passmores Academy	IOG HDC	£10,000 per annum for maintenance. Possible funding for improvements to physical accessibility.	Medium Term
Stewards Academy	Poor standard non-turf pitch.	Negotiate community access. Resurface non-turf pitch	Stewards Academy	HDC	Possible funding for improvements to physical accessibility. £5,000 for non-turf pitch.	Medium Term

SECTION 4: RUGBY PITCH NEEDS IN HARLOW

The key local stakeholders

- 4.1 ***The Rugby Football Union:*** The RFU administers the sport in Essex.
- 4.2 ***Harlow Rugby Club:*** Harlow Rugby Club has 17 teams drawn from the district and is affiliated to the RFU. The club has moved to new facilities at Latton Farm in May 2017 and the PPS needs assessment has therefore been based upon its new provision rather than the previous site, to ensure that it reflects the new circumstances.
- 4.3 ***Epping Upper Clapton Rugby Club:*** Epping Upper Clapton Rugby Club is based in Thornwood, just south of Harlow. It has 14 teams and whilst the club does not draw any members from Harlow district at present, it has a 66m x 40m rugby-compliant '3G' pitch which may attract usage from Harlow.

Strategic context

National Rugby Strategy

- 4.4 The RFUs 'National Facilities Strategy for Rugby Union in England 2013 - 2017' (2013) provides a framework for facility provision.
- ***Current issues:*** A clubs' survey identified areas of required facility development:
 - Over half of the clubs responding considered that their training facilities are not fit for purpose. Floodlighting was highlighted as a particular issue. Two-thirds of clubs stated that it is either 'very important' or 'important' for them to upgrade their floodlighting over the next four years.
 - 68% of respondents consider their playing pitches to be fit for purpose. However, over 57 per cent of respondent clubs stated that additional or improved grass pitches are either very important or important for them to develop over the next four years.
 - Almost a third of respondents consider that their changing facilities are not fit for purpose. New or improved changing facilities are the highest priority for improving the efficiency and effectiveness of clubs (50% of respondents), while 61% stated that it is either very important or important for them to address the state of their changing facilities over the next four years.

- **Facility priorities:** These are as follows:
 - Increase the provision of integrated changing facilities that are child friendly and can sustain concurrent male and female activity at the club.
 - Improve the quality and quantity of natural turf pitches.
 - Increase the number of Artificial Turf Pitches.
 - Improve social, community and catering facilities, which can support diversification and the generation of additional revenues.
 - Invest in facility upgrades which result in an increase in energy-efficiency, in order to reduce the running costs of clubs.

Pitch strategies in neighbouring areas

4.5 Consultation with neighbouring local authorities identified the following key issues in relation to Harlow:

- **Uttlesford:** The '*Uttlesford Sports Facilities Development Strategy*' (2016) has been adopted by the council. The strategy concludes that there is current deficit equivalent to two rugby pitches in the district as a whole. Projected additional demand arising from population growth suggests a need for two further pitches by 2031, resulting in a collective shortfall of four pitches.
- **Epping Forest:** The '*Epping Forest Open Space, Sport and Recreation Assessment*' (2012) is currently being updated by the council but pending the emergence of detailed findings, dialogue with the council and the Essex RFU has identified that existing provision is adequate to meet current needs. Epping Upper Clapton Rugby Club is based in Thornwood, which is within one mile of the Harlow boundary. It has one adult, seven junior and seven mini teams and provides a small-sided '3G' pitch and three grass pitches at its site. Despite the proximity to Harlow, there is no evidence of any significant exported demand.
- **East Hertfordshire:** The findings from 2017 published the East Herts Playing Pitch Strategy concluded that there is a current shortfall in provision equivalent to 3.5 pitches and that a further 10.75 pitches will be required to meet needs arising from population growth to 2033. There is no evidence of any exported demand to Harlow, or vice versa. The East Herts Local Plan Main Modifications of February 2018 do not have any implications for rugby in Harlow.

The implications for Harlow

4.6 The implications of the strategic context for rugby in Harlow are as follows:

- **Policy shifts:** The move in national sports policy towards prioritising new participants will create a challenge for rugby to demonstrate that it can attract new and lapsed participants. Recent innovations such as walking rugby and tag rugby might prove more attractive to new participants.
- **Neighbouring areas:** There are shortfalls in rugby pitch provision in two neighbouring areas.

Rugby pitch demand

Introduction

4.7 This section summarises the demand for rugby in Harlow and covers:

- Expressed demand.
- Displaced demand.
- Unmet demand.
- Latent demand.
- Demand trends.
- The views of stakeholders on rugby demand.

Expressed demand

4.8 **Expressed demand:** Harlow Rugby Club has the following teams:

Age group and gender	No. Teams	No. Members
Adult males (over 19s)	3	70
Adult females (over 19s)	1	25
Colts (17-19 years)	1	25
Junior males (13-16 years)	4	80
Junior females (13-16 years)	1	10
Midi players (10-12 years)	3	48
Mini players (6-9 years)	4	89
TOTALS	17	347

Displaced demand

- 4.9 Displaced demand relates to play by teams or other users of playing pitches from within the study area which takes place outside of the area. There is no evidence of any displaced rugby demand from Harlow.

Unmet demand

- 4.10 Unmet demand takes a number of forms:

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

- 4.11 Harlow Rugby Club identified that current unmet demand is equivalent to one extra adult male team and two junior girl's teams.

Latent demand

- 4.12 Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand in Harlow at present. The club believes that there is latent demand for mini-rugby that is equivalent to four further teams.

Demand trends

- 4.13 Local and national demand trends in Harlow indicate the following:

- **Active People Survey:** Based upon the national results of Sport England's 'Active People' survey, adult (16+) participation in rugby has fluctuated over the period since 2005 as follows, but currently shows no net gains or losses:

2005/6	2007/8	2008/9	2009/10	2010/1	2011/2	2012/3	2013/4	2014/5	2015/6	% Change
0.46%	0.56%	0.50%	0.46%	0.42%	0.42%	0.37%	0.43%	0.40%	0.46%	0.00%

- **Local membership trends:** Harlow Rugby Club has experienced a slight increase in membership at senior (over 19s) and colts (over 17s), static membership amongst juniors and a 30% increase amongst mini and midi players (aged 7 to 12).

- **Future trends:** The club expects to increase its membership over the next three years, by adding one adult men's team and two junior girl's teams. It also hopes to increase squad numbers in other age groups.

The views of stakeholders

4.14 **Harlow Rugby Club:** Consultation with Harlow Rugby Club identified the following issues.

- **Rugby development proposals:** The club is planning the following initiatives to boost membership:
 - **Adult rugby:** Advertising in the local press, a poster campaign in gyms and leisure centres and offering non-contact versions of the game for new starters (Touch Rugby and Tag Rugby).
 - **Junior rugby:** Working with secondary schools to deliver the RFU Age Group Strategy and development for years 7 and 8, plus a school's competition.
 - **Mini-rugby:** Offering Tag Rugby to primary schools as part of the PE curriculum followed up by tournament at the club. The club is initially targeting 10 primary schools in the first year and then all schools thereafter.
- **Membership catchment:** 90% of the club's membership is drawn from Harlow, so there is relatively little imported demand.
- **Unmet demand:** Unmet demand is equivalent to a total to one extra adult male team and two junior girl's teams.
- **Latent demand:** The club believes that there is latent demand for mini-rugby that is equivalent to four further teams.

4.15 The table below summarises the above figures for the purposes of calculating team equivalents in Harlow:

<i>Age group</i>	<i>Expressed demand</i>	<i>Unmet demand</i>	<i>Latent demand</i>	<i>Total demand</i>
Adult male teams	4	1	0	5
Adult female teams	1	0	0	1
Junior male teams	4	0	0	4
Junior female teams	1	2	0	3
Mini teams	7	0	4	11

The implications for rugby in Harlow

- 4.16 Analysis of local demand for rugby in Harlow indicates there is expressed demand 17 teams of all age groups at Harlow Rugby Club, including two teams for women and girls, with particularly strong demand at the mini-rugby age groups. This is supplemented by unmet demand for a further three teams and latent demand for an extra four.

Rugby pitch supply

Introduction

- 4.17 This section summarises the supply of rugby pitches in Harlow and covers:

- Pitch quantity.
- Pitch quality.
- Pitch maintenance.
- Ownership, management and security of access.
- The views of local stakeholders on pitch supply.

Rugby pitches

- 4.18 Provision of rugby pitches in Harlow with regulation line markings and goalposts for organised play are as follows:

- The rugby pitches with community use and are used are as follows. Three of the adult pitches are floodlit.

<i>Site</i>	<i>Address</i>	<i>Adult Pitches</i>	<i>Mini Pitches</i>
Latton Farm	Howard Way, Harlow CM20 3NL	4	2
TOTALS	-	4	2

- The rugby pitches with no community use are as follows.

<i>Site</i>	<i>Address</i>	<i>Pitches</i>
Burnt Mill Academy	First Avenue, Harlow CM20 2NR	1
Mark Hall School	London Road, Harlow CM17 9LR	1
Passmores Academy	Tracyes Road, Harlow CM18 6JJ	2
St. Mark's West Essex Catholic School	Tripton Road, Harlow CM18 6AA	2
St. Nicholas School	Hobbs Cross Road, Harlow CM17 0NJ	1
Stewards Academy	Parnall Road, Harlow CM18 7NQ	1
TOTALS	-	8

Pitch quality

4.19 The qualitative analysis of pitches in Harlow involved the application of the sport-specific non-technical visual inspections produced by the RFU for Sport England's '*Playing Pitch Strategy Guidance*' (2013) to the new pitches at Latton Farm during March 2016. The assessment generated 'scores' for each site by evaluating the anticipated condition of:

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

4.20 **Pitch quality:** The scores for rugby pitches with community use in Harlow are as follows:

Site	Drainage	Maintenance
Latton Farm Pitch One	D3	M2
Latton Farm Pitch Two	D3	M2
Latton Farm Pitch Three	D3	M2
Latton Farm Pitch Four	D3	M2
Latton Farm Mini Pitch One	D3	M2
Latton Farm Mini Pitch Two	D3	M2

4.21 **Pitch carrying capacity:** The carrying capacity of pitches is related to their quality and is expressed as the number of 'match equivalents' that can be accommodated each week. The '*Playing Pitch Strategy Guidance*' indicates the following weekly carrying capacities for rugby pitches:

Drainage	Maintenance		
	Poor	Standard	Good
Natural inadequate	0.5	1.0	2.0
Natural adequate	1.5	2.0	3.0
Pipe drained	1.75	2.5	3.25
Pipe and slit drained	2.0	3.0	3.5

4.22 The carrying capacity of each rugby pitch with community use in Harlow is as follows:

Site	Capacity
Latton Farm Pitch One	3.5
Latton Farm Pitch Two	3.5
Latton Farm Pitch Three	3.5
Latton Farm Pitch Four	3.5
Latton Farm Mini Pitch One	3.5
Latton Farm Mini Pitch Two	3.5
TOTALS	21.0

Ancillary facilities

4.23 **Changing quality:** The changing facilities at Latton Farm are brand new and high quality, complying fully with Sport England's design guidance and comprising:

- Two senior changing rooms.
- Six general changing rooms, configured for simultaneous male/female and adult/junior usage.
- A medical room.
- A remedial health room.
- Two dedicated officials' changing areas.
- Two bars, a function suite and a commercial kitchen.
- Parking for 140 cars.

4.24 **Floodlights:** All four of the adult pitches are floodlit.

Pitch Maintenance

4.25 The pitches at Harlow Rugby Club are maintained by HTS (Property and Environment) Ltd. (the council's grounds maintenance contractor).

Ownership management and security of access

4.26 The ownership, management and security of access to the Latton Farm site is set out below.

Site	Ownership	Management	Security of Access
Latton Farm	Keir Living Limited	Harlow Rugby Club	Secured

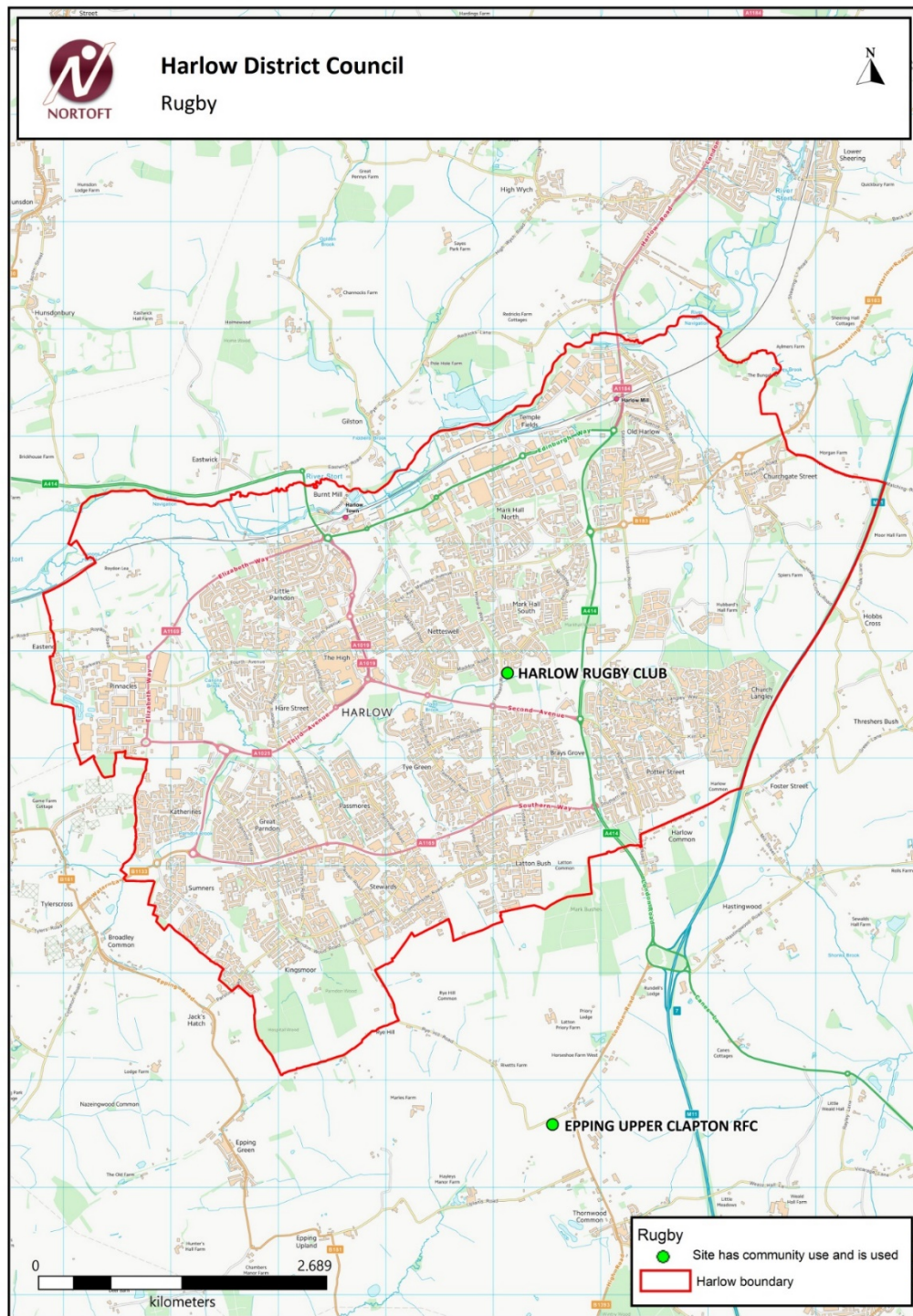
The views of local stakeholders on pitch supply

4.27 Harlow Rugby Club believes that whilst the new facilities at Latton Farm will meet its immediate needs, it has longer-term aspirations to get access to the fields on the west side of Howard Way, which is connected to Latton Farm by way of an existing underpass. This would enable the club to provide:

- A floodlit multi-use games area with a rugby and football-compliant artificial grass ('3G') surface, which would be used by the club for wet weather training, but also available for hire by local football clubs.
- 2-3 Junior Pitches.
- Additional car parking.

Geographical distribution

4.28 The geographical spread of rugby pitches in Harlow is set out in the map overleaf. Given the compact nature of the town, the whole population is within 15-minutes drive of the closest pitch.



Contains Ordnance survey data © Crown copyright and database right. 2016

The implications for rugby in Harlow

4.29 Analysis of local supply of rugby pitches in Harlow indicates the following:

- The pitches with community use and used are all used by Harlow Rugby Club, but there are a further eight pitches on school sites with no community use.
- The quality of pitches and ancillary facilities at Harlow Rugby Club's new site at Latton Farm are all good.

Assessment of current needs

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

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

4.31 The site overviews identify the extent to which pitches are

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

4.32 In line with RFU guidance, rugby pitch capacity, demand and the resultant balance are expressed as 'match equivalent' sessions, both weekly and at peak times.

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Latton Farm Adult	4	Harlow RFC	14.0	11.0	+3.0	4.0	4.0	Balanced
Latton Farm Mini	2	Harlow RFC	7.0	7.0	Balanced	2.0	4.0	-2.0

4.33 The adult pitches at Latton Bush show a weekly surplus but peak time provision is balanced. The mini pitches are balanced in terms of overall capacity, but show a peak time deficit which is managed by sequential fixture scheduling.

Assessment of future needs

Population growth

4.34 Population growth to the end 2033 has been projected based upon housing supply targets. Because of the proximity of planned growth in Epping Forest and East Hertfordshire districts, projections for the adjacent areas have also been devised and future rugby pitch needs identified based upon the following population projections for:

- Harlow only.
- Harlow plus adjacent growth in Epping Forest.
- Harlow plus adjacent growth in Epping Forest and East Hertfordshire.

4.35 The population figures are as follows:

Area	Population 2016	Population 2021	Population 2026	Population 2033
Harlow	86,135	90,719	96,167	103,983
Harlow and adjacent Epping Forest	86,135	92,048	98,512	112,624
Harlow, adjacent Epping Forest and East Herts	86,135	92,048	103,995	119,488

Potential changes in demand

4.36 For the purposes of modelling future demand, a rate of increase of 0.5% per annum has been agreed with the steering group. The rationale behind this approach is that projecting pitch needs based upon a no growth in participation means the Council's objective of getting more people active may be constrained if pitch needs are based the current rate of participation. Whilst this runs counter to recent decreases in cricket team numbers in Harlow, the development aspirations of the ECB and local clubs suggest that this is an achievable target. The 0.5% annual increase has been applied to existing team numbers to generate projected demand uplift.

Site-specific pressures

4.37 As a former New Town, Harlow was planned from the outset and has a tight administrative boundary, meaning there is limited land available for delivering the district's housing needs. However, planning policy offers protection to playing pitches and there are no known threats to the Latton Farm rugby site.

Potential changes in supply

4.38 Potential developments are as follows:

- Harlow RFC has long-term aspirations to expand pitch provision on an adjacent site to the west of Howard Way.
- Epping Upper Clapton RFC is hoping to provide a full-sized rugby-compliant artificial grass pitch to replace the existing small-sided facility and additional grass pitches at its site in Thornwood, just south of Harlow.

Existing spare capacity

4.39 There is no peak time spare capacity for rugby pitches in Harlow at present.

Future rugby pitch needs

4.40 Future rugby pitch needs based on projected population increases are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the district are required to generate one team (including teams representing latent and unmet demand - see section 4.14). These are then applied to projected changes in population to identify the likely number of teams in the future

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>
Adult males	17-45	16,327	5	1: 3,265
Adult females	17-45	16,657	1	1: 16,657
Junior males	13-16	1,985	4	1: 496
Junior females	13-16	1,945	3	1: 648
Mini/Midi	6-12	6,789	11	1: 617

4.41 The application of TGRs to projected population growth in Harlow, Harlow plus adjacent growth in Epping Forest and Harlow plus adjacent growth in Epping Forest and East Hertfordshire produces the following results:

- Harlow only:

<i>Team type</i>	<i>Age range</i>	<i>Population in 2033</i>	<i>TGR</i>	<i>Future teams</i>	<i>Extra teams</i>
Adult males	17-45	18,576	1: 3,265	6	1
Adult females	17-45	18,952	1: 16,657	1	0
Junior males	13-16	2,703	1: 496	5	1
Junior females	13-16	2,650	1: 648	4	1
Mini/Midi	6-12	9,703	1: 617	16	5

- Harlow plus adjacent Epping Forest growth:

Team type	Age range	Population in 2033	TGR	Future teams	Extra teams
Adult males	17-45	20,750	1: 3,265	6	1
Adult females	17-45	21,170	1: 16,657	1	0
Junior males	13-16	2,993	1: 496	6	2
Junior females	13-16	2,936	1: 648	5	2
Mini/Midi	6-12	10,855	1: 617	18	7

- Harlow plus adjacent Epping Forest and East Hertfordshire growth:

Team type	Age range	Population in 2033	TGR	Future teams	Extra teams
Adult males	17-45	22,931	1: 3,265	7	2
Adult females	17-45	22,476	1: 16,657	1	0
Junior males	13-16	3,345	1: 496	7	3
Junior females	13-16	3,279	1: 648	5	2
Mini/Midi	6-12	11,772	1: 617	19	8

- 4.42 In addition to increased demand based upon population growth, the effects of projected increases in participation of 0.5% per annum until 2033 amount to a compound increase of 8.3%. When added to population growth, the effects of this on team numbers for the three scenarios are as follows:

Team type	Harlow only	Harlow plus adjacent Epping	Harlow plus adjacent Epping & E. Herts
Adult males	6	6	7
Adult females	1	1	1
Junior males	5	6	7
Junior females	4	5	5
Mini/Midi	17	19	20

- 4.43 The impact of the combined effects of increased population and increased demand for pitches in Harlow and adjacent growth areas is projected as follows. Additional needs are calculated based on the capacity of pitches in the peak period:

- Harlow only:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional pitch needs
Adult males	5	6	6	0.5
Adult females	1	1	1	0
Junior males	4	5	5	0.5
Junior females	3	4	4	0.5
Mini/Midi	11	16	17	3.0

- Harlow plus adjacent Epping Forest growth:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional pitch needs
Adult males	5	6	6	0.5
Adult females	1	1	1	0
Junior males	4	6	6	1.0
Junior females	3	5	5	1.0
Mini/Midi	11	18	19	4.0

- Harlow plus adjacent Epping Forest and East Hertfordshire growth:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional pitch needs
Adult males	5	7	7	1.0
Adult females	1	1	1	0
Junior males	4	7	7	1.5
Junior females	3	5	5	1.0
Mini/Midi	11	19	20	4.5

Key findings and issues

What are the main characteristics of current supply and demand?

- 4.44 The key characteristics of current supply and demand for rugby in Harlow are as follows:
- There is expressed demand 17 teams of all age groups at Harlow Rugby Club, including two teams for women and girls, with particularly strong demand at the mini-rugby age groups. This is supplemented by unmet demand for a further three teams and latent demand for an extra four.
 - The pitches at Latton Farm have sufficient capacity to meet current needs, if mini matches are scheduled sequentially. The ancillary facilities are high quality and facilitate use by all age groups and both genders.

Is there enough accessible and secured use to meet current demand?

- 4.45 The Latton Farm pitches have sufficient carrying capacity to meet current needs.

Is the accessible provision of suitable quality and appropriately maintained?

- 4.46 The Latton Farm pitches are high quality and well maintained.

What are the main characteristics of future supply and demand?

- 4.47 The main characteristics of future supply and demand are as follows:
- **Population growth:** The population of Harlow is estimated to be 103,983 by 2033. This represents an increase of 20.7% in the period. The population of Harlow plus new housing growth in adjacent areas of Epping Forest will be 112,624 by the same date, a 30.8% increase and this population, plus that in adjacent areas of East Herts will be 119,488 by 2033, a 38.7%. The effects of this in terms of additional team generation are as follows:

Age group	Extra teams Harlow	Extra teams Harlow plus Epping	Extra teams Harlow plus Epping & E. Herts
Adult males	1	1	2
Adult females	0	0	0
Junior males	1	2	3
Junior females	1	2	2
Mini/Midi	5	7	8

- **Changes in demand:** Projected increases in participation of 0.5% per annum will lead to a compound increase in demand of 8.3% by 2033. The effects of this in terms of additional team generation are as follows:

<i>Pitch type</i>	<i>Extra teams Harlow</i>	<i>Extra teams Harlow plus Epping</i>	<i>Extra teams Harlow plus Epping & E. Herts</i>
Adult males	1	5	5
Adult females	0	1	1
Junior males	1	5	5
Junior females	1	1	1
Mini/Midi	6	11	12

- **Changes in supply:** There are no development threats to the new facilities at Latton Farm.
- **Existing spare capacity:** Peak time supply and demand are effectively balanced at the Latton Farm site.
- **Future pitch needs:** The additional pitch requirements arising from increases in population and participation by 2033 have been assessed as follows.

Area	Extra adult pitches	Extra mini pitches
Harlow	1.5	3.0
Harlow and adjacent Epping Forest	2.5	4.0
Harlow and adjacent Epping Forest and East Herts	3.5	4.5

Is there enough accessible and secured use to meet future demand?

4.48 The situation at community accessible pitches is as follows:

- Adult pitches

<i>Area</i>	<i>Current secured pitches</i>	<i>Current secured peak spare capacity</i>	<i>Current peak needs</i>	<i>Extra peak needs by 2033</i>	<i>Total peak needs by 2033</i>	<i>Additional secured pitch needs</i>
Harlow	4	0	4.0	1.5	5.5	1.5
Harlow and adjacent Epping Forest	4	0	4.0	2.5	6.5	2.5
Harlow, adjacent Epping Forest and East Herts	4	0	4.0	3.5	7.5	3.5

- Mini pitches

<i>Area</i>	<i>Current secured pitches</i>	<i>Current secured peak spare capacity</i>	<i>Current peak needs</i>	<i>Extra peak needs by 2033</i>	<i>Total peak needs by 2033</i>	<i>Additional secured pitch needs</i>
Harlow	2	0	4.0	3.0	7.0	5.0
Harlow and adjacent Epping Forest	2	0	4.0	4.0	8.0	6.0
Harlow, adjacent Epping Forest and East Herts	2	0	4.0	4.5	8.5	6.5

- 4.49 If the additional pitch requirements were to be met by new grass pitch provision, the spatial implications in terms of land take (including an allowance for run-offs and changing facilities) would be as follows for each scenario:

<i>Area</i>	<i>Additional secured pitch needs</i>
Harlow	2.75ha
Harlow and adjacent Epping Forest	4.00ha
Harlow, adjacent Epping Forest and East Herts	5.25ha

The options for securing additional accessible and secured pitch capacity

- 4.50 The options for securing the additional pitches are as follows:

- **Protect:** Protecting the Latton Farm pitches through the Local Plan will be key to maintaining the current stock.
- **Provide:** Additional provision can be made in two ways:
 - Ensuring that new pitch provision is made at or adjacent to the Latton Farm site, funded through developer contributions that reflect the additional pitch demand arising from the increased population.
 - Making cross-border provision at Epping Upper Clapton RFC to serve the needs of the additional population of the Harlow and additional Epping Forest developments.
- **Enhance:** The provision of a rugby-compliant artificial grass pitch at Latton Farm would increase usage capacity and would also help to address the local deficit for '3G' football turf pitches.

Policy recommendations

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

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

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

4.53 Protect:

- **Recommendation 1 - Safeguarding existing provision:** The Harlow Playing Pitch Strategy comprises a robust and evidence-based assessment of current and future needs for cricket in the town. The Strategy has identified a need for the current rugby pitch site to be retained, on the basis of the specific needs of the sport in Harlow both now and in the future. It is therefore recommended that planning policies to support the retention of the Latton Farm site, based upon the evidence in the Playing Pitch Strategy.
- **Recommendation 2 - Safeguarding education pitches:** There are eight rugby pitches with no community access on school sites. Whilst there is no demand for community use of the pitches, they still serve a valuable education role. It is therefore recommended that planning policies continue to support their retention.

4.54 Enhance:

- **Recommendation 3 - Capacity improvements:** The new pitches at Latton Farm are all high quality and three are floodlit, so only opportunities to enhance the capacity of the existing provision will be floodlighting of the additional pitches. It is therefore recommended that planning policies support the provision of additional floodlighting at the sites as required.
- **Recommendation 4 - Developer contributions (enhancements):** If enhancements to the existing facilities at Latton farm are pursued, it is recommended that an appropriate level of financial contributions be sought

from developers under Section 106 arrangements, to cover the capital and revenue implications of the enhancements.

4.55 Provide:

- **Recommendation 5 - Additional capacity:** Adding capacity by providing additional facilities will be the key to meeting current and future needs. This should be achieved through developing provision at sites adjacent to Latton Farm.
- **Recommendation 6 - Developer contributions (new provision):** The provision of a rugby-compliant artificial grass pitch (which would also help to meet some local football needs) and additional grass junior rugby pitches has been identified in the Harlow Playing Pitch Strategy as the best way to meet the additional demand arising from housing developments. It is therefore recommended that an appropriate level of financial contributions be sought from developers under Section 106 arrangements, to cover their capital and revenue cost implications.

Action plan

4.56 In the context of the high-level recommendations above, the tables below set out the rugby site-specific action plan by sub area to guide the implementation of the strategy. The abbreviations stand for HDC – Harlow Council, HRFC - Harlow Rugby Club and RFU - Rugby Football Union. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2016' (2016).

Site	Issues	Action	Lead	Partners	Resources	Priority
Latton Farm	High quality new facilities, but already at full capacity.	<ul style="list-style-type: none"> • Keep capacity issues under review. • Feasibility study for an AGP and grass junior pitches. • Link to football '3G' pitch needs 	HRFC	HDC RFU	£10,000 for feasibility study.	Short Term

4.57 These recommendations also appear in Section 7, Action Plan Part B Site by Site Summary.

SECTION 5: HOCKEY PITCH NEEDS IN HARLOW

The key local stakeholders

- 5.1 **England Hockey:** England Hockey administers the sport in Essex.
- 5.2 **Harlow Rugby Club:** Harlow Hockey Club has four teams drawn from the district and is affiliated to England Hockey. The club currently uses an artificial grass pitch at Leventhorpe Academy in Sawbridgeworth, in the neighbouring district of East Herts. It previously used a pitch at Passmores School in Harlow, but the facility became unavailable when the school closed in 2011.

Strategic context

National Hockey Strategy

- 5.3 England Hockey's strategic plan 2013 - 2017 '*A Nation Where Hockey Matters*' (2016) contains the following priorities of relevance to Harlow:
- **Adults:** The number of adults playing regularly in the club network will be increased by:
 - Working with universities, schools and colleges to deliver quality playing experiences and clear pathways to club hockey.
 - Working with regional and local leagues and affiliated clubs, to deliver the highest quality playing experience and appropriate competition frameworks.
 - Developing more opportunities for over 40s to play hockey.
 - Delivering a quality programme of competitions that meet the needs of players and clubs.
 - **Young people:** The number of young people playing hockey in schools and clubs will be increased by:
 - Developing more relationships between clubs and primary and secondary schools.
 - Working with clubs to increase the number of junior hockey sessions being provided.
 - Delivering a quality programme of competitions that meet the needs of players, schools and clubs.

- Developing an ability-based pathway for children aged 5-12 for adoption in clubs, schools and youth organisations.
- **Informal hockey:** The numbers of adults and young people playing informal hockey will be increased by:
 - Setting up opportunities to play Quicksticks in community sites.
 - Increasing the opportunities to play Rush Hockey at schools, colleges, universities, clubs and community sites.
 - Increasing the opportunity for women to take part in Back to Hockey sessions at clubs and community sites.

National Hockey Facilities Strategy

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

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

Pitch strategies in neighbouring areas

5.5 Consultation with neighbouring local authorities identified the following key issues in relation to Harlow:

- **Uttlesford:** The '*Uttlesford Sports Facilities Development Strategy*' (2016) has been adopted by the council. The strategy concludes that there is no effective spare capacity to accommodate additional demand at the existing pitches. Projected additional population growth to 2033 suggests extra demand equivalent to 0.6 synthetic turf hockey pitches.
- **Epping Forest:** The '*Epping Forest Open Space, Sport and Recreation Assessment*' (2012) is currently being updated by the council but pending the emergence of detailed findings, dialogue with the council and England Hockey has identified that existing provision is adequate to meet current needs.
- **East Hertfordshire:** The findings of the 2017 published East Herts Playing Pitch Strategy concluded that there is a current shortfall of 1.06 artificial turf pitches for hockey, with a further 2.88 pitches required by 2033. The East Herts Local Plan Main Modifications of February 2018 do not have implications for hockey in Harlow.

The implications for Harlow

5.6 The implications of the strategic context for hockey in Harlow are as follows:

- **Policy shifts:** The move in national sports policy towards prioritising new participants will create a challenge for hockey to demonstrate that it can attract new and lapsed participants. Recent innovations such as Rush Hockey and Quick Sticks might prove more attractive than the more traditional model.
- **Neighbouring areas:** There is no effective spare hockey pitch capacity in any of the neighbouring areas.

Hockey pitch demand

Introduction

5.7 This section summarises the demand for hockey in Harlow and covers:

- Expressed demand.
- Displaced demand.
- Unmet demand.

- Latent demand.
- Demand trends.
- The views of stakeholders on hockey demand.

Expressed demand

5.8 **Expressed demand:** Harlow Hockey Club has the following teams:

<i>Age group and gender</i>	<i>No. Teams</i>	<i>No. Members</i>
Adult males	1	23
Adult females	2	30
Junior males	0	0
Junior females	0	12
TOTALS	3	65

Displaced demand

5.9 Displaced demand relates to play by teams or other users of playing pitches from within the study area which takes place outside of the area. In the absence of a facility within the district at present, all current demand for hockey in Harlow is displaced.

Unmet demand

5.10 Unmet demand takes a number of forms:

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

5.11 The absence of a specialist hockey pitch in Harlow has created unmet demand, because Hockey Club membership has declined due to some former players being unable or unwilling to travel to the next nearest facility. When the club was based in Harlow, it was able to field two more men's teams and had around 30 junior members (comprising one male and one female team). The 'lost' team numbers represent unmet demand.

Latent demand

- 5.12 Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. Harlow Hockey Club believes that local latent demand is equivalent to one adult women's team and one junior boys' team and one junior girls' team.

Demand trends

- 5.13 Local and national demand trends in Harlow indicate the following:

- **Active People Survey:** Based upon the national results of Sport England's 'Active People' survey, adult (16+) participation in hockey has fluctuated over the period since 2005 as follows, but currently shows a small fall:

2005/6	2007/8	2008/9	2009/10	2010/1	2011/2	2012/3	2013/4	2014/5	2015/6	% Change
0.23%	0.23%	0.24%	0.23%	0.21%	0.19%	0.25%	0.20%	0.20%	0.20%	-0.03%

- **National participation data:** National affiliation data for hockey club members provided by England Hockey reveals a different picture compared with the 'Active People' survey, recording successive increases in the period since 2010 as follows:

Year	No. players	Annual % increase
2010/11	102,313	-
2011/12	106,665	4.3%
2012/13	114,642	7.5%
2013/14	113,575	-0.9%
2014/15	120,404	6.0%
2105/16	129,857	7.9%

- **Local membership trends:** As indicated above, Harlow Hockey Club has experienced a decrease in membership following the loss of the only available pitch in the town.
- **Future trends:** The club expects to increase its membership over the next three years, by adding one adult men's team and two junior teams.

The views of stakeholders

- 5.14 **England Hockey:** Consultation with England Hockey identified the following issues:

- England Hockey is actively working with Harlow Hockey Club to increase its player numbers and has recently partially reversed the decrease in membership caused by the move to Sawbridgeworth.

- Harlow Hockey Club acts as a feeder club for four larger clubs in Bishop's Stortford, Hertford, Saffron Walden and Chelmsford.

5.15 **Harlow Hockey Club:** Consultation with Harlow Hockey Club identified the following issues.

- **Membership trends:** The club currently fields one adult men's team, two adult women's teams and one mixed adult team. When the club was based in Harlow, it was able to field three men's teams and two ladies' teams and had around 30 junior members, but the additional travel to the Leventhorpe Academy pitch has deterred some former members.
- **Future trends:** The club has aspirations to increase its membership over the next three years, by adding one adult women's team and one junior boys' team and one junior girls' team.
- **Hockey development proposals:** The club is currently looking into working alongside local schools to take coaches into them to promote Hockey and hopefully build the club back up again. It is also working alongside the local paper to help with advertising, as well as using social media.
- **Membership catchment:** 90% of the club's membership is drawn from Harlow, so there is relatively little imported demand.

The implications for hockey in Harlow

5.16 Analysis of local demand for hockey in Harlow indicates the absence of a specialist hockey pitch in the district is a key determinant of demand for the sport locally.

- **Displaced demand:** All demand is currently exported from the district to East Herts.
- **Unmet demand:** Unmet demand is equivalent to a total to two extra adult male teams, one junior male team and one junior female team.
- **Latent demand:** Latent demand based upon information supplied by Harlow HDC is equivalent to one adult female team, one junior male team and one junior female team.

5.17 The table below summarises the above figures for the purposes of calculating team equivalents in Harlow:

Age group	Expressed demand	Unmet demand	Latent demand	Total demand
Adult male teams	1	2	0	3

Adult female teams	2	0	1	3
Junior male teams	0	1	1	2
Junior female teams	0	1	1	2

Hockey pitch supply

Introduction

5.18 This section summarises the supply of hockey pitches in Harlow and covers:

- Pitch quantity.
- Pitch quality.
- Pitch maintenance.
- Ownership, management and security of access.
- The views of local stakeholders on pitch supply.

Hockey pitches

5.19 The only synthetic turf hockey pitch in Harlow is unavailable for use on the site of the former Passmores School and has not been used or maintained since 2011. The site has not been developed and it is likely that the school will be re-opened as an academy at some stage in the future, to meet demand for additional school places arising from population growth.

5.20 In the absence of an accessible pitch in Harlow, the following pitch is used by Harlow Hockey Club.

Site	Address	Surface	Year Built
Leventhorpe Academy	Cambridge Road, Sawbridgeworth CM21 9BY	Sand-dressed	2011

Pitch quality

5.21 The quality of the Leventhorpe Academy pitch involved a site visits to undertake the non-technical visual inspection produced by England Hockey for Sport England's 'Playing Pitch Strategy Guidance' (2013). The assessment generates an overall 'score' for each pitch by evaluating the condition of the playing surface, fencing, floodlighting, disability access and changing provision. The Leventhorpe Academy pitch was rated as 'good' quality on this basis.

Pitch Maintenance

- 5.22 The pitch at Leventhorpe Academy is maintained by its leisure facilities management contactor Nuffield Health and Fitness.

Ownership management and security of access

- 5.23 The Leventhorpe Academy pitch is owned by the Academy and managed by Nuffield Health and Fitness. It is subject to a formal Community Use Agreement, so access is secured.

The views of local stakeholders on pitch supply

- 5.24 **England Hockey:** Consultation with England Hockey's Relationship Manager for the East of England, identified the following issues:

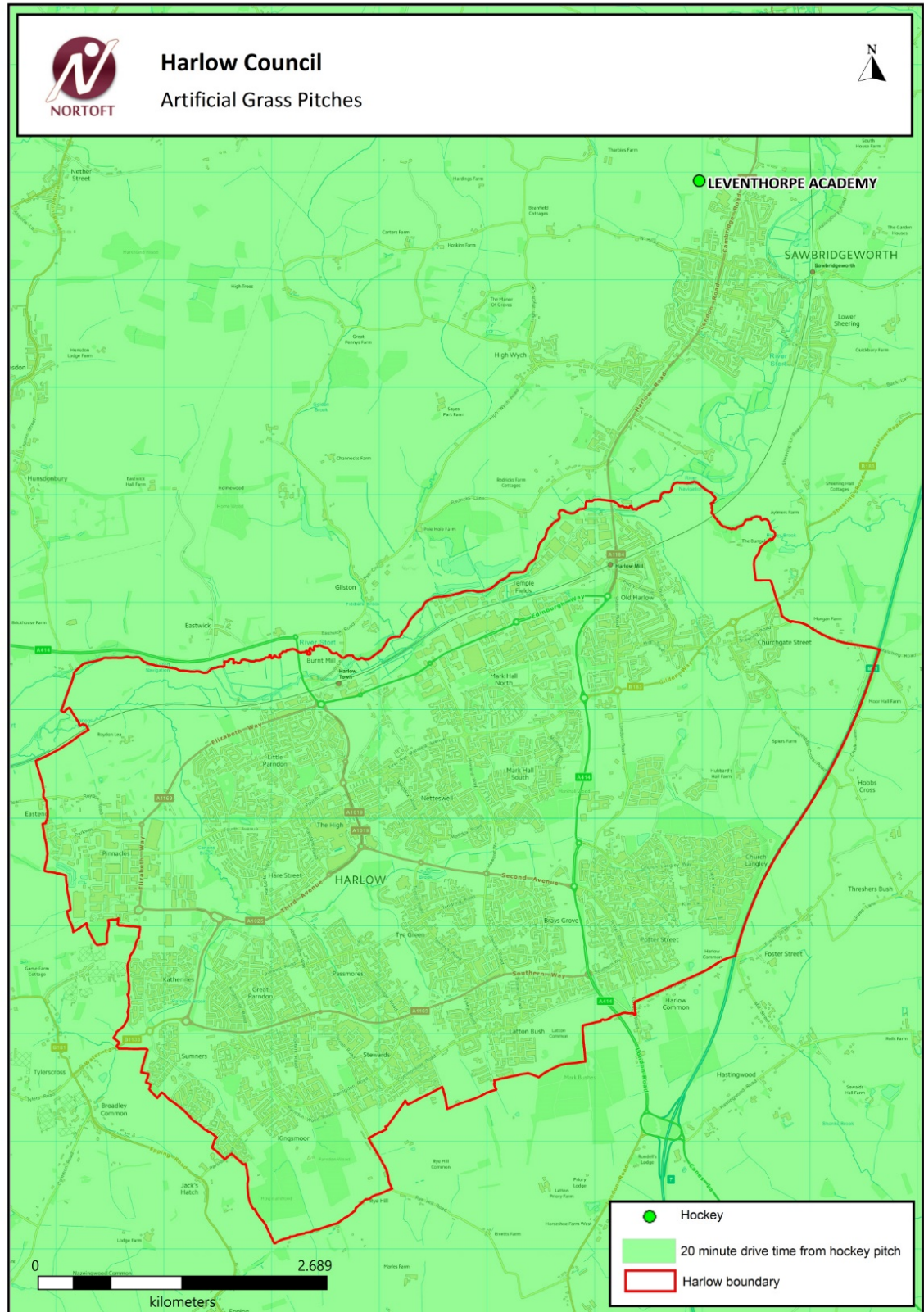
- There is no accessible artificial turf hockey pitch in Harlow, so Harlow Hockey Club is based at the pitch at Leventhorpe Academy in Sawbridgeworth, about three miles outside Harlow district.
- The club previously played at a sand-filled artificial turf hockey pitch at Passmores School in Harlow, but was forced to relocate when it was closed. The new Passmores Academy site includes a '3G' football turf pitch which is unsuitable for hockey use.
- England Hockey supports the aspirations of the club to be able to access a sand-filled artificial turf hockey pitch in Harlow.

- 5.25 **Harlow Hockey Club:** Consultation with Harlow Hockey Club identified the following issues.

- Due to the lack of specialist facilities in Harlow, hockey has been taken off all schools' curricula. This has led to a decline in interest in the sport.
- The club hires the sand-dressed artificial turf hockey pitch at Leventhorpe Academy for a total of 4.5 hours per week. It pays £4,800 per annum for this, but has no security of tenure at the pitch.

Geographical distribution

- 5.26 The location of the Leventhorpe pitch is shown on the map below. Given the compact nature of the town, the whole population is within 20-minutes drive of the closest pitch.



Contains Ordnance survey data © Crown copyright and database right. 2016

The implications for hockey in Harlow

- 5.27 The closest pitch to Harlow at Leventhorpe Academy in the neighbouring district of East Hertfordshire is a good quality facility and there is secured community use.

Assessment of current needs

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

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

- 5.29 The site overviews identify the extent to which pitches are

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

- 5.30 In line with England Hockey guidance, pitch capacity is expressed in hours of peak time availability. Demand and the resultant balance are expressed as peak time usage.

Site	Users	Peak capacity	Peak demand	Peak balance
Leventhorpe Academy	Harlow HDC	25	4.5	+4.5
	Football clubs		16	

- 5.31 The key findings are:

- The demand for hockey in Harlow has been adversely affected by the loss of the only hockey pitch in the town. Recent support from England Hockey has enabled the partial reversal of this trend.

- The need to use a pitch in Sawbridgeworth has deterred some local users. Whilst the AA's 'Route Planner' website lists the Leventhorpe pitch as 5.3 miles or 12-minutes travel time from the Passmores site, the loss of a visible presence for hockey in Harlow does hamper local hockey development initiatives.
- There is some spare capacity at the Leventhorpe pitch to expand hockey use.

Assessment of future needs

Population growth

5.32 Population growth to the end 2033 has been projected based upon housing supply targets. Because of the proximity of planned growth in Epping Forest and East Hertfordshire districts, projections for the adjacent areas have also been devised and future rugby pitch needs identified based upon the following population projections for:

- Harlow only.
- Harlow plus adjacent growth in Epping Forest.
- Harlow plus adjacent growth in Epping Forest and East Hertfordshire.

5.33 The population figures are as follows:

Area	Population 2016	Population 2021	Population 2026	Population 2033
Harlow	86,135	90,719	96,167	103,983
Harlow and adjacent Epping Forest	86,135	92,048	98,512	112,624
Harlow, adjacent Epping Forest and East Herts	86,135	92,048	103,995	119,488

Potential changes in demand

5.34 For the purposes of modelling future demand, a rate of increase of 0.5% per annum has been agreed with the steering group. The rationale behind this approach is that projecting pitch needs based upon a no growth in participation means the Council's objective of getting more people active may be constrained if pitch needs are based the current rate of participation. The 0.5% annual increase has been applied to existing team numbers to generate projected demand uplift.

Site-specific pressures

5.35 There are no known pressures to redevelop the Leventhorpe pitch.

Potential changes in supply

- 5.36 The artificial grass pitch at the former Passmores School site might be capable of re-instatement should the school reopen as an academy at some stage in the future, although it has not been maintained in the period since it was closed in 2011. If it is reopened, then there community use should be

Existing spare capacity

- 5.37 There is a total of 4.5 hours of peak time availability at the Leventhorpe pitch.

Future hockey pitch needs

- 5.38 Future hockey pitch needs based on projected population increases are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the district are required to generate one team (including teams representing latent and unmet demand - see section 5.17). These are then applied to projected changes in population to identify the likely number of teams in the future

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>
Adult males	18-45	15,846	3	1: 5,282
Adult females	18-45	16,167	3	1: 5,389
Junior males	8-17	5,207	2	1: 2,604
Junior females	8-17	5,103	2	1: 2,552

- 5.39 The application of TGRs to projected population growth in Harlow, Harlow plus adjacent growth in Epping Forest and Harlow plus adjacent growth in Epping Forest and East Hertfordshire produces the following results:

- Harlow only:

<i>Team type</i>	<i>Age range</i>	<i>Population in 2033</i>	<i>TGR</i>	<i>Future teams</i>	<i>Extra teams</i>
Adult males	18-45	17,929	1: 5,282	3	0
Adult females	18-45	18,341	1: 5,389	3	0
Junior males	8-17	6,851	1: 2,604	3	1
Junior females	8-17	6,716	1: 2,552	3	1

- Harlow plus adjacent Epping Forest growth:

<i>Team type</i>	<i>Age range</i>	<i>Population in 2033</i>	<i>TGR</i>	<i>Future teams</i>	<i>Extra teams</i>
Adult males	18-45	20,045	1: 5,282	4	1
Adult females	18-45	20,500	1: 5,389	4	1
Junior males	8-17	7,591	1: 2,604	3	1
Junior females	8-17	7,441	1: 2,552	3	1

- Harlow plus adjacent Epping Forest and East Hertfordshire growth:

Team type	Age range	Population in 2033	TGR	Future teams	Extra teams
Adult males	18-45	21,726	1: 5,282	4	1
Adult females	18-45	22,165	1: 5,389	4	1
Junior males	8-17	8,177	1: 2,604	3	1
Junior females	8-17	8,016	1: 2,552	3	1

- 5.40 In addition to increased demand based upon population growth, the effects of projected increases in participation of 0.5% per annum until 2033 amount to a compound increase of 8.3%. When added to population growth, the effects of this on team numbers for the three scenarios are as follows:

Team type	Harlow only	Harlow plus adjacent Epping	Harlow plus adjacent Epping & E. Herts
Adult males	3	4	4
Adult females	3	4	4
Junior males	3	3	3
Junior females	3	3	3

- 5.41 The impact of the combined effects of increased population and increased demand for pitches in Harlow and adjacent growth areas is projected as follows. It is assumed that:

- One team has a requirement for 3.0 hours of peak time use per week.
- 3.0 hours of peak time use per week is equivalent to 0.12 of a pitch.

- 5.42 Harlow only:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional pitch needs
Adult males	3	3	3	0
Adult females	3	3	3	0
Junior males	2	3	3	0.12
Junior females	2	3	3	0.12

5.43 Harlow plus adjacent Epping Forest growth:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional pitch needs
Adult males	3	4	4	0.12
Adult females	3	4	4	0.12
Junior males	2	3	3	0.12
Junior females	2	3	3	0.12

5.44 Harlow plus adjacent Epping Forest and East Hertfordshire growth:

Age group	Current teams	Total teams with population growth	Total teams with population and participation growth	Additional pitch needs
Adult males	3	4	4	0.12
Adult females	3	4	4	0.12
Junior males	2	3	3	0.12
Junior females	2	3	3	0.12

Key findings and issues

What are the main characteristics of current supply and demand?

5.45 The key characteristics of current supply and demand for hockey in Harlow are as follows:

- Three hockey teams of all age groups draw their membership from Harlow. These are supplemented by four teams of unmet demand and three teams of latent demand.
- The pitch at Leventhorpe Academy has 4.5 hours per week of peak time spare capacity.
- The absence of a specialist hockey pitch in Harlow has had a detrimental effect on player recruitment and retention for Harlow Hockey Club. Although all parts of the district are within the recognised 20-minute drive time catchment of the Leventhorpe pitch, this has proved too far for some players.

Is there enough accessible and secured use to meet current demand?

5.46 The position is as follows:

- The disused pitch at the former Passmores School site is neither accessible nor has secured use.
- The pitch at Leventhorpe Academy is subject to a formal Community Use Agreement.
- There is limited spare capacity to accommodate additional hockey use in the peak period.

Is the accessible provision of suitable quality and appropriately maintained?

5.47 The position is as follows:

- The disused pitch at the former Passmores School site has not been used or maintained since 2011, so is presumed to be poor quality.
- The pitch at Leventhorpe Academy has a high-quality surface and is appropriately maintained.

What are the main characteristics of future supply and demand?

5.48 The main characteristics of future supply and demand are as follows:

- **Population growth:** The population of Harlow is estimated to be 103,983 by 2033. This represents an increase of 20.7% in the period. The population of Harlow plus new housing growth in adjacent areas of Epping Forest will be 112,624 by the same date, a 30.8% increase and this population, plus that in adjacent areas of East Hertfordshire will be 119,488 by 2033, a 38.7%. The effects of this in terms of additional team generation are as follows:

Age group	Extra teams Harlow	Extra teams Harlow plus Epping	Extra teams Harlow plus Epping & E. Herts
Adult males	0	1	1
Adult females	0	1	1
Junior males	1	1	1
Junior females	1	1	1

- **Changes in demand:** Projected increases in participation of 0.5% per annum will lead to a compound increase in demand of 8.3% by 2033. The effects of this in terms of additional team generation are as follows:

<i>Pitch type</i>	<i>Extra teams Harlow</i>	<i>Extra teams Harlow plus Epping</i>	<i>Extra teams Harlow plus Epping & E. Herts</i>
Adult males	0	1	1
Adult females	0	1	1
Junior males	1	1	1
Junior females	1	1	1

- **Changes in supply:** There is no known development threats to the pitch at Leventhorpe Academy. The former Passmores School site might be re-opened in response to demand for additional school places related to population growth.
- **Existing spare capacity:** The pitch at Leventhorpe Academy has 4.5 hours per week of peak time spare capacity.
- **Future pitch needs:** The additional pitch requirements arising from increases in population and participation by 2033 have been assessed as follows.

Area	Extra pitches
Harlow	0.24
Harlow and adjacent Epping Forest	0.48
Harlow and adjacent Epping Forest and East Herts	0.48

Is there enough accessible and secured use to meet future demand?

5.49 Based upon 25 hours per week of peak time capacity Harlow Hockey Club's pitch needs can be quantified as follows:

<i>Area</i>	<i>Current pitches</i>	<i>Current peak spare capacity</i>	<i>Current peak needs</i>	<i>Extra peak needs by 2033</i>	<i>Total peak needs by 2033</i>	<i>Additional pitch needs</i>
Harlow	1	0.18	1.2	0.24	1.44	1.26
Harlow and adjacent Epping Forest	1	0.18	1.2	0.48	1.68	1.50
Harlow, adjacent Epping Forest and East Herts	1	0.18	1.2	0.48	1.68	1.50

The options for securing additional accessible and secured pitch capacity

5.50 The options for securing hockey provision are as follows:

- **Protect:** The following should be pursued:

- Ensuring that East Herts Council protects the Leventhorpe pitch through its own pitch strategy and the Local Plan.
- Recommending that the Harlow Local Plan protects the existing pitch at the former Passmores School site and makes provision either for its re-instatement if the school re-opens as an academy, or its replacement elsewhere in Harlow if the site is scheduled for re-development.
- **Provide:** In addition to the possibility of re-instating the former Passmores School pitch, any potential providers of additional artificial turf pitches within Harlow should be encouraged to consider the business case for a sand-filled artificial grass pitch surface suitable for hockey matches and football training.
- **Enhance:** The following should be pursued:
 - The operators of the Leventhorpe Academy pitch should be encouraged to make financial provision for the replacement of the current carpet, to ensure that there is no threat to its use once the surface is worn out.
 - If the re-instatement of the former Passmores School artificial grass pitch becomes an option because a school reopens on the site, developers' contributions towards bringing the artificial grass pitch back into hockey community use would be justified.

Scenario testing

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

5.52 Scenario 1: Continued use of the Leventhorpe pitch by Harlow HDC:

- **Rationale:** Harlow HDC currently uses the Leventhorpe pitch for 4.5 hours per week. There is spare capacity at the pitch to accommodate another 4.5 hours per week.
- **Advantages:** The Leventhorpe pitch is a good quality facility, is within a 20-minute drivetime of the whole of Harlow and has capacity to accommodate additional use should demand expand.
- **Disadvantages:** Harlow HDC has experienced membership losses since its move to Leventhorpe and the absence of a suitable pitch in Harlow limits its ability to run hockey development programmes in the town.
- **Conclusions:** Continued use of the Leventhorpe pitch is not the optimum solution for meeting the needs of Hockey in Harlow, but should be maintained whilst the second scenario below is investigated.

5.53 Scenario 2: Re-instatement of the pitch at the former Passmore's School site, the proposed Frederick Gibberd Academy:

Rationale: The pitch at the former Passmore's School has not been used or maintained since 2011 and the site has been 'mothballed'. However, the site offers the best opportunity to secure access to a hockey pitch within Harlow at present.

- **Advantages:** Securing access to its former pitch would enable the club to re-establish its base in the town and to initiate a local hockey development programme. The accommodation of additional unmet and latent demand, together with future demand arising from proposed housing developments would create sufficient use to sustain the use of the pitch in the peak periods.
- **Disadvantages:** The cost of re-instatement of the disused artificial grass pitch to a match quality hockey pitch is unknown, or if the proposed new school's design can made to accommodate community use.
- **Conclusions:** Confirmation should be sought on the costs re-instating the artificial grass pitch to a hockey surface pitch which meets the specifications for club hockey as set down by England Hockey. Consideration also needs to be given to the design and layout of the school to enable community use of the AGP. If the artificial pitch is developed which can provide for community use, this should be secured via a Community Use Agreement.

5.54 Scenario 3: Provision of a new hockey pitch at a new site in, or immediately adjacent to, Harlow:

- **Rationale:** There are a number of uncertainties over the feasibility of restoring the pitch at the former Passmore's School site, so identifying an alternative site in Harlow (or the adjacent new housing developments) for a new pitch would reduce uncertainty and complexity. The proposed secondary school at Gilston is likely to include a dual use leisure centre and the provision of a hockey pitch in conjunction with a wider development would improve its financial sustainability.
- **Advantages:** Providing a new pitch in, or immediately adjacent to, Harlow would enable the club to re-establish its base in the town and to initiate a local hockey development programme. The accommodation of additional unmet and latent demand, together with future demand arising from proposed housing developments would create sufficient use to sustain the use of the pitch in the peak periods.
- **Disadvantages:** The timescale for the provision of the new secondary school and related sports facilities in Gilston is relatively long-term, so the club may continue to struggle with its current arrangements in the meantime.

- **Conclusions:** This solution is relatively long-term and therefore whilst the scenario should not be discounted entirely, scenario 1 is the likelier default if scenario 2 proves not to be feasible.

Policy recommendations

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

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

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

5.57 Protect:

- **Recommendation 1 - Safeguarding existing provision:** The Harlow Playing Pitch Strategy comprises a robust and evidence-based assessment of current and future needs for hockey in the town. Despite the lack of current available hockey pitches in Harlow, the Strategy identifies the importance of both the Leventhorpe and former Passmore's School site pitches. It is therefore recommended that:
 - East Herts Council protects the Leventhorpe pitch through its own pitch strategy and the Local Plan.
 - The Harlow Local Plan protects the existing pitch at the former Passmores School site and makes provision either for its re-instatement if the school re-opens, or its replacement elsewhere in Harlow if the site is scheduled for re-development.
- **Recommendation 2 - Community access to education facilities:** Should the pitch at the former Passmore's School site be re-instated, community use should be secured via a formal community use agreement. The same should apply if a pitch is eventually provided at another school site.

5.58 Enhance:

- **Recommendation 3 - Improvements to the pitch at the former Passmore's School site:** If it proves feasible to regain access to the pitch at the former Passmore's School site, it is recommended that the facility be re-instated, which may involve replacing the current carpet.
- **Recommendation 4 - Developer contributions (enhancements):** Because the pitch at the former Passmore's School site will also serve the needs of the residents of new housing developments, it is recommended that an appropriate level of financial contributions be sought under Section 106 arrangements, to cover the capital and revenue implications of the enhancements.

5.59 Provide:

- **Recommendation 5 - New provision:** If a suitable opportunity for providing a new artificial grass pitch for hockey in Harlow and its immediate surrounds can be identified, such as provision as part of the proposed new secondary school in Gilston, it is recommended that this be pursued, subject to an appraisal of the current situation, to confirm that this is the most appropriate option.
- **Recommendation 6 - Developer contributions (new provision):** Because the new pitch will also serve the needs of the residents of new housing developments, it is recommended that an appropriate level of financial contributions be sought under Section 106 arrangements, to cover the capital and revenue implications of the new provision.

Action plan

5.60 In the context of the high-level recommendations above, the tables below set out the cricket site-specific action plan by sub area to guide the implementation of the strategy. The abbreviations stand for HDC - Harlow Council, HDCC - Harlow Hockey Club and EH - England Hockey. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2016' (2016). The recommendations for the Former Passmores School site are also included in the Site by Site summary table in Section 7, Action Plan Part B.

Site	Issues	Action	Lead	Partners	Resources	Priority
Former Passmore's School site	The pitch is currently inaccessible and has not been used since 2011.	<ul style="list-style-type: none"> • Confirm site accessibility. • Assess potential for pitch re-instatement. • Conclude Community Use Agreement. • Subject to the findings, re-instate pitch 	HDC	HHDC EH	£5,000 study on re-instatement potential. £100,000 for new pitch carpet.	Short Term
Site for new pitch provision (to be identified)	If the current pitch cannot be re-instated, a new site will need to be identified, possibly at the new secondary school in Gilston.	<ul style="list-style-type: none"> • Commission a feasibility study. • Subject to the outcome, include in the dual use sports facilities at the proposed secondary school in Gilston. • Conclude Community Use Agreement. • Provide pitch 	HDC	Host school HHDC EH	£10,000 for feasibility study. £720,000 for new pitch.	Medium Term

SECTION 6: DELIVERING THE STRATEGY

Securing additional pitch provision through development

- 6.1 A key output from the Playing Pitch Strategy is securing pitch provision through development. This can include on-site provision through master planning and planning obligations and securing developers contributions to off-site provision. These contributions can be secured through s106, or in the future may be via CIL.
- 6.2 The authority will be seeking contributions via s106 but it will necessary to meet the three CIL tests set out in CIL Reg 122 and NPPF paras 203 and 204:
- Necessary to make the development acceptable in planning terms.
 - Directly related to the development.
 - Fairly and reasonably related in scale and kind to the development.
- 6.3 It will therefore be important to ensure that any obligations sought are based on a tailored approach to each development, using the Playing Pitch Strategy's evidence base (and/or other robust up-to-date planning policy) to justify the needs arising from the development and how these are to be met. A proactive approach should be taken to the use of planning obligations in the context of the current pooling restrictions (i.e. as far as is practical matching specific developments to identified projects). This could be through an approved site master-plan, Development Briefs in the Local Plan, a Planning Obligations SPD, or other policy approach, where these are appropriate to the proposed development.
- 6.4 Given the wish of Harlow, East Herts and Epping Forest Councils to work together, an SPD for collective planning obligations is due to be considered via the Duty to Co-operate Board. This SPD as it relates to pitch provision should be based on a joint strategic report which brings together the findings from the separate PPS reports for Harlow, Epping Forest and East Herts.

Assessing whether contributions are justified

- 6.5 The assessment steps to determine if a contribution is justified include:
- Identifying the development's expected future population.
 - Assessing the demand and cost of meeting this demand from the development for different facility types, based on the additional population.
 - Identifying if the demand can be met by existing facilities (where these have a sufficient capacity, are accessible, and acceptable quality).

- If the demand cannot be met by existing facilities, then use the local evidence base and/or consult with relevant stakeholders to find the best approach to meeting these needs.
 - Identifying the costs of the new or extended facility, or other quality improvements to increase an existing facility's capacity.
 - Then applying the costs proportionate to the development's future population.
- 6.6 Although the population of a single development (e.g. on a small site or an individual stage of a larger site) may not in itself generate the needs for a full pitch, it will still generate additional demand which should be quantified and be met.
- 6.7 The Team Generation Rates identified in the individual sports sections above should be used as the basis for calculating the additional pitch needs arising from individual developments and these should be used in conjunction with Sport England's Playing Pitch Calculator, or other robust methods which help identify costs. A worked example of the Playing Pitch Calculator in relation to Harlow's needs is contained in Appendix 1.
- 6.8 In some cases, the nearest current or potential new pitch or related facility may be across a local authority boundary. In this case it is appropriate to consider offering funding to such a facility.
- 6.9 On shared strategic sites, it should be noted that Neighbourhood Plans might attract 15-25% of the available CIL proceeds, which could impact on the amount then available for the pitch and related facilities provision.

Planning policy recommendations

- 6.10 Planning policy should ensure that provision of justified pitches and related changing and parking facilities is delivered, either on-site, or off-site. The cost for maintenance should be sought for both on-site and off-site provision, unless it can reasonably be argued that normal operational income should cover this. Where appropriate, for example '3G' football turf pitches where the carpet will require periodic replacement, costs towards a sinking fund and for land purchase should also be sought. Harlow Council will not itself be responsible for providing a sinking fund, or contributing to it.
- 6.11 Given the close inter-relationship with the neighbouring areas of East Herts and Epping Forest, there will be instances where financial contributions should be made on a cross-boundary basis, where this is the most appropriate way of meeting respective needs. This might include developer contributions from within Harlow funding a hockey pitch as part of the Gilston development in East Herts and developer contributions from within Epping Forest funding rugby pitch enhancements at Harlow Rugby Club.

- 6.12 Where a pitch or pitches are required on-site, planning policy should state this requirement, and require a masterplan approach for the area. This can ensure that enough suitable land is planned from the outset, and provided at no cost. This is particularly important where there is a need for a large land-take associated with pitches.
- 6.13 Planning policy should ensure that where sites are developed in phases or through multiple applications, and where the pitch provision is required on-site, that this provision is co-ordinated and delivered by the landowners/developers. In some circumstances, a single site for pitches serving all the development or all its phases may be required.
- 6.14 The timing and delivery of the pitches and related changing and parking facilities should be considered in relation to development phasing to achieve a balance between ensuring provision is in place in time to meet the needs of the residents, avoiding pressure being placed on existing facilities, and the financial viability of the development.
- 6.15 Where there are separate developments in close proximity that taken together generate a need for a whole pitch, contributions need to be made towards new provision or improving, existing pitches. For new pitches, the planning policy therefore also needs to identify where that pitch and related changing and parking facilities are to be located, how sufficient land is to be secured, and (where known) the individual developments that need to contribute to it. This also applies to where there is a need for a larger strategic site serving a large catchment. This may require the developers to provide the land on-site (see below) or for the local planning authority to identify the land through the Local Plan process.
- 6.16 Planning policy should make it clear that for on-site or off-site contributions where the pitch or related facility, has a short life-span (e.g. artificial grass pitch carpet), that cannot reasonably be expected to be fully funded through normal operational income, then a contribution towards a replacement sinking fund will also be sought. As pitches should be operationally viable if they are to be sustainable in the long term, then in most cases a contribution to a sinking fund should be requested only in special circumstances and be of a reasonable and fair amount.
- 6.17 The planning policies should also include reference to circumstances where there is an assessed deficit in the provision of a pitch or related provision, but there is an existing pitch or related provision with appropriate community access that could potentially meet the demands generated by the development if it could be upgraded or extended. Policy should make it clear that contributions may be sought for this purpose. The level of contributions need to meet the CIL tests, and should not exceed or cover what could reasonably be expected to be paid for by normal operational income. In these cases, the operator (including a school or a club) will need to be supportive of the proposed approach to funding and agree with the timescales for the payment of contributions.

- 6.18 To support this general approach towards using contributions for improvements at an existing pitch, a planning policy is needed which allows flexibility in the allocation of such a contribution, in case the improvement or provision at the targeted site becomes implemented through other funding sources ahead of the time the contribution is due to be paid. If appropriate, the wording of the planning obligation/contribution should allow for the monies to be paid to an appropriate alternative facility (where this is still justified and CIL compliant).
- 6.19 Planning policy in relation to the provision of suitable land to be provided by development should have the following elements:
- Where the investment need is for new pitches and related facilities to meet the demand directly generated by the population of the new development(s), then the developer is expected to meet all these costs. These include provision, maintenance and land costs.
 - Where the demand is for the majority (50% or more) of a pitch and related facilities that is to be provided on site, suitable land will be provided by the developer at no cost, as well as the population-related proportion of the cost of the facility.
 - Where the demand is for less than 50% of a pitch and related facilities, that is to be provided on-site, then suitable land needs to be planned into the development, however only a proportionate amount of this land will be provided for free and the remainder will need to be funded from other sources (e.g. from pooled contributions from other developments, from grants or other sources).
 - Where the land cannot be provided for on-site because of proven master-planning constraints, financial viability or other relevant reasons, then the local authority may negotiate an appropriate alternative contribution, where this is CIL compliant.
- 6.20 In all cases, there may be reasons for the Council to choose to be flexible in how it applies these policies (e.g. where the need is for part of a facility the Council may require all the land but not ask for a contribution to its provision or maintenance). So long as this fits into a wider planned approach to ensure deliverability, and is CIL compliant.

Identifying the appropriate provision for contributions

- 6.21 Contributions need to be CIL Reg 122 compliant.
- 6.22 The pitches and related changing and parking facilities need to be identified in the Action Plans in sections 2.93, 3.67, 4.56 and 5.60 of this strategy.

- 6.23 Where there is flexibility, and where pooling restrictions may be a consideration, larger developments may be better targeted for certain contributions than smaller developments, so as to better deliver identified community priorities.
- 6.24 To ensure that a contribution can be delivered, there needs to be a realistic timescale for delivering the residential development and the playing pitch project, and a reasonable chance that any shortfall in the funding of the facility can be found from other sources.
- 6.25 Consideration should be given to including a clause in a planning obligation agreement to provide for alternative CIL compliant pitches to cater for unforeseen circumstances, particularly where they might be some uncertainty in securing the delivery of the preferred facility.

Calculating contributions

- 6.26 The Team Generation Rates identified in the individual sports sections above should be used as the basis for calculating the extra demand and related additional pitch needs arising from individual developments. These have been applied through a worked example of Sport England's Playing Pitch Calculator in Appendix 1, to illustrate how developer contributions might be assessed.
- 6.27 To calculate the scale of a developer's financial contribution for the provision of pitches and related facilities the following should be used:
- Sport England's Playing Pitch Calculator, where available, is one means to assess pitch and related facilities needs arising from specific developments.
 - If the Calculator is not available, then Sport England's latest facility costs for pitches and related facilities should be used, in conjunction with the Team Generation Rates arising from specific developments.
 - Where there are robust and up-to-date local pitch and related facility costs, then these may be used instead, particularly where the project is to enhance the existing facility provision.
 - The cost of maintenance and sinking funds, where justified, should be calculated using Sport England or NGB costs advice notes, or where there is known robust local cost, this may be used in preference.
 - When a land cost is justified, this cost will be based on the local market cost for the relevant sport/leisure land use.
 - In addition to the costs identified above there may be a need to add the cost of other local and site-specific costs (e.g. abnormal ground conditions, site access needs, landscaping, acoustic fencing etc).

- Maintenance and sinking costs can be sought and Sport England's 'Lifecycle Costs' (Sport England, 2017) information provide what percentage of the capital value should be used as a guide.
- If the application is based on the maintenance (and any replacement) that is to be funded by a development's site management company or similar, this should be in perpetuity.
- Where known, if the NGB given costs or known local maintenance costs are lower than Sport England's costs, then these figures will normally be used as an alternative.
- All costs should date related and inflation needs to be taken into account (e.g. if a facility is to be delivered in 3 years' time the planning condition must apply an appropriate inflation index, such as Spons Building Costs Indices).

Keeping the strategy robust and up-to-date

- 6.28 Along with ensuring that the PPS is used and applied, a process should be put in place to keep it robust and up to date. This will expand the life of the PPS and provide confidence to continue to both use it and attach significant value and weight to its key findings and issues, along with its recommendations and actions.
- 6.29 Sport England advocates that the PPS should be reviewed on an annual basis from the date it is formally signed off by the steering group. This will help to maintain the momentum and commitment built up when developing the PPS. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.
- 6.30 The annual review should highlight:
- How the delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others).
 - How the PPS has been applied and the lessons learnt.
 - Any changes to particularly important 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.

SECTION 7: PRIORITIES FOR ACTION

- 7.1 Harlow Council and its partners will treat this assessment and recommendations as a rolling document and will aim to undertake a number of action points arising from it. The Council will use its strategic leadership to ensure that the resources that are available to deliver the strategy priorities are used in the most cost effective and efficient way. The partnerships needed to underpin the strategy recommendations will include the education and voluntary sectors, and importantly the adjacent authorities of East Hertfordshire and Epping Forest as part of the delivery of the Garden Town concept.
- 7.2 The Action Plan will be led and coordinated by Harlow Council on an interdepartmental basis, with the direct involvement of the adjacent authorities and key stakeholders. The Action Plan has two parts:
- Part A: Action Plan which identifies generic actions, and those projects which do not have a specific location
 - Part B: Site by Site Summary table
- 7.3 A high priority will be to draw together the three separate authorities' playing pitch strategies to confirm the overall strategic priorities for the Greater Harlow and Garden Town area.
- 7.4 The actions and specific project proposals have been widely consulted upon with appropriate parties e.g. sports representatives, users, and providers. The estimated costs in the Site by Site Summary table are taken from Sport England published standardised costs, or from elsewhere as appropriate, and the relevant source has been identified. These costs will need to be updated as each project moves forwards and more specific local costs are identified.
- 7.5 The deliverability of the projects will need to be kept under regular review and alternative options identified if the preferred site/location is not possible to deliver. The next stage of the strategy work is the testing of the project proposals via further detailed partnership discussions and feasibility studies, including detailed costing and business planning. The outcomes of these actions will help to confirm the draft project list.
- 7.6 The Part A Action Plan sets the priorities for Years 1-3. It should be reviewed annually along with Part B. This will help to maintain the momentum and commitment to its implementation.

Action Plan Part A: General

Proposal	Action required	Lead organisation(s)	Key partners	Date for action and potential delivery
Establish cross-boundary mechanisms				
General	<p>Establish a cross-boundary mechanism to deliver the sports strategies for the Greater Harlow area and implement the Action Plan.</p> <p>When the separate sports strategies for Harlow, East Herts and Epping Forest are complete, produce a single document which identifies the strategic infrastructure and the investment priorities for the Greater Harlow area as a whole.</p> <p>Develop a joint SPD to support the implementation of the joint strategic approach.</p> <p>To develop mechanisms to share developer contributions to deliver the strategy proposals.</p>	Harlow Council	East Herts Council, Epping Forest DC, Sport England	2018-19
Strategy Implementation	Convene a Strategy Implementation Group involving local stakeholders to guide delivery and undertake the annual Stage E review of the strategy.	Harlow Council	Football Assn, England & Wales Cricket Board, Rugby Football Union, England Hockey, Sport England	2018, 2019, 2020
Forward and development planning				
Housing developments	Ensure effective delivery of the planned playing field and pitch provision at Gilden Way and Newhall.	Harlow Council	Developers	2018-19
	Ensure that, where appropriate, the strategic housing sites have planned playing field provision for football and cricket, as recommended by the Playing Pitch Strategy.	Harlow Council		On-going

Former Passmores School site	<p>Confirm the proposals for reopening site as the Frederick Gibberd Academy. Seek to:</p> <ul style="list-style-type: none"> • Replace/refurbish the disused hockey pitch to England Hockey match pitch specifications, including floodlights. • Ensure school design is appropriate to facilitate community use of the artificial grass pitch. • Secure community use via a Community Use Agreement. 	Essex County Council	Harlow Council	2018
Community Access to Education Pitches				
Schools	Pursue formal Community Use agreements at existing priority sites (Mark Hall Sports Centre and Passmore's Academy) and any future proposed pitches on education sites.	Harlow Council	Academies and schools	2018-20
Football Hub Sites				
Development options	Undertake a feasibility study to establish the case for football Hub Sites, and where these should be developed. £40,000	Harlow Council	Football Association	2018/19

Action Plan Part B: Site by Site Summary

This section brings together the sport specific summaries above on a site by site basis.

Notes and key

Site control

This column shows the organisation responsible for the site. This will usually be the site owner unless it is on a long term (5 years plus) lease e.g. to a sports club.

Acad	Secondary school academy
Club	Sports club
HDC	Harlow Council
School	Primary school

Security of use

S Site with secure community use
UnS Site without security of use

Quality of changing

The quality of the changing facilities/clubhouse. Usually relevant to whole site.

	Good
	Standard/adequate
	Poor
	No changing/clubhouse on site

Pitch size and type

Football: as FA pitch sizes
Cricket: number of natural turf strips within the square, or 1 if AGP only
Rugby: as RFU pitch sizes, or actual size if smaller
AGP: dimensions in metres, surface type and floodlit (Yes/No)
SD Sand dressed
SF Sand filled
3G 3G surface

Pitch quality

Based on the agreed pitch quality from: site audit, user clubs, NGB, authority and pitch providers.

	Good quality pitch
	Standard quality pitch
	Poor quality pitch

Spare capacity across the week/season by matches

Grass pitches

This shows how much spare capacity there is across the week/season by number of matches. This calculation takes into account all identified uses of each individual pitch across the week, both matches and training. Where there is more than one pitch of the same size on a site, the assessment is the total spare capacity across those pitches.

The numbering indicates how many additional matches/training sessions could be held on a grass pitch without seriously impacting on the pitch quality, based on the pitch's current agreed quality.

	Pitches potentially able to accommodate some additional play
	Pitches being played to the level that the site can sustain
	Pitches being overplayed

AGPs

The AGP percentage spare capacity relates to the availability of the AGP across the whole week's peak time for the hours that the pitch is available.

	Site could provide for at least 1 extra training session or match in the week. For AGPs, has more than 20% spare capacity.
	Site has very limited spare capacity, the equivalent of 1 training session/match every fortnight. For AGPs, site has 10-20% spare capacity, or there are known restrictions on use.
	Pitches have no spare capacity, or are overused. For AGPs, spare capacity is at less than 10%.

Peak time balance

This shows the number of additional matches which could be hosted on a pitch at peak time. For AGPs with a hockey surface, this is for hockey. For AGPs with 3G surface, this is for football.

	Pitch could provide for at least 1 extra match each week i.e. it could be the home site for 2 or more extra teams.
	Pitch could provide for one extra match per fortnight i.e. it could be the home site for 1 extra team.
	Pitches have no spare capacity, or are overused. AGPs not available for matches or are unsuitable.

Project priorities and timescales

The priorities for the specific projects are identified as High, Medium and Low. These are defined as:

High priority (H)	<p>Facility or project essential for meeting the current and future projected needs of the community in Harlow.</p> <p>Sites include existing used sites where there are justified identified investment needs which will significantly help increase participation e.g. improved or provision of changing on sites used for adult football, or pitch quality improvements.</p> <p>Also includes those sites which are currently unused which could be brought back into use to provide a significant multi-pitch facility for football. Also includes additional provision for hockey and rugby.</p>
Medium priority (M)	<p>Facility or project which will significantly help to meet the current and future projected needs of the community in Harlow.</p> <p>Includes improvements to changing provision on existing used single adult football pitch sites.</p> <p>Also includes smaller multi-pitch sites (minimum size of two 11v11 Youth pitches) which are currently unused for football but which could be brought into use, and where provision of team changing is needed.</p>
Low priority (L)	<p>Facility or project which will help to meet the current and future projected needs of the community across Harlow but the outcomes of the investment may be more limited.</p> <p>Includes securing community access to primary school pitches where there is no known threat to current use, or securing new access.</p> <p>Also includes smaller football sites which are currently unused, the equivalent</p>

	of a single adult pitch or smaller, where investment is required to bring into use. Investment may include both pitch improvement works and team changing/provision of wash facilities.
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The phasing of the project investment needs are:

St	Short term	2018-2020
Mt	Medium term	2021-2023
Lt	Long term	2024-2028

Estimated capital costs

Several of the specific projects are at relatively early stages of feasibility assessment, and therefore the costs and deliverability are still to be confirmed. The confirmation of costs will usually need to be on a site specific basis as these will be based on such things as conditions surveys for the buildings, and specialist agronomist assessments for pitch improvements. The estimated capital costs in the table are taken from a number of sources:

SE	Sport England Facilities Costs of Second Quarter 2017 (Sport England, 2017)
PP	Protecting Playing Fields Programme Costs sheets (Sport England, 2015, now withdrawn)
SP	Spon's Building Costs Indices (AECOM, 2016)
N	National Governing Body of Sport estimate
C	Club or site operator estimate

It should be noted that the capital costs exclude lifecycle costs of facilities, on which Sport England provides separate guidance.

Cost estimates for improvements to buildings based on 50% of new costs.

Inflation indices should be applied to the costs, such as BCIS or similar.

For those football sites which were not in use at the time of the audit for this playing pitch strategy, it has been assumed that there will need to be investment in site improvement works. This reflects the findings of the earlier Harlow playing pitch strategies which identified that most sites had poor quality pitches, and/or lacked changing provision and/or lacked sufficient car parking. The estimated costs of the pitch improvements are based on the Sport England estimated costs of providing new pitches.

Abbreviations

Acad	Academy
ECB	Essex Cricket Board
FA	Football Association
GaNTIP	Grounds and Natural Turf Improvement Programme
HDC	Harlow Council
IOG	Institute of Groundsmanship
RFU	Rugby Football Association

Site by Site Summary

					Cricket no of grass Strips Senior and (Junior)					Spare capacity across the week (no matches) / season for cricket						
Site Name	Site Control	Security of Use	Quality of changing	Football Pitch Size		Rugby Pitch size	AGP size, surface, floodlit	Grass Pitch Quality	AGP/AGP cricket pitch quality		Peak time balance	Key issues/comments	Proposal	Priority And Phasing	Estimated capital (£000's) cost and source	Main delivery partners
Ash Tree Field Elizabeth Way, CM19 5BE	HDC	S			21					75	0	Good quality facilities. Outfield of pitch two will improve when the rugby pitch is relocated in 2017. Two pitches, grass wickets and 2 artificial.	Improve outfields	H St	£50,000 ^C	HDC Club ECB
									Provide brick score boxes			£10,000 ^C				
									Improve car parking			£5,000 ^C				
									New covers			£6,500 ^N				
									New grounds maintenance equipment			£20,000 ^C				
Barn Mead CM18 6SP	HDC	S		11v11						5	2	Pitches and changing facility at lower end of 'standard' quality. Peak time spare capacity. Hired by HDFL who sub-lets to clubs.	Improve pitch quality.	H Mt	£70,500 ^{PP}	HDC
												Programme more adult matches on site.				
				11v11								Improve pavilion	H Mt	£200,000 ^{SE}		
				11v11								Extend car parking based on 25 spaces		£47,500 ^{SP}		
Burnett Park Parsloe Road, CM19 4RT	HDC Managed by Gt Parndon Community Assn	S		11v11						1.5	0.5	5v5 pitches overmarked. Pitches at the higher end of 'standard' quality, changing good quality.	Maintain current provision			
				11v11Y						1.5	0.5					
				9v9						1	0					
				7v7						1	-2					
				(5v5)						6	0					
				(5v5)												
Burnt Mill Academy First Avenue CM20 2NR	Acad			Grass pitches not available for community use								No community use				

Site Name	Site Control	Security of Use	Quality of changing	Football Pitch Size	Cricket no of grass Strips Senior and (Junior)	Rugby Pitch size	AGP size, surface, floodlit	Grass Pitch Quality	AGP/AGP cricket pitch quality	Spare capacity across the week (no matches) / season for cricket	Peak time balance	Key issues/comments	Proposal	Priority And Phasing	Estimated capital cost and source (£000's)	Main delivery partners
Bush Fair A Tilegate Road, CM18 6LT	HDC	S		11v11								Unused. Previously marked for 11v11. Poor quality changing.	Convert site to 9v9, at least 2 pitches.	H Mt	£38,000 ^{PP}	HDC
				11v11									Improve pitch quality.		£200,000 ^{SE}	
													Improve changing provision.		£47,500 ^{SP}	
													Extend car parking based on 25 spaces			
Bush Fair B Church Leys, CM18 6DF	HDC	S		11v11Y								Unused. Previously marked for 11v11. Changing shared with Bush Fair A.	Re-instate 11v11Y pitch. Improve pitch quality.	M Lt	£19,000 ^{PP}	HDC
Bush Fair D Tilegate Road, CM18 6LT	HDC Managed by Tye Green CC	S			6					8	0	New ground still becoming established. Poor quality wicket and outfield. Poor quality changing. Poor car parking.	Establish and retain good pitch maintenance	H St		HDC Club
													Increase number of wickets to 8. New sight screens		£50,000 ^C	
													New practice nets (3)		£423,000 ^N	
													Provide new / refurbish changing pavilion		£100,000-245,000 ^{SE}	
													Improve car parking based on 25 spaces		£23,750 ^{SP}	

Site Name	Site Control	Security of Use	Quality of changing	Football Pitch Size	Cricket no of grass Strips Senior and (Junior)	Rugby Pitch size	AGP size, surface, floodlit	Grass Pitch Quality	AGP/AGP cricket pitch quality	Spare capacity across the week (no matches) / season for cricket	Peak time balance	Key issues/comments	Proposal	Priority And Phasing	Estimated capital cost and source (£000's)	Main delivery partners	
Church Langley Country Park Minton Lane, CM17 9TP	HDC Managed by SE Harlow Sports and Youth Assn	S		11v11						1.5	0.5	Adult pitch 1 is at the lower end of 'standard' quality (56%), all other pitches are 'poor'. Major problems with waterlogging.	Review grounds maintenance regime with GaNTIP. Improve pitch quality.	H St	£80,000 ^C	HDC IOG FA ECB SE Harlow Sports and Youth Assn	
				11v11													
				11v11Y						-1.5	-1.5						
				9v9						-1	-1						
				7v7						0.5	-1.5	Changing is rated as 'poor'.	Explore option for site to become football hub.	H St	£200,000 ^{SE}		
				7v7						0.5	-1.5						
				5v5						0.5	-1.5		Poor quality pitch and ancillary facilities. Outfield shared with football pitches. Lack of nets restricts growth of club. Lack of sight screens impacts upon play.	Improve pitches.	H St		£50,000 ^C
					10						20	0		Provide sight screens			£3,000 ^N
														Provide nets (2)			£28,000 ^N
Church Langley Primary School Church Langley Way CM17 9TH	Sch	USc					60x40m, 3G Floodlit			0	n/a	Not on FA register. No changing available.	Seek to secure community use.	M St	£200,000 ^{SE}	School HDC	
													Re-carpet within 3 years to FA register standard.				
Collins Meadow Harberts Road, CM19 4EU	HDC	S		11v11								Unused. Previously marked for 11v11. In 2008 was one of best pitches in Harlow. Poor car parking provision. No changing provision.	Convert to 4 x 5v5 pitches.	M Lt	n/a	HDC	
													Maintenance cost only				
													Provide at least basic wash facility.				M Lt
Provide car parking based on 25 spaces	£47,500 ^{SP}																

Site Name	Site Control	Security of Use	Quality of changing	Football Pitch Size	Cricket no of grass Strips Senior and (Junior)	Rugby Pitch size	AGP size, surface, floodlit	Grass Pitch Quality	AGP/AGP cricket pitch quality	Spare capacity across the week (no matches) / season for cricket	Peak time balance	Key issues/comments	Proposal	Priority And Phasing	Estimated capital cost (£000's) and source	Main delivery partners
Fairways Sports Club Parsloe Road, CM19 4RT	Club	S		11v11						6	0	Key local facility with good quality pitches and changing.	Maintain current provision			
				11v11												
				11v11												
				11v11Y						9	0					
				11v11Y												
				11v11Y												
				9v9						22.5	4.5					
				9v9												
				9v9												
				9v9												
				9v9												
				7v7						31.5	3.5					
				7v7												
				7v7												
				7v7												
				7v7												
				7v7												
				Former Passmores School site, Tendring Road, CM18 6SN	Essex CC	None		11v11								
11v11																
									100x63m SF Floodlit					Disused pitch.	Reinstate to sand dressed pitch meeting Hockey England standards.	H St

					Cricket no of grass Strips Senior and (Junior)	Rugby Pitch size	AGP size, surface, floodlit	Grass Pitch Quality	AGP/AGP cricket pitch quality	Spare capacity across the week (no matches) / season for cricket	Peak time balance				Estimated capital cost and source (£000's)	Main delivery partners
Site Name	Site Control	Security of Use	Quality of changing	Football Pitch Size								Key issues/comments	Proposal	Priority And Phasing		
Gilden Way Playing Field Sheering Road, CM17 0JN	HDC	S		11v11								Unused. Previously marked for 11v11. 2008 strategy identified need for improved drainage of pitches and poor car parking provision. No changing provision.	Convert to 2 x 11v11Y pitches.	H Mt	£38,000 ^{PP}	HDC
				11v11					Improve pitch quality				H Mt	£645,000 ^{SE}		
									Provide 4 team changing pavilion					£47,500 ^{SP}		
									Provide car park (25 spaces)							
Goldings Playing Field Gilden CM18 7BL	HDC	S		11v11Y							Unused. Previously marked for 11v11Y.	Reinstate pitch.	L Lt	£0	HDC	
												Provide 2 team changing pavilion	L Lt	£245,000 ^{SE}		
Harlow Arena Harlow Town FC Elizabeth Way, CM19 5BE	Harlow Town FC	S					105x70m, 3G Floodlit			7	0	On FA register. High quality '3G' pitch Potential for football hub site.	Explore option for site to become football hub.			Club FA
Harlow Cricket Club Marigolds, Chippingfield CM17 0DJ	Harlow Cricket Club	S			20					-20	-0.5	Good quality facilities including a new pavilion although some drainage issues at the site. Club is seeking opportunities to develop 3 rd pitch. Maintained by club.	Seek ways of increasing site capacity. Install artificial strip.	H St	£6,000 ^{SE}	Harlow Cricket Club Marigolds, ECB HDC
													Provide nets.		£5,000 ^C	
													Provide indoor training		£100,000 ^C	
Henry Moore Primary School Kiln Lane, CM17 9LW	Sch						70x40 3G Not floodlit					No community use. Not on FA register	Negotiate community access. May require investment to secure physical access.	L Mt	tbc	HDC School

Site Name	Site Control	Security of Use	Quality of changing	Football Pitch Size	Cricket no of grass Strips Senior and (Junior)	Rugby Pitch size	AGP size, surface, floodlit	Grass Pitch Quality	AGP/AGP cricket pitch quality	Spare capacity across the week (no matches) / season for cricket	Peak time balance	Key issues/comments	Proposal	Priority And Phasing	Estimated capital cost (£000's) and source	Main delivery partners		
Ladyshot Playing Field Ladyshot, CM20 3EX	HDC	S		11v11								Unused. Previously marked for 11v11. Poor quality changing.	Convert to 3 x 7v7 pitches	M Mt	£0	HDC		
				11v11									Provide at least basic wash facility	M Mt	£160,000 ^{SP}			
Latton Farm, Howard Way CM20 3NL	Club	S				Snr				3	0	Club moved to site in May 2017. New clubhouse and pitches. High quality new facilities, but already at full capacity. In longer term club requires additional pitch space, more car parking and has aspirations for a training size rugby spec AGP.	Keep capacity issues under review.			Club RFU HDC		
						Snr									Provide additional 2-3 mini grass pitches		H Mt	£172,500 ^{SE}
						Snr									Provide training size AGP		H Mt	£822,000 ^{SE}
						Mini				0	-2							
						Mini												
Long Ley Playing Field Long Ley, CM20 3NJ				11v11Y								Unused. Previously marked for 11v11Y but was noted as unused in 2008.	Re-instate pitches. Improve pitch area.	M Mt	£38,000 ^{PP}	HDC		
				11v11Y										Provide 4 team changing pavilion	M Mt		£645,000 ^{SE}	
Mark Hall Sports Centre First Avenue, CM17 9LR	Acad	UsS		11v11						1	0	Key local facility with good quality '3G' pitch, grass pitches and changing. Use is unsecured. Potential site for football hub. Potential to convert in track athletics area to 3G pitch. Use restricted to one club.	Secure community use.	H St	n/a	HDC Acad FA Club		
				11v11										Explore option for site to become football hub.				
				11v11Y									7.5	1.5	Additional full sizer 3G football turf pitch within athletics track.		H Mt	£935,000 ^{SE}
				11v11Y														
				9v9						6	0							
				9v9														
				7v7						10.5	0.5							
				7v7														
				5v5						5.5	0.5							
		S								100x60 3G Floodlit			0	0	On FA register	Re-carpet existing pitch to 3G when needed.	H Mt	£260,000 ^N

Site Name	Site Control	Security of Use	Quality of changing	Football Pitch Size	Cricket no of grass Strips Senior and (Junior)	Rugby Pitch size	AGP size, surface, floodlit	Grass Pitch Quality	AGP/AGP cricket pitch quality	Spare capacity across the week (no matches) / season for cricket	Peak time balance	Key issues/comments	Proposal	Priority And Phasing	Estimated capital cost (£000's) and source	Main delivery partners
Maypole Sports Ground, Newhall	Developer			11v11								Pitches to be replaced as part of Newhall development	Ensure delivery of replacement pitches.	H Mt	£0	Developer
				11v11												
				11v11												
Nicholls Field CM18 6DY	HDC	S		11v11								Unused. Previously marked for 11v11. Has capacity for 6 adult pitches but has not been fully used since before 2008. Car park surface poor. Pavilion has been the subject of frequent vandalism. Only used for pre-season friendly matches. HDFL has been approached to take over responsibility for the site but has been unwilling to do so because it believes that the maintenance costs would be high and the lack of ability to control use of a public site.	Explore as potential site for football hub.	H St	£0	HDC
				11v11									Pitch improvements required. Undertake professional pitch assessment. Carry out works as advised and as per decision about future use of site.	H Mt	£150,000 ^{PP} Dependent on pitch report	
				11v11									Provision of changing pavilion to meet hub needs. (6 team changing)	H Mt	£850,000 ^{SE}	
				11v11									Improve car park based on 25 places		£24,000 ^{SP}	
				11v11												
				11v11												
Northbrooks Harberts Road, CM19 4DU	HDC	S		11v11						2.5	0.5	HDFL hires pitches which are then sub-let to clubs. Poor quality changing. Poor car parking provision.	Improve changing provision	H St	£322,500 ^{SE}	
				11v11									Improve pitch quality		£47,000 ^{PP}	
													Improve car parking based on 25 spaces		£24,000 ^{SP}	
Paddock Mead Playing Field, Rye Hill Road, CM18 7JE				11v11								Unused. Previously marked for 11v11. 2008 strategy identified site as unused for football.	Develop 2 x 9v9 pitches.	L Lt	£0	HDC
													Provision of at least basis wash facilities.	L Lt	£165,000 ^{SP}	

Site Name	Site Control	Security of Use	Quality of changing	Football Pitch Size	Cricket no of grass Strips Senior and (Junior)	Rugby Pitch size	AGP size, surface, floodlit	Grass Pitch Quality	AGP/AGP cricket pitch quality	Spare capacity across the week (no matches) / season for cricket	Peak time balance	Key issues/comments	Proposal	Priority And Phasing	Estimated capital cost (£000's) and source	Main delivery partners
Paringdon Sports Club Paringdon Road, CM19 4QT	Club	S		11v11						3	0	Key local facility with good quality small-sided '3G' pitch, grass pitches and changing. Potential site for football hub.	Maintain current provision. Explore option for site to become football hub.			
				11v11												
				11v11												
				11v11												
				9v9						0.5	-1	Not on FA register				
				5v5						7	-3					
				5v5												
							36x36 3G Floodlit			5	n/a					
Passmores Academy Tracyes Road, CM18 6JJ	Acad	UnS		11v11						1	0	Key local facility with 'good' quality '3G' and grass pitches and 'good' changing, but no secured community access.	Seek to secure community use. Explore option for site to become football hub.	H St	£0	HDC Acad
				11v11Y						-1.5	-3.5					
				9v9						3	0					
				7v7						14.5	-0.5					
				7v7												
				7v7												
				5v5						9.5	-0.5					
				5v5												
							100x60m 3G Floodlit			3	0	On FA register				
												Establishing a grass wicket. No community use. Existing wicket needs upgrading for club use.	Review grounds maintenance regime with GaNTIP. Negotiate community access.			
Rectory Field Three Horseshoes Road, CM19 4HB	HDC	S		11v11						1.5	0.5	Single pitch site with poor quality changing provision.	Improve changing provision.	M St	£122,500 ^{SE}	HDC

Site Name	Site Control	Security of Use	Quality of changing	Football Pitch Size	Cricket no of grass Strips Senior and (Junior)	Rugby Pitch size	AGP size, surface, floodlit	Grass Pitch Quality	AGP/AGP cricket pitch quality	Spare capacity across the week (no matches) / season for cricket	Peak time balance	Key issues/comments	Proposal	Priority And Phasing	Estimated capital cost (£000's) and source	Main delivery partners
Staple Tye Abercrombie Way, CM18 6YJ	HDC Gt Parndon Commuity Assn	S		11v11						1	0	Single pitch site. Pitch in the mid-range of 'standard' but changing at the high end of 'standard'.	Maintain current provision			
Stewards Academy Parnall Road, CM18 7NQ	Acad											Poor standard education facilities. No community use.	Negotiate community access. Resurface non-turf pitch	M Mt	£5000 ^{SE}	Acad HDC
Tany's Dell Primary School Mowbray Road, CM20 2LS	Sch	UnS		9v9						1	0	Pitch in the mid-range of 'standard' but changing at the high end of 'standard', but no secured community access.	Maintain. Seek to secure community use.	L Mt	£0	HDC School
The Dashes Playing Field The Dashes, CM20 3RR	HDC	S		11v11								Unused. Previously marked for 11v11. Poor quality changing.	Convert to 11v11Y pitches.	L Lt	£0	HDC
													Maintenance costs only Provision of 2 team changing	L Lt	£245,000 ^{SE}	
The Link Parsloe Road, CM19 4RT	HDC Gt Parndon Commuity Assn	S		11v11						0.5	-0.5	Good quality pitches and changing. Well maintained pitches. Shortfall of pitch space at peak time managed by scheduling two fixtures consecutively.	Maintain current provision			
				11v11Y						1.5	-1.5					
				9v9						3	0					
Tithelands Playing Field Southern Way, CM18 7BH	HDC	S		11v11Y								Unused. Previously marked for 11v11Y.	Reinstate 2 x 11v11Y pitches.	M Mt	£0	HDC
				11v11Y									Maintenance costs only Provision of 4 team changing	M Mt	£645,000 ^{SE}	
Water Lane	HDC	S		11v11								Unused. Single pitch	Reinstate 1 x	L	£0	HDC

Site Name	Site Control	Security of Use	Quality of changing	Football Pitch Size	Cricket no of grass Strips Senior and (Junior)	Rugby Pitch size	AGP size, surface, floodlit	Grass Pitch Quality	AGP/AGP cricket pitch quality	Spare capacity across the week (no matches) / season for cricket	Peak time balance	Key issues/comments	Proposal	Priority And Phasing	Estimated capital cost (£000's) and source	Main delivery partners
Katherine Way, CM19 5DR												site. Previously marked for 11v11. No changing provision.	11v11Y pitch. Maintenance costs only	Mt		
													Provision of 2 team changing	L Mt	£245,000 ^{SE}	
New Sites																
Gilden Way				11v11								Masterplan for site is at concept stage.	Confirm pitch provision together with ancillary facilities.	H St	£0	Developer
				11v11												
				11v11												
Newhall Phase Two				11v11								Masterplan for site is at concept stage.	Confirm pitch provision together with ancillary facilities.	H St	£0	Developer
				11v11												
				11v11												
				11v11												
				11v11Y												
				11v11Y												
				11v11Y												
				9v9												
				9v9												
				9v9												
				7v7												
				7v7												
				5v5												
				5v5												
				5v5												

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APPENDIX 1:
Worked Example of Sport England's Playing Pitch Calculator
for Harlow

APPENDIX 1: WORKED EXAMPLE OF SPORT ENGLAND'S PLAYING PITCH CALCULATOR FOR HARLOW

The Sport England Playing Pitch Calculator uses information from the Harlow playing pitch strategy assessment work to help estimate the demand for pitches that may be generated from a new population.

The calculator is based on a template provided by Sport England and can be used in two ways:

1) To estimate the demand from population growth within a given area so it can be fed into the development of a playing pitch strategy (e.g. to help assess how the demand from future population growth can be met to aid scenario testing and development of the strategy recommendations and action plan).

2) To estimate the demand from proposed developments after a playing pitch strategy has been completed (e.g. to aid assessment and discussion at the pre-application and planning application stages for proposed residential developments).

In line with Sport England's playing pitch strategy guidance the calculator estimates demand in match equivalent sessions.

The user should look at the results alongside the playing pitch strategy assessment work, and relevant strategy recommendations and actions, to determine the most appropriate way of meeting the estimated demand.

It may be decided that the estimated demand should be met by the creation of new playing pitches on new sites. If this is the case then the calculator also provides an estimation of the number of pitches this may require along with associated indicative costs.

PART 1: First of all the calculator needs to know the following:

1. The name of your local authority
2. The total population of your local authority
3. The new population you want to estimate the demand for
(e.g. the additional population in an area or from a single development)

Answer =

Harlow

Answer =

86,135

Answer =

17,848

(Select from list of local authorities in the box)

PART 2: Now the calculator needs some data from your PPS work

[Go to
'PPS
Data'
sheet](#)

PART 3: Using the data from Parts 1&2, the calculator suggests that within

Harlow

17,848

people will generate a demand for:

Adult football of

5.69

match equivalent sessions a week during the peak period

Youth football of

11.19

match equivalent sessions a week during the peak period

Mini soccer of

8.17

match equivalent sessions a week during the peak period

Rugby Union of

1.63

match equivalent sessions a week during the peak period

Rugby League of

0.00

match equivalent sessions a week during the peak period

Hockey of

1.04

match equivalent sessions a week during the peak period

Cricket of

56.89

match equivalent sessions a year

PART 4: You should now use your PPS work to determine the most appropriate way of meeting the demand.

To do so you should look at the location of the new population entered in Part 1 (e.g. the location of the development site) alongside the results of your PPS assessment work. This will enable you to understand the nature of the current playing pitch sites within an appropriate catchment of the new population and the issues in the area. This may lead to suggestions of one or more ways of meeting the estimated demand, such as:

- enhancing existing pitches to increase their capacity and ensure adequate maintenance to maintain the higher level of use
- securing greater community access to currently restricted provision and undertaking necessary works to allow such use to occur (e.g. enhanced changing provision)
- providing new playing pitches on new sites (natural or artificial grass pitches).

If may be decided that the demand should be met by the creation of new natural turf playing pitches on new sites for all sports, except hockey for which artificial grass pitches should be provided. If this is the case then Part 5 of the calculator provides an estimation of the number of new pitches that would be required to meet the match equivalent sessions presented in Part 3. Part 5 also presents an estimate of the associated costs for providing these new pitches. Please note that these are indicative costs only and appropriate local work should be undertaken to determine the true costs of any new pitches.

When deciding upon the most appropriate way of meeting the demand regard should be had to the Government's regulations and guidance regarding the Community Infrastructure Levy (CIL) and the use planning obligations (e.g. the three tests and pooling restrictions). [Link here to CIL section of the Government's Planning Practice Guidance.](#)

PART 5: If the demand presented in Part 3 is to be met by new playing pitches on new sites then the calculator suggests its equates to a need for:

A total of	28.20	pitches at a capital cost of	£2,212,748	and a total life cycle cost (per annum) of	£414,482
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Breaking down the above total figures across the different sports suggest a need for:

Adult Football of	5.69	pitches at a capital cost of	£498,422	and a total life cycle cost (per annum) of	£102,104
Youth Football of	11.19	pitches at a capital cost of	£807,057	and a total life cycle cost (per annum) of	£164,546
Mini Soccer of	8.17	pitches at a capital cost of	£168,288	and a total life cycle cost (per annum) of	£34,311
Rugby Union of	1.63	pitches at a capital cost of	£193,345	and a total life cycle cost (per annum) of	£40,171
Rugby League of	0.00	pitches at a capital cost of	£0	and a total life cycle cost (per annum) of	£0
Hockey of	0.26	pitches at a capital cost of	£202,735	and a total life cycle cost (per annum) of	£6,102
Cricket of	1.26	pitches at a capital cost of	£342,901	and a total life cycle cost (per annum) of	£67,249

Source of costs:

Capital Cost - Sport England Facilities Costs Second Quarter 2016
Lifecycle Costs - Sport England Life Cycle Costs Natural Turf Pitches and Artificial Surfaces April 2012