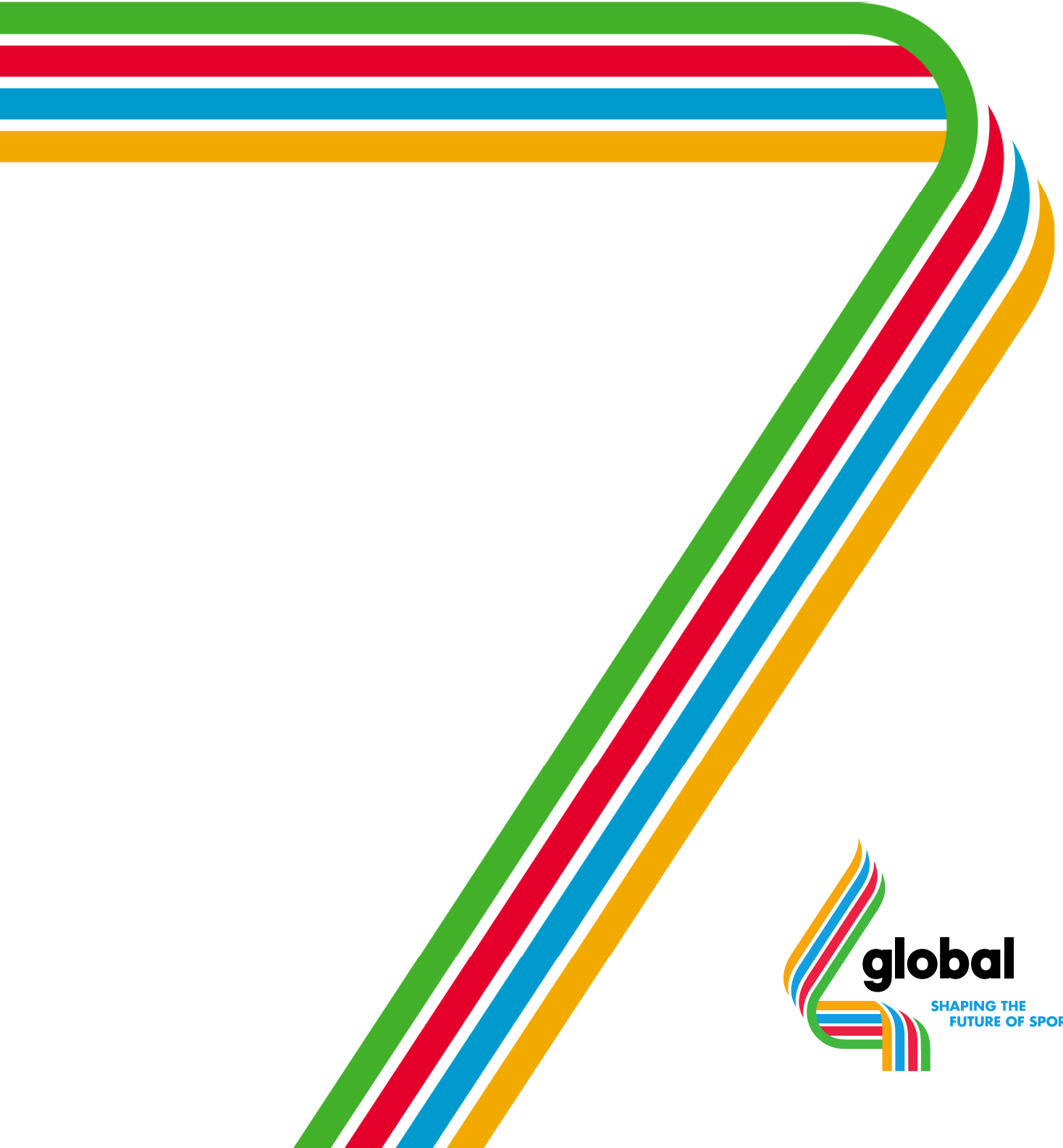




**Lewisham Council Playing Pitch Strategy
Strategy Document**

Final Version

25th June 2019



SHAPING THE FUTURE OF SPORT



4global Consulting Terms of Reference

Estimates and forecasts contained within this report are based on the data obtained at that time and the accuracy of resultant findings and recommendations is dependent on the quality of that data.

The author(s) will not be held liable for any data provided by third party organisations as part of the Playing Pitch Strategy (PPS) delivery process. While the data and recommendations have been conscientiously reviewed through the PPS governance process followed throughout project delivery, it has not been possible for the author to independently review every element of data provided by third parties.

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'Disclaimer: If any playing field sites, sport facilities, and/or pitches are not contained within this Playing Pitch Strategy, this is due to an oversight, and does not in any way mean that they can be redeveloped. Planning applications to develop any omitted sites will still need to be considered against Paragraph 97 of the NPPF.'

Section 1: Introduction and strategic context



1 Introduction and scope

1.1 Project scope and objectives

1.1.1 Lewisham Council (hereafter referred to as the Council, or LC) has commissioned 4global Consulting to prepare a Playing Pitch Strategy, to provide the Council with a clear evidence base and set of recommendations for future outdoor sports facility development across the study area.

1.1.2 A PPS is a strategic assessment that provides an up to date analysis of supply and demand for playing pitches (grass and artificial) in a local authority area. The strategy and the evidence base upon which it is based is delivered using national guidance and facility insight from specific Governing Bodies of Sport.

1.1.3 The assessment will focus on facilities used by the following sports as they were identified as the key sports which use facilities within Lewisham.

- Football;
- Rugby Union;
- Cricket;
- Hockey.;
- Netball;
- Tennis; and
- Athletics.

1.1.4 Within these sports, the strategy will seek as far as is practicable to include consideration of all forms of play, whether:

- Club and league based (formal) play and training;
- Less formal programmed forms of the respective sports (e.g. turn up and play 'products' such as Rush Hockey, Mash-up Football, Last Man Stands Cricket, Cage Cricket and Touch Rugby); and
- Informal and un-programmed play by groups of residents, workers, students, school friends (out of school).

1.1.5 The PPS provides a holistic analysis of outdoor sports facilities across the study area, leading to a comprehensive set of recommendations for the future development of facilities, in line with the needs of local residents and sports clubs

1.1.6 The consultant team has worked with the Council to provide a strategy that is fit-for-purpose and addresses the specific issues and risks for the area. It is key that this Playing Pitch Strategy reflects the local context and enables the Council to maximise the amount of high-quality sporting provision for its residents, while understanding the need to meet planning and housing requirements. The Strategy will therefore aim to deliver against the following drivers:

- Contribution to the LC planning process through identifying deficiencies and needs within the study area;
- Inform and investment priorities and decisions which in turn can also help inform developer contribution decisions;
- Align with the London Plan Framework, as well as the sport and physical activity programmes that are currently being delivered across the region;
- Recognition of the importance of outdoor physical activity and sport and the clear

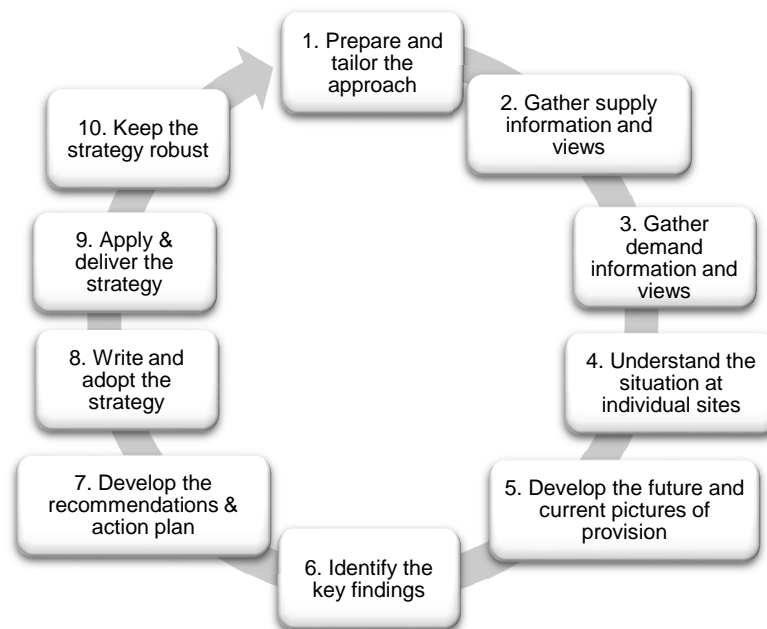
demonstration of how these should be prioritised within any development or regeneration project;

- Provision of an evidenced based approach and the management of a clear sign-off and governance structure for key stakeholders; and
- Evidence to support a wider review into sport and physical activity provision, including housing and population growth projected in neighbouring local authorities.

1.2 Methodology

1.2.1 The assessment methodology utilised for the PPS follows the published guidance from Sport England. The guidance used is the 2013 version, Playing Pitch Strategy Guidance – An Approach to Developing and Delivering a Playing Pitch Strategy¹. Figure 1 summarises the approach proposed in this guidance and is broken down into 10 steps.

Figure 1.1: Developing and Delivering a Playing Pitch Strategy – The 10 Step Approach (Sport England, 2013)



1.2.2 The findings in this report are based on data collected from several credible sources, including but not limited to;

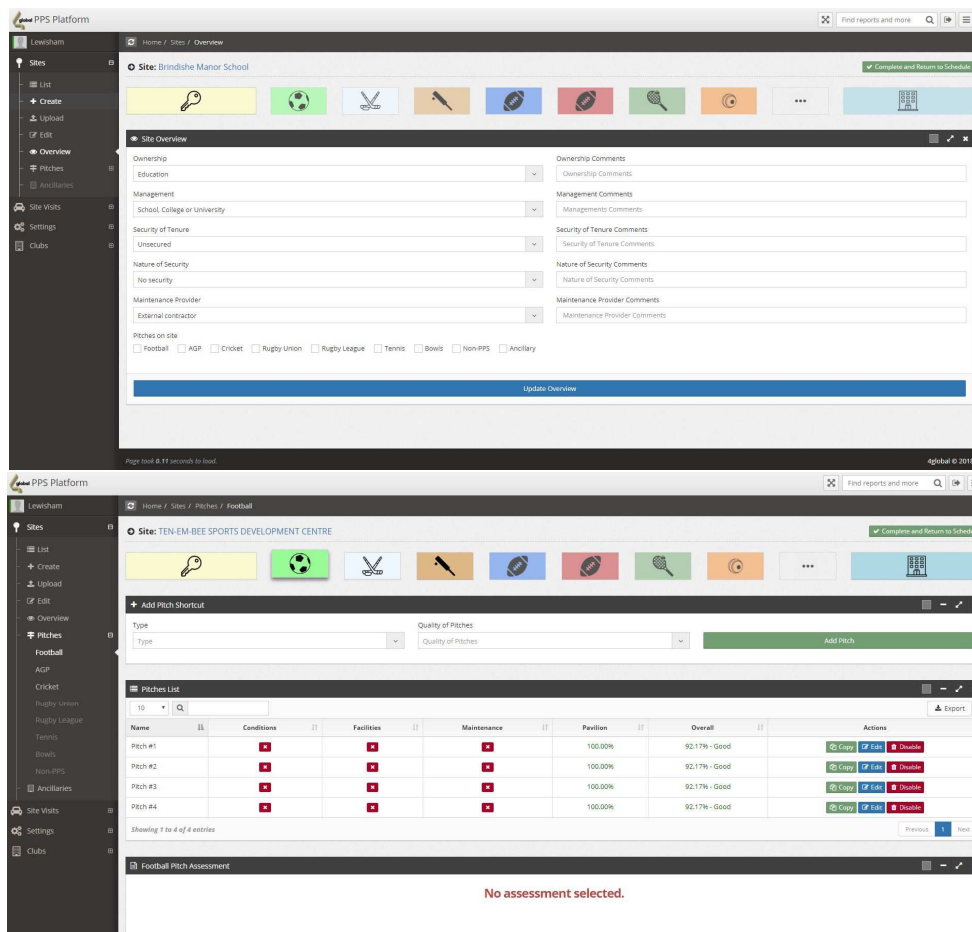
- Local authority and public policy strategic documentation;
- Sport England tools, including the Facility Planning Model (FPM), Active Places Power, the Active People Survey, Market Segmentation and the Sports Facility Calculator;
- Stakeholder consultation, including LC Officers and Members, Sport England, Relevant National Governing Bodies of Sport, key user clubs; and
- Site visits, undertaken at all sites across the Study Area.

1.2.3 To facilitate information gathering and help ensure PPS reports are based on a robust evidence base, 4global has developed an online data entry and assessment platform (see example below),

¹ <https://www.sportengland.org/media/3522/pps-guidance-october-2013-updated.pdf>

which contains all site and club information. This will enable the Council to keep supply and demand information and the strategy up to date through to the end of the strategy and beyond.

Figure 1.2 - 4global's Online Playing Pitch Platform



1.2.4 A Project Steering Group comprising representation from the Council, Sport England and National Governing Bodies of Sport (NGBs) has guided the study from its commencement. At critical milestones, the Steering Group members have reviewed and verified the data and information collected to allow the work to proceed efficiently through each stage.

1.3 The structure of the Strategy Document

1.3.1 The structure of the strategy document is as follows;

- Section 1 - Introductory
- Section 2 – Strategic context
- Section 3 – Scenario testing
- Section 4 – Recommendation and action plan
- Section 5 - Delivering the PPS

1.3.2 In addition to the Strategy, a detailed needs assessment has also been produced, which provides a full evidence base for the analysis and a clear methodology for the project. The needs assessment contains a detailed strategic review of relevant local regional and national policy.

1.4 Strategic context

- 1.4.1 This section summarises the most important policies and context that impact upon the strategy and its interpretation. It also gives an overview of the demographics of the study area, which provides contextual background to sport participation and the need for provision now and in the future.
- 1.4.2 Sport specific strategies and policy documents published by NGBs are included within each sport's section to provide more relevant context to each sport.

1.5 National Planning Policy

National Planning Policy Framework (NPPF)

- 1.5.1 The National Planning Policy Framework (NPPF) sets out the requirement of local authorities to establish and provide adequate and proper leisure facilities to meet local needs. Paragraphs 96 and 97 outline the planning policies for the provision and protection of sport and recreation facilities:

“Access to a network of high-quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate”.

- 1.5.2 Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Protection, Enhancement and Provision of facilities

- 1.5.3 The key drivers for the production of the strategy as advocated by Sport England are to protect, enhance and provide sports facilities, as follows²:
- **Protect** sports from loss as a result of re-development
 - **Enhance** existing facilities through improving their quality, accessibility and management
 - **Provide** new facilities that are fit for purpose to meet demands for participation now and in the future.

² Further information is provided via Sport England's Planning Aims and Objectives guidance: <https://www.sportengland.org/facilities-planning/planning-for-sport/aims-and-objectives/>

1.6 Local Context- Lewisham

- 1.6.1 Lewisham is Inner London's third largest borough in terms of population and area. Located south-east of central London, Lewisham is home to over 309,000 people and many different communities, living in an area of approximately 13.4 square miles.
- 1.6.2 Lewisham is the 15th most ethnically diverse local authority in England and 130 different languages are spoken. The local population is forecast to rise to over 342,000 over the next 20 years by which time the proportion of the overall population from a black and/or minority ethnic origin will rise from the present 43% to almost 50%.
- 1.6.3 Adjoined by four other London boroughs, Lewisham occupies a key position on important transport routes (radial and orbital) within London and between London, Kent and Sussex. These transport routes connect the borough to the rest of London, including the significant employment centers of the City of London and Canary Wharf, the leisure and retail destinations of the West End, Croydon and Bromley, as well as the key sites for the 2012 Olympics. Proposals for new and upgraded transport services will further enhance these connections.
- 1.6.4 Strategically, the north of the borough forms part of the Thames Gateway, a nationally recognised growth area stretching east to the Kent and Essex coasts along the Thames Estuary. Lewisham, Catford, New Cross and Deptford are identified as opportunity areas in the London Plan and are expected to be able to accommodate substantial new jobs and/or homes.
- 1.6.5 A number of current strategic policies, strategies and factors influence current and future supply and demand for sport and recreation facilities in the Borough of Lewisham. As well as providing the context for future facility provision, e.g. health improvement, improving accessibility, increasing participation, these strategies provide opportunities to link priority areas and needs, and ensure that outcomes are aligned with identified local objectives. The relevant strategies and policies include:
- Lewisham Core Strategy (2018 – 2033)
 - London Plan (2018 – 2036)
 - Thames Gateway Kent Partnership (TGKP)
 - Site Allocations Local Plan
 - Lewisham Town Centre Local Plan
 - Development Management Local Plan

1.7 Population and Demographic Analysis

- 1.7.1 The current and future population profile within Lewisham and the locations of population growth are important to understand in planning for the future provision of sport and physical activity.

Population Projections

- 1.7.2 Table 2.1 below provides a summary of the key population and demographic trends for Lewisham. The BPO is based upon the 2016-based BPO projection used by the Council.

Table 2.1: Population and demographics analysis for Lewisham.

Sub Area	2018 (BPO)			2033 (BPO)		
	M	F	Total	M	F	Total
North	74,026	74,198	148,224	87,588	86,414	174,002
South	79,757	81,964	161,721	84,416	83,939	168,355
Total	153,783	156,162	309,945	172,004	170,353	342,357

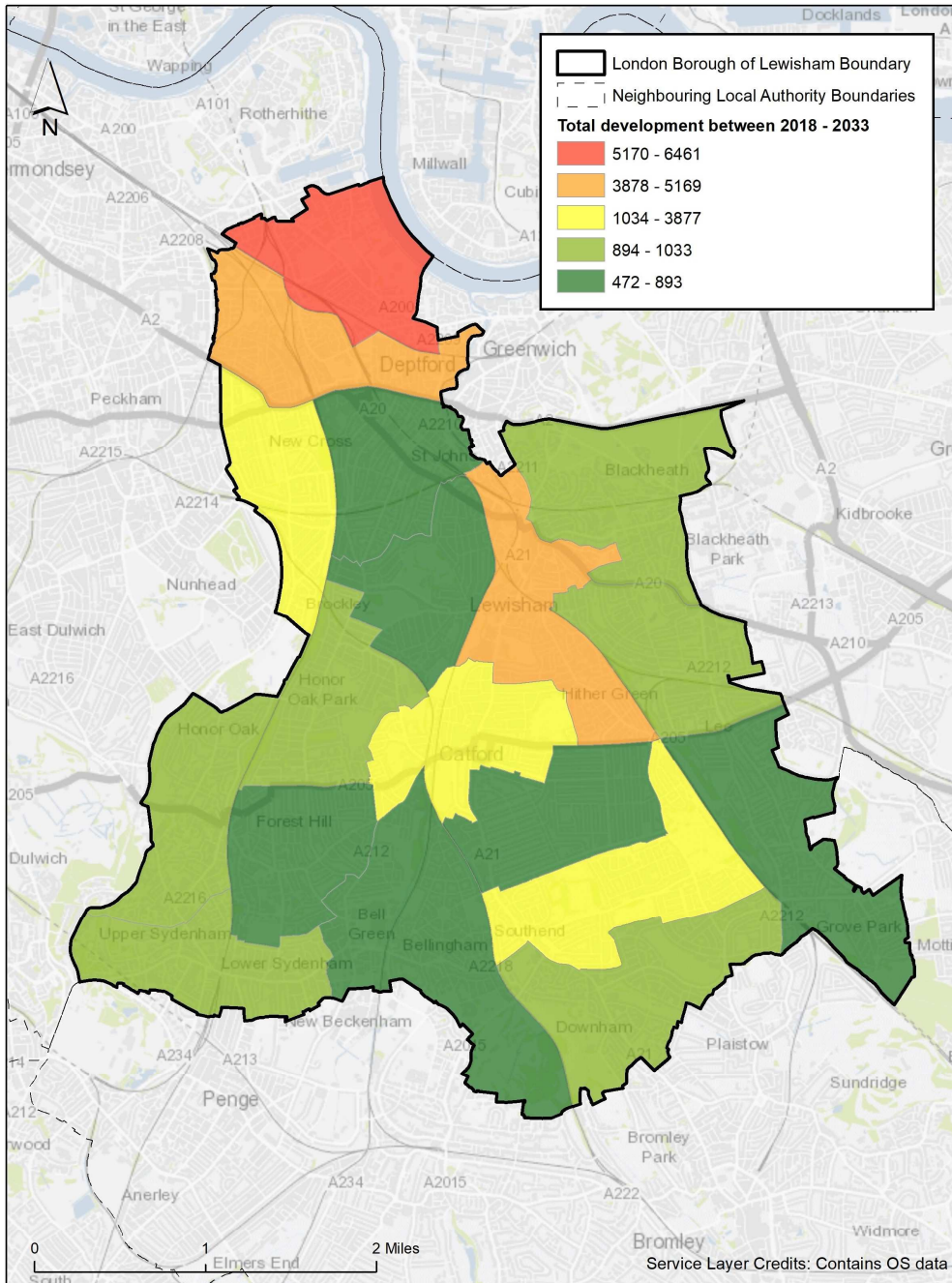
1.7.3 To provide greater detail on the specific trends and local population characteristics, table 2.2 provides an overall summary of the Lewisham’s demographic profile.

Table 2.2: Summary of Lewisham’s demographic profile – population, deprivation, health and sporting assets

Analysis area	Commentary
Locality Description	The Borough of Lewisham is a large local authority that sits within the wider region of Greater London. The borough is adjoined by four other London boroughs and Lewisham occupies a key position on important transport routes with London, Kent and Sussex.
Population Profile	Population of 309,945 (2018) of which 51% are female, focusing on ages between 41-53. The 2033 projected population is expected to increase to 342,357 (9.5% increase)
Ethnicity	57% White British, 43% BME
Housing	Majority of new development (10,000+) dwellings will be located in the North and North West section of the borough over the lifetime of the strategy (2033).
Deprivation	Lewisham is ranked 48 out of 326 local authorities in England on overall deprivation (where 1 is the highest level of deprivation). There are 169 LSOAs in Lewisham, with 65 of them being amongst the most deprived 20% in England.
Health	Lewisham Physical Activity and Health statistics are slightly higher than the national averages. 52% of residents in Lewisham are physically inactive which is lower than the national average but higher than the regional average of 47.5%. The health costs due to physical inactivity are also higher than the national average.
Overall Implications for Future Sports Facility Provision	A growing population will mean increased demand for facilities. The population is ageing which means facilities will need to be accessible and provide appropriately for older people e.g. day time access will be important because some elderly people do not like going out at night and travel by public transport may be easier during the day. Sports facilities need to be well-located to public transport and local communities, and be accessible and affordable, so all of the community have access. Sports facilities need to continue to improve the level of childhood obesity and improve health in overweight adults across the Borough.

1.7.4 Map 2.2 below indicates the housing growth over the lifetime of the strategy, broken down spatially into local wards. The map shows the significant development projected to occur in the north and centre of the borough, with the rest of the development projected to be spread across the remaining wards. It is vital that future sports facility development is planned and implemented in a way that meets the future needs of the local authority and provides high quality, accessible and fit-for-purpose facilities in suitable locations for all residents.

Map 2.1 – Projected housing development (2018 - 2033)



Assumed development in housing numbers for Lewisham Wards



1.8 Physical Activity and Participation

The Value of Participation

1.8.1 The value of participation in sport and physical activity is significant, and its contribution to individual and community quality of life should not be under-estimated. This is true for both younger and older people; participation in sport and physical activity delivers:

- Opportunities for physical activity, and therefore more ‘active living’
- Health benefits - cardio-vascular, stronger bones, increased mobility

- Health improvement
- Mental health benefits
- Social benefits – socialization, communication, interaction, regular contact, stimulation

1.8.2 In addition, participation in sport and physical activity can facilitate the learning of new skills, development of individual and team ability/performance, and provide a ‘disciplined’ environment in which participants can ‘grow’ and develop.

1.8.3 The benefits of regular and active participation in sport and physical activity will be important to promote in relation to future sport, leisure and physical activity in Lewisham. There is an existing audience in the Borough, which already recognise the advantages of participation, and a latent community who are ready to take part. The sport, physical activity and leisure offer in the Borough can support the delivery of the desired outcomes across a number of Borough Strategic priorities and objectives.

1.9 Participation Trends and Rates

Current Participation Rates Across Lewisham

1.9.1 In terms of the Public Health England definition for physical activity (150 minutes or equivalent of at least moderate intensity activity per week) 18.3% of adults are doing enough physical activity to benefit their health (i.e. exercising three or more times per week), which is above the national average of 17.5%.

1.9.2 The Sport England Active Lives survey shows that participation levels are consistently higher than the regional and national levels. As the Active Lives survey is a new way of measuring physical activity (following the replacement of Active People in 2015), there are only two datasets available for analysis. While this makes trend analysis difficult, Table 2.3 below shows that Lewisham is slightly below the regional and national figures for physical activity and a slight decrease in activity. For inactivity Lewisham is lower than the national average but slightly greater than the London average of 24.8%.

Table 2.3: Sport England Lives – proportion of ‘Active’ people (150+ minutes a week).

Rate	Lewisham	London	England
% Active	60.3 %	62.3 %	61.8 %
% Inactive	25.5 %	24.8 %	25.7 %

1.10 The Economic Value of Sport

1.10.1 Sport has a valuable role to play in benefitting the health and social economy of the nation and at local level. It is estimated (Source: Sport England Local Profile 2015, and the Economic Value of Sport, 2013) that sport makes an £11.3 billion contribution to the health economy of England. In 2013, sport contributed gross value-add (GVA) of £20.3 billion to the economy in England. In Lewisham, the total GVA value was £58.9m (£47.3m accounts for participation in sport). Overall, sport generates £113m of health benefits in the Borough.

2 Key supply and demand findings

- 2.1.1 This section summarises the key findings identified within the needs assessment, which should be used as the evidence base for this strategy. A comprehensive supply and demand analysis has been undertaken for all sports across the study area, with the project steering group engaged at all stages of the process.
- 2.1.2 The following section provides a summary of the key findings for each of the sports analysed within the main report. The format of these tables follows the five key questions that are asked as part of the PPS Guidance Document for Stages A – C of the process.

2.2 Football key findings

Table 3.1 – Key PPS findings for football in Lewisham

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	The quality of football provision across the Study area is good – with no poor pitches identified as part of the site assessments - and appears to have stayed at a consistent level over the past years. Even though there are no poor rated pitches in the study area there a number of sites that are close to the poor rating. If maintenance procedures are not continued, then a number of pitches will fall into the poor category. The level of demand has also stayed at a relatively consistent level, with the majority of teams being in the Adult and Youth 11v11 age groups. Both the supply and demand for football facilities is dominated by the South Sub Area, which is home to 72% of football sites and 97% of football clubs within the Borough. There are no pitches that are surplus to requirements, but some might be better used to reconfigure for youth football or mini soccer
Is there enough accessible and secured community use provision to meet current demand	The current supply and demand analysis for secured and accessible pitch provision shows there is a large amount of deficit across the Study area for all pitch typologies. This is due to the very low level of provision - only 3 sites - that is currently secured via a long-term security use agreement. Consequently, all pitch typologies at secured sites have no spare capacity during the peak period and therefore do not provide capacity for further growth. There is a deficit of two full sized 3G AGPs in the area and a requirement to increase provision, with some of the major clubs expressing their need for additional training facilities. Borough wide there is a deficit of pitches available for community use that have long term security of tenure.
Is the provision that is accessible of sufficient quality and appropriately maintained?	While several clubs have identified issues with drainage and maintenance, the overall quality of facilities and the robustness of maintenance regimes is standard. There are no poor-quality sites within Lewisham, this is contributed to by well-maintained club sites, in the majority. A number of sites are at risk of falling to poor quality if maintenance standards are not maintained.
What are the main characteristics of the future supply and demand for provision	With the projected growth (32,412) in population during the lifetime of the study, the requirement for youth and mini pitches is likely to increase. When considering sites that are available to the community, there is spare capacity on all pitch typologies, excluding youth 11v11. When considering pitches with long term security of tenure there is no spare capacity, so the current stock should be retained. There are expected to be 5 new teams formed, due to future population increases. There is also a reduction, by 3 teams, in three key youth football ages, due to the changing nature of the population profile. It is also important to take into account informal demand which is significant in Lewisham. Even though these statistics are hard to capture there is a large amount of informal demand within the study area from primary schools and minority groups. As a result, this increases demand within the area and adds further to the lack of spare capacity.
Is there enough accessible and secured	The future supply and demand analysis for secured and accessible pitch provision shows there is a significant total deficit for secured provision equivalents across all pitch typologies, except for mini soccer 7v7. This is attributed towards a large amount of local

Key Question	Analysis
community use provision to meet future demand	authority owned sites, where clubs often establish use at the start of and for the duration of a season.

2.3 Cricket key findings

2.3.1 This section summarises the findings from the cricket analysis, which will form the basis of the recommendation and action plan section for Lewisham.

Table 3.2 – Key PPS findings for cricket in Lewisham

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	The quality of cricket provision across the Study area is standard in the majority, with no good scoring facilities identified. The lowest rated elements of cricket provision across the Study area are artificial wickets and non-turf practice nets, which is reducing the ability of clubs to train and play on non-turf pitches during the season. The demand for cricket across Lewisham is high. The area has 9 clubs, however only one club has a junior section present.
Is there enough accessible and secured community use provision to meet current demand	Due to the amount of security at a number of the larger sites, there is inadequate accessible and secured provision for cricket. While there is enough provision when all facilities that are available for community use are taken into consideration, the lack of security throughout the borough means that the data can represent an unclear picture. There is limited capacity across the Study area in the peak period also, which ensures that when there is spare capacity, it may not be available at the times when it is required by residents.
Is the provision that is accessible of sufficient quality and appropriately maintained?	Overall, the provision is of standard quality. There are however pockets of poor provision within the borough, these are such as Whitefoot Playing Field and The Healthy Lifestyle Centre. Maintenance is largely undertaken by the authority, through the use of grounds maintenance contractors. Clubs have identified a need to outfield and ancillary provision
What are the main characteristics of the future supply and demand for provision	The future demand for cricket is projected to increase across the Study area, with 3 new adult teams (2 Men’s and 1 Women’s) and 1 new junior team. With the projected increase in demand from both population growth and conversion of latent demand, as well as the expected growth that will be realized following the success of All Stars Cricket, the increase in demand is likely to have a moderate impact on the level of demand for cricket across Lewisham. The future level of supply across the Study area is relatively uncertain. A number of key sites are owned and managed by the authority. Women’s cricket is a priority area for the ECB and although there are no women’s teams currently playing in the Study area, the number is expected to increase over the lifetime of the strategy. In turn, this will increase the future requirement for playing, practice and associated changing facilities for women and girls.

2.4 Rugby key findings

2.4.1 This section summarises the findings from the rugby analysis, which will form the basis of the recommendation and action plan section for Lewisham.

Table 3.3 – Key PPS findings for rugby in Lewisham

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	The quality of provision across the Study area for rugby is good, with the general level of maintenance fit for purpose along with suitable artificial drainage installed on key rugby education sites. The demand for rugby is poor, with no community clubs playing in the study area.
Is there enough accessible and secured community use	There is currently no formal Rugby Union demand present within Lewisham. The RFU is looking to work with local authorities to increase participation in urban areas, either through collaboration with schools or clubs in neighboring local authorities. In terms of supply, there is a lack of secured and accessible rugby provision across the

Key Question	Analysis
provision to meet current demand	study area, with no secured sites being present. The St Dunstan's college site represents a useful facility and contributes significantly to the good quality level of provision in the borough, however it is only home to educational demand.
Is the provision that is accessible of sufficient quality and appropriately maintained?	The maintenance regime for non-education sides across Lewisham is adequate to ensure that pitches are fit for purpose, however often these pitches struggle from a lack of suitable artificial drainage which is not easily corrected by maintenance procedure
What are the main characteristics of the future supply and demand for provision	The future trend for rugby demand cannot be predicted due to there being no demand within Lewisham. However, from a national perspective, women and girls rugby demand is projected to increase, in line with the RFU's national strategic priorities.
Is there enough accessible and secured community use provision to meet future demand	The future trend for rugby demand cannot be predicted due to there being no demand within Lewisham. However, should demand be apparent, there is suitable and accessible provision within Lewisham, to provide a high quality of facility.

2.5 Hockey key findings

2.5.1 This section summarises the findings from the hockey analysis, which will form the basis of the recommendation and action plan section for Lewisham.

Table 3.4 – Key PPS findings for hockey in Lewisham

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	The quality of provision across the Study area for hockey is high , given the existence of a high-quality facility at Kings College, Brockley Rise. This facility is utilised as a home ground by four clubs within Lewisham, who have a large amount of demand for senior and junior hockey. Additional sand-based provision is available in the borough; however, this is not current used by community clubs. Consultation has indicated that there may be nomadic hockey teams currently playing within the Local Authority, however this demand has not been identified as part of the Stage B process of the PPS.
Is there enough accessible and secured community use provision to meet current demand	None of the five Hockey pitches in Lewisham are secured for long-term community use, therefore the analysis shows a large deficit of secured provision, which represents a risk for future club growth and facility development. It is recommended to work with site owners and users to put in place long-term community use agreements. Given the increasing rate of change for hockey provision, with sand-based facilities being converted to 3G provision across the country, there is a risk that the loss of facilities will reduce the amount of provision available for hockey clubs, therefore having a negative impact on participation. This is also the case for major facilities in neighbouring local authorities, as closure of facilities that have part of the catchment area in Lewisham, will have on resulting impact on facility availability in the study area
Is the provision that is accessible of sufficient quality and appropriately maintained?	The existing facility at King College, Brockley Rise, represents a high-quality facility. This facility is well maintained by the site, with key investment being carried out by the club in recent years. It acts as a home for multiple teams performing at a high standard, as a consequence.
What are the main characteristics of the future supply and demand for provision	Future demand for hockey in Lewisham is projected to have very little change, through a combination of population growth and the conversion of latent demand. It is important to recognize that the sport has also enjoyed significant growth since the Women's gold medal at the Rio Olympics, which it is hoped will stimulate further growth at both junior and adult age groups across the country.

Key Question	Analysis
Is there enough accessible and secured community use provision to meet future demand	The projected increase in demand can be satisfied at the existing Kings College site, however consultation has indicated that this would reduce accessibilities for clubs at the peak time. The future peak time analysis indicates that over the lifetime of the strategy, Kings College are likely to have limited spare capacity for demand during the peak period. As a result, it is recommended that additional sites are sought and secured for long-term community use, to not only diversify the supply of hockey in Lewisham, but also to address potential future shortages in supply during the peak period

2.6 Non-core PPS key findings

2.6.1 This section summarises the key findings for the three non-core PPS sports included within the brief for the project. Due to the amount of investment that has been made into grass-roots tennis provision across the borough, the same 5 key questions have been assessed as for the core PPS sports.

Tennis key findings

2.6.2 This section summarises the findings from the tennis analysis, which will form the basis of the recommendation and action plan section for Lewisham.

- 20% of tennis courts are located on sites run by community Tennis Clubs and a further 3 courts are accessible for the community through membership to sports clubs. 25% of all courts in Lewisham are floodlit.
- 64% of all floodlit courts are available for community access
- Sport England's Market Segmentation Tool indicates that 3,888 people currently play tennis in Lewisham. Membership figures provided by the LTA indicate that 6.4% of this demand is taken up by Clubs (201). It is thought that much of the demand is generated by the non-membership holding tennis players
- It is estimated that should the LTA be successful in converting 10% of its latent demand in Lewisham it would produce a further 231 regularly active tennis players
- 111% of the capacity of members Clubs in Lewisham is utilised. There are is one club within the study area that is operating over capacity and with the estimated member increase, the club sites will still be over capacity. Future sites should be invested in with long term tenure agreements in place to allow the community to use the greatest number of courts as possible
- The current quality of provision across the borough is adequate, with 29% of sites being of good rating and 29% being of standard rating. This leaves 35% as poor. To protect future use these sites should be maintained to a high quality.
- Lewisham has been identified as one of 72 optimal locations for indoor courts in England, which the LTA will then be targeting to grow the number of indoor courts across the country.

Netball key findings

- The majority of courts are accessible predominantly on educational sites, with 6 out of 11 courts being floodlit.
- Of these 11 courts only 10% are in good condition with the rest being rated as

standard

- The audit has also highlighted the lack of high-quality outdoor facilities in the Borough, with 90% of courts being of standard condition. Ensuring these facilities are improved is of importance to maintaining high quality of provision in the study area
- England Netball have raised an interest in developing multi-use sand dressed artificial surfaces alongside hockey and tennis to enable grass roots and recreational netball to be played outdoors at leisure centres and other community facilities. However, there is yet to be an agreement between England Netball and the other NGBs on the specification for a surface appropriate for all three sports. If such an agreement were to be made, then St Dunstan's College could be a good candidate to trial this solution.

Athletics key findings

- There is only one track located in the study area at Ladywell Arena, and this meets all the demand in the area.
- The club consultations and input from England Athletics highlighted the need to improve the maintenance of the existing facility and ensure that capital investment is planned appropriately.

Section 3: Scenario testing and options appraisal



3 Scenario testing and options appraisal

- 3.1.1 The supply and demand analysis undertaken in each of the previous sections provides a clear view of the capacity for sports facilities across Lewisham, based on the existing supply of facilities and the demand for these facilities from residents, both now and in the future.
- 3.1.2 This data provides an accurate evidence base, on which future planning and investment decisions can be made, using the guidelines outlines in the 'Delivering the Strategy' chapter of the strategy.
- 3.1.3 To complement the analysis that has been undertaken in each of the sport-specific sections, this chapter contains detailed further analysis on a small number of key scenarios, which have been identified by the project steering group throughout the development of the PPS.
- 3.1.4 For each of the scenarios identified below, a short summary is provided to explain why the scenario needs to be tested. Following this, a needs assessment for each of the relevant facility types is undertaken and explained.

3.2 Scenario 1: Ensuring all available sites have security of tenure for football

- 3.2.1 As identified through stakeholder consultation, ensuring all available sites also have security of tenure for future football provision is vital for the sustainability and growth of football within the study area and in regard to supply and demand in Lewisham.
- 3.2.2 The current supply and demand analysis for available and secure sites is showing a deficit in all pitch types, excluding mini 7v7, which is highlighted in the table 3.1 below. The largest deficit can be seen in youth 11v11 pitches with a deficit of 15 match equivalents.
- 3.2.3 This scenario tests the potential impact on pitch supply and demand, should all sites that are not currently secured for community use be secured over the lifetime of the strategy,
- 3.2.4 As highlighted in table 3.1 below, this scenario significantly changes the supply and demand picture for grass provision, with a deficit of 23.5 match equivalents moving to 128 match equivalents of spare capacity. Even with the scenario test, however, there is still a deficit in the youth 11v11 age group due to the lack of appropriate youth 11v11 pitch provision in the study area. Even though there will produce more capacity for pitches it does not mean that these pitches are spare and should carry on being protected for future playing pitch provision. As the scenario indicates there is still future provision of youth pitches required to cope with the demand in this particular age group. As a result, all future secured pitches should be protected and made available to community use.

3.3 Scenario 2: Reconfiguring Adult football provision to Youth 11v11

- 3.3.1 Due to the growth in youth 11v11 in the future supply analysis and the current lack of appropriate provision, the recommendation section of this strategy identifies a need to re-configure pitches to meet this demand.

- 3.3.2 This scenario assumes that the security of tenure (as evaluated in the previous scenario) remains consistent.
- 3.3.3 To address the deficit of youth 11v11 provision, it is assumed that 10 of the 11 adult pitches are re-marked as youth 11v11 provision (highlighted in pink), leaving one adult pitch (highlighted in green). This results in a reduction in the deficit of youth 11v11 provision however it does not have any impact on the total deficit as no new pitches will be created.

Table 3.2: Scenario 2 – Reconfiguring pitches for appropriate use

Balance per Pitch Type	Adult	Yth 11v11	Yth 9v9	Mini 7v7	Mini 5v5	Total
Current Supply and Demand of available and secured site (2018)						
Total supply (no. of pitches)	11	0	4	6	6	27
Total demand	16	15	7.5	3.5	8.5	50.5
Balance (total)	-5	-15	-3.5	2.5	-2.5	-23.5
Scenario 1: Future Analysis of all secured sites available to the community with pitch reconfiguration						
Total supply (no. of pitches)	1	10	4	6	6	27
Change in number of pitches	-10	+10	No change	No change	No change	N/a
Current demand	16	15	7.5	3.5	8.5	50.5
Additional demand from TGR	1	1.5	-0.5	-0.5	-0.5	1
Latent demand	1	1	1	0.5	0.5	4
Total demand	18	17.5	8	43	8.5	55.5
Balance	-17	-7.5	-4	-37	-2.5	-68

- 3.3.4 In practice, a combination of scenario 1 and 2 will be required, in order to improve security of tenure in parallel to re-marking existing adult 11v11 provision to youth 11v11 provision.

3.4 Scenario 3: Use of 3G artificial grass pitches for affiliated football

- 3.4.1 During the last decade, 3G FTPs have played an increasing role within the national game. They are regarded by the Football Association (FA) and Football Foundation (FF) as the optimum facility for training by clubs. In recent seasons, they have also become more popular for competitive matches. With this in mind, before developing the recommendations and action plan for this PPS, a key scenario has been looked at to help with understanding what demand there may be for full size floodlit 3G FTPs in Lewisham, if increased amounts of play were to take place on them.
- 3.4.2 In line with national priorities, to get more young people playing football on 3G AGP's this scenario considers the likely total demand if all youth 9v9 and mini demand that is currently being played during the period of peak demand is moved from grass pitches to 3G AGP.
- 3.4.3 While it is understood that in practice it is unlikely that 100% of demand will transfer for these age groups, it provides a valuable assessment of the potential impact on pitch capacity, if the FA and FF are successful in changing player and coach behaviour and moving clubs from natural grass to 3G AGP provision.
- 3.4.4 Table 3.3 takes information from the assessment stage of this PPS to present the number of youth 9v9 and mini teams playing on natural grass pitches during the relevant peak

periods. This then calculates an estimated number of matches at peak time and associated 3G AGP requirement.

Table 3.3: Number of 3G AGP's that would be required to meet demand if all mini and youth 9v9 match play was moved to AGP

Format	No Teams per time (x)	No matches at PEAK TIME (y)= x/2	3G units per match (z)	Total units required formats (A)=(y)*(z)	3G pitches required B= (A)/64
5v5	14	7	4	28	0.4
7v7	12	6	8	48	0.8
9v9	20	10	10	100	1.6
11v11(Y)	0	0	32	0	0.0
11v11(A)	0	0	32	0	0.0
					2.8

3.4.5 Table 3.3 illustrates that if all mini and junior (7v7 and 9v9) football matchplay is to be moved to 3G AGP, then 2.8 (rounded to 3) full sized facilities will be required in order to meet demand. Given the existing provision of 1 full sized 3G AGP that is available to the community, a further 2 full sized facilities are required in order to meet demand.

3.4.6 It should be noted that this the results of this scenario align with the findings from the needs assessment report, which calculates that a total of 3 full sized 3G AGP's are required to meet current demand.

3.5 Scenario 4: Potential 3G AGP provision – Drive time catchments and Supply and Demand Modeling

3.5.1 As identified in the previous scenario and the needs assessment document, there is a current deficit of 2 x 3G AGP's within the study area, which is reducing the ability of residents to utilise high-quality artificial grass facilities, which has been proved to be a popular and sustainable pitch type across the rest of the UK.

3.5.2 The study area currently has one full sized 3G AGP located at Prendergast Ladywell School. This pitch is available for community use and used heavily through periods of peak demand (weekday evenings and weekends). The facility is also floodlit and therefore can be used by the community at peak times throughout the winter. However, it has been identified as unsecured for long term community use, this issue needs to be addressed.

3.5.3 In addition to the full-size pitch, there are 10 small sided 3G pitches. Nine of these are available for community and can therefore be used for training and junior match play.

3.5.4 As part of the PPS assessment and consultation process, a number of sites have been identified as potential locations for 3G AGP investment. This scenario tests the potential impact of two of these sites and evaluates the potential success of investment programmes.

3.5.5 When selecting the sites that are appropriate for 3G AGP development, sites should have the following characteristics;

- Be available for significant use by local community clubs
- Have good access and ancillary facilities to service the pitch(es)
- Be financially sustainable
- Be able to be maximised for training and match play provision during peak time
- Be well positioned to deliver wider football development programmes, including coach education and a recreational football offer, using spare off-peak capacity to deliver this
- Be able to explore shared projects with the Rugby Football Union (RFU), Rugby Football League (RFL) and school sites where infrastructure and vision align.

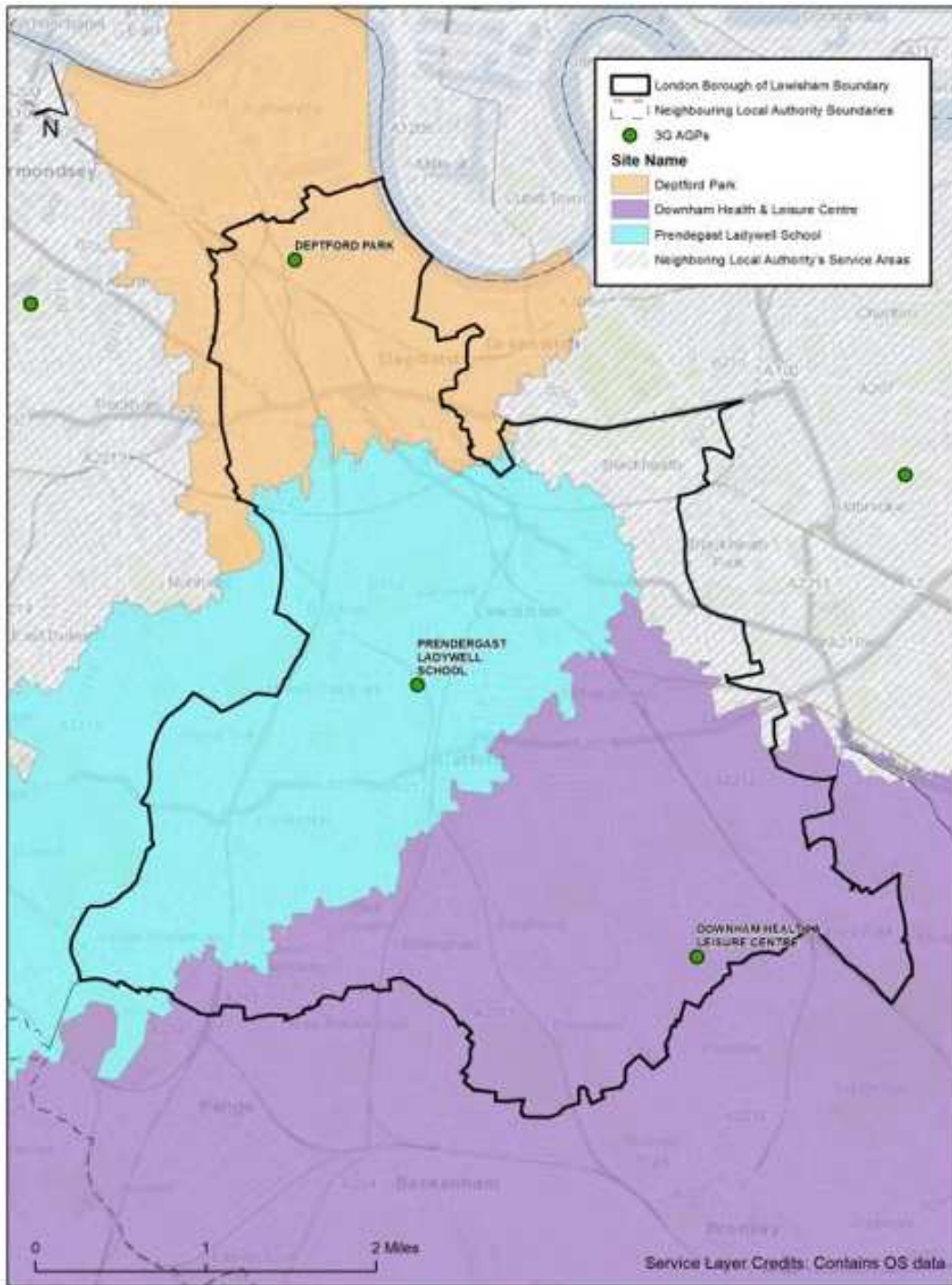
3.5.6 The five possible sites that could be considered for a new full size 3G AGP. The sites that have been chosen for this analysis are identified below, along with the justification for selection. For further analysis we have selected Deptford Parka and Downham Leisure due to their proximity within the study area, land available, population demographics of the area and also ability to service future clubs/teams etc.

- **Deptford Park:** Although the site has previously been the subject of an unsuccessful attempt to invest in a full size 3G AGP, the location has been identified as being ideal to meet the current needs of residents, as well as servicing the significant number of new residents which are expected in line with housing projections. The site is also in the North sub area, which currently has a deficit of provision across all pitch typologies. There is also the possibility of adding additional tennis courts onto this development to increase tennis provision in the borough, depending on the relevant planning permission.
- **Downham Leisure Centre:** This site is in the far south of the borough and is currently operator by LB Lewisham and the Council's selected contractor. The site is likely to serve a large amount of the south of the borough, which currently has a large amount of formal football demand and a deficit of supply..
- **Bellingham Leisure Centre:** Popular community accessible leisure centre which is by a number of local clubs such as Greenwich Mariners, Dulwich Village and Rutland Rangers FC. The site is currently operating over capacity so a new 3G AGP might help to reduce this deficit by converting match day demand to an AGP. Current smaller AGP is on site and the construction of a new facility may result in the rationalisation of existing grass provision.
- **Whitefoot Playing Fields:** The current site is not available to community use, but the school are supportive to change this by making the provision available to the community. As a result, a new 3G AGP on site should be supported due to the location of the site and also the access to local community. The only issue with this site would be the exact size and configuration of the AGP to make it effective as a full-size option.
- **Elm Lane:** The site is currently used by AFC Lewisham which is used as their current home ground. Located in the southern portion of the study area with a

large local residential population around the site. Only issues for this site would be the current car park spaces and also accessibility of site.

- 3.5.7 Map 3.1 below shows a potential catchment map, should 3G facilities be installed at Deptford Park and Downham Leisure Centre. The map illustrates that the north, centre and south of the borough would have good access to 3G AGP provision, with none of the local authority falling outside of a 20-minute drive time. Furthermore, the Deptford Park facility would meet the need of the fast-growing population, while the Downham Leisure Centre facility would meet the large and growing demand for formal football in the south of the borough.
- 3.5.8 These specific locations have potential risk associated with them in terms of planning issues and public consultation, however they provide the greatest potential opportunity to improve the overall provision.
- 3.5.9 It should be noted that in addition to the two sites identified on the map below, there are three further sites that have been identified as possible development sites in the south of the study area. The map, and subsequent analysis, only factors in the two sites as Deptford Park and Downham Leisure Centre as they represent an example of how sites may be able to meet future demand in the future.
- 3.5.10 It is important that wherever possible, at least one of the 3G AGP development sites is located in the north sub-area, as this will satisfy the growing amount of latent demand for football and also provide sustainable facilities in an area of high projected population growth.
- 3.5.11 These two sites are identified as sites that could be viable for investment however further feasibility work is required to confirm that the site is available and could be a sustainable 3G AGP facility in the future.

Map 3.1 – Potential 3G AGP sites to be included within scenario test



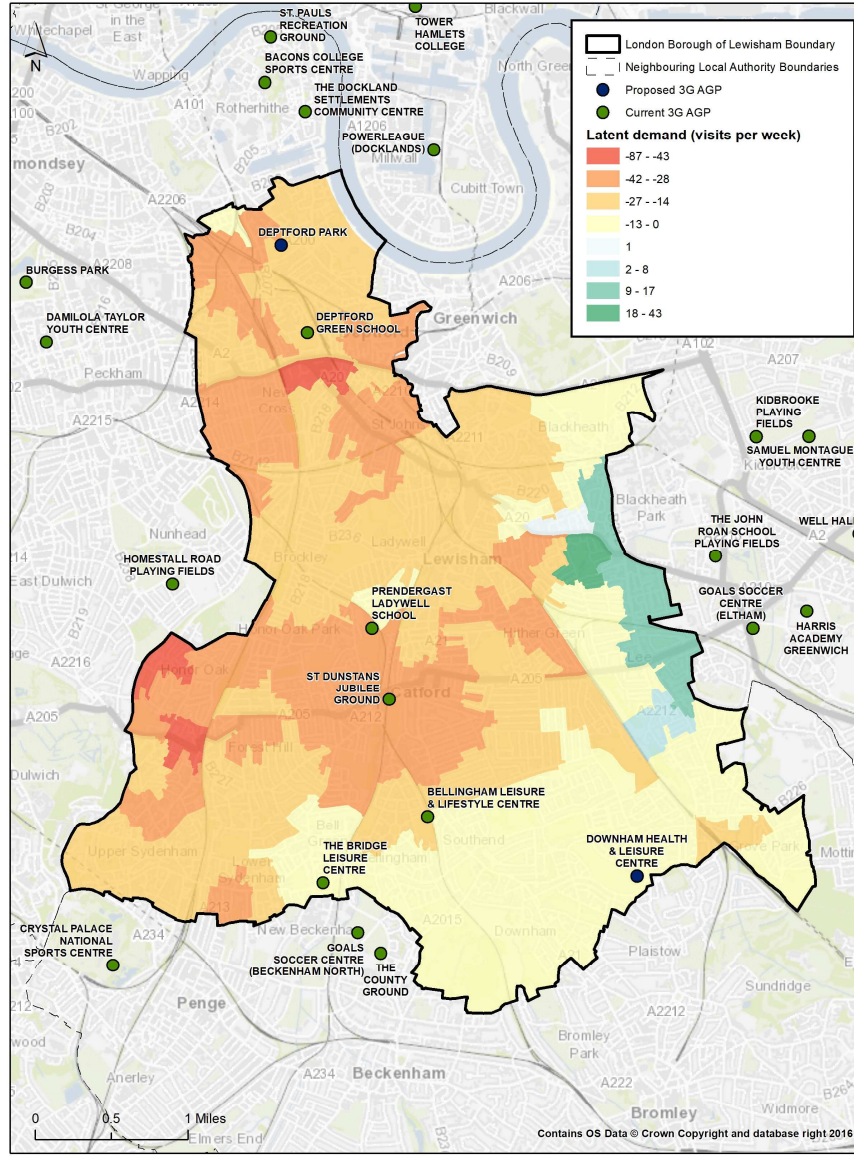
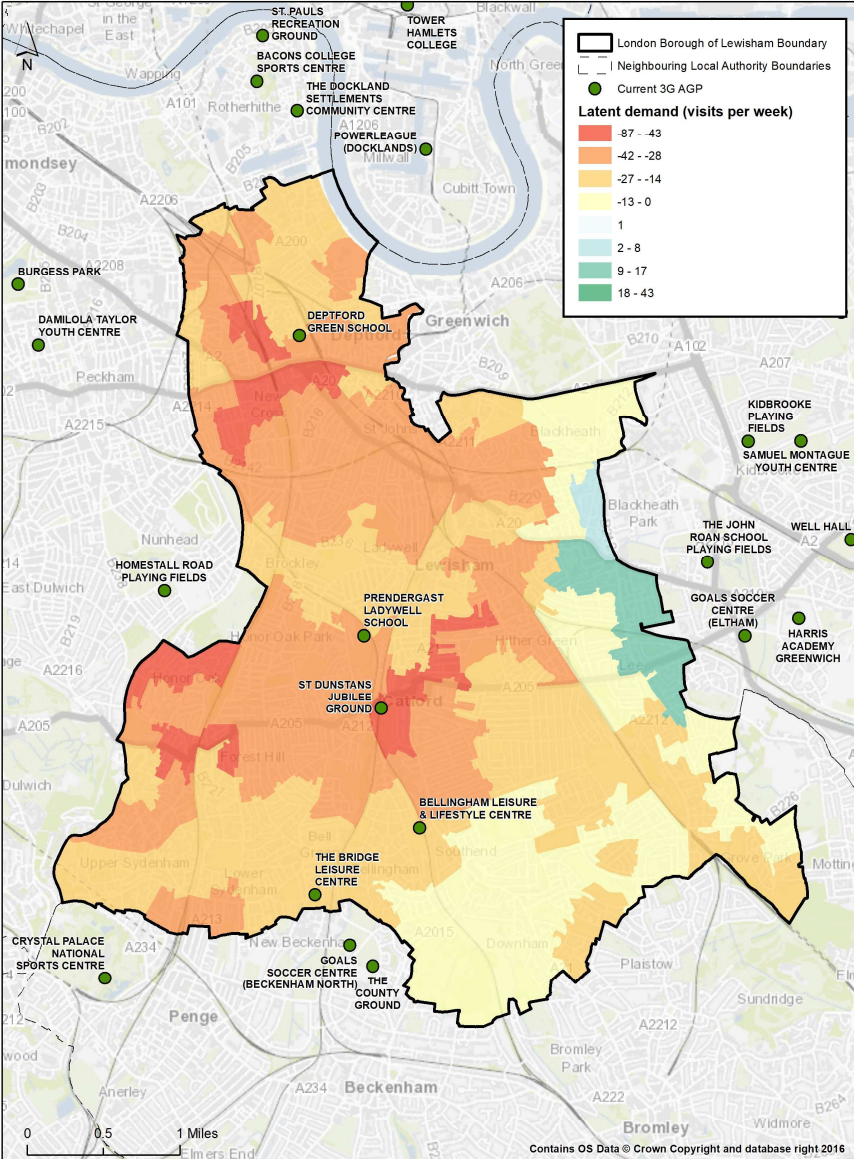
Potential Full size 3G AGP sites with community use catchment areas in Lewisham, PPS (up to 20-minute drive time) ↶

3.5.12 It should also be noted that Tenn-Em-Bee Sports Club has been identified as a site where possible improvement could be invested in for improvements to the sites' current sand based AGP.

Scenario 4 supply and demand modelling

- 3.5.13 Additional supply and demand modelling has also been undertaken to test the impact the proposed new AGP's at Deptford Park and Downham Leisure Centre have to meet the deficit identified in the borough. Realistically only two new AGPs have been chosen for further supply and demand modeling due to the cost of constructing new AGP's and the lack of available land across the study area. Deptford Park and Downham Leisure Centre have been selected due to their location (one in each sub-area) and following an initial assessment of land that may be available to use for this type of development.
- 3.5.14 It is worth noting that three additional sites (Bellingham Leisure Centre, Whitefoot Playing Fields and Elm Lane) have also been identified as alternative sites in the south sub-area. Further feasibility and supply and demand modelling is required to determine whether these are more suitable sites than Downham Leisure Centre.
- 3.5.15 This modelling provides an objective assessment of the relationship between the likely demand for AGP's in an area and the available supply. The model takes into account the distribution of the local population, its demographic structure and participation trends, as well as the capacity, availability and quality of facilities, and their catchment areas. Using this data, the model is able to distribute demand from the study area to available facilities on the basis of catchment areas, linking people (demand) to facilities (supply) in terms of realistic travel patterns.
- 3.5.16 When all of the demand is allocated to those facilities within the travel times the model uses, it is possible to identify whether there is any 'unmet demand' i.e. demand which cannot be accommodated by existing facilities, and where this unmet demand is located geographically. This demand can be either within the catchment area of existing facilities (i.e. these facilities are estimated to be 'full to capacity' and therefore cannot accommodate all of the demand within their catchment) or outside the catchment area of existing facilities.
- 3.5.17 The projected demand for AGP use and frequency of visits has been calculated using DataHub intelligence from real world physical activity data coupled with Experian Mosaic lifestyle and demographic data, to accurately understand the demand and an individual's propensity to participate. This demand considers match play, training and informal use for football on artificial surfaces.
- 3.5.18 The supply of AGP's considers all 3G pitches that are available for use by the community (i.e. not private use) from Playing Pitch Strategy data and Sport England's Active Places Power providing the most comprehensive national picture of across the UK. All pitch sizes are included in the analysis. The access type, ownership type, management type, capacity and quality of each facility is all factored in to determine the distribution of demand based on a facilities catchment area, competing sites and travel patterns of the projected users.
- 3.5.19 The model has been run using the current supply of 3G AGP's and with the new 3G full sized AGP's at Deptford Park and Downham Leisure Centre included in the supply.
- 3.5.20 Map 3.2 show the supply and demand modeling geographically with the current situation shown and the impact of the additional pitches calculated.

Map 3.2: Supply and Demand modeling with additional 3G AGP facilities at Deptford Park and Downham Leisure Centre. Left hand map is showing the modeling prior to additional sites and the right hand map shows modeling with the additional sites calculated.



Latent demand in visits per week per lower super output area in Lewisham (current 3G AGP provision)

Latent demand in visits per week per lower super output area in Lewisham (current 3G AGP provision and proposed new sites at Downham Leisure Centre and Deptford Park)



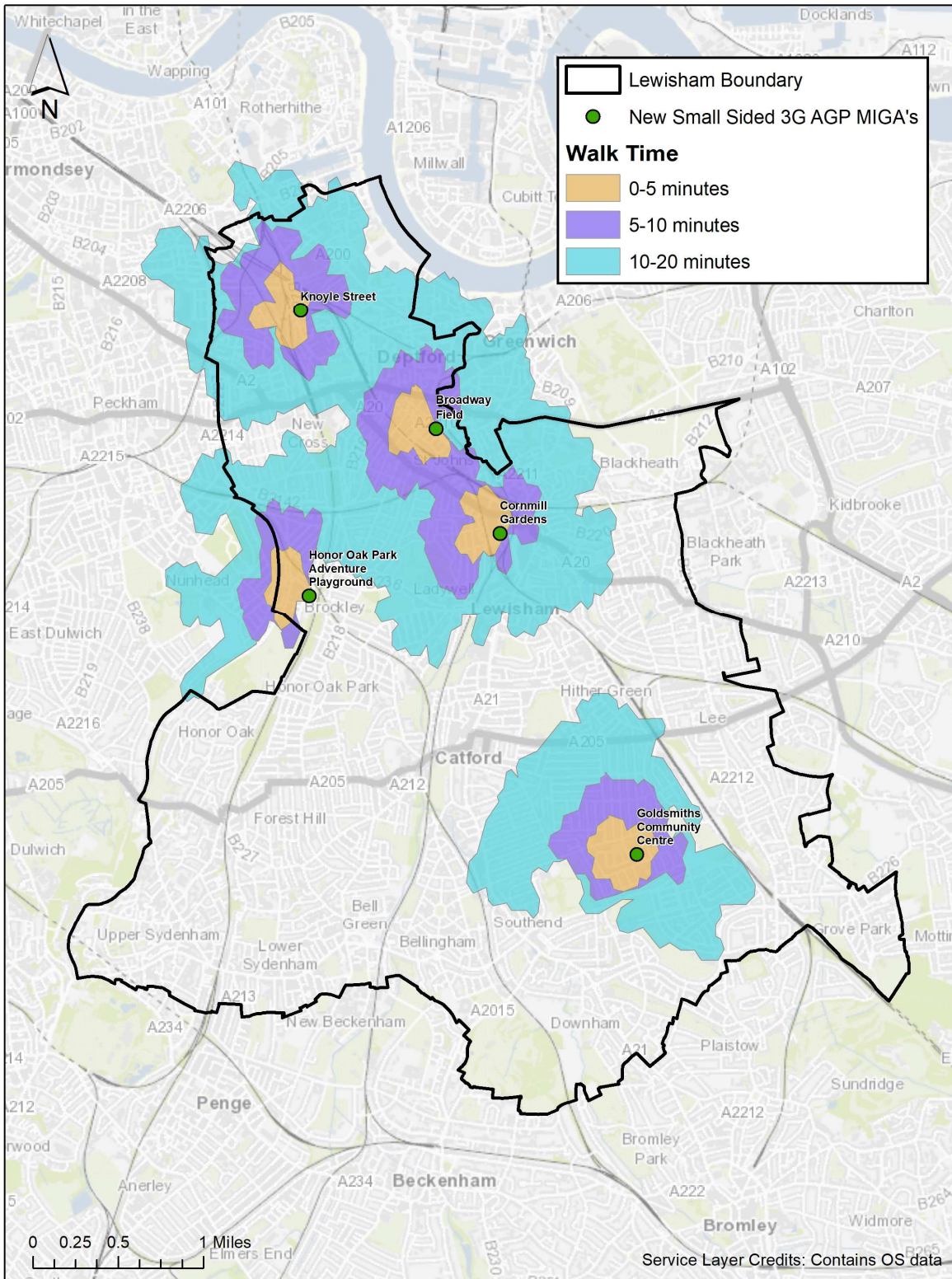
- 3.5.21 Map 3.3 indicates that the unmet demand across Lewisham is not satisfied with the addition of the new pitches, however, the additional AGP's at Deptford Park and Downham Leisure Centre reduce the unmet demand in the North and the South of the borough, as well as around other 3G AGP's. This is illustrated by the change of colour (lightening of red and orange shades) in the catchment areas of the dark dots in the far north and far south of the study area.
- 3.5.22 A key reason for the sites modelled as part of this scenario not having a radical impact on the supply and demand position is that they are both located very close to the border and are therefore likely to service a significant amount of demand from neighbouring local authorities. In the case of Deptford Park, there is a current deficit of provision in both LB Southwark and LB Greenwich and therefore it is expected that significant demand would be imported from these local authorities. Likewise, the location at Downham Leisure Centre is likely to import significant demand from LB Bromley, which has a current deficit of AGP provision and high population growth projections.
- 3.5.23 In terms of the potential long-term sustainability of these facilities, the supply and demand analysis identifies that and the user and visit projections at each of the pitches is projected to be enough to operate a full sized AGP facility. The modelling projects a maximum of 2,335 users and 2,669 visits per week at Deptford Park and 1,249 users and 1,422 visits per week at Downham Leisure Centre, indicating both sites have sufficient demand in their catchment areas and would be high performing and sustainable facilities.

3.6 Scenario 5: MUGA/Small-sided facilities

- 3.6.1 With Lewisham being one of the 32 London boroughs, there are additional issues that borough faces in terms of space and relocation of playing provision. With space at a premium due to land development and transportation links throughout the city the FA has agreed they must adapt in order to meet the needs of the population for playing provision, especially in the junior and mini game.
- 3.6.2 As a result of this issue the FA and local authorities should look into developing and maintaining smaller 3G AGP's within the study area, converted from MUGA's for use by the local population. These MUGA's typically are used greatly by minority groups so this will hopefully increase activity within these social sectors.
- 3.6.3 If this scenario was to occur then it is important to not take away provision from other sports that's these MUGA's serve such as basketball, netball and tennis Typically these MUGA's are used by community groups so should be consulted prior to make sure they will not be affected if the playing surface was to change.
- 3.6.4 This scenario will identify how much of the population will be served by creating these small AGP provisions within the study area in a 5, 10- and 20-minute walk time of the sites. 4global have also created the MUGA strategy for Lewisham and consulted with many clubs and community groups to advise this strategy of which MUGA's are best fit for altering.

- 3.6.5 A large number of the MUGA sites are used by local community and club groups for other sports and activities other than football. It is suggested that the FA and Football foundation form community use partnerships with local schools and use these sites for small sided 3G AGP's. Currently a large number of these sites are not made available to the community and as result do not have other community groups using the sites.
- 3.6.6 These new 3G AGP facilities will need to properly run and managed due to the floodlit accessibility and the costs associated with maintaining an AGP site.
- 3.6.7 A selection of sites has been identified below:
- **Knogle Street:** Close to local population and also growth zones within the northern sub area of the study region for future growth. Football is currently heavily played on site and the surface needs further investment to improve the overall quality. Site is also currently owned by the local authority and open to community use.
 - **Broadway Field:** Currently available for community use and in a large area of future development adding to the correct demographic of who would use the MUGA. There has been other sport being played at this site such as basketball.
 - **Cornmill Gardens:** Well used and service MUGA within a high area of local population. No formal evidence of other sports being played on site apart from football.
 - **Honor Oak Park Adventure Playground:** Close to local estates and a large segment of the local population are between the age of 5-15. The current surface needs improvement so should be changed to a 3G surface type. No other sports recoded playing on the site. The site is also open freely to community use.
 - **Goldsmiths Community Centre:** Large housing numbers and also schools located close the site, within the south sub area. Well serviced by the local population. Standard quality surface so investment is needed to upgrade the quality score. Currently managed by a community group so would need the support of this group for a change of use.
- 3.6.8 Some of these school sites already have a 3G synthetic grass surface type such as Grinling Gibbons School and Haseltine Primary School. The biggest issue with this scenario would be to form community use agreements with the school and FA for access and staff provision, a number of these sites would also need investment in floodlighting as this is an issue at a number of sites.
- 3.6.9 Map 3.3 below indicates the 5, 10 and 20-minute walk time of potential sites within the study area, particularly in the north of the borough which are not used by local community groups for other activities.

Map 3.3: Potential MUGA sites for development with catchment analysis



MUGA sites in Lewisham by community availability and walk time catchment (up to 20 minute)



Section 4: Strategic recommendations and action plan



4 Strategic recommendations and action plan

4.1.1 To facilitate the development of sport and physical activity across Lewisham, it is advised that the Steering Group, set up as part of the Playing Pitch Strategy project, continues to work together to deliver the recommendations defined as part of this strategy.

4.1.2 This section of the report provides a set of strategic recommendations, to guide future governance and investment into pitch sport provision across the study area.

4.2 Strategic recommendations

4.2.1 This section brings together the complete evidence base and analysis that has been developed as part of the PPS and provides a clear strategy for the future delivery of sports provision in Lewisham.

4.2.2 At a strategic level, the following key recommendations have been identified for each of the sport typologies, as well as for general sports provision.

General recommendations

- **Recommendation 1:** Work with well-run sports clubs to utilise the existing volunteer network across Lewisham and providing more autonomy for clubs, allowing those organisations that have adequate governance and financial stability to develop facilities and participation
- **Recommendation 2:** Address the issue of poor ancillary and changing pavilion quality through the refurbishment and replacement of existing ancillary facilities, prioritising those on multi-pitch sites that are currently well used. Utilise the action plan to identify specific sites for development.
- **Recommendation 3:** Enhance the drainage and maintenance of pitches that are currently operating over-capacity, to increase the pitch capacity to accommodate demand of current user clubs, especially on council-maintained pitches. Utilise the action plan to identify specific sites for development.
- **Recommendation 4:** Work with clubs based at council owned sites, to establish long-term security use agreements, ensuring that clubs and participants have security of tenure and are able to grow and develop through grant funding wider investment.
- **Recommendation 5:** Work with educational establishments that provide playing pitches for use by community teams, through artificial provision, to secure formal community use of pitches and ancillary facilities through a Community Use Agreement. Where these community use agreements currently exist, work with education establishments and users to ensure that requirements for community use are being enforced

Football

- **Recommendation 6:** Protect all grass pitches for future football use and develop further capacity through improved maintenance and the development of 3G AGP provision, to ensure there is spare capacity for football over the lifetime of the strategy
- **Recommendation 7** Ensure sites that have community use available also have security of tenure to protect the future provision of football, allowing clubs based on council sites to apply for grants and investments from various governing bodies.
- **Recommendation 8:** Reconfigure a number of adult pitches to youth 11v11 to address the deficit of youth 11v11 provision and meet the growing demand for this pitch typology. Utilise the action plan to identify the specific sites that should be reconfigured.
- **Recommendation 9:** Lewisham currently has very little community available AGP provision within the study area. Identify at least 2 sites, one being in the north, to develop full sized 3G AGP provision, to meet the growing demand for this pitch type and meet the needs of local clubs and residents
- **Recommendation 10:** Increase the level of maintenance at sites identified as being close to the poor rating, in order to mitigate the risk of pitches falling into disuse and lowering the carrying capacity of pitch provision in the borough
- **Recommendation 11:** Identify MUGA/small sided sites, particularly in the north of the borough, that could be converted or used for football via changing the surface to a 3G surface type. Develop a network of high-quality facilities that can be used for small sided provision and meet the strategic objectives of LB Lewisham, The Football Foundation, the FA and Sport England. Where high quality floodlit provision is developed, determine an access control policy that can ensure these facilities remain sustainable while having low barriers to entry. It should be noted that any resurfacing of sites should work alongside England Hockey so Hockey does not lose a supply of available pitches.
- **Recommendation 12:** Focus on the development of ancillary facilities located at Blackheath in terms of changing room provision. This should be in conjunction with the London Marathon Charitable Trust and the Football Foundation.

Cricket

- **Recommendation 13:** There are currently no good rated pitches within the study area. Further investment and improved maintenance programmes are needed, especially on council owned pitches, to improve this quality rating of both the pitches and outfield. This is relevant for both the north and south sub areas, especially with the increased planned development to the north of the study area.
- **Recommendation 14:** Work with the key stakeholder to invest in non-turf pitch provision, to meet the growing demand for informal cricket and service clubs with training and matchplay facilities. Focus on sites in the north of the borough, where population increase is projected to be the most significant

- **Recommendation 15:** Invest in ancillary facilities and the use of better security systems in order to decrease the amount of anti-social behaviour. Utilise the action plan to identify the specific sites where this should be a priority.

Rugby

- **Recommendation 16:** Continue maintenance regimes for education sites as there is expected to be growth in the women's and girls' demand which is in line with the RFU projections
- **Recommendation 17:** Collaborate with other sports such as rugby league or Gaelic Football to facilitate the use of unused rugby sites within the borough.

Hockey

- **Recommendation 18:** Ensure long term community use agreements are in place, especially at educational sites, to further develop hockey within the area. This will allow for allow for great club growth and facility development.
- **Recommendation 19:** Safeguard sand based AGP provision for future use and not allow the conversion from sand based to 3G AGP's to occur unless offset with new development. England hockey should be consulted for any potential of resurfacing at a site. If resurfacing does occur at a site then the loss of a hockey pitch should be mitigated at a similar facility so the supply does not decrease.

Netball

- **Recommendation 20:** Establish long term community use agreements with educational sites and netball clubs, as well as continued maintenance improvements to surfaces.

Tennis

- **Recommendation 21:** Utilise an excellent working relationship with the LTA, developed through previous capital investment projects, to invest in further local authority facilities, focussing on poor quality facilities that service the north of the borough
- **Recommendation 22:** Work in conjunction with the FA and Football Foundation when applying for new 3G surfaces and sites as Tennis courts can be added onto such applications and better serve a wider aspect of the community.

Athletics

- **Recommendation 23:** Protect the existing synthetic athletics facility at Ladywell Park and continue to work with the resident club to increase usage throughout peak and off-peak times.

4.3 Action plan

- 4.3.1 Through a detailed supply and demand analysis of the sports included in the scope of the strategy, as well as stakeholder consultations across the study area, an action plan has

been created, which will guide the steering group in their delivery of sports provision and facility decisions over the next 10 years. The action plan is broken down by site with clear owners, timescales and expected resources. This is shown Table 4.1.

4.3.2 The table identifies potential sources of external funding. It should be noted that funding for the actions below could come from one, or a combination, of funding sources shown below. This is not an exhaustive list and could be extended to other sources, depending on availability.

- CIL monies
- Section 106 funding
- Community Grant Schemes

4.3.3 The Action Plan does not identify all those clubs that may be partners or provide resources in relation to its delivery. It is assumed that where clubs have a long-standing interest in a specific site that they will be a partner in delivering the actions and contribute financially or in-kind where appropriate.

4.3.4 The Action Plan does not identify Lewisham Council as a key resource either in terms of officer time or finance, except for those sites owned and/or managed by the Council. However, the Council has an interest in all those projects delivered within the local authority area and may contribute towards them either financially or in-kind, as appropriate and subject to available resources. It should be noted that not all sites have actions allocated to them, as it is unrealistic to expect funding partners to contribute to improvements at all facilities across a local authority.

Action plan terminology

- Issue/ opportunity: The issue or opportunity that can be addressed
- Key Actions: Numbering indicates order of preference
- Partners: Top listed partner is identified as lead partner
- Resources: Key resource implications (time and money)
- Timescale: Short: 0–2 yrs. Medium: 2-5 yrs. Long 5-10 yrs.
- Priority: Low, Medium and High, depending on overall impact for sports participation
- Acronyms: LC (Lewisham Council), FA (Football Association), FF (Football Foundation), ECB (England & Wales Cricket Board), Lawn Tennis Association (LTA), EH (England Hockey), RFU (Rugby Football Union), English Netball (EN).

4.3.5 All costs are estimated, based on 4global desktop research and consultation with industry experts. These are not based on firm pricing or quotes from reputable contractors, unless stated otherwise

4.3.6 All maintenance costs represent the full cost for maintaining the pitches. They do not, therefore, reflect any maintenance that is currently being undertaken at the site and the cost incurred for these services. In reality, the cost for additional maintenance would be reflected by an increase of the current maintenance cost, rather than the full price stated as part of this action plan

- 4.3.7 There is not unlimited funding to invest in sports facilities, for any of the identified partners. As a result, actions have been prioritised on sites that are currently either not fit-for-purpose, showing a deficit of provision, or those that represent a viable investment opportunity that will significantly increase the quality, quantity or accessibility of sports provision in Lewisham.
- 4.3.8 To provide the Council and Steering Group with a clear identification of 'strategic' investment priorities across the study area, high profile strategic investment projects have been identified overleaf in bold. These projects are likely to be limited in number due to their size but will deliver a significant level of benefit for grass-roots sport and physical activity. These projects are likely to cost approximately £250,000 or more and will include a number of different stakeholders and funding partners.

Table 4.1: Lewisham’s PPS Action Plan (2018-2033)

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
Blackheath	North	Football-Enhance	Site is used heavily by primary schools within the local authority and currently with no ancillary facilities or toilets located on site and poor pitch maintenance	Investment needed for the supply of toilet and ancillary facilities on site as well as better surface provision. Communicate with London Marathon trust as this is also a key site.	FA/FF	Cost dependant on scope of works Approximately £50,000 for adequate changing provision.	Long	High
					LC			
					London Marathon Trust			
Blackheath Hockey and Catford Cyphers Cricket Club	South	Cricket – Enhance ment and Provision	Anti-social behaviour trouble on the ground and lack of security provision and a lack of supply on site compared to demand especially with a strong junior section.	Support the club to install new CCTV on site and explore the option of investing in a non-turf pitch for junior match play	ECB	To be defined by further feasibility work	Medium	Medium
Chinbrook Meadows	South	Cricket-Enhance ment	Surface issues on the outfield and playing surface	Investment and improvement to the pitch quality as well as the NTP to allow for a greater usage by the community.	LC	To be defined by further feasibility work	Medium	Medium
		Tennis - Enhance ment	The LTA’s gate access programme has proved to be a major success and new sites are being sought for potential development.	Undertake further feasibility work to explore the potential of future investment.	LTA LC	LTA officer time	Short	Medium
Deptford Park	North	Football - Provide	There is a deficit of 3G AGP provision across the borough and Deptford Park represents one of the only open spaces that could accommodate a full sized 3G AGP.	Explore the potential of re-commencing discussions to invest in 3G AGP provision at the site	FF LC	Officer time	Short	High
		Cricket - Provide	The ECB’s non-turf pitch investment programme, associated with Cricket Unleashed, is looking for urban parks that may be suitable for non-turf pitch investment	Explore potential investment into non-turf pitch provision as part of the ECB’s Cricket Unleashed programme. The ECB has identified Deptford in their phase 2 of the project with construction on 1 NTP pitch on site.	ECB LC	ECB facility investment	Medium	Medium
Beckenham Place Park	South	Tennis – Provide	Currently disused site that is no longer formal tennis provision, following initial development of the Beckham Place Park.	Re-provide provision elsewhere in local authority or mitigate loss through investment at appropriate tennis site. This site is also important for informal football within the area. As a result future investment should	LC	Costs dependant on scope of work.	Long	Medium
		Football - Provide			FA			
					LTA			

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
				be targeted into this area for new MUGA or smaller AGP pitches.				
Bellingham Leisure and Lifestyle Centre	South	Football – Provide and Enhance	Lack of available 3G facilities within the area and the current AGP on site is too small.					
Downham Leisure Centre	South	Football - Provide	There is a sever lack of available full size 3G AGP's within the study area.	Explore the potential of developing a new 3G AGP on site as it will serve the southern part of the borough.	FA, LC and FF	Cost dependant on scope of work	Long	Medium
Elms Lane Playing Field	South	Football-Enhance	Configuration and quality of the pitch cannot support all games for AFC Lewisham who wish to use the site as their home site and play all games in one location.	Reconfigure and adjust current pitch layout to allow for a new 7v7 pitch as there is spare capacity from other pitch types. Explore the option also of this being a site for a new 3G AGP pitch pending further feasibility work as to whether this will have any impact from other sites or if it's the optimal location.	FA/FF	Minimal cost for pitch reconfiguration and site allocations. Procurement of suitable goal posts. Cost dependant on scope of works for AGP, estimated cost of smaller AGP ranges from £400,000 to £600,000.	Short Long	High Low
		Cricket-Enhance	Current NTP pitch is unsafe for play and cannot be used by teams for either formal or informal games.	Invest and resurface current NTP pitch as this will allow teams to play and train on site and other forms of cricket to utilize the site such as last man standing.	ECB	Cost dependant on scope of works for NTP	Medium	Medium
Firhill Recreation Ground	South	Football-Enhance	Current deficit of youth 11v11 pitches on site	Reconfigure surplus adult 11v11 pitches to youth 11v11	LC	Procurement of suitable goalposts	Short	Medium
Forster Memorial Park	South	Cricket-Enhance	Lack of current NTP facilities on site for the use of junior cricket or informal demand by local communities	Support the ECB in the construction of 2 NTP pitches on the site as a result of phase 2 of the LCT investments	ECB	Minor- LA Support the ECB in the planning process	Medium	Medium
Haka Sports Complex	South	Football - Enhance	Surface damage and other issues with the current AGP surface	Resurfacing and development plans should be supported if a	LC FF	Resurfacing of the AGP facility: £250K	Medium	Medium

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
				community use agreement is included and there is adequate demand for this site. It is currently a sand based 3G but no current hockey demand on site, potential investment in 3G surface for football following feasibility study. If there is future hockey demand the site should be improve with the current sand-based surface, both options are a significant investment.				
Hilly Fields	North	Tennis - Enhancement	The LTA's gate access programme has proved to be a major success and new sites are being sought for potential development.	Undertake further feasibility work to explore the potential of future investment	LTA LC	LTA officer time	Short	Medium
		Cricket - Enhancement	Improvements to future ancillary facilities for demand	A sinking fund should be in place for future investment and improvement of ancillary facilities.	LC ECB	Costs dependant on scope of the works	Long	Low
Home Park	South	Football - Enhance	Currently no 7v7 demand on site which could be used for other pitch types. Currently site is disused.	Reconfigure current 7v7 pitch to youth 11v11 to reduce overall deficit.	LC	Negligible - Council maintenance team to change pitch type and procurement of goal posts	Short	High
Kings College Ground	South	Hockey – Protect	Large amount of demand currently on site for hockey with the majority of the local teams playing at this site.	Key site for hockey to protect and develop due o the high amount of demand from clubs that occurs on site	EH	Negligible – England Hockey and School communication and long-term agreement	Medium	Low
					LA			
Ladywell Arena	North	Football-Enhance/Provision	Poor drainage and overall maintenance of the site as well as parking issues for a large community club. As a result of this the club can only hold two games on a weekend.	Undertake feasibility work with the IOG or a suitable organisation to identify the root cause of drainage issues. Invest appropriately following this work in order to increase carrying capacity of the site, as well as establish formal parking on site.	LC FF IOG	Cost dependant on scope of works for drainage and car park construction.	Medium	Medium

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
Mountsfield Park	South	Football-Enhance/Provision	Used by Dynamo Youth heavily and the site currently has poor drainage and significant waterlogging leading to game cancellations.	Increase the maintenance regime on site to improve carrying capacity on site.	FA/FF LC	To be defined by further feasibility work	Long	Medium
			Poor ancillary facilities on site with subpar toilets and changing rooms.	Support the club in their aspirations to knock down and rebuild a new ancillary facility on site that will include changing rooms and amenities such as a Café.				
		ECB-Enhancement	Lack of NTP provision on site, particularly which can be used for informal cricket by BAME communities.	Support the ECB with phase 2 of their LCT investment which identifies two NTP pitches at Mountsfield	ECB	Minor- Support from local authority.	Medium	Medium
Northbrook Park	South	Football-Enhance	The site is currently disused due to no formal demand with the adult pitch not being used by any other team and this no longer maintained.	The site should be reconfigured to a youth 11v11 pitch due to the current deficit in this section throughout the study area.	LC	Grounds team time to reconfigure pitch and procurement of youth 11v11 goalposts.	Short	High
Sedgehill School	South	Hockey-Enhance and Protect	The school currently does not allow community use on site and the AGP surface is getting older and needs regenerating.	Negotiate and agree a long-term community use agreement for use of the school pitches by the community. Depending on the outcome of this agreement, support the school in the regeneration of the AGP surface and also development priorities of the grass pitches, Protect this school for Hockey use in the future if community use does become available.	LC	Resurfacing of the AGP facility: £250K	Medium	Medium
					Sedgehill School			
St Dunstan's Jubilee Ground	South	Football-Enhancement and Provision	Issues with the current ancillary facilities as well as security of tenure at the site as well as reduced carrying capacity due to no AGP on site.	Negotiate and agree a long-term community use agreement for use of the school pitches by the community. Depending on the outcome of this agreement, support the school in the development in a new 3G AGP	FA/FF	Defined by further defeasibility work and scope of project for the school. Council assistance in planning support	Long	Medium

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
				and a smaller 7v7 3G AGP in order to help with the AGP deficit that is currently in Lewisham. This will be paired with a community use agreement to allow clubs to access the site which the school will also support.				
Sydenham High School	South	Football – Provision and Enhancement	Surface issues and vegetation build up on current AGP and size of current AGP as at present it is not suitable sized facility to host formal senior games as per FA guidelines.	Support the school in the removal of trees around the AGP to limit vegetation damage and also support the school in carrying out potential feasibility work to increase the size of the AGP and create a community use agreement.	FA/FF	To be defined by further feasibility work – mainly planning support from the council.	Long	Low
					LC			
					Sydenham School			
Ten-Em-Bee Sports Development Centre	South	Football-Provision and Enhancement	Due to the large demand on site from 21 teams, the surface of pitches can be poor and there is a not an adequate maintenance regime to cope with this demand. The surface of the AGP is also experiencing issues as it its coming to the end of the lifespan due to poor maintenance program.	The club should be supported in acquiring suitable equipment to create better quality pitches and increase the carrying capacity. The sports centre should be supported in the resurfacing on the AGP or being resurfaced to a 3G site depending on current demand of hockey and football teams. A community use agreement should be put in place in order to allow more community access	FA/FF	To be defined by further feasibility work	Long	Medium
					LC			
					Tenn-Em-Bee Sports Club			
Warren Avenue Playing Fields	North	Football-Provision and Enhancement	The area of concern is regarding the ancillary facility which falls victim to vandalism on a regular basis and therefore requires significant investment in order to make it suitable for community hirers. Security of tenure should be changed.	The site is supported in establishing suitable storage facilities on site as this would reduce the crime threat, as well as installing better security systems to decrease vandalism issues.	LC	To be defined by further feasibility work	Medium	Medium

Site	Sub Area	Action ID/Ref	Issue / opportunity	Key Action(s)	Partners	Resources/ Costs	Timing	Priority
Whitefoot Playing Field	South	Football – Enhancement and Provision	No community use agreement with the school at the moment and a new 3G AGP is needed for the school. Currently disused for cricket as there is no formal demand and the pitch needs major repairs.	The school is keen to create a community use agreement for use of the grass pitches and AGP. Due to the demand of youth provision it is recommended to reconfigure the adult pitches to youth 11v11.	FA/FF	Support by the council for AGP construction and pitch reconfiguration. To be defined by further feasibility work of 3G AGP construction via the school.	Short	Medium
				The council should also support the construction of a new 3G AGP on site due to the lack of AGP availability within the borough. This AGP should also have a community use agreement associated with it.	LC		Long	

Section 5: Delivering the Playing Pitch Strategy



5 Delivering the Playing Pitch Strategy

- 5.1.1 To facilitate the development of sport and physical activity across Lewisham, it is advised that the Steering Group, set up as part of the Playing Pitch Strategy project, continues to work together to deliver the recommendations defined as part of this strategy.
- 5.1.2 The success of a PPS will be determined by how it is used. It is recommended that the delivery of the strategy is led by the Council, with close support by the steering group that has been developed as part of this project. Further guidance is provided in Sport England's PPS Guidance in the form of the Stage E commentary and associated checklist. Further detail on how a PPS can be used is included in Technical Appendix G – Applying the Playing Pitch Strategy.

5.2 Keeping the PPS relevant and up-to-date

- 5.2.1 To ensure that the Playing Pitch Strategy stays relevant and continues to support stakeholders in the delivery of sport and physical activity facility investment and development, an annual review should be undertaken. This review, which if undertaken regularly will have a reduced scope than the full PPS, will allow the steering group to review progress against the PPS recommendations and action plan. The review will also identify any emerging issues and apply any lessons learnt through recent development or investment projects.
- 5.2.2 Through the development of the PPS, data has been stored and analysed on the 4 global Playing Pitch Strategy Platform, which has up to date supply and demand data for pitch sports across the borough. This data is available to Lewisham MBC and it is recommended that this is used as the starting point for future strategy refresh projects.

Figure 5.1: Lewisham Council Playing Pitch Platform

The screenshot shows the 'PPS Platform' interface for Lewisham. It features a sidebar with navigation options like 'Sites', 'Site Visits', 'List', 'Create', 'Upload', 'Edit', 'Settings', and 'Clubs'. The main content area displays 'Schedule date filters' (Future, Today, Tomorrow, This Month, Next Month, This Week, Next Week, Passed) and a 'Visits List' table. The table includes columns for Site Name, Site Address, Site Assessor Name, Scheduled At, Completed At, Responded, Confirmed, Time to visit, and Actions. The data shows various sites with their respective addresses, assessors, and visit dates.

Site Name	Site Address	Site Assessor Name	Scheduled At	Completed At	Responded	Confirmed	Time to visit	Actions
BELLINGHAM LEISURE & LIFESTYLE CENTRE	Talbot Place, London, SE3 0TZ	Brooke Butler	2018-01-29 09:40:00	2018-11-20	Yes	Yes	Data passed	View Edit
DOWNHAM HEALTH & LEISURE CENTRE	Glenbow Road, Bromley, BR1 4RL	Sam James	2018-01-29 12:20:00	2018-11-20	Yes	Yes	Data passed	View Edit
ST DUNSTONS COLLEGE SPORTS CENTRE	Canadian Avenue, London, SE6 4SW	Brooke Butler	2018-06-19 11:20:00	2018-11-08	Yes	Yes	Data passed	View Edit
THE HEALTHY LIFESTYLE CENTRE (ABBOTSHALL ROAD)	Whitefoot Lane, Bromley, BR1 3SQ	Brooke Butler	2018-06-18 10:30:00	2018-09-25	Yes	Yes	Data passed	View Edit
TEN-EM-BEE SPORTS DEVELOPMENT CENTRE	Kangley Bridge Road, London, SE26 5AQ	Sam James	2018-01-20 12:00:00	2018-09-25	Yes	Yes	Data passed	View Edit
DEPTFORD GREEN SCHOOL	Evelyn Street, London, SE8 5RJ	Sam James	2018-01-25 10:30:00	2018-09-19	Yes	Yes	Data passed	View Edit
THE BRIDGE LEISURE CENTRE	Abbotshall Road, London, SE6 1SQ	Sam James	2018-01-26 11:20:00	2018-07-24	Yes	Yes	Data passed	View Edit
CATFORD WANDERERS SPORTS CLUB	Amblecote Road, London, SE12 9TN	Sam James	2018-01-26 13:00:00	2018-07-24	Yes	Yes	Data passed	View Edit
Perrymount Primary School	BR1 5LL	Brooke Butler	2018-01-26 09:00:00	2018-07-12	Yes	Yes	Data passed	View Edit
Warren Avenue Playing Fields	97 Dowderry Rd, Bromley BR1 9QE	Brooke Butler	2018-06-19 13:00:00	2018-07-12	Yes	Yes	Data passed	View Edit

5.2.3 In the short term, it is advised that the Council sets up an implementation group (which should be a continuation of steering group set up as part of the PPS), to co-ordinate preparation of a short-term action plan, as well as undertaking further sub-regional needs assessment for major cross-boundary development projects. The PPS has identified, on a site by site and sub-area level, the needs for pitch and ancillary provision across Lewisham. Where the current level of supply does not meet the current or future needs of residents for specific sports, pitch typologies and ancillaries have been identified as requiring further capacity to meet demand.

5.2.4 In order to provide this additional capacity, guidance has been provided as to whether the steering group and partner organisations should look to;

- Enhance existing pitches to increase their capacity and ensure adequate maintenance to maintain the higher use, and/or
- Secure greater community access to sites and undertake necessary works to allow for such use to occur, and/or
- Provide new playing pitches on new sites (natural or artificial grass pitches).

5.2.5 Where the third option has been recommended, further guidance is available from Sport England and National Governing Bodies to advise on the best course of action for local authorities and delivery organisations.

5.3 Securing additional or improved pitch provision through development

5.3.1 In addition to the specific site by site recommendations identified throughout needs assessment, it is also key that the strategy provides a clear approach to securing playing pitch provision in the case new development, or utilising Section 106 (S106) of Community Infrastructure Levy (CIL) contributions to improve the quantity or accessibility of existing provision.

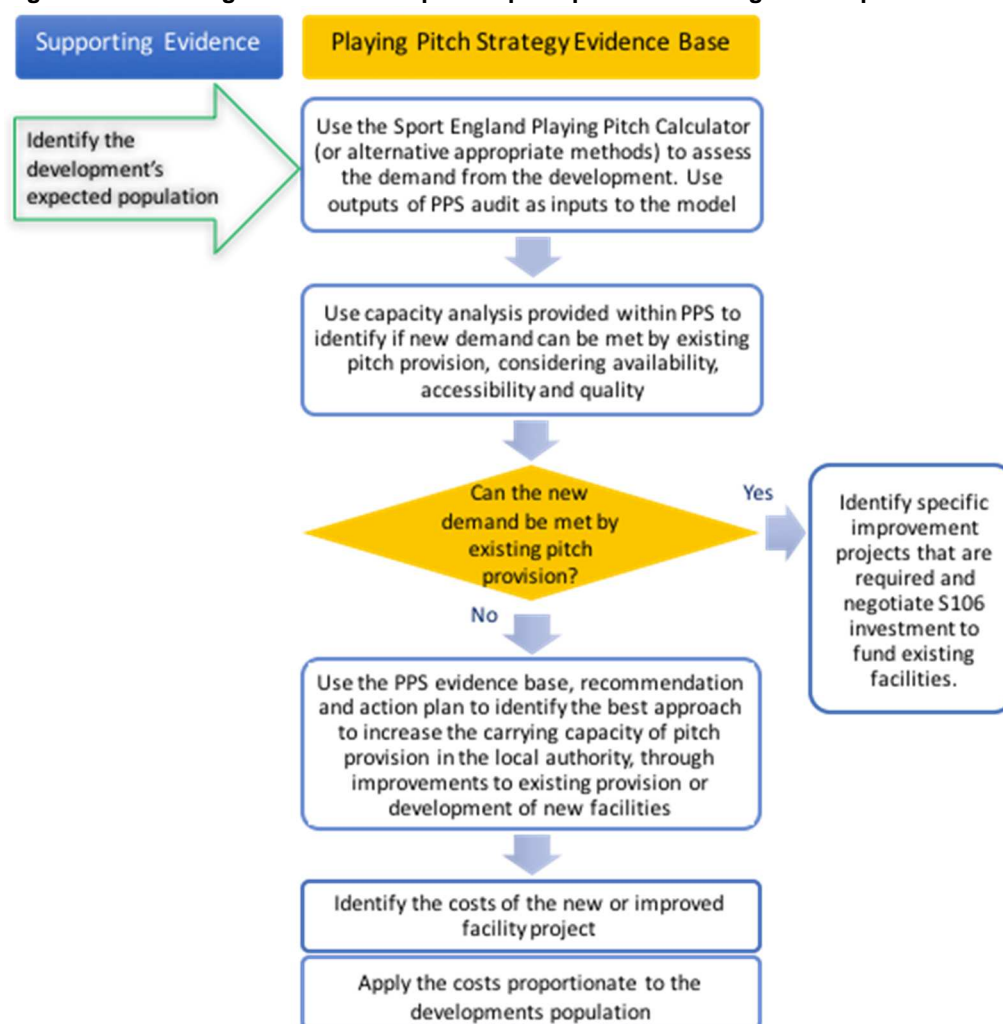
5.3.2 It is important to note that for any contribution secured through S106, a clear and tailored approach is required, to demonstrate how the contribution will be used to benefit residents. Specifically, the Playing Pitch Strategy's evidence base and action plan should be used to justify the need arising from the specific development and how these are to be met.

5.3.3 While S106 investment should typically be used for improvement projects nearby new development, or for developing new provision on new sites, CIL contributions are typically more appropriate for key strategic investment projects.

5.3.4 It should be noted the LB Lewisham Council's Regulation 123 list (available on the Council's website) assumes all publicly owned leisure facilities will be supported through CIL rather than S106.

5.3.5 The graphic overleaf and associated commentary identifies the stages that should be followed, when utilising the Playing Pitch Strategy to secure additional or improved pitch provision through development.

Figure 5.2: Securing additional or improved pitch provision through development



5.3.6 Although the population of a single development may not in itself generate the demand for a full pitch, it will still generate additional demand which should be quantified and be met. An example of how the Playing Pitch New Development Calculator can be used to calculate the need for new pitch provision arising from new development is included within the scenario testing section of this strategy,

5.4 Using the Community Infrastructure Levy to invest in pitch sport provision

5.4.1 If a Local Authority uses CIL to invest in community projects, there are a range of resources available to support the development of these investment cases, alongside the evidence from this Playing Pitch Strategy.

5.4.2 Sport England continue to keep the advice note for CIL and Planning Obligations updated³, with the latest version found on the organisation's website. The following key points have been updated and are particularly relevant to the outcomes of this PPS.

³ <https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/community-infrastructure-levy-and-planning-obligations-advice-note/>

Top tips for using CIL

- Develop and maintain a robust and up to date evidence base for sporting provision.
- Use the evidence base to:
 - Estimate the nature and level of needs that may be generated from new development(s) for sporting provision;
 - establish clear deliverable actions (with associated costs) that have the potential to help meet the needs that will be generated from new development in the area.
- Based on the nature of the actions, the level of new development in an area, and the realistic ability to secure investment into sport through CIL or planning obligations, decide how best to use CIL and planning obligations alongside one another to deliver sporting infrastructure and to support development.
- Where CIL is in place ensure any sporting provision to be placed on the Reg 123 list is:
 - Project specific so it does not unnecessarily restrict the use of planning obligations;
 - focused on high level priority projects of a strategic nature that CIL has potential to deliver rather than a long list of projects that CIL will never be able to fund. This will allow the potential for other projects to be funded by planning obligations;
 - backed by strong high level officer and political support within the LA so that there is some confidence that CIL funds will be directed to the sporting provision.
- Where CIL is not in place, or where the wording of a Reg 123 list allows for the use of planning obligations, ensure that:
 - any obligations sought are based on a tailored approach to each development, using the robust evidence base to help with clearly justifying the needs arising and how they are to be met;
 - a proactive approach is taken to planning for 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 the use of a Planning Obligations SPD which identifies potential projects from a playing pitch strategy or sports facility strategy that could help meet the need arising from planned developments in a Local Plan.

5.4.3 Further information is available as part of Sport England's CIL and Planning Obligations Advice Note, however it is key to note that in relation to the 1st top tip identified above, the development and delivery of this PPS is the first stage in utilising CIL to leverage grass roots sport investment.

5.5 Securing additional or improved pitch provision through development

5.5.1 In addition to the new or improved pitch provision that is identified in line with the process demonstrated above, the cost for maintenance of new facilities should also be sought for

both on-site and off-site provision. For example, where 3G facilities are installed, the carpet will require replacement (approximately every 10 years depending on level of usage and maintenance) and costs towards a sinking fund should also be sought.

- 5.5.2 Where a pitch or pitches are required on-site, this may include requiring delivery through a planning policy and a masterplan approach for the whole 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.
- 5.5.3 Planning policy should seek to 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 coordinated and delivered by the landowners/developers. In some circumstances, a single site for pitches serving all the development or all its phases can be required.
- 5.5.4 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.
- 5.5.5 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 or for the local planning authority to identify the land through the Local Plan process.

5.6 Securing appropriate land provision from new development

- 5.6.1 Suitable land needs to be provided by developments, in line with the guidelines below;
- Where the investment need is for a new pitch and related changing and parking 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 changing and parking 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 pitch
 - Where the demand is for less than 50% of a pitch and related changing and parking 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 S106 compliant.

5.7 Identifying the appropriate provision for contribution

5.7.1 As identified in the policy context for this document, the Council will secure developer contributions where appropriate towards future sports infrastructure to support future development in accordance with Local Plan policies and the Infrastructure Delivery Plan. Developer contributions will primarily be sought through S106 agreements, but other funding sources may also be secured where possible. The Council will continue to work with partners and infrastructure providers in order to secure improvements to sport infrastructure to meet the future needs of the borough.

5.7.2 In the case of S106 contributions, the following should be noted;

- No more than five contributions may be pooled towards the provision of any single infrastructure project or type of infrastructure
- Section 106 contributions must be directly related to the development in question, however the impact of any development can affect the wider community. This means that S106 contributions can be used to deliver improvements to facilities that are located some distance away from the development, such as a local town centre or major sports facility hub site
- Development that is funded through S106 contribution should be focussed on specific projects, identified through the strategic need's assessments (such as this Playing Pitch Strategy) that have been issued by the Council.

5.8 Calculating contributions

5.8.1 To calculate the scale of a developer's financial contributions for the provision of pitches and related facilities, the following should be used;

- Sport England's Playing Pitch New Development Calculator should be used to assess pitch and related facilities arising from specific developments. This can be supported and evidenced by Sport England's latest facility costs for pitches and related facilities, as well as detailed feasibility work and support from qualified cost consultants. The latest version of this calculator can be found here: <https://www.activeplacespower.com/reports/playing-pitch-calculator>
- The cost of maintenance and sinking funds, where justified, should be calculated using Sport England or NGB advice and supporting documents, however local knowledge and previous costs from similar maintenance contracts should be considered. Maintenance and sinking costs can also be provided by Sport England's 'Lifecycle Costs' (2017) however where specific and robust knowledge is available it is recommended that this is used
- Where a land cost is justified this cost will be based on the local market cost for the relevant sport/leisure land use. There may also be a need to add the cost of other local and site-specific costs (e.g. abnormal ground conditions, site access needs etc.)
- All costs should date related and inflation needs to be considered (e.g. if a facility is

to be delivered in 3 years' time the planning condition must apply an appropriate inflation index).

- 5.8.2 If the PPNCDC is to be used, the Council should ensure that the most recent template is used, as financial data changes regularly. Further support is available from Sport England as required.

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