



BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY & ACTION PLAN

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QUALITY, INTEGRITY, PROFESSIONALISM

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BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

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ABBREVIATIONS

3G	Third Generation (artificial turf)
AGP	Artificial Grass Pitch
ASC	All Stars Cricket
BARLA	British Amateur Rugby League Association
BC	Bowls Club
CC	Cricket Club
CSP	County Sports Partnership
ECB	England and Wales Cricket Board
ECCB	Essex County Cricket Board
EH	England Hockey
FA	Football Association
FC	Football Club
FIFA	Fédération Internationale de Football Association
FIT	Fields in Trust
FPM	Facilities Planning Model
GIS	Geographical Information Systems
HC	Hockey Club
KKP	Knight, Kavanagh and Page
LDF	Local Development Framework
LMS	Last Man Stands
MUGA	Multi use games area
NGB	National Governing Body
NHS	National Health Service
NPPF	National Planning Policy Framework
PGA	Professional Golfers Association
PPS	Playing Pitch Strategy
PQS	Performance Quality Standard
RFU	Rugby Football Union
RUFC	Rugby Union Football Club
S106	Section 106
TGR	Team Generation Rate
TC	Tennis Club
U	Under

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PLAYING PITCH STRATEGY

PART 1: INTRODUCTION

Knight, Kavanagh & Page Ltd (KKP) has been commissioned by the South Essex authorities of Basildon, Castle Point, Rochford and Southend-on-Sea, together with Essex County Council and Sport England, to assess outdoor sport facility needs across the individual local authority areas.

The output is provision of four separate playing pitch needs assessments and strategies (including action plans) across the aforementioned authorities as well as one additional overarching strategy for South Essex, which will also encompass Thurrock. The intention for the overarching strategy document is to bring the individual strategies together, setting out key recommendations that relate to and impact on the wider South Essex region and encouraging the local authorities to work together in a partnership approach. It should be considered together with the individual strategies.

This is the Playing Pitch Strategy (PPS) for Basildon. It has been developed in accordance with Sport England guidance and under the direction of a steering group led by the Council and including National Governing Bodies of Sport (NGBs). It builds upon the preceding Assessment Report and is capable of:

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

The PPS has been developed alongside an Indoor Sports and Leisure Strategy as part of a wider inter-related strategy for sport and recreation within the Borough. The inter-relationship between the strategies must be noted as some sports covered by the PPS also use indoor facilities for matches or training.

It is important that there is regular annual monitoring and review against the actions identified in the Strategy. This should be led by the Council and supported by the Steering Group. As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off, Sport England and NGBs will consider it to be out of date. If the PPS is used as a 'live' document and kept up to date, its lifespan can be extended.

The PPS should be reviewed on an annual basis from the date it is formally signed off by the Steering Group. This will help to maintain the momentum and commitment that was built up during its development. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed. To assist this, all information, databases and other tools used to inform the Strategy will be handed over to the Council and full training will be offered to assist in utilisation (see Part 5 for further details).

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Scope

The PPS covers the following outdoor sports facilities:

- ◀ Football pitches (including 3G AGPs)
- ◀ Cricket pitches
- ◀ Rugby union pitches
- ◀ Rugby league pitches
- ◀ Hockey pitches (sand/water-based AGPs)
- ◀ Outdoor tennis courts
- ◀ Outdoor netball courts
- ◀ Outdoor bowling greens
- ◀ Outdoor athletics tracks
- ◀ Golf courses
- ◀ Outdoor cycling tracks
- ◀ Parkour
- ◀ Multi-use games areas (MUGAs)

Playing pitch sports (i.e. football, cricket, rugby union and hockey) were assessed using the guidance set out in Sport England's PPS Guidance: An approach to developing and delivering a PPS.

For the remaining sports/facilities, the supply and demand principles of Sport England methodology: Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities (ANOG) were followed to ensure the process is compliant with the NPPF.

Study area

The study area is the whole of the Basildon Borough Council boundary area. Further to this, analysis areas have been created to allow for a more localised assessment of provision and examination of playing pitch supply and demand at a local level. These areas are based upon ward boundaries within Basildon and have been agreed upon by the Steering Group to further reflect how people play sport.

Table 1.1: Agreed analysis areas

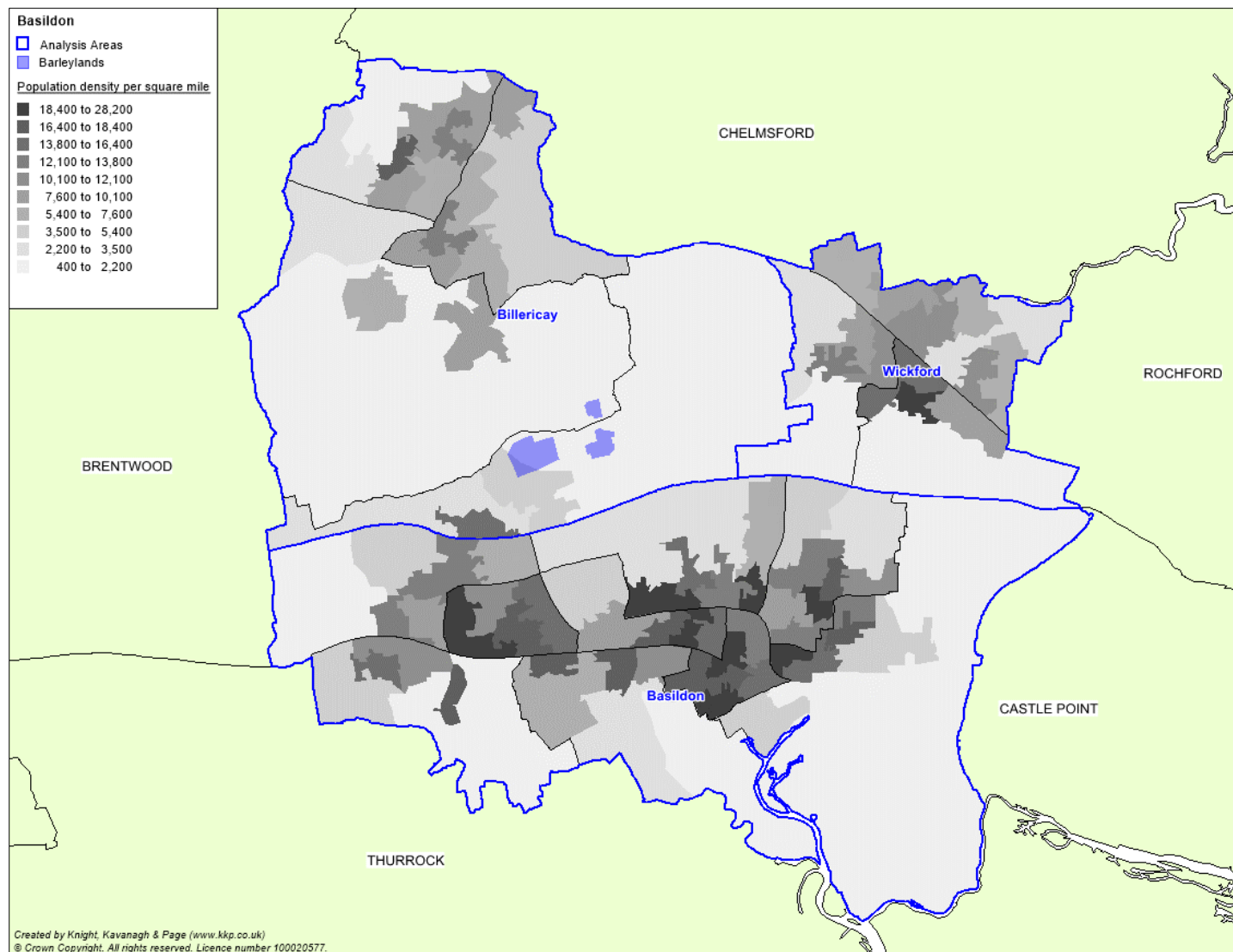
Analysis area	Wards included
Basildon	Fryerns, Laindon Park, Landon Hills, Lee Chapel North, Nethermayne, Pitsea North, Pitsea South, St Martin's, Vange
Billericay	Billericay East, Billericay West, Burstead, Crouch
Wickford	Wickford Castledon, Wickford North, Wickford Park

In addition, the site known as Barleylands Farm has also been separated into its own analysis area for the purposes of football. This is because it supplies a large amount of pitches across three different areas that are used by numerous different clubs.

A map of the analysis areas can be seen overleaf in Figure 1.1.

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Figure 1.1: Analysis area map



1.1: Context

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

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

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

This strategy provides an evidence base for planning decisions and funding bids and background evidence to support Local Plan policies in relation to formal recreation. It will ensure that this evidence is sound, robust and capable of being scrutinised through examination and meets the requirements of the National Planning Policy Framework (NPPF, 2018).

One of the core planning principles of the NPPF is to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and services to meet local needs.

Section 8 of the NPPF deals specifically with the topic of healthy communities; Paragraph 96 discusses the importance of access to high quality open spaces and opportunities for sport and recreation that can make an important contribution to the health and well-being of communities.

Paragraphs 97 and 98 discuss assessments and the protection of "existing open space, sports and recreational buildings and land, including playing fields". A PPS will provide the evidence required to help protect playing fields to ensure sufficient land is available to meet existing and projected future pitch requirements.

Paragraphs 99 and 100 promote the identification of important green spaces by local communities and the protection of these facilities. Such spaces may include playing fields.

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1.2: Structure

As this strategy is specific to Basildon, it focuses on findings, recommendations and scenarios for outdoor sports facilities within the Borough; however, considerations that relate to the whole South Essex area are also included where appropriate. Such considerations are then expanded upon in the overarching strategy document.

This strategy has been developed from research and analysis of outdoor sports provision and usage to provide:

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

The Strategy and Action Plan recommends numerous priority projects for Basildon that should be implemented over the course of its lifespan. It is outlined to provide a framework for improvement, with potential partners and possible sources of external funding identified in light of limited council resources.

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

There is a need to sustain and build key partnerships between the Council, Essex County Council, Active Essex, NGBs, Sport England, education providers, leisure contractors, maintenance contractors, community clubs and private landowners to maintain and improve outdoor sport provision. In these instances, the potential for the Council to take a strategic lead can be limited (except in terms of Section 106 agreements and developer contributions). This document will provide clarity with regard to the way forward and will allow organisations to focus on the key issues and objectives that they can directly influence and achieve.

1.3: Headline findings

The table below highlights the quantitative headline shortfalls for the main pitch sports in Basildon from the preceding Assessment Report. For qualitative findings and site-specific findings, please see Part 3: Sport Specific Recommendations and Scenarios, and Part 4: Action Plan.

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Table 1.2: Quantitative headline findings

Sport	Analysis area	Current demand shortfall	Future demand shortfall (2037)
Football (grass pitches)	Barleylands ¹	10 youth 11v11 match sessions 2.5 youth 9v9 match sessions 0.5 mini 5v5 match sessions	10 youth 11v11 match sessions 2.5 youth 9v9 match sessions 0.5 mini 5v5 match sessions
	Basildon	8 youth 11v11 match sessions 1 youth 9v9 match session	10 youth 11v11 match sessions 4.5 youth 9v9 match sessions 2.5 mini 5v5 match sessions
	Billericay	No current shortfalls	1 adult match session 4.5 youth 11v11 match sessions 5 youth 9v9 match sessions 1 mini 5v5 match session
	Wickford	No current shortfalls	No future shortfalls
	Overall	16.5 youth 11v11 match sessions 4.5 youth 9v9 match sessions 0.5 mini 5v5 match sessions	24 youth 11v11 match sessions 10 youth 9v9 match sessions 3 mini 5v5 match sessions
Football (3G AGPs) ²	Basildon ³	No current shortfalls	No future shortfalls
	Billericay	2 full size 3G pitches	3 full size 3G pitches
	Wickford	No current shortfalls	No future shortfalls
	Overall	2 full size 3G pitches	3 full size 3G pitches
Cricket	Basildon	No current shortfalls	No future shortfalls
	Billericay	70 match sessions	70 match sessions
	Wickford	No current shortfalls	No future shortfalls
	Overall	8 match sessions	8 match sessions
Rugby union	Basildon	4.25 match sessions	4.75 match sessions
	Billericay	No current shortfalls	No future shortfalls
	Wickford	No current shortfalls	No future shortfalls
	Overall	4.25 match sessions	4.75 match sessions
Rugby league	Basildon	No current shortfalls	No future shortfalls
	Billericay	No current shortfalls	No future shortfalls
	Wickford	No current shortfalls	No future shortfalls
	Overall	No current shortfalls	No future shortfalls
Hockey (Sand AGPs)	Basildon	No current shortfalls	No future shortfalls
	Billericay	No current shortfalls	No future shortfalls
	Wickford	No current shortfalls	No future shortfalls
	Overall	No current shortfalls	No future shortfalls

¹ An analysis area for football only

² Based on accommodating 42 teams on one full size pitch (for football training)

³ Includes the Barleylands sub-area

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Current demand is calculated from an analysis of overplay and spare capacity, whereas future demand takes into consideration club aspirations and population growth up to 2037 (in line with the South Essex Strategic Housing Market Assessment (SHMA)).

For the remaining sports included within the PPS, no major quantitative shortfalls are identified, although there are also no clear surpluses of provision.

Conclusions

From a quantitative perspective, the existing position for all sports is either that demand is being met or that there is a shortfall, whereas the future position shows the creation of shortfalls for some pitch types and in some areas where demand is currently being met and the exacerbation of existing shortfalls.

Where demand is being met, this does not equate to a surplus of provision, with any spare capacity instead considered as a solution to overcoming current shortfalls and accommodating existing or future demand. As such, there is a clear need to protect all existing outdoor sports provision until all demand is met, or there is a requirement to replace provision to an equal or better quantity and quality before it is lost.

For low value playing pitch sites, e.g. single pitch sites that are rarely used and are without appropriate ancillary facilities, there could be a case for rationalisation providing that there is no net loss of playing pitch space. As an example, where sites are disposed of (as there will be some cases where the saving is only from a maintenance perspective and the sites continue to be provided as open space) the capital receipts acquired could contribute towards the creation of a multi-pitch site or the extension/improvement of an existing multi-pitch site.

For the most part, shortfalls can be met by better utilising current provision, such as through improving quality, installing additional floodlighting, improving ancillary facilities and enabling access to existing unused provision, such as at unavailable school sites. Another example of how to develop existing provision to overcome shortfalls is pitch re-configuration (or re-designation).

Notwithstanding the above, a shortfall of 3G pitches can only be met through new provision. With resources to improve the quality of grass pitches being limited, an increase in 3G provision could also help reduce grass pitch shortfalls through the transfer of play, thus reducing overplay, which in turn can aid pitch quality improvements.

For football, it is a priority to find a solution in regards to security of tenure at Barleylands. Currently, 110 football teams utilise the area for regular matches, meaning that if the sites were to fall out of regular use, Basildon would have no means to accommodate anywhere close to all of its football demand. Either an agreement with the landowner needs to be made that secures long-term access, or additional facilities are required that can mitigate permanent loss. Due to a lack of space in Basildon, this is something that all neighbouring authorities in South Essex could assist with.

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PART 2: VISION

Below is Basildon's vision for its sport and leisure provision. It sets out the vision and objectives for the period 2017-2037 but is in line with its Corporate Plan (2017-2021).

'To improve the lives of the Basildon Borough residents by inspiring communities to lead active, healthy, fulfilling lifestyles, with better access to sporting facilities which are of a higher standard and enable participation at every level.'

2.1: Aims

The following overarching aims are based on the three Sport England themes. It is recommended that they are adopted by the Council and partners to enable delivery of the overall PPS vision and Sport England planning objectives.

AIM 1

To **protect** the existing supply of outdoor sports facilities where it is needed to meet current and future needs.

AIM 2

To **enhance** outdoor sports provision and ancillary facilities through improving quality and management of sites.

AIM 3

To **provide** new outdoor sports facilities where there is current or future demand to do so.

Figure 2.1: Sport England themes



Source Sport England (2015)

PART 3: SPORT SPECIFIC ISSUES SCENARIOS AND RECOMMENDATIONS

In order to help develop the recommendations/actions and to understand their potential impact, a number of relevant scenario questions are tested against the key issues in this section for each playing pitch sport; resulting in sport specific recommendations.

Football – grass pitches

Summary

- ◀ The audit identifies a total of 174 grass football pitches within Basildon across 46 sites, of which 157 pitches are available for community use across 35 sites.
- ◀ There are 15 youth 11v11 teams at U13-U16 playing on adult sized pitches meaning they are playing on the incorrect pitch type.
- ◀ The Barleylands Farm site is made up of three parcels of connecting land and accommodates 43 pitches.
- ◀ Of the community available pitches, 22 pitches are assessed as good quality, 77 as standard quality and 59 as poor quality.
- ◀ Reported issues with ancillary facilities centre around provision at Barleylands Farm in relation to both changing facilities and car parking.
- ◀ Security of tenure is a major issue at Barleylands Farm and also a problem in relation to pitches within sites at Gardiners Lane South.
- ◀ There are 331 teams from within 80 clubs identified as playing within Basildon consisting of 80 adult men's, two adult women's, 113 youth boys', four youth girls' and 126 mini mixed teams.
- ◀ The two largest clubs in the Borough are Forest Glade Youth FC with 32 teams and Hannakins Farm Youth FC with 31 teams.
- ◀ There are currently teams from six Basildon based clubs accessing pitches outside of the study area (exported demand).
- ◀ Ten clubs report latent demand for access to more pitches and twelve clubs state that they would be able to grow the number of teams at the club should better, or more appropriate changing provision be available.
- ◀ Team generation rates predict a possible increase of eight senior men's, 15 youth 11v11 boys', 12 youth 9v9 boys', nine mini 7v7 and five mini 5v5 teams across the Borough.
- ◀ Of the ten clubs that quantify future demand aspirations, there is a predicted growth of 21 teams.
- ◀ A total of 48 pitches across 16 sites are considered to contain some level of actual spare capacity equating to 27.5 match equivalent sessions.
- ◀ There are 16 pitches across six sites overplayed by a combined total of 20 match equivalent sessions.
- ◀ It is determined that there are current shortfalls of youth 11v11, youth 9v9 and mini 5v5 pitches, which remains the case when accounting for future demand.
- ◀ If demand attracted to Barleylands Farm had to use alternative provision, existing shortfalls are greatly exacerbated, whilst shortfalls are created on pitch types with current spare capacity.

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Scenarios

Improving pitch quality

In total, there are 18 community available pitches in Basildon that are overplayed and all of these are assessed as poor quality. Improving quality of such provision (i.e. through increased maintenance or improved drainage) to either standard or good will therefore increase capacity and as a consequence reduce current and future shortfalls.

To illustrate the above, table 3.1 highlights that all current levels of overplay would be alleviated if quality improved to good at each site. As a reminder, the capacity rating for each type and quality rating is:

Adult pitches		Youth pitches		Mini pitches	
Pitch quality	Matches per week	Pitch quality	Matches per week	Pitch quality	Matches per week
Good	3	Good	4	Good	6
Standard	2	Standard	2	Standard	4
Poor	1	Poor	1	Poor	2

Table 3.1: Levels of overplay if quality improved to good

Site ID	Site name	Pitch type	No. of pitches	Current quality	Current capacity rating ⁴	Good quality capacity rating ⁵
4	Barleylands Farm Site 1	Mini (5v5)	1	Poor	0.5	3.5
		Youth (11v11)	3	Poor	1	8
		Youth (9v9)	2	Poor	2.5	3.5
5	Barleylands Farm Site 2	Youth (11v11)	3	Poor	4.5	4.5
10	Basildon Sport and Leisure Club	Adult	3	Poor	0.5	5.5
		Youth (11v11)	1	Poor	1.5	1.5
24	Eversley Leisure Centre	Mini (5v5)	1	Poor	1.5	2.5
		Youth (11v11)	1	Poor	3	
		Youth (9v9)	1	Poor	1.5	1.5
33	Holy Cross Recreation Ground	Youth (9v9)	1	Poor	0.5	2.5
34	James Hornsby High School	Adult	1	Poor	1	1

In addition, 14 match equivalent sessions of what would be actual spare capacity are discounted due to poor quality. This applies to pitches at:

- ✦ Eversley Leisure Centre
- ✦ Holy Cross Recreation Ground
- ✦ James Hornsby High School
- ✦ Kingswood Primary School
- ✦ Lee Chapel Primary School

⁴ Match equivalent sessions

⁵ Match equivalent sessions

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Improving pitch quality on these pitches will provide and increase overall levels of actual spare capacity, which can be used to accommodate latent and future demand. That being said, given the costs of improving pitch quality, alternatives also need to be considered that can offer a more sustainable model for the future of football. The alternative to grass pitches is the use of 3G pitches for competitive matches, which can not only alleviate overplay of grass pitches but it can also aid quality improvements through the transfer of play and therefore reduced use.

Barleylands Farm

Currently, 110 teams utilise pitches at Barleylands, accounting for 55 match equivalent sessions. The land accounts for 27% of the pitch supply within the Borough and accommodates 33% of the total demand; however, it is designated for agricultural use, meaning that the football provision currently provided can be taken away without any planning objections being raised. As such, given its importance, a strategic solution is required to ensure that demand can continue to be met.

The best solution would be to formalise usage of the site, or at least part/s of the site, and secure it for the long-term future via lease agreements with club users or as a minimum via a robust community use agreement. With the PPS and evidence in place, it is recommended to further progress discussions with the landowner in relation to this. However, in the likely event that this is unable to be advanced, the scenario below considers other potential options.

This scenario explores how many pitches (or match equivalent sessions) would be required elsewhere to satisfy existing demand attracted to the site (based on 2017/2018 data). This is on the basis that existing provision within Basildon and the wider South Essex area is unable to accommodate such play without it exacerbating existing shortfalls.

The table below identifies how many teams currently access the site for each format of play, as well as analysing the peak time for each format and how many teams require access at this time.

Table 3.2: Analysis of demand at Barleylands Farm

Format of play	No. of teams using Barleylands	Peak time	No. of teams playing at peak time
Adult	11	Sunday AM	8
Youth 11v11	34	Sunday AM	26
Youth 9v9	17	Sunday AM	12
Mini 7v7	25	Sunday AM	18
Mini 5v5	23	Sunday AM	11

Based on one pitch being able to cater for two teams at peak time (on a home and away basis), it is considered that there is a requirement for four adult, 13 youth 11v11, six youth 9v9, nine mini 7v7 and six mini 5v5 pitches to accommodate demand currently using Barleylands. This is on the presumption that all demand during the peak period requires access to pitches at the same time (with demand at other times able to be satisfied via the same number of pitches).

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Table 3.3: Pitches required to mitigate loss of Barleylands Farm

Format of play	No. of teams playing at peak time	Match equivalent sessions	Pitches required
Adult	8	4	4
Youth 11v11	26	13	13
Youth 9v9	12	6	6
Mini 7v7	18	9	9
Mini 5v5	11	5.5	6

It is also important to note that the required pitches would have to be at least standard quality to ensure that there was no overplay as a result of the transfer of demand.

As it is generally considered unfeasible for 38 new pitches to be created in Basildon, it is determined that neighbouring local authorities within the South Essex region would be required to assist with delivery should this scenario come to fruition.

The alternative to delivering grass pitches to offset any loss is via the creation of additional 3G pitches. The FA suggests an approach for estimating the number of full size, floodlit 3G pitches required to accommodate certain levels of demand which in this instance can be used in relation to usage at Barleylands.

Table 3.4: Full size 3G pitches required to mitigate loss of Barleylands Farm

Format	No. of teams at peak time (x)	No. of 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
Adult	8	4	32	128	2
11v11	26	13	32	416	6.5
9v9	12	6	10	60	0.9
7v7	18	9	8	72	1.1
5v5	11	5.5	4	22	0.3

Given that peak time is the same for each pitch type, the number of 3G pitches required needs totalling together, adding up to 10.8. As such, it is considered that 11 full size 3G pitches (rounded up) would be needed to accommodate demand currently attracted to Barleylands.

In practice, creating so many 3G pitches may be considered unrealistic, with sustainability also questioned given that training needs can be met with much fewer 3G pitches, resulting in low levels of mid-week demand. A combination of new grass pitches and new 3G pitches may therefore be considered more appropriate, preferably via the creation of strategically located hub sites.

Providing security of tenure

Excluding Barleylands, there are a further 15.5 match equivalent session that are played on unsecured pitches throughout Basildon, predominately at school sites. If these were to fall out of use, shortfalls would be significantly exacerbated as the demand would have to relocate to other sites, thus increasing overplay or resulting in more exported demand.

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Of the 15.5 match equivalent sessions played on unsecured pitches, 12 match equivalent sessions are played at peak time, suggesting that 12 pitches would be required to accommodate the demand.

Whilst not always possible, creating community use or lease agreements between providers and users would help to ensure that such demand continues to be provided for in the long-term. Where there is external investment on school sites, there are opportunities to secure community use as part of the funding or approval agreement. For such agreements, it is important to ensure that provision is accessible at peak time and affordable.

Accommodating youth 11v11 demand

As it stands, 13 youth 11v11 matches (U13-U16) in Basildon are played on adult pitches. If this demand was to be transferred to the correct pitch type, increased actual spare capacity would exist on adult pitches in the Basildon and Wickford analysis areas and shortfalls would be alleviated in the Billericay Analysis Area.

There are 3.5 match equivalent sessions of actual spare capacity already in existence on youth 11v11 pitches that demand could be transferred to, with such capacity able to accommodate seven teams. This exists at Ramsden Bell House Recreation Ground, Wickford Memorial Park and Cranfield Park.

The remaining six teams could be accommodated through reconfiguration of the adult pitches at Kent View Open Space and at Berry Boys Football Club, as neither site is currently used for adult matches.

If demand cannot be relocated to the sites with actual spare capacity, or if providers are unwilling to re-configure pitches, formalising use of unsecure sites would enable sufficient capacity, as would transferring demand to existing or new 3G pitches. Otherwise, new grass pitches would be required.

Recommendations

- ◀ Protect existing quantity of pitches (unless replacement provision is agreed upon and provided).
- ◀ Where pitches are overplayed and/or assessed as poor quality, prioritise investment and review maintenance regimes to ensure it is of an appropriate standard to sustain use and improve quality.
- ◀ Work to accommodate future demand as well as expressed exported, unmet and latent demand at sites which are not operating at capacity or at sites not currently available for community use that could be moving forward.
- ◀ Secure tenure for clubs using Barleylands Farm or, if this is not possible, ensure appropriate mitigation should the provision fall out of permanent use via the creation of hub sites (which the wider South Essex region would be required to assist with).
- ◀ Provide security of tenure for clubs using remaining unsecure sites through community use agreements.
- ◀ Ensure all teams are playing on the correct pitch sizes and explore reconfiguration of adult pitches to accommodate youth 11v11 teams where possible.
- ◀ Improve ancillary facilities where there is a demand to do so and where it can benefit the wider footballing offer.
- ◀ Consider rationalisation of low value sites if contributions can go towards creating larger, better quality, multi-pitch sites and providing there is no net loss of playing pitch space.
- ◀ Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis.

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- ◀ Where a development is of a size to justify on-site football provision, focus on the creation of multi-pitch sites that reduce existing shortfalls, with accompanying clubhouse provision included given that single pitch sites without appropriate ancillary facilities can be unsustainable.
- ◀ Where a development is not of a size to justify on-site football provision, consider using contributions to improve existing sites within the locality.
- ◀ If required, explore ground sharing possibilities across Basildon and the wider South Essex region that can provide a more sustainable long-term future for the senior club network.

3G pitches

Summary

- ◀ There are six full size 3G pitches in Basildon, all of which, are floodlit and available to the community.
- ◀ In addition, there are eight smaller sized 3G pitches located across three sites.
- ◀ All full size 3G pitches are currently FA approved and can therefore be used to host competitive matches.
- ◀ None of the 3G pitches are World Rugby compliant.
- ◀ Each full size 3G pitch is assessed a good quality having been provided or resurfaced over the previous three years.
- ◀ All full size 3G provision is accompanied by ancillary facilities that are considered adequate.
- ◀ With 346 teams currently affiliated to Basildon (including exported demand), there is a shortfall of two full size 3G pitches identified.
- ◀ Based on future demand, the shortfall increases to three.
- ◀ Given rugby union grass pitch shortfalls, evidence exists to support the creation of a World Rugby compliant 3G pitch.

Scenarios

Accommodating football training demand

As evidenced in the preceding Assessment Report, in order to satisfy current football training demand (based on the FA's model of one full size 3G pitch being able to cater for 42 teams) there is a need for an additional two full size 3G pitches, with a further one required when accounting for future demand.

Table 3.5: Demand for full size 3G pitches in Basildon

Current number of teams	Current 3G requirement ⁶	Future number of teams	Future 3G requirement ⁷
346	8	399	9

When studying demand by analysis area, both the current and future shortfall can be attributed solely to the Billericay Analysis Area.

⁶ Rounded to the nearest whole number

⁷ Rounded to the nearest whole number

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

Table 3.6: Future demand for 3G pitches by analysis area

Analysis area	Future number of teams	3G requirement ⁸	Current number of 3G pitches	Potential shortfall
Basildon	123	3	3	-
Billericay	190	5	2	3
Wickford	37	1	1	-
Total	350	8	6	3

Despite the shortfall being identified solely in the Billericay Analysis Area, it must be noted that this is a somewhat distorted view given the presence of pitches at Barleylands. Given that teams using the three sites at Barleylands are drawn from all over the Borough (as well as from neighbouring local authorities), it may be more appropriate to spread future 3G provision across the three analysis areas.

The following table identifies that without Barleylands, the current supply of 3G pitches is sufficient to accommodate Billericay based demand.

Table 3.7: Future demand for 3G pitches without Barleylands-based demand

Analysis area	Future number of teams	3G requirement ⁹	Current number of 3G pitches	Potential shortfall
Basildon	123	3	3	-
Billericay	80	2	2	-
Wickford	37	1	1	-
Total	240	6	6	0

Moving football match play demand to 3G pitches

Moving match play to 3G pitches is supported by the FA. In Basildon, all six existing full size 3G pitches have undergone appropriate testing and are therefore approved to host competitive matches. That being said, only three of the pitches are in current use for this purpose, suggesting that a lot more demand could be transferred moving forward.

To further the use of 3G pitches for matches, the FA is particularly keen to work with local authorities to understand the potential demand for full size floodlit 3G pitches should all competitive matches that are currently played on council pitches be transferred. The following table therefore calculates the number of teams currently using council facilities in Basildon for each pitch type at peak time.

Table 3.8: Number of teams currently using council pitches (peak time)

Pitch type	Pitch size	Peak period	No. of teams
Adult	11v11	Sunday AM	17
Youth	11v11	Sunday AM	15
Youth	9v9	Sunday AM	14
Mini	7v7	Sunday AM	9

⁸ Rounded to the nearest whole number

⁹ Rounded to the nearest whole number

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

Pitch type	Pitch size	Peak period	No. of teams
Mini	5v5	Sunday AM	16
Total			71

The FA suggests an approach for estimating the number of full size, floodlit 3G pitches required to accommodate the above demand for competitive matches, as seen in the table below.

Table 3.9: Full size 3G pitches required for the transfer of council pitch demand

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
Adult	17	8.5	32	272	4.25
11v11	15	7.5	32	240	3.75
9v9	14	7	10	70	1.09
7v7	9	4.5	8	36	0.56
5v5	16	8	4	32	0.50

Given that peak time is the same for each pitch type, the number of 3G pitches required needs totalling together. This equates to the demand for ten 3G pitches (rounded down from 10.15). As this figure is only one more than the number of 3G pitches required to accommodate current and future training needs, it suggests that the majority of council match play demand could be catered for if training shortfalls were alleviated.

An alternative approach is to transfer all mini demand to 3G pitches; the FA has an ambition to transfer 50% of mini play on to 3G pitches nationally. Thus, a programme of play has been created to determine how many 3G pitches would be required to accommodate this, given that peak time for each format is Sunday AM.

Table 3.10: Full size 3G pitches required for transfer of all mini demand

Time	AGP	Total games/teams
9.00 – 10.00	4 x 5v5	4/8
10.00 – 11.00	4 x 5v5	4/8
11:00 – 12:00	2 x 7v7	2/4
12:00 – 13:00	2 x 7v7	2/4

Based on the above programming and separate start times for mini 5v5 and mini 7v7 matches, the overall need is for eight full size 3G pitches (rounded up from 7.87). This is calculated based on 64 mini 5v5 teams and 63 mini 7v7 teams playing within Basildon.

As this figure is less than the number of 3G pitches required to accommodate current and future training needs, it suggests that all mini match play demand could be catered for if training shortfalls were alleviated.

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

Creating additional full size 3G pitches for football

First and foremost, the creation of additional full size 3G pitches should work towards alleviating the shortfall for training. Any development over and above the demand for training must have a robust business plan in place to warrant creation given that it could create an oversupply, thus reducing potential usage, especially during mid-week.

As a reminder, all training shortfalls are noted in the Billericay Analysis Area; however, it is felt that the shortfall should actually be spread across the three analysis areas given the presence of Barleylands and the location of clubs and teams that use the three sites.

Given that Billericay Town Football Club has an aspiration to develop a full size 3G pitch, this provides a viable option to provide an additional pitch in the Billericay Analysis Area. The FA is supportive of the proposal; however, doubt exists as to how readily available it will be to the wider community in the long-term. Such usage could potentially be secured as part of any potential funding agreement.

An alternative development within the Billericay Analysis Area could be to install another 3G pitch at Hannakins Farm Community Centre. This is considered a good opportunity as the existing pitch is operating close to capacity during peak periods, and because a successful operational structure is already in place. It also conforms with the FA's ambition of creating more multi 3G pitch hub sites.

The feasibility study to determine viable options for the relocation of sports clubs at Gardiners Lane South concludes that a full size stadia 3G pitch should be developed in situ. This should be supported given that it provides a solution for rugby grass pitch shortfalls as well as for football purposes. It will provide an additional 3G pitch within the Basildon Analysis Area and will reduce overall 3G pitch shortfalls.

The feasibility study also suggests that an additional 3G pitch could be created as part of Ford Sports and Social Club's move to land in West Basildon. Doubt exists as to whether this would be the best approach as it could create an oversupply in the Basildon Analysis Area if a pitch is also provided at Gardiners Lane South. A robust business case would therefore need to be in place and approved by the FA to warrant development.

In the Wickford Analysis Area, Bartlett Park is seen as the ideal site for 3G pitch provision as not only would it reduce shortfalls in Basildon but it is also close to the Rochford border. Given the substantial 3G pitch shortfall in Rochford, the wider South Essex region should assist where possible in providing provision that can also service the District. With Bartlett Park located in proximity to two of Rochford's largest clubs (Rayleigh Town Youth FC and Academy Soccer FC), the site could potentially host two full size 3G pitches and reduce the overall shortfall in Rochford from six to four.

World Rugby compliant 3G pitches

World Rugby has produced a 'performance specification for artificial grass pitches for rugby', more commonly known as 'Regulation 22'. This contains the necessary technical detail to produce pitch systems appropriate for rugby union. The RFU investment strategy for AGPs considers sites where grass rugby pitches are over capacity and where an AGP would support the growth of the game at the host site and for the local rugby partnership, including local clubs and education establishments.

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

There are currently no World Rugby compliant 3G pitches in Basildon; however, the Borough is considered to be in need of provision given the grass pitch shortfalls identified. As aforementioned, this could be via the proposed development at Gardiners Lane South as it will satisfy both match and training demand from Basildon RFC.

Billericay RFC will also benefit from having access to a World Rugby compliant 3G; however, as the Club is located outside of the Borough (in Chelmsford), this is not necessarily something that needs to be considered within Basildon. That being said, when increasing the stock of 3G pitches in the Billericay Analysis Area, scope exists for one of them to be built to appropriate specifications for rugby activity in order to accommodate the Club as well as football activity. The ideal site for this would be at Hannakins Farm Community Centre given that Billericay Town Football Club is managed by a football club and therefore inappropriate for rugby access.

Notwithstanding the above, the preference for rugby clubs tends to be to have a 3G pitch on site, due to the travel and cost implications of having to travel to an alternative venue and also because of the social aspect involved in the sport. As such, the creation of a 3G pitch at Billericay RFC should also be considered, with Hannakins Farm perhaps a secondary option.

Recommendations

- ◀ Protect current stock of 3G pitches.
- ◀ Carry out a feasibility study across the wider South Essex sub-region to ensure that 3G deficiencies across all local authorities are relieved via a partnership approach.
- ◀ Explore options of providing new 3G pitches first and foremost to meet football training shortfalls.
- ◀ When assessing 3G pitch suitability, give preference to opportunities for multi 3G pitch sites.
- ◀ Support creation of additional 3G pitches above and beyond football training shortfalls if it can satisfy rugby demand as well as football demand; or, explore creation of 3G pitches that are both football and rugby appropriate when alleviating shortfalls.
- ◀ Support creation of additional 3G pitches above and beyond football training shortfalls if it can satisfy Rochford based demand.
- ◀ Consider the need for further 3G pitch provision above and beyond football training shortfalls if certain scenarios become reality e.g. the loss of Barleylands.
- ◀ Carry out consultation with England Hockey when deciding upon the location of new 3G pitches to ensure the sustainability of existing sand-based AGPs.
- ◀ Ensure that any new 3G pitches are constructed to meet FA/RFU recommended dimensions and quality performance standards to meet performance testing criteria.
- ◀ Ensure that any new 3G pitches have community use agreements in place.
- ◀ Ensure all providers put in place a sinking fund to ensure long-term sustainability.
- ◀ Encourage more match play demand to transfer to 3G pitches, where possible, and ensure that pitches remain suitable to accommodate such demand through appropriate certification when it is required.
- ◀ Where a development is of a size to justify on-site football provision, consider the potential for 3G provision on multi-pitch sites, and as a minimum requirement, design new sites so that they could accommodate 3G provision at a later date, if required.

BASILDON BOROUGH COUNCIL

PLAYING PITCH STRATEGY

Cricket pitches

Summary

- ◀ In total, there are 11 grass cricket squares in Basildon located across nine sites, all of which are available for community use.
- ◀ There are NTPs accompanying the grass wicket square at Mopsies Park, as well as standalone NTPs at eight sites.
- ◀ A feasibility study concludes that the square at Ford Sports and Social Club should be relocated to land in West Basildon.
- ◀ Billericay Cricket Club has been allocated for housing the emerging Local Plan, with the proposal involving the Club moving to land further west.
- ◀ St Andrews, Grays and Basildon & Pitsea cricket clubs have limited security of tenure at the sites they use.
- ◀ The non-technical assessment of grass wicket squares found three squares to be good quality, seven to be standard quality and one to be poor quality, whereas all NTPs are assessed as standard quality.
- ◀ The audit of ancillary facilities determined that two grass wicket squares are accompanied by good quality changing rooms, five squares by standard quality changing rooms and three squares by poor quality changing rooms.
- ◀ Basildon & Pitsea CC reports that the nets at Mopsies Park are unfit for purpose and require a total overhaul.
- ◀ There are five clubs competing in Basildon generating 32 teams. As a breakdown, this equates to 16 senior men's, one senior women's and 15 junior boy's teams.
- ◀ A Last Man Stands (LMS) franchise is currently in operation in Basildon, with the NTPs at Basildon Sporting Village utilised for all fixtures.
- ◀ Billericay CC is a registered All Star Centre.
- ◀ Of the five clubs, only Basildon & Pitsea CC report future growth aspirations as it is looking to expand its junior section by one team.
- ◀ Five squares are considered to provide actual spare capacity at peak time for senior cricket, and these squares are also considered to have actual spare capacity for an increase in junior cricket as matches can be spread across numerous days.
- ◀ Dick Patmore Memorial Sports Ground is overplayed by 12 match equivalent sessions; Billericay Cricket Club is overplayed by 96 match equivalent sessions.
- ◀ An overall shortfall exists for senior cricket both currently and accounting for future demand amounting to eight match equivalent sessions, primarily due to overplay in the Billericay Analysis Area.
- ◀ For junior cricket, a shortfall of eight match equivalent sessions exists currently and a shortfall of 16 match equivalent sessions exists when accounting for future demand.
- ◀ The Indoor Sports and Leisure Strategy finds that there is increasing demand for high quality cricket provision for both practice and match play across South Essex; Essex Cricket and the ECB's main objective is to increase access to indoor cricket facilities across the region, however, local clubs are increasingly finding access to indoor facilities a significant challenge, particularly at school sites.

Scenarios

Addressing overplay

Although a regular, sufficient maintenance regime can sustain sites with minimal levels of overplay, a reduction in play is recommended to ensure that there is no detrimental effect on quality over time.

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

In order to reduce overplay at Billericay Cricket Club, the installation of an NTP on one or both of the squares is required to enable the transfer of junior demand from the grass wickets; however, this is unlikely to fully eradicate overplay given how substantial it is. As such, increased demand should be encouraged to instead utilise Lake Meadows Park (albeit quality needs to improve).

The minimal overplay identified at Dick Patmore Memorial Sports Ground could be fully alleviated via the installation of an NTP to accompany the grass wickets. The square is overplayed by 12 match equivalent sessions, with more junior matches than this currently taking place at the site.

Accommodating future demand

The only club in Basildon to express future demand is Basildon & Pitsea CC, amounting to one junior team. The additional team could be accommodated at the Club's existing facilities, namely Holy Cross Recreation Ground. The site has 16 match equivalent sessions of actual spare capacity, with junior teams generally playing 6-8 matches per season.

The relocation of Ford Sports and Social Club

The feasibility study undertaken for the relocation of clubs at Gardiners Lane South concludes that the existing square at Ford Sports and Social Club should be relocated to land in West Basildon. Whilst this is acknowledged, it must be considered that the existing provision is currently unused by clubs. As such, it is felt that unless some demand is willing to transfer to the new provision, the space could potentially be better used to reduce shortfalls for other sports.

Billericay Cricket Club

Billericay Cricket Club is allocated for housing in the emerging Basildon Local Plan, with the Club relocating to land further west due to the proposal. Given that the existing site is overplayed, it is imperative that the mitigation involves both squares being re-provided to an equal or better quantity and quality, with security of tenure also provided.

Increasing stock of NTPs

The ECB has created a local authority NTP scheme aiming to create a substantial number of new cricket pitches at local authority sites in areas of need and to facilitate a partnership approach between local authorities and county cricket boards. It is expected that the primary source of identified strategic need will be an up-to-date PPS, with the scheme able to offer capital grants towards the cost of construction of NTPs, periodic maintenance for a period of five years and equipment to engage new participants.

The above scheme is considered to be a possibility in Basildon by the ECB. An increase of NTPs within the Borough would not only better accommodate junior demand, but it would also assist in the possible expansion of the Last Man Stands franchise as well as other non-traditional formats of the game.

Recommendations

- ◆ Protect existing quantity of cricket squares, including protection from development that may prejudice the use of a cricket square such as residential development in close proximity to a cricket outfield (ball strike issues).

BASILDON BOROUGH COUNCIL

PLAYING PITCH STRATEGY

- ◀ Ensure appropriate mitigation should development at Billericay Cricket Club go ahead, via re-providing both squares to an equal or better quality and through providing security of tenure to the Club.
- ◀ Work with clubs and grounds staff to review quality issues on squares to ensure appropriate quality is achieved at sites assessed as standard and poor, and sustained at sites assessed as good.
- ◀ Ensure security of tenure for all clubs with lease arrangements in place by ensuring agreements have over 25 years remaining.
- ◀ For clubs without lease arrangements, explore opportunities for long-term asset transfer or as a minimum ensure community use agreements are entered into to enable long-term access.
- ◀ Ensure expressed future demand can be accommodated on existing supply of squares.
- ◀ Explore options of alleviating overplay at Billericay Cricket Club and Dick Patmore Memorial Sports Ground, primarily via the installation of accompanying NTPs.
- ◀ Explore further NTP opportunities at local authority sites in order to grow cricket participation, particularly in relation to non-traditional formats of the game.
- ◀ Seek refurbishment of training facilities where required, particularly at Mopsies Park.
- ◀ Explore options of refurbishment of ancillary facilities where provision is assessed as poor quality (Holy Cross Recreation Ground, Langdon Hills Recreation Ground and Mopsies Park).
- ◀ Ensure that any large housing developments are provided for and assess the need for new pitch provision through master planning on an individual basis.
- ◀ Where a development is of a size to justify on-site cricket provision, ensure that any proposals for new squares will attract adequate demand.
- ◀ Where a development is not of a size to justify on-site cricket provision, or if sufficient demand cannot be attracted, consider using contributions to improve existing sites within the locality.
- ◀ In line with the Indoor Sports and Leisure Strategy, support investment at sites where sports halls are being refurbished or new sports halls are being developed to ensure cricket is catered for, regularly evaluate programming at sports halls to ensure there is capacity to support cricket, and develop relationships between schools and clubs to ensure good access to indoor provision.

Rugby union - grass pitches

Summary

- ◀ Within Basildon there are 12 senior pitches and two mini pitches provided, with all but three senior pitches available for community use.
- ◀ Further to this provision, Billericay RFC accesses two senior pitches at Willowbrook Sports and Social Club, just outside of the Borough in Chelmsford.
- ◀ Basildon RFC is three years into a 25-year lease of Basildon RFC, whilst Billericay RFC has ownership of its pitches.
- ◀ Basildon RFC also accesses Holy Cross Recreation Ground when there is no available spare capacity at its home site.
- ◀ Basildon RFC contains two good quality pitches, whereas Holy Cross Recreation Ground and Willowbrook Sports and Social Club contain one and two poor quality pitches, respectively.
- ◀ Clubhouse facilities at Basildon RFC are in need of refurbishing, whilst the clubhouse at Willowbrook Sports and Social Club is good quality albeit undersized.
- ◀ Both Basildon and Billericay rugby clubs are large clubs, catering for six senior men's, two senior women's, 12 junior boys', four junior girls' and 12 mini teams combined.
- ◀ Both access floodlit grass pitches at their home sites for all training demand.

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

- ◀ Neither club report plans to further increase participation as both state that they are currently running at capacity due to limited pitch provision.
- ◀ The only pitch identified as containing spare capacity in Basildon is at Holy Cross Recreation Ground.
- ◀ Both pitches at Basildon RFC are identified as being overplayed, totalling 4.25 match equivalent sessions.
- ◀ Similarly, both pitches used by Billericay RFC are overplayed, totalling five match equivalent sessions.
- ◀ Therefore, there is an overall shortfall of rugby pitches evident in Basildon and as such priority should be placed on alleviating overplay.
- ◀ Given that the majority of overplay is a result of training demand on grass pitches, it is considered that there is a potential need for additional floodlighting, pitch quality improvements and/or access to World Rugby compliant 3G pitches.

Scenarios

Improving pitch quality

Basildon Rugby Club provides two pitches that are in total overplayed by 4.25 match equivalent sessions. Maximising the quality would only reduce overplay at this site by 0.75 match equivalent sessions, although maximising quality at Holy Cross Recreation Ground could reduce it by a further two match equivalent sessions if the Club transferred enough of its play. Regardless, overplay would still exist.

Willowbrook Sports and Social Club provides two pitches that are in total overplayed by five match equivalent sessions. Maximising quality at this site would reduce overplay by four match equivalent sessions, meaning one match equivalent sessions of overplay would still be identified.

Gardiners Lane South development

The feasibility study to determine viable options for the relocation of sports clubs at Gardiners Lane South concludes that Basildon RFC should remain in situ, potentially sharing a recommended full size, World Rugby compliant 3G pitch. This would fully alleviate the Club's overplay as all training demand could be transferred away from its grass pitches.

Increasing access to floodlit training provision

As both pitches at Willowbrook Sports and Social Club are overplayed, providing additional floodlighting on existing grass pitches used by Billericay RFC is not likely to resolve the issue. Instead, access to a World Rugby compliant 3G pitch is considered to be the best solution, although this is not necessarily something that needs to be considered within Basildon given that the Club is located outside of the Borough.

Notwithstanding the above, when increasing the stock of 3G pitches in the Billericay Analysis Area, scope exists for one of them to be built to appropriate specifications for rugby activity in order to accommodate Billericay RFC as well as football activity.

BASILDON BOROUGH COUNCIL

PLAYING PITCH STRATEGY

Transferring demand

If World Rugby compliant pitches are not provided to satisfy demand at Basildon Rugby Club and Willowbrook Sports and Social Club, the only alternative way to alleviate overplay is through the transfer of demand. As the only pitches not currently used by the clubs are located at school sites, this is considered to be unlikely due to the cost of pitch hire, the travel involved and the current unsecure nature of the schools in question. Traditionally, rugby clubs prefer to be based entirely from one location due to the social aspects of the sport.

Recommendations

- ◀ Protect existing quantity of rugby union pitches.
- ◀ Sustain quality of pitches at Basildon Rugby Club to ensure existing overplay does not worsen and seek to reduce overplay by improving pitch quality at Holy Cross Recreation Ground as this will enable transfer of demand.
- ◀ Improve pitch quality at Willowbrook Sports and Social Club to reduce overplay as a result of demand from Billericay RFC.
- ◀ Support proposal to provide Basildon RFC with an accessible World Rugby compliant 3G pitch and explore options to provide Billericay RFC with such provision.
- ◀ Ensure that any proposals for the creation of World Rugby compliant 3G pitches are progressed in co-ordination with proposals for meeting 3G needs for football given that the solutions can help meet the needs of both sports.
- ◀ Improve changing facilities servicing Basildon RFC and explore extension of facilities servicing Billericay RFC.
- ◀ Ensure tenure remains secure for Basildon RFC by extending its existing lease arrangement when necessary.
- ◀ Retain supply of rugby pitches at school sites for curricular and extra-curricular purposes and encourage secure community availability should demand exist in the future.

Rugby league - grass pitches

Summary

- ◀ There are currently no dedicated rugby league pitches within Basildon.
- ◀ There are no rugby league teams in Basildon; however, a club known as Billericay Rangers RLFC was previously in existence.
- ◀ The Club folded in 2015 having previously played on a pitch otherwise used for rugby union at Billericay Rugby Club, which is located just outside of Basildon in Chelmsford.
- ◀ Consultation with Billericay RFC discovered that Billericay Rangers RLFC would be welcome to re-establish use of its site should demand exist in the future.
- ◀ As such, unless rugby league activity was to grow substantially, sufficient provision is considered to exist.

Scenarios

Re-establishment of rugby league demand

Despite overplay at Willowbrook Sports and Social Club during the rugby union season, the site is considered to be able to accommodate rugby league activity should demand exist in the future. This is because the seasons run at different times of the year, although from a rugby union perspective the rugby league demand may impact on post season remedial works.

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

Recommendations

- ◀ Ensure rugby league demand can be accommodated should it exist in the future.

Hockey pitches (sand/water-based AGPs)

Summary

- ◀ There is currently one full size hockey suitable AGP in Basildon, located at Basildon Sporting Village.
- ◀ The AGP is managed by Everyone Active, is floodlit and is available for community use.
- ◀ In addition, there is a smaller sized AGP located at Great Berry Primary School; however, this is considered unsuitable for competitive hockey.
- ◀ Basildon Sporting Village is readily available to the community during the peak period, as identified by Sport England's Facilities Planning Model (FPM).
- ◀ Based on the guidance of a ten-year carpet life, the AGP at Basildon Sporting Village is due to be resurfaced in the near future as it was last refurbished in 2008.
- ◀ The changing facilities accompanying the AGP at Basildon Sporting Village are good quality; however, Basildon HC reports an issue with accessibility.
- ◀ The Club also reports that Basildon Sporting Village does not provide adequate clubhouse facilities for post-match refreshments.
- ◀ There is currently one club within Basildon, Basildon HC, which caters for 140 members (four senior women's, one senior men's, one senior mixed and one junior team).
- ◀ All activity takes place at Basildon Sporting Village, with senior matches played on a Saturday, junior matches on a Sunday and training on a Tuesday evening.
- ◀ Basildon HC reports that it is open to increasing its membership, with a focus on recruiting more junior members.
- ◀ The Club ran Back to Hockey sessions before the start of the 2017/2018 season and plans on doing the same ahead of next season.
- ◀ The current supply of hockey suitable AGPs in Basildon is considered sufficient to meet both match play and training demand.
- ◀ Priority should be placed on protecting the AGP at Basildon Sporting Village for continued hockey use.

Scenarios

Accommodating current and future demand

There is currently a sufficient supply of full size, hockey suitable AGPs in Basildon to meet current demand. This is based on England Hockey's recommendation that a full size, floodlit AGP can accommodate four matches (eight teams) at peak time (Saturday).

Basildon HC does not express an aspiration to increase its number of senior teams. The AGP at Basildon Sporting Village has capacity for two additional teams should this position change moving forward. Any further increases in demand would result in the need for another pitch being provided.

The Club does have ambitions to increase its number of junior participants, which is considered possible on the current stock of AGPs as further capacity exists at Basildon Sporting Village on Sundays should more access be required.

For training, minimal spare capacity exists during mid-week for greater access. This capacity is also likely to increase in the future if more 3G pitches are provided as some football demand will transfer to the new provision.

BASILDON BOROUGH COUNCIL

PLAYING PITCH STRATEGY

Demand from other South Essex local authorities

A shortfall of provision is evident to service clubs playing in Rochford and Southend-on-Sea; however, the AGP stock in Basildon is not considered to be a solution for housing this excess demand. All capacity at Basildon Sporting Village should be retained for the potential growth of Basildon HC.

Converting sand-based AGPs to 3G pitches

Given that Basildon HC needs access to a full-size sand-based AGP and given that Basildon Sporting Village is the only suitable pitch within the Borough, it is imperative that it is not converted to 3G.

Recommendations

- ◀ Retain Basildon Sporting Village as a hockey suitable AGP.
- ◀ Consider refurbishment in the near future given the age of the pitch.
- ◀ Ensure a sinking fund is in place for long-term sustainability.
- ◀ Seek to provide Basildon HC with greater security of tenure.
- ◀ Explore resolution to ancillary facility accessibility issues and explore usage of an area for post-match refreshments and social activity.
- ◀ Ensure any future demand can be accommodated.
- ◀ Ensure a collective view is gathered from local clubs in regards to current and future provision, and that any new pitch creates a hockey hub/ multi-pitch site.
- ◀ Seek to maximise hockey usage where hockey is being played.

Golf

Summary

- ◀ There are four golf courses within Basildon and a standalone driving range facility.
- ◀ Both Basildon and the Burstead golf clubs provide 18-hole courses, whilst Stock Brook Manor Golf Club has three 9-hole courses and Noak Hill Golf Club is a short 9-hole course.
- ◀ All four golf courses provide clubhouses that feature changing rooms as well as bars, kitchens and function rooms that are available to external hirers.
- ◀ Stock Brook Manor and the Burstead golf clubs are primarily membership clubs, whereas Basildon and Noak Hill golf clubs are primarily pay and play facilities.
- ◀ Stock Brook Manor and the Burstead golf clubs have a substantial membership base when compared to the national average.
- ◀ In total, an average of 64,788 people are identified as current or potential users of golf courses within Basildon.
- ◀ Demand is likely to be highest for Noak Hill Golf Club, which has 84,172 potential users.
- ◀ Given that it is difficult for one facility to cater for the needs of all potential members, there is clear scope for some clubs to work more collaboratively in terms of creating pathways.
- ◀ It is considered that the current supply of facilities in Basildon can meet current and future demand.
- ◀ Emphasis should therefore be placed on ensuring sites are able to retain current members and users as well as assisting them in capitalising on any untapped demand and future demand generated from housing growth and population increases.

Scenarios

N/A

BASILDON BOROUGH COUNCIL

PLAYING PITCH STRATEGY

Recommendations

- ◀ Retain all current golf courses and facilities.
- ◀ Sustain course quality and seek improvements where necessary through implementation of appropriate maintenance regimes.
- ◀ Support clubs in membership retention and potential growth.
- ◀ Encourage clubs and providers to work more collaboratively in terms of creating pathways for existing and new players.

Bowls

Summary

- ◀ There are seven flat greens located across six sites in Basildon.
- ◀ The large majority of greens are located in the Basildon Analysis Area (five), whereas just one green is located in each of the Billericay and Wickford analysis areas.
- ◀ Three greens are assessed as good quality, two as standard quality and two as poor quality.
- ◀ No greens are floodlit.
- ◀ Greens at Basildon Sporting Village, Wickford Memorial Park, Lake Meadows Park, Mopsies Park and Whitmore Park are managed by the Council, whereas Ford Sports and Social Club is privately owned and managed.
- ◀ Due to a potential housing development, Ford Sports and Social Club may be relocated to West Basildon; however, the minimum requirement for the relocation does not include re-provision of the green meaning its future is uncertain.
- ◀ All clubs have access to a clubhouse/pavilion on site; however, these vary significantly in quality.
- ◀ There are eight clubs playing in Basildon. Where known, membership of these clubs equates to 264.
- ◀ Using ONS projections, demand for bowling greens is likely to increase slightly in the future or at least remain static in the future due to an increase in the population aged 65 and over.
- ◀ Lake Meadows Park and Wickford Memorial Park are operating above recommended capacity; however, supply is considered sufficient to meet demand given that no clubs express a need for additional greens.
- ◀ That being said, for this to remain the case, it is likely that all greens require protection.

Scenarios

Fort Sports and Social Club

The feasibility study to determine options for the relocation of sports clubs at Gardiners Lane South does not include the re-provision of the green at Ford Sports and Social Club. Should this go ahead, Ford Sports BC would be without a venue.

With Ford Sports BC currently consisting of 57 members, it is considered that it requires its own green. If it transferred demand to another existing green within Basildon then it would have to share with another club, meaning the green would become overplayed using Bowls England guidelines of one green being able to accommodate approximately 60 members.

Given that Ford Sports BC forms part of the wider Ford Sports and Social Club, it is likely that the Club would fold if its green was taken away. This is not something that should be encouraged.

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General consolidation of greens

No two clubs could merge onto one green without membership going above 60, with the exception of VCA Riverview BC and Pitsea BC, which already share a green. As such, it is considered that all existing greens are required.

Recommendations

- ◀ Retain existing quantity of greens.
- ◀ Include provision of a bowling green as part of the relocation of Ford Sports and Social Club.
- ◀ Improve green quality at Mopsies Park and Whitmore Park.
- ◀ Improve ancillary facilities at Memorial Park and Whitmore Park.
- ◀ Support clubs with plans to increase membership so that growth can be maximised.
- ◀ Seek contact with Memorial Park BC and White Hall CC to better understand their needs and membership levels.

Tennis

Summary

- ◀ There is a total of 72 tennis courts identified in Basildon across 20 sites, with 56 courts available for community use across 15 sites.
- ◀ There are 36 floodlit courts with all clubs having access to some level of floodlit provision.
- ◀ The majority of community available courts have a macadam surface (69%), with remaining courts (31%) having an artificial turf surface.
- ◀ Non-technical assessments rate 33 community available courts as good quality, 18 as standard quality and five as poor quality.
- ◀ Basildon TC reports that the courts at Mopsies Park have become much poorer since last season.
- ◀ Billericay Lawn Tennis Club has been allocated for housing the emerging Local Plan, with the proposal involving the Club moving to land further west.
- ◀ Wickford TC has aspirations to improve onsite ancillary facilities at Dick Patmore Memorial Sports Ground.
- ◀ There are five tennis clubs in Basildon; of the four that responded to consultation requests, membership equates to 765 members, which is derived from 315 senior members and 450 junior members.
- ◀ Basildon TC has aspirations to grow by an additional 25 senior and 25 junior members.
- ◀ There is a sufficient supply of courts at three out of the five club sites; Dick Patmore Memorial Sports Ground, Billericay Lawn Tennis Club and Mopsies Park.
- ◀ Stock Brook Country Club is currently operating above its capacity; however, the private nature of the Club means it would be unsuitable for an investment to increase provision, as is the case with David Lloyd Club.
- ◀ As all remaining, non-club courts are deemed to have spare capacity, focus should be on improving quality to an adequate standard for informal play.

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Scenarios

Billericay Lawn Tennis Club

Billericay Lawn Tennis Club is expected to be allocated for development in the emerging Local Plan. Due to the Club's significant membership base, it is considered unfeasible for existing courts to be used to accommodate demand. As such, replacement provision to an equal or better quantity and quality should be provided, with adequate ancillary facilities and security of tenure included.

Informal tennis

The LTA has recently set up an initiative to change the way in which people access council courts known as ClubSpark. Instead of providing free access, some local authorities are now securing their courts as per a membership scheme that allows members access through the use of a fob system following payment of a small yearly fee. Not only does this deter unofficial use of courts but it also allows official use to be tracked, thus providing data on how well and how often courts are being accessed. In addition, it provides income generation that can go towards ongoing maintenance of the courts.

The LTA advocates that sites with a minimum of four courts are likely to be more sustainable, with provision of accompanying changing facilities and floodlighting preferred. No non-club courts currently conform to these desires; however, sites such as Lake Meadows Park and Langdon Hills Recreation Ground would be ideal if more courts could be provided as part of wider improvements.

Scope exists for the rationalisation and re-designation of courts at some sites in order to create additional, better quality courts at more popular sites as well to improve existing courts. This is pertinent to sites currently providing just one or two poor quality courts such as Wickford Memorial Park and Whitmore Park.

Recommendations

- ◀ Retain and sustain quality of club courts for competitive play through implementation of appropriate maintenance regimes.
- ◀ Provide replacement provision to an equal or better quantity and quality and with adequate ancillary facilities and security of tenure should Billericay Lawn Tennis Club be allocated for development in the emerging Local Plan.
- ◀ Support Wickford TC with aspirations to improve onsite ancillary facilities at Dick Patmore Memorial Sports Ground.
- ◀ Improve quality of local authority courts and accompanying ancillary provision, first and foremost focusing on sites that best accommodate informal play such as Lake Meadows Park and Langdon Hills Recreation Ground.
- ◀ Explore implementation of ClubSpark scheme at appropriate sites (Lake Meadows Park and Langdon Hills Recreation Ground) and consider rationalisation of existing stock to better enable this (Howard Park, Wickford Memorial Park and Whitmore Park).

Netball

Summary

- ◀ There are 48 outdoor netball courts in Basildon across 14 sites, of which, 32 are available for community use across seven sites.
- ◀ All outdoor netball courts have a macadam surface.

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- ◀ Following site assessments, 12 courts are assessed as good quality, 26 as standard quality and nine as poor quality.
- ◀ There is high demand for outdoor courts in Basildon when compared nationally.
- ◀ The Winter League currently hosts 105 teams across ten divisions, with matches mostly played at Basildon Sporting Village.
- ◀ Powerplay Netball provides a pay and play netball league at Basildon Sporting Village that currently caters for eight teams.
- ◀ Walking netball and Back to Netball sessions are also available in Basildon; however, this activity takes place on indoor courts.
- ◀ Priority should be placed on sustaining court quality at Basildon Sporting Village in order to sustain and increase participation levels.
- ◀ Consideration should also be given to improving court quality at school sites, where possible, in order to better accommodate curricular and extra-curricular activity.

Scenarios

Gardiners Lane South

The feasibility study to determine viable options for the relocation of sports clubs at Gardiners Lane South does not include the re-provision of the netball courts at Ford Sports and Social Club. This is not considered to be an issue as no usage is recorded and no future demand has been identified; however, given the loss of the courts, a contribution should be sought towards maintaining/improving courts that are required i.e. those at Basildon Sporting Village.

Recommendations

- ◀ Maintain court quality at Basildon Sporting Village in order to sustain and increase competitive participation levels.
- ◀ Seek contributions from the loss of courts at Gardiners Lane South to assist with the maintenance and improvement of the courts at Basildon Sporting Village.
- ◀ Explore improving court quality at school sites where sufficient demand exists for curricular and extra-curricular activity.

Athletics

Summary

- ◀ There is currently one athletics tracks in Basildon located at Basildon Sporting Village.
- ◀ The track is rated as poor quality and is in need of a resurface.
- ◀ Basildon has one athletics club; Basildon Athletics Club, which has 688 members.
- ◀ Furthermore, Basildon is home to Phoenix Striders and Pitsea Running Club; both are running and walking clubs, with the latter catering for over 150 members.
- ◀ There are two Parkrun events operating in Basildon every Saturday; Northlands Park and Lake Meadows Park.
- ◀ In addition, there is a 5k Race for Life event held every year at Basildon Sporting Village.
- ◀ There are no RunTogether groups in existence.
- ◀ Given that Basildon AC currently has 688 members, with a further 55 people on the waiting list, the athletics track at Basildon Sports Village is considered to be sustainable.
- ◀ Due to issues around track quality and the impact this is having on the track hosting certain events, resurfacing of the track should be a priority.
- ◀ Precedence should also be placed on sustaining and increasing the popularity of the numerous running events taking place within Basildon as well as exploring the implementation of initiatives not currently serviced.

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Scenarios

N/A

Recommendations

- ◀ Look to resurface the track at Basildon Sports Village.
- ◀ Ensure that a sinking fund is in place to address future repairs and refurbishment.
- ◀ Support the running events taking place as well as exploring the implementation of initiatives not currently serviced to increase participation in recreational running.

Cycling

Summary

- ◀ An area of Gloucester Park is used for BMX activity; however, there are no purpose built facilities within Basildon.
- ◀ Sport England Market Segmentation makes it possible to identify that there are currently 12,235 people in Basildon which are participating in cycling.
- ◀ Formal demand is accounted for by three clubs; Basildon, Ford and Essex Roads cycling clubs.
- ◀ Sport England's Segmentation Tool identifies latent demand of 7,260 people who would like to participate in the sport within Basildon but no currently do so.
- ◀ There is no clear evidence to suggest that dedicated cycling provision is required within Basildon, especially considering the close proximity of Hadleigh Park.

Scenarios

N/A

Recommendations

- ◀ Protect BMX usage at Gloucester Park and seek to maximise usage.
- ◀ Sustain track quality through appropriate maintenance.

MUGAs

Summary

- ◀ In total there are 14 sites identified as providing MUGAs in Basildon.
- ◀ The Basildon Analysis Area supplies 11, the Billericay Analysis Area provides two and the Wickford Analysis Area provides one.
- ◀ All MUGAs are owned by the Council, meaning all provision is open access.
- ◀ Eight of the MUGAs are assessed as standard quality and three as poor quality; none are considered to be good quality.
- ◀ Only one of the MUGAs is accompanied by floodlighting, Fryerns Open Space.
- ◀ Given the open access nature of the MUGAs, no usage is recorded.
- ◀ Although demand is unclear, it is likely that there is an under provision in the Billericay and Wickford analysis areas.
- ◀ Furthermore, despite there being numerous MUGAs in the Basildon Analysis Area, usage is likely to be limited given that only one is floodlit.
- ◀ Given the concentration of MUGAs within the Basildon Analysis Area, and given the quality issues that exist in regards to a lot of the provision, a case could be made for the rationalisation of the facilities.

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Scenarios

N/A

Recommendations

- ◀ Consider rationalisation of MUGAs in the Basildon Analysis Area and improve quality of those retained.
- ◀ Retain and improve MUGA provision in the Wickford and Billericay analysis areas and explore opportunities to add to the stock in highly populated key areas.
- ◀ Explore the creation of a MUGA at Vange in the Basildon Analysis Area, which has been identified as a key site for recreational football within an area that has a potential need for a MUGA for recreational football due to a lack of existing provision.
- ◀ Ensure any new MUGAs can be floodlit to maximise usage and explore floodlighting of existing MUGAs that are to be retained.

PART 4: STRATEGIC RECOMMENDATIONS

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

OBJECTIVE 1

To **protect** the existing supply of outdoor sports facilities where it is needed to meet current and future needs.

Recommendations:

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

Recommendation (a) – Ensure, through the use of the Playing Pitch Strategy, that outdoor sports facilities are protected through the implementation of local planning policy.

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

The above particularly relates to sites within Barleylands Farm as the land is currently designated for agricultural use, meaning the football provision currently provided can be taken away without any planning objections being raised. Should any provision be permanently lost, it is imperative that an appropriate mitigation package is provided and agreed upon by relevant partners such as Sport England and the FA. Given that replacing all the existing pitches is considered to be unfeasible, the mitigation package should involve the creation of new grass pitches as well as new 3G pitches (in addition to appropriate ancillary facilities).

For sites within Gardiners Lane South, the PPS broadly supports the findings of the feasibility study that has taken place, providing there is no net loss of playing pitch space or providing that the NGBs agree that the benefit of the replacement provision outweighs the loss. To that end, it is imperative that the replacement provision is provided to a good quality, that all existing club users of the sites remain provided for and that long-term security of tenure is offered.

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Notwithstanding the above, it is noted that the bowling green at Ford Sports and Social Club was omitted from the feasibility study and this should therefore be revisited as the green is required. Furthermore, doubts exist as to whether the cricket square is required as part of the relocation given that it is currently unused. A better approach may be to repurpose the space to reduce shortfalls for other sports, whilst using contributions to improve alternative cricket provision within the locality.

There is no objection to the loss of the netball court at Ford Sports and Social Club; however, contributions should be sought towards the maintenance/improvement of courts that are required in the locality i.e. those at Basildon Sporting Village.

Scope exists as part of the proposal for sites within Gardiners Lane South to create a football hub with 3G provision, through the amalgamation and rationalisation of some of the existing facilities. This will be consistent with the recommendations in the feasibility study and will go some way to addressing football issues identified in the PPS.

NPPF paragraph 97 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

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

Should outdoor sports facilities be taken out of use for any reason (e.g. council budget restraints), it is imperative that the land is retained so that it can be brought back into use in the future. This means that land containing provision should not be altered (except to improve play) and should remain free from tree cover and permanent built structures, unless the current picture changes to the extent that the site in question is no longer needed (subject to being informed by an annual review of the PPS), or unless replacement provision is provided to an equal or greater quantity and quality.

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

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

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

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Policy Exception E1:

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

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

Policy Exception E4:

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

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

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

It may be appropriate to consider rationalisation of some existing outdoor sport sites (that are of low value i.e. one/two pitch sites with no changing provision) to generate investment and focus resources towards creating bigger better quality sites (hub sites). Such sites could then be re-purposed to meet other recreational needs or, if appropriate and agreed upon, lost for development.

Outdoor sports facilities considered appropriate for rationalisation in Basildon are identified in the Action Plan and include the following sites:

- ◀ Fryerns Open Space
- ◀ Great Berry Open Space
- ◀ Kent View Open Space
- ◀ Pound Lane
- ◀ Ramsden Bell House Recreation Ground
- ◀ Swan Mead Park

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

A number of school, commercial and private sites are being used in Basildon for competitive play, predominately for football. In some cases, use of pitches has been classified as secure, however, use is not necessarily formalised and further work should be carried out to ensure an appropriate community use agreement is in place (including access to changing provision where required).

Sites which are currently classified as being unsecure in Basildon include:

- ◀ Barleylands Farm 1
- ◀ Barleylands Farm 2
- ◀ Barleylands Farm 3

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- ◀ Barn Hall Recreation Ground
- ◀ Basildon Post Office Club
- ◀ Basildon Sport and Leisure Club
- ◀ James Hornsby High School

Priority should be focused on securing usage of three sites within Barleylands Farm given the amount of demand using the provision. Providing users with long-term security of tenure will result in there being no need for a masterplan for mitigation in the event that the sites fall out of use. If tenure cannot be secured for all of the provision, it may still be able to be secured for some of the provision, lessening what will be required as part of mitigation.

For other unsecure sites, NGBs, Sport England and other appropriate bodies such as Active Essex and the Football Foundation can often help to negotiate and engage with providers where the local authority may not have direct influence. This is particularly the case at sites that have received funding from these bodies or are going to receive funding in the future as community access can be a condition of the agreement.

Some schools currently have community use agreements in place but that are not fully being adhered to. This applies to Woodlands School and ensuring that the School opens up its facilities will provide security of tenure for users and will as a result reduce shortfalls.

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

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

Local sports clubs should be supported by partners including the Council and NGBs to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership work. For example, support club development and encourage clubs to develop evidence of business and sports development plans to generate income via their facilities. All clubs could be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)¹⁰. They should also be encouraged to work with partners locally – such as volunteer support agencies or local businesses.

For clubs with lease arrangements already in place, these should be reviewed when fewer than 25 years remain on existing agreements to secure extensions, thus improving security of tenure and helping them attract funding for site developments. Any club with less than 25 years remaining on an agreement is unlikely to gain any external funding.

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

¹⁰ <http://www.cascinfo.co.uk/cascbenefits>

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Table 4.1: Recommended criteria for lease of sport sites to clubs/organisations

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

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

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

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields. It is important in these instances that the site, to some degree, remains available for other purposes or for other users.

Community asset transfer

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

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

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

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

A large number of sporting facilities are located on education sites and making these available to sports clubs can offer significant benefits to both the schools and the local clubs. The Council and other key partners must work with schools to develop an understanding of the issues that restrict or affect community access. Support should be provided, where appropriate, to address underlying problems. Consideration should be given to a centralised booking system for community use of schools to minimise administration and make access easier for the users.

The following is a list of schools that have outdoor sports facilities in Basildon but do not allow for community use of some or all of their pitches:

- ◀ Abacus Primary School
- ◀ Castledon School
- ◀ Great Berry Primary School
- ◀ Mayflower High School
- ◀ Kingswood Primary School
- ◀ Briscoe Primary School & Nursery
- ◀ De La Salle School
- ◀ Greenstead Junior School
- ◀ St Johns School

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

As a priority, community use options should be explored at large schools offering numerous pitches such as De La Salle School and Mayflower High School. Securing access to these sites will significantly reduce grass pitch shortfalls throughout the analysis areas that they are based within. This also ties in with recommendations made in the Indoor Leisure Facilities Strategy, which makes a recommendation to work with selected schools to increase their availability for community use, particularly relating to sports hall.

It is recommended that the schools that are considered priorities for securing access to in both the PPS and the Indoor Built Facilities Strategy are identified to identify overlap and to provide focus. Where possible, a strategic approach to working with schools should be taken across the local authority and the wider South Essex region, with support from the education authorities provided. For schools that form part of multi-academy trusts, these should be addressed on a collective basis, with securing community access a co-ordinated approach with other engagement that takes place between the schools and relevant stakeholders e.g. sports development initiatives.

Another recommendation made in the Indoor Leisure Facilities Strategy is to work with colleagues in Education to ensure that any new schools or improvements to sports facilities in existing schools are accompanied by a community use agreement. This should also apply to outdoor sports facilities in order to provide greater security of tenure to club users.

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Where new schools are provided in major new residential developments, they should be designed to facilitate community access, with opportunities for meeting the community's outdoor sports needs explored at the outset to maximise the potential for facility provision to be made within the developments, if appropriate. An example of this is ensuring the provision of a 3G pitch, given current shortfalls, or youth 11v11 grass football pitches.

As detailed earlier, NGBs, Active Essex and Sport England can often help to negotiate and engage with schools where the local authority may have limited direct influence i.e. at academies. This is particularly the case at sites that have received funding from the relevant bodies or are going to receive funding in the future as community access can be a condition of the funding agreement.

OBJECTIVE 2

To **enhance** outdoor sports provision and ancillary facilities through improving quality and management of sites.

Recommendations:

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

Recommendation (d) – Improve quality

There are a number of ways in which it is possible to improve quality, including, for example, addressing overplay and improving maintenance. Given that the majority of councils' face reducing budgets it is currently advisable to look at improving key sites as a priority (e.g. the largest sites that are the most overplayed or the poorest).

The Action Plan within this document provides a starting point for this, identifying key sites, poor quality sites and/or sites that are overplayed which should be prioritised for improvement. Such sites include:

- ◀ Barleylands Farm Site 1
- ◀ Barleylands Farm Site 2
- ◀ Barleylands Farm Site 3
- ◀ Basildon Sporting Village
- ◀ Beauchamps High School
- ◀ Eversley Leisure Centre
- ◀ Hannakins Farm Community Centre
- ◀ Holy Cross Recreation Ground
- ◀ James Hornsby High School

With such pressures on budgets any wide-ranging direct investment into pitch quality is unlikely and other options for improvements should be considered. This could be via asset transfer as highlighted in Objective 1, with clubs taking on maintenance, whilst other options may include equipment banks and the pooling of resources for maintenance.

If security of tenure can be improved at the three sites within Barleylands Farm, quality improvements should be considered a priority given the amount of demand provided for. All three sites currently contain poor quality pitches and two are overplayed as a result. Drainage issues are prevalent and, for the most part, maintenance is considered basic and not necessarily football specific.

In addition, the three sites within Barleylands Farm either have poor quality, temporary changing facilities or are not serviced by changing facilities at all. If the provision is to be retained for the long-term, providing purpose-built, dedicated facilities of a good quality should be considered a necessity.

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The focus for improving changing provision across Basildon should be on well used, multi-pitch sites that are currently serviced by poor quality changing facilities, or have no provision. Other than sites within Barleylands Farm, this applies to Mopsies Park.

Addressing quality issues

Quality in Basildon is variable but generally pitches are assessed as standard quality. Where facilities are assessed as standard or poor quality and/or overplayed, maintenance regimes should be reviewed and, where possible, improved to ensure that what is being done is of an appropriate standard to sustain/improve pitch quality. Ensuring continuance of existing maintenance of good quality sites is also essential.

It is also important to note the impact the weather has on quality. The worse the weather, the poorer facilities tend to become, especially if no drainage systems are in place or if existing drainage systems are inadequate. This also means that quality can vary, year on year, dependent upon the weather and levels of rainfall.

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

For the purposes of quality assessments, the Strategy refers to outdoor sports facilities and ancillary facilities separately as being of 'Good', 'Standard' or 'Poor' quality. For example, some good quality sites have poor quality elements and vice versa (e.g. a good quality pitch may be serviced by poor quality changing facilities).

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

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

Poor quality refers to provision with, for example, inadequate grass cover, uneven surfaces and poor drainage. For rugby, pitches will have inadequate natural drainage. In terms of ancillary facilities, poor quality refers to inappropriate changing rooms with no showers, no running water and/or old, dated interiors. If a poor quality site receives little or no usage that is not to say that no improvement is needed, it may instead be the case that it receives no demand because of its quality, thus an improvement in said quality will attract demand to the site, potentially from overplayed standard or good quality sites.

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

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

In order to prioritise investment into key sites it is recommended that the steering group works up a list of criteria, relevant to the Borough and the wider South Essex region, to provide a steer on future investment.

For improvement/replacement of AGPs refer to Sport England and the NGBs ‘Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union’ document for a guide as to suitable AGP surfaces: www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/

Addressing overplay

In order to improve the overall quality of the outdoor facility stock; it is necessary to ensure that provision is not overplayed beyond recommended carrying capacity. This is determined by assessing quality (via a non-technical site assessment) and allocating a match limit to each (daily for hockey, weekly for football and rugby union and seasonal for cricket).

The FA, the RFU, the ECB and EH all recommend a number of matches that pitches should take based on quality, as seen in the table below. For other grass pitch sports, no guidelines are set by the NGBs although it can be assumed that a similar trend should be followed.

Table 4.2: Capacity of pitches

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

For all remaining non-pitch sports (e.g. bowls and tennis) there are no capacity recommendations set out by the NGBs. Instead, potential capacity is evaluated on a site-by-site basis following consultation and site assessments.

It is imperative to engage with clubs to ensure that sites are not played beyond their capacity. Play should therefore be encouraged, where possible, to be transferred to alternative venues that are not operating at capacity. This may include transferring play to 3G pitches or to sites not currently available for community use but which may be in the future.

A cost-effective way to reduce unofficial use (and therefore overplay), particularly for football, could be to remove goalposts in between match days, principally at open access, high traffic sites that are managed by clubs. This will, however, require adequate, secured storage to be provided.

For cricket, an increase in the usage of NTPs is key to alleviating overplay as this allows for the transfer of junior demand from grass wickets. It also does not require any additional playing pitch space as NTPs can be installed in situ to existing squares.

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For rugby union, additional floodlighting can mitigate some of the overplay as it allows training demand to be spread across a greater number of pitches or unmarked areas. If permanent floodlighting is not possible, portable floodlighting is an alternative, as is the installation of a World Rugby compliant 3G pitch.

Increasing maintenance

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

The FA has the Pitch Improvement Programme (PIP) which has been developed in partnership with Institute of Groundsmanship (IOG) to develop a grass pitch maintenance service that can be utilised by grassroots clubs with the aim of improving knowledge, skills and therefore the quality of pitches. The key principles behind the service are to provide clubs with advice/practical solutions in a range of areas, with the simple aim of improving playing surfaces. The programme is designed to help clubs on sites that they themselves manage and maintain but can also be used to advise council-maintained sites.

In addition, PIP also aims to focus on developing an improved maintenance programmes with local authorities that can be utilised at local authority maintained sites.

For cricket and the ECB, the equivalent is the Grounds and Natural Turf Improvement Programme (GaNTIP), which is jointly funded by the ECB, FA, Football Foundation and the IOG. Its aim is to raise the standards of sports surfaces as well as the understanding of sports turf management practices among grassroots sports clubs across England Wales.

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

All sites in Basildon maintained by the Council receive a relatively adequate maintenance regime that, for playing pitch sites, consists of regular grass cutting, end of season seeding and sand-dressing, yearly aeration, and selective weed-killing and fertilisation. If budgets allowed, this could be improved by carrying out aeration, weed-killing and fertilisation more often.

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

To allow for facility developments to be programmed within a phased approach the Council should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities. Please refer to Part 5: Action Plan for the proposed hierarchy.

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

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

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

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

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

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

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

Recommendation (g) – Secure developer contributions

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

For playing pitches, the Council should use Sport England's Playing Pitch New Development Calculator as a tool for determining developer contributions linking to sites within the locality. This uses team generation rates (TGRs) from the Assessment Report to determine how many new teams would be generated from an increase in population derived from housing growth. It then converts this into pitch requirements and gives the associated costs (both for providing the provision and for its life cycle).

The PPS should be used to help determine the likely impact of a new development on demand and the capacity of existing sites in the area, and whether there is a need for improvements to increase capacity of existing provision or if new provision is required. Where a development is located within access of existing high-quality provision, this does not necessarily mean that there is no need for further provision or improvement to existing provision, as additional demand arising from the development is likely to result in increased usage (which can result in overplay or quality deterioration).

Where it is determined that new provision is required to accompany a development, priority should be placed on providing facilities that contribute towards alleviating existing shortfalls within the locality. To determine what supply of provision is provided, it is imperative that the PPS findings are taken into consideration and that consultation takes place with the relevant NGBs. This is due to the importance of ensuring that the stock of facilities provided is correct to avoid provision becoming unsustainable and unused, such as single grass pitch football sites without adequate ancillary facilities or new cricket/rugby grounds located away from existing clubs. Instead, multi-pitch and multi-sport sites should be developed, supported by a clubhouse and adequate parking facilities which consider the potential for future AGP development.

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

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

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

- ◀ Planning consent should include appropriate conditions and/or be subject to specific planning obligations. Where developer contributions are applicable, a Section 106/CIL Agreement or equivalent must be completed that should specify, when applied, the amount that will be linked to Sport England's Building Cost Information Service from the date of the permission and timing of the contribution/s to be made.
- ◀ Contributions should also be secured towards the first ten years of maintenance on new pitches. NGBs and Sport England can provide further and up to date information on the associated costs.
- ◀ External funding should be sought/secured to achieve maximum benefit from the investment into appropriate playing pitch facility enhancement and its subsequent maintenance.
- ◀ Where new multiple pitches are provided, appropriate changing rooms and associated car parking should be located on site.
- ◀ All new or improved outdoor sports facilities on school sites should be subject to community use agreements.

Developer contributions - step by step guide

For any application warranting a developer contribution the following processes should be followed in order to help inform the potential needs a new housing development may require and/or should look to consider.

In accordance with National Planning Policy Guidance, contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1,000 square metres (gross internal area).

Any obligations sought should be based on a tailored approach to each development, considering the population derived from the development, determining if the demand can be met by existing facilities and identifying the project/s that any required contribution will be used towards. All of this should be carried out using the robust evidence base provided as part of the PPS to help with clearly justifying the needs arising and how they are to be met.

Step 1	Determine the playing pitch requirement resulting from the development
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The main tool for determining this is Sport England's Playing Pitch New Development Calculator which is a Sport England tool provided on completion of the Strategy. The calculator will be pre-populated with the current population of the local authority and the current demand data from the PPS. Until this requires updating, to determine the playing pitch requirement resulting from a development, all that is required is the input of the new population that will derive from a development in Part 1 of the calculator tab.

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

Part 4 provides an estimation of the number of new pitches that would be required to meet the match equivalent sessions presented in Part 2. Part 4 also presents an estimate of the associated costs for providing these new pitches. Please note that these are indicative costs only and appropriate local work should be undertaken to determine the true costs involved.

Step 2	Determine whether new provision is required and whether this should be on or off site
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Consideration should be given to whether the nearest site/s to the development containing that type of provision could benefit from a contribution towards increasing capacity to meet likely need generated from the development. If there are no potential options to improve or extend existing provision to create additional capacity, or if capacity cannot be increased to a sufficient level, then new provision will likely be required.

Where the calculator does not create demand for a whole pitch, which is often the case for smaller sized developments, it is recommended to make a contribution to increasing the capacity of an existing site to meet demand generated from the development.

When identifying a site for off-site contributions, consider the proximity and location of existing playing pitch sites and whether it could help serve the new development. Identify the analysis area in which the development sits and identify if there are any hub sites or key centres within the locality. Initially, a one-mile radius could be drawn around the site in order to help identify the nearest priority sites, which may require consultation with neighbouring authorities when the development sites to close to the boundary.

This decision should be based on the potential to improve existing facilities within an appropriate catchment of a development to create additional capacity, and how realistic it is given the nature of the local area to provide new provision. For example, there may be some poor quality playing fields that could potentially be improved with additional drainage and long-term maintenance works, along with enhanced changing provision, to enable use to be increased, thereby creating additional capacity to meet the increased demand generated from the development.

Discussions should be held with relevant parties (e.g. NGBs, landowners, facility operators and user groups), and any further necessary evidence gathered (e.g. a feasibility study), to help identify the specific works that are required, and to ensure they will provide the necessary additional capacity to meet the needs. It will also be important to demonstrate that the specific works can be delivered within an appropriate timescale in relation to the occupation of the development site.

When on site provision is required, priority should be placed on the creation of multi-pitch and multi-sport sites with appropriate ancillary facilities such as a clubhouse and adequate car parking, as well as ensuring the provision contributes towards reducing current shortfalls. This will ensure that the provision is sustainable and attractive to potential users. Emphasis should also be on ensuring the site can accommodate an AGP given current sporting trends.

Other useful questions when deciding on new provision include:

- ◀ Are there any teams/clubs playing outside of the local area (displaced demand) which could utilise provision at the site?
- ◀ Do any local clubs identify existing plans/demand for access to new provision?
- ◀ Are there any overplayed sites in the local area where existing demand could be transferred to a new site?

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

- ◀ Do any local clubs identify any latent demand (i.e. if they had access to more pitches they could they field more teams?)

To further help determine the sustainability of establishing new provision, consideration should be given to the potential management opportunities which may be available onsite:

- ◀ Is the local authority (or town/parish council) in a position to take on further outdoor sports facilities from a financial point of view?
- ◀ Is an education establishment to be provided as part of the development which offers a potential management option of outdoor sports facilities?
- ◀ Is there a leisure trust in place which has the capacity to take on the management of outdoor sports facilities?
- ◀ Is there an opportunity for a trust based model of management, for example, by formation of a Community Interest Company (CIC) or Charitable Incorporated Organisation (CIO)?
- ◀ Is there an existing sports club that has the capacity to take on the management of another site?

At this point, further dialogue with the relevant NGB may be required to help determine options available.

Step 3	Determine the other pitch and non-pitch requirements resulting from the development
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The calculator does not calculate demand for other types of pitches (outside of football, rugby, cricket and hockey) or non-pitch provision which may be played in the area. However, the PPS identifies (where relevant) current and future demand for the additional types of outdoor sporting provision. As such, this should be used to determine if contributions are required towards these sports or if new provision is required.

Where there is no identified shortfall in provision or future demand for new provision within an area relevant to the development (e.g. an analysis area or settlement), consideration should be given to the nearest site to the development containing that type of provision. If this could accommodate the increased demand from the development, no action is required; if it could not accommodate the demand, consider if the site could benefit from a contribution towards increasing capacity to meet likely need. For example, this could include increasing quality and/or addition of ancillary facilities such as floodlighting, changing rooms or car parking. The PPS action plan should be used as a starting point to identify site by site recommendations.

Where there is an identified shortfall that could not be overcome through contributions, new provision may be required within or nearby to the development as part a multi-sport development.

Step 4	Consider design principles for new provision
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The exact nature and location of provision associated with onsite developments should be fully determined in partnership with each relevant NGB. Further to this, each pitch sport NGB provides national guidance in relation to provision of new pitches.

There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

Step 5	Calculate the financial contribution required
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After using the PPS New Development Calculator as a starting point for cost, the local cost of provision should be fully determined in order to calculate the financial contributions required.

A clear and transparent methodology for calculating up to date costs for the specific works, including appropriate ancillary provision, should be presented. Where appropriate, depending on how the needs are to be met, the cost of any required land purchase should be included in the financial contribution. If an obligation will be directed to an off-site project it should be ensured the costs are limited to meet the needs of the individual development.

Along with any capital costs for the works, an obligation should ensure an appropriate level of lifecycle costs towards the new or enhanced provision. This is required to cover the day to day maintenance for an agreed long-term period and to help ensure a sinking fund exists for any major replacement work, e.g. the future resurfacing of an artificial grass pitch.

Wherever possible, specific local costs should be used, especially if the works are to improve the existing quality of a site to increase capacity as there may be a number of site specific to consider. Sport England does provide indicative costs for new provision:

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

For all developments community use agreements between providers and users would ensure that such demand continues to be provided for in the long-term.

Developer contributions – worked example

The table below shows the additional demand for pitch sports that could be generated overall from a housing development in Basildon. This is based on a housing development of 500 dwellings and an expected occupancy rate of 2.5 people per dwelling, resulting in a population growth of 1,250 people.

Table 4.3: Housing growth scenario

Pitch Sport	Estimated demand by sport
Adult football	0.31 match equivalent sessions per week
Youth football	0.40 match equivalent sessions per week
Mini soccer	0.44 match equivalent sessions per week
Rugby union	0.07 match equivalent sessions per week
Rugby league	0.00 match equivalent sessions per week
Hockey	0.02 match equivalent sessions per week
Cricket	0.43 match equivalent sessions per season

The estimated capital cost of providing for this demand equates to £90,125 with a total estimated life cycle cost per annum amounting to £17,377. As there is not enough demand to create an entire pitch for any of the sports, it would be advisable that off-site contributions were sought from such a development rather than creating new provision within the development.

OBJECTIVE 3

To **provide** new outdoor sports facilities where there is current or future demand to do so.

Recommendations:

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

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

The Steering Group should use and regularly update the Action Plan within this Strategy for improvements to the Council's own outdoor sports facilities whilst recognising the need to support partners. The Action Plan lists improvements to be made to each site focused upon both qualitative and quantitative improvements as appropriate for each area.

Although there are identified shortfalls of match equivalent sessions, most current and future demand is currently being met and most shortfalls can be addressed via quality improvements and/or improved access to sites that are presently used minimally or currently unavailable. Adding to the current stock, particularly in the short term, is therefore not recommended as a priority, except in the case of 3G pitches and NTPs where there is a discrete need, where there is significant housing growth, or where sites fall out of use and require mitigation.

For 3G pitches, it is considered that all existing shortfalls can be alleviated if full size provision is provided at the following sites:

- ◀ Bartlett Park
- ◀ Gardiners Lane South
- ◀ Billericay Town Football Club or Hannakins Farm Community Centre

Notwithstanding the above, there may be a requirement for additional 3G pitches to be provided to satisfy demand from neighbouring local authorities, or if key grass pitch sites fall out of use such as those located at Barleylands Farm. Demand arising from new housing developments may also result in the need for additional 3G pitch provision over and above what has already been identified.

Emphasis should be placed when selecting sites for 3G provision on those that have the potential to become football hubs with multiple 3G pitches. All of the aforementioned sites are considered able to accommodate more than one full size 3G pitch if enough demand warranted such development, especially Hannakins Farm Community Centre given that it already provides one 3G pitch.

A feasibility study should be carried out across the South Essex region to look at opportunities for such football hub sites as well as conventional sites with single AGPs. It is important that there is a joined-up approach between the relevant authorities to ensure that 3G pitches are developed at the most appropriate sites, such as by selecting sites that can contribute towards accommodating demand from neighbouring authorities. This approach will also ensure there is no duplication of provision that will compete against each other to attract demand.

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Recommendations in regards to 3G provision should be checked, and if required updated, with the emerging Local Football Facility Plan for Basildon to enable the recommendations to be consistent.

In addition to 3G provision, there remains an isolated need to reconfigure pitches at certain sites, in particular in relation to the lack of dedicated youth 11v11 football pitches.

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

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the preceding Assessment Report and the sport by sport specific recommendations (Part 3) as well as the following Action Plan (Part 5).

It is important that the current levels of provision are protected, maintained and enhanced to secure provision now and in the future. For most sports the current and future demand for provision identified in Basildon can be overcome through maximising use of existing stock through a combination of:

- ◀ Improving quality in order to improve the capacity to accommodate more demand.
- ◀ Transferring demand from overplayed sites to sites with spare capacity.
- ◀ The re-designation of facilities.
- ◀ Securing long term community use at school sites including those currently unavailable.
- ◀ Working with commercial and private providers to increase usage.

Unmet demand, changes in sport participation and trends and proposed housing growth should be recognised and factored into future facility planning. Assuming that an increase in participation and housing growth occurs, it will impact on the future need for certain types of playing pitches.

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

PART 5: ACTION PLAN

The site-by-site action plan seeks to address key issues identified in the preceding Assessment Report. It provides recommendations based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement. It should be reviewed in the light of staff and financial resources in order to prioritise support for strategically significant provision and provision that other providers are less likely to make. The Action Plan is separated by analysis area.

The Council should make it a high priority to work with NGBs and other partners to comprise a priority list of actions based on local priorities, NGB priorities and available funding. To allow for facility developments to be programmed within a phased approach, the Council should adopt a tiered approach to the management and improvement of outdoor facility sites and associated provision.

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

Table 5.1: Proposed tiered site criteria

Criteria	Hub sites	Key centres	Local sites
Site location	Strategically located in the Borough. Priority sites for NGBs.	Strategically located within the analysis area.	Serves the local community.
Site layout	Accommodates three or more grass pitches, including provision of an AGP.	Accommodates two or more grass pitches.	Accommodates one or more pitches.
Type of sport	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.
Management	Management control remains within the local authority/other provider or with an appropriate lease arrangement through a committee or education owned.	Management control remains within the local authority/provider or with an appropriate club on a lease arrangement.	Management control remains within the local authority/provider or with an appropriate club on a lease arrangement.
Maintenance regime	Maintenance regime aligns with NGB guidelines.	Maintenance regime aligns with NGB guidelines.	Standard maintenance regime either by the club or in house maintenance contract.
Ancillary facilities	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	No changing room access on site or appropriate access to accommodate both senior and junior use concurrently (if required).

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

It may be appropriate to consider rationalisation of some existing playing field sites (that are of low value i.e. one/two pitch sites with no changing provision) to generate investment towards creating bigger better quality sites in order to develop the hierarchy of sites. Identification of these potential sites should be carried out in partnership with the Steering Group and, in particular, the NGB for that particular sport.

Key centres although these sites are more community focused, some are still likely to service a wider analysis area. There may be more of a focus on a specific sport.

Additionally, it is considered that some financial investment may be necessary to improve the ancillary facilities at both hub sites and key centre sites to complement the pitches in terms of access, flexibility (i.e. single-sex changing if necessary), quality and that they meet the rules and regulations of local competitions.

Local sites refer to those sites offering minimal provision or that are of minimal value to the wider community. Primarily they are sites with one facility or a low number of facilities that service just one or two sports. The level of priority attached to them for external investment may be relatively low.

For local authority sites, consideration should be given, on a site-by-site basis, to the feasibility of a club taking on a long-term lease (if not already present), in order that external funding can be sought. Such sites will require some level of investment, either to the outdoor sport facilities or ancillary facilities and is it anticipated that one of the conditions of offering a hire/lease is that the Club would be in a position to source external funding to improve/extend the provision.

Other sites considered in this tier may be primary school sites or secondary school sites that are not widely used by the community or that do not offer community availability.

Some local sites are suitable for rationalisation providing that capital receipts are allocated to replace the lost provision at larger, multi-pitch sites.

Management and development

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

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

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Partners

The column indicating partners refers to the main organisations that the Council would look to work with to support delivery of the actions. Given the extent of potential actions it is reasonable to assume that partners will not necessarily be able to support all of the actions identified but where the action is a priority and resource is available the partner will endeavour to provide support.

The Council is considered to a partner within each action so is therefore not referenced.

An important point to note, the Action Plan is not solely for delivery by Basildon Borough Council but is designed to be pursued and adhered to by all relevant stakeholders and partners.

Priority

Although hub sites are mostly likely to have a **high** priority level as they have wide importance, high priority sites have been identified on the basis of the impact that the site will have on addressing the key issues identified in the assessment. Therefore, some key centres and local sites are also identified as having a high priority level. It is these projects/sites which should generally, if possible, be addressed within the short term (1-2 years).

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

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

Costs

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

- ◀ (L) -Low - less than £50k;
- ◀ (M) -Medium - £50k-£250k;
- ◀ (H) -High £250k and above.

These are based on Sport England's estimated facility costs which can be found at:
<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

Timescales

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

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

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Aim

Each action seeks to meet at least one of the three aims of the Strategy; **Enhance, Provide, Protect.**

BASILDON ANALYSIS AREA

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
11	Basildon Sporting Village	Football	Council / Everyone Active	Eight adult and four mini 7v7 pitches all rated as standard quality. The adult pitches have actual spare capacity amounting to two match equivalent sessions; the mini 7v7 pitches have actual spare capacity amounting to one match equivalent session. The site suffers from significant drainage issues.	Look to improve quality of pitches through addressing drainage issues to further increase capacity.	FA Everyone Active	Hub site	H	S	M	Protect Enhance
		3G		Six smaller sized 3G pitches that are floodlit and well used.	Ensure pitches are maintained to a high standard to continue to meet demand and ensure a sinking fund is in place for long-term sustainability.	FA Everyone Active		L	L	L	
		Cricket		Two standalone NTPs rated as standard quality. Used by one club as well as by Last Man Stands.	Ensure quality remains sufficient for competitive play and resurface wicket when required.	ECB Everyone Active		L	L	L	
		Sand AGP		A full size sand-based AGP that is floodlit and used by Basildon HC for all training and matches.	Protect as a hockey suitable surface.	EH Everyone Active		H	L	L	
					Explore resurfacing in the near future and ensure a sinking fund is in place for long-term sustainability.			H	M	M	
					Improve access to ancillary facilities to support post-match activities.			H	S	L	
					Provide Basildon HC with greater security of tenure.			H	S	L	
		Bowls		Two standard quality greens, used by Gloucester Park & Murrayfield BC.	Improve green quality by correcting uneven surface.	England Bowls Everyone Active		L	S	L	
		Tennis		Six floodlit macadam courts, good quality.	Sustain court quality.	LTA Everyone Active		L	L	L	
Netball	Twelve floodlit macadam courts rated as good quality. High netball demand at site, with competitive matches played during both summer and winter months.	Sustain court quality and assess current maintenance regimes to prevent moss build up on courts.	England Netball Everyone Active	M	L	L					
Athletics	One eight lane, floodlit, 400 metre track assessed as poor. Used by Basildon Athletics Club, with 688 members.	Retain track for continued club use and seek to rectify quality issues through resurfacing the track.	England Athletics Everyone Active	H	L	L					
15	Berry Boys Football Club	Football	Sports club	One adult pitch that is standard. Played to capacity by youth 11v11 teams.	Reconfigure pitch to better accommodate youth 11v11 demand.	FA Club	Local site	M	S	L	Protect
21	De La Salle School	Football	School	One adult and one youth 11v11 pitch, both rated as standard quality. No community use is allowed.	Explore options with the School in regards to enabling community use given local shortfalls.	FA School	Local site	L	S	L	Protect
		Rugby union		One poor quality senior pitch with no community use.	Retain for curricular and extra-curricular activity and improve quality where possible.	RFU School		L	L	L	
		Tennis		Three macadam courts assessed as good quality, without floodlighting. No community use is allowed.	Retain for curricular and extra-curricular activity.	LTA School		L	L	L	
		Netball		One standard quality macadam court which is unavailable for community use.	Retain for curricular and extra-curricular activity.	England Netball School		L	L	L	

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim	
24	Eversley Leisure Centre	Football	Council	Four adult, one youth 11v11, one youth 9v9, two mini 7v7 and one mini 5v5 pitch all rated at poor quality. The youth 11v11 pitch is overplayed by three match equivalent sessions, whereas the youth 9v9 pitch and the mini 5v5 pitches are overplayed by 1.5 match equivalent sessions. Actual spare capacity on the adult pitches discounted due to quality.	Improve pitch quality to provide actual spare capacity on the adult pitches and to reduce overplay on the youth 11v11 pitch and to fully alleviate overplay on the youth 9v9 pitch and mini 5v5 pitch.	FA	Key centre	H	S	L	Protect Enhance	
					Re-configure adult pitches to create additional youth 11v11 pitches in order to transfer remaining overplay from existing youth 11v11 pitch.			M	S	L		
					A full size 3G pitch rated as good quality having been provided in 2018. FA registered to host competitive football.			Ensure pitch is maintained to a high standard to continue to meet demand and prolong carpet life.	M	L		L
					Ensure a sinking fund is in place for repairs and future refurbishment.			H	L	L		
		Ensure FA testing every three years so that the pitch can continue to accommodate competitive demand and attempt to maximise usage. .		H	M			L				
3G												
27	Fryerns Open Space	Football	Council	One adult and one mini 7v7 pitch, both assessed as standard quality. The adult pitch has 0.5 match equivalent sessions of actual spare capacity; the mini 7v7 pitch has one match equivalent session of actual spare capacity.	Consider rationalisation of site in order to create bigger, better quality multi-pitch hub sites.	FA	Local site	L	L	L	Enhance	
28	Gloucester Park	Cycling	Council	An area used for informal BMX activity.	Retain area and maintain to a good standard to accommodate demand.	British Cycling	Local site	L	L	L	Protect	
29	Great Berry Open Space	Football	Council	One adult and one mini 7v7 pitch rated as standard quality. Both pitches have actual spare capacity of one match equivalent session.	Consider rationalisation of site in order to create bigger, better quality multi-pitch hub sites.	FA	Local site	L	L	L	Enhance	
30	Great Berry Primary School	Football	School	One mini 7v7 pitch rated as poor quality that is unavailable for community use.	Look to improve pitch quality to better accommodate curricular demand.	FA School	Local site	L	L	L	Protect	
		Sand AGP		A small sized sand based AGP that is unavailable and not floodlit.	Retain for curricular and extra-curricular demand.	FA School		L	L	L		
31	Greensted Junior School	Football	School	One mini 7v7 pitch rated as standard quality. Not available for community use.	Retain for curricular and extra-curricular demand.	FA School	Local site	L	L	L	Protect	
33	Holy Cross Recreation Ground	Football	Council	Five adult and one youth 9v9 pitch all rated as poor quality. The youth 9v9 pitch is overplayed by 0.5 match equivalent sessions, whilst spare capacity of the adult pitches is discounted due to quality.	Improve pitch quality first and foremost through drainage work to eradicate overplay of the youth 9v9 pitch and to provide actual spare capacity on the adult pitches.	FA	Key centre	H	S	M	Protect Enhance	
		Cricket		One standard grass square with eight wickets, used by Basildon & Pitsea CC. Capacity exists for one additional senior team. The ancillary facilities are identified as being of poor quality.	Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand. Improve ancillary facilities.	ECB		M	L	L		
		Rugby union		A poor quality senior pitch that is used as an overspill venue by Basildon RFC.	Improve pitch quality to enable the Club to transfer more demand, thus reducing overplay at its primary site.	RFU Club		H	S	L		

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
34	James Hornsby High School	Football	School	One adult, one youth 11v11, one mini 7v7 and two youth 9v9 pitches, all available for community use but rated as poor quality. The adult pitch is overplayed by one match equivalent session whilst the remaining pitches have actual spare capacity discounted due to quality.	Improve pitch quality to alleviate overplay.	FA School	Key centre	M	S	L	Protect Enhance
					Pursue security of tenure for club users via a community use agreement.			H	S	L	
		3G		One full size 3G pitch that is floodlit and rated as good quality. Pitch is FA registered and used for home fixtures by six teams.	Ensure pitch is maintained to a high standard to continue to meet demand and prolong carpet life.	FA School		H	L	L	
					Ensure a sinking fund is in place for repairs and future refurbishment.			H	L	L	
					Ensure FA testing every three years so that the pitch can continue to accommodate competitive demand and attempt to maximise usage for this activity.			H	M	L	
		Rugby union		One standard quality senior pitch which is available for community use but unused.	Retain for curricular and extra-curricular activity.	RFU School		L	L	L	
Netball	Two poor quality courts which are unavailable for community use.	Improve quality for curricular and extra-curricular activity should demand exist.	England Netball School	L	S	L					
35	Kent View Open Space	Football	Council	One adult pitch rated as standard quality. Pitch has 0.5 match equivalent sessions of actual spare capacity.	Consider rationalisation of site in order to create bigger, better quality multi-pitch hub sites.	FA	Local site	L	L	L	Protect Enhance
					Consider suitability of providing a MUGA on site given its location within a key area for recreational football.			M	S	M	
38	Langdon Hills Recreation Ground	Football	Council	Two adult pitches rated as standard quality. Pitches have 0.5 match equivalent sessions of actual spare capacity. Used by youth 11v11 teams.	Utilise actual spare capacity through future demand.	FA	Key centre	M	S	L	Protect Enhance
					Re-configure one of the pitches to accommodate youth 11v11 demand.			M	S	L	
		Cricket		One grass square with eight wickets rated as standard quality. Used by Grays CC but the square has capacity for two additional senior teams. The quality of ancillary facilities considered to be poor.	Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	ECB		M	S	L	
					Improve ancillary facilities.			H	M	M	
		Tennis		One good quality macadam court that is without floodlighting.	Sustain court quality or consider re-designation of space if it enables development of improved or additional courts elsewhere (ClubSpark)	LTA		L	L	L	
MUGA	One poor quality MUGA with no floodlighting.	Improve quality using contributions as part of rationalisation of other MUGAs within the Analysis Area and explore floodlighting options.	-	L	L	L					

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
39	Lee Chapel Primary School	Football	School	One mini 7v7 pitch rated as poor quality. Pitch is available for community use but is unused.	Improve quality for curricular and extra-curricular activity and explore if this attracts community demand.	FA School	Local site	L	M	L	Protect Enhance
		3G		One smaller sized 3G pitch, without floodlighting.	Retain for curricular and extra-curricular activity.	FA School		L	L	L	
40	Len Salmon Stadium	Football	Sports club	A good quality adult stadia pitch which meets requirements for Step 4 of the football pyramid. Used by Bowers & Pitsea FC, which has planning permission to develop a single-story building for changing facilities. In addition, a planning application is also being considered for the pitch to be converted to 3G.	Sustain pitch quality and ensure club users can progress through the football pyramid if required.	FA Club	Local site	M	L	L	Protect Enhance
					Support club in its ancillary facility aspirations.			M	S	M	
					Consider 3G pitch aspirations, with consideration to the competition it may provide to 3G provision currently being constructed at Eversley Leisure Centre.						
41	Lincewood Primary School	3G	School	A smaller sized 3G pitch without floodlights. No community use allowed.	Explore installation of floodlighting in order to increase usage and to enable community availability.	FA School	Local site	M	L	M	Protect Enhance
42	Markhams Chase	Football	Council	Two adult pitches rated as standard quality with 0.5 match equivalent sessions of actual spare capacity.	Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	FA	Local site	L	L	L	Protect
		MUGA		One poor quality MUGA with no floodlighting.	Given poor quality, consider for disposal as part of rationalisation of MUGAs in the Analysis Area.	-		L	L	L	Enhance
45	Mopsies Park	Cricket	Council / Sports club	One square with eight grass wickets and an accompanying NTP. Assessed as standard quality and operating at capacity. Used by Basildon & Pitsea CC via a weekly arrangement. Ancillary facilities are poor quality as are the training facilities.	Improve changing facilities and refurbish practice nets.	ECB	Local site	M	M	M	Protect Enhance
					Provide greater security of tenure for Basildon & Pitsea CC through a longer-term arrangement.			M	S	L	
		Bowls		One green rated as poor quality. Used by Pitsea and VCA Riverview which combined consists of 35 members.	Retain green and seek quality improvements to better cater for demand.	England Bowls		L	L	L	
		Tennis		Five macadam courts assessed as standard quality albeit with moss growth issues. Three of the courts are floodlit; used by Basildon TC.	Improve court quality via moss removal and consider re-surfacing courts in the near future.	LTA Club		L	M	M	
48	Pound Lane	Football	Council	One adult pitch rated as standard quality. Pitch has one match equivalent session of actual spare capacity.	Consider rationalisation of site in order to create bigger, better quality multi-pitch hub sites.	FA	Local site	L	L	L	Enhance
52	Swan Mead Park	Football	Council	One adult pitch rated as standard quality. Actual spare capacity amounting to 0.5 match equivalent sessions.	Consider rationalisation of site in order to create bigger, better quality multi-pitch hub sites.	FA	Local site	L	L	L	Enhance
		MUGA		One MUGA rated as standard quality, without floodlighting.	Consider for disposal as part of rationalisation of MUGAs in the Analysis Area.	-		L	L	L	

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
53	The Basildon Lower Academy	Football	School	Three adult, one mini 7v7 and one mini 5v5 pitch all rated as standard quality. The mini 5v5 pitch is used to capacity at peak time, whilst actual spare capacity on the adult and mini 7v7 pitches is discounted due to unsecure tenure.	Provide club users with a community use agreement to secure tenure and to provide actual spare capacity. Re-configure at least one of the adult pitches to better accommodate youth 11v11 demand.	FA School	Local site	H	S	L	Protect
		Cricket		A standalone NTP rated as standard quality. Not available for community use.	Retain for curricular and extra-curricular demand.	ECB School		M	S	L	
		Rugby union		Three senior pitches rated as standard quality. All three pitches are available for community use but are not used.	Retain for curricular and extra-curricular demand.	RFU School		L	L	L	
		Tennis		There are 11 macadam courts, all of which are standard quality and available for community use. Two of the courts are floodlit.	Retain for curricular and extra-curricular demand and explore options to encourage and maximise community, recreational demand.	LTA School		L	L	I	
		Netball		Five macadam courts all rated as standard quality. Available for community use but with little demand received.	Retain for curricular and extra-curricular demand.	England Netball School		L	L	L	
54	The Basildon Upper Academy	Football	School	One adult and one youth 11v11 pitch, both rated as standard quality. Actual spare capacity discounted due to unsecure tenure.	Provide club users with a community use agreement to secure tenure and to provide actual spare capacity.	FA School	Local site	H	S	I	Protect
		Cricket		A standalone NTP rated as standard quality. Not available for community use.	Retain for curricular and extra-curricular demand.	ECB School		L	L	L	
		Rugby union		One senior rugby pitch rated as standard quality. Pitch is available for community use but is not used.	Retain for curricular and extra-curricular demand.	RFU School		L	L	L	
		Netball		Seven macadam courts which are standard quality and available for community use albeit receive little demand. Two of the courts are floodlit.	Retain for curricular and extra-curricular demand.	England Netball School		L	L	L	
57	Woodlands School	Cricket	School	A standalone NTP which is available for community use. Rated as standard quality.	Retain for curricular and extra-curricular demand.	ECB School	Key centre	L	L	L	Protect
		3G		A good quality, full size, FA registered 3G pitch with floodlighting. Pitch was resurfaced in 2015 and is rated as good quality.	Ensure pitch is maintained to a high standard to continue to meet demand and prolong carpet life. Ensure a sinking fund is in place for repairs and future refurbishment. Ensure FA testing every three years so that the pitch can continue to accommodate competitive demand and attempt to maximise usage for this activity.	FA School		H	L	L	
								H	L	L	
								H	M	L	
Netball	Two standard quality courts with no floodlighting. Not available for community use.	Retain for curricular and extra-curricular demand and further explore community use aspects given that a community use agreement is in place.	England Netball School	L	L	L					

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
58	Whitmore Park	Tennis	Council	Two poor quality macadam courts with no floodlighting.	Improve quality to better accommodate and encourage recreational/informal tennis.	LTA	Local site	M	M	M	Protect Enhance
		Bowls		One green rated as poor quality, used by Whitmore BC. The clubhouse is also considered to be poor quality.	Improve quality through appropriate maintenance regimes.	Bowls England		L	S	L	
					Explore potential of clubhouse refurbishment/improvements.			M	M	L	
59	Club Kingswood	Tennis	Sports club	One good quality artificial turf court rated as good quality.	Sustain court quality.	LTA Sports club	Local site	L	L	L	Protect
60	David Lloyd Club (Basildon)	Tennis	Private	Two macadam and three artificial turf courts all rated as good quality. All courts are floodlit, with the two macadam courts being located under an air dome.	Sustain court quality for continued private use.	LTA	Local site	L	L	L	Protect
80	Barstable Open Space MUGA	MUGA	Council	One poor quality MUGA with no floodlighting.	Consider for disposal as part of rationalisation of MUGAs in the Analysis Area.	-	Local site	L	L	L	Enhance
81	Elm Green MUGA	MUGA	Council	One poor quality MUGA with no floodlighting.	Consider for disposal as part of rationalisation of MUGAs in the Analysis Area.	-	Local site	L	L	L	Enhance
82	Delmores Play Area MUGA	MUGA	Council	A MUGA without floodlighting rated as standard quality.	Improve quality using contributions as part of rationalisation of other MUGAs within the Analysis Area and explore floodlighting options.	-	Local site	M	M	M	Protect Enhance
83	Freshwater Drive MUGA	MUGA	Council	A MUGA without floodlighting rated as standard quality.	Improve quality using contributions as part of rationalisation of other MUGAs within the Analysis Area and explore floodlighting options.	-	Local site	M	M	M	Protect Enhance
					Explore installation of floodlighting.			M	M	L	
84	Fryerns Open Space MUGA	MUGA	Council	A floodlit MUGA rated as standard quality.	Improve quality using contributions as part of rationalisation of other MUGAs within the Analysis Area and explore floodlighting options.	-	Local site	M	M	M	Protect Enhance
86	Northlands Park MUGA	MUGA	Council	A poor quality MUGA with no floodlighting.	Consider for disposal as part of rationalisation of MUGAs in the Analysis Area.	-	Local site	L	L	L	Enhance
89	Somercotes, Elizabeth Way	MUGA	Council	A MUGA without floodlighting rated as standard quality.	Improve quality using contributions as part of rationalisation of other MUGAs within the Analysis Area and explore floodlighting options.	-	Local site	M	M	M	Protect Enhance
					Explore installation of floodlighting.			M	M	L	
93	Phoenix Primary School	Football	School	One youth 9v9 and one mini 7v7 pitch, both rated as standard quality. Actual spare capacity discounted due to unsecure tenure.	Provide club users with a community use agreement to secure tenure and to provide actual spare capacity.	FA School	Local site	M	S	I	Protect
94	Kingswood Primary School	Football	School	A mini 7v7 pitch rated as poor quality that is unavailable for community use.	Look to improve pitch quality where possible to accommodate curricular and extra-curricular demand.	FA School	Local site	L	L	L	Protect

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
95	Howard Park	Tennis	Council	One good quality macadam court with no floodlighting.	Sustain court quality or consider re-designation of space if it enables development of improved or additional courts elsewhere for the ClubSpark scheme.	LTA	Local Site	M	M	M	Protect Enhance
N/A	Basildon Golf Club	Golf	Private	An 18-hole golf course catering for 138 members.	Retain course and sustain quality through appropriate maintenance Explore opportunities to increase membership.	England Golf	Key centre	M L	L L	L L	Protect

BASILDON ANALYSIS AREA – GARDINERS LANE SOUTH SITES

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
8	Basildon Post Office Club	Football	Sports club	Two adult pitches and one youth 9v9 pitch, all rated as good quality. Actual spare capacity is discounted due to unsecure tenure because of an uncertain future. A feasibility study concludes that the Club should be amalgamated in situ at Gardiners Lane South.	Ensure the Club remains provided for in regards to the development of Gardiners Lane South, with any net loss of provision mitigated through the creation of new provision to equal or better quantity and quality.	FA Club	Hub site	H	M	H	Protect Enhance
					Ensure long-term future of the Club and its pitches are safeguarded to provide actual spare capacity.			H	L	L	
					Support the creation of a football hub site, with the provision of at least one full size 3G pitch and the potential for more in the future.			H	M	H	
9	Basildon Rugby Club	Rugby Union	Sports club	Two good quality senior pitches, one of which is floodlit. The floodlit pitch is overplayed by four match equivalent sessions, the non-floodlit pitch is overplayed by 0.25 match equivalent sessions. A feasibility study concludes that the Club should remain in situ at Gardiners Lane South, potentially sharing a World Rugby compliant 3G pitch.	Ensure the Club remains provided for in regards to the development of Gardiners Lane South, with any net loss of provision mitigated through the creation of new provision to equal or better quantity and quality.	RFU Club	Hub site	M	L	L	Protect Provide Enhance
					Support proposal for the Club to share a World Rugby compliant 3G pitch to alleviate overplay of grass pitches.			M	M	H	
					If a 3G pitch is not provided, look to alleviate shortfalls on this site through improving quality of pitches at Holy Cross Recreation Ground so that site can accommodate more demand from Basildon RFC.			M	L	M	
					Improve clubhouse facilities.			M	S	M	
10	Basildon Sport and Leisure Club	Football	Sports club	Three adult, one youth 11v11, one youth 9v9 and one mini 7v7 pitch, all rated as poor quality. The adult pitches and the youth 11v11 pitch are overplayed by 0.5 and 1.5 match equivalent sessions, respectively, whilst the youth pitch is played to capacity. Actual spare capacity on the mini 7v7 is discounted due to an uncertain future. A feasibility study concludes that the Club should be amalgamated in situ at Gardiners Lane South.	Ensure the Club remains provided for in regards to the development of Gardiners Lane South, with any net loss of provision mitigated through the creation of new provision to equal or better quantity and quality.	FA Club	Hub site	H	M	H	Protect Enhance
					Alleviate overplay through pitch quality improvements.			H	S	L	
					Support the creation of a football hub site, with the provision of at least one full size 3G pitch and the potential for more in the future.			H	M	H	

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
25	Ford Sports and Social Club	Football	Sports club	Seven good quality adult pitches with actual spare capacity discounted due to unsecure tenure. A feasibility study concludes that the pitches should be relocated to land in West Basildon.	Ensure provision is provided to an equal or better quality and quantity if the re-location takes place and secure tenure to provide actual spare capacity.	FA Club	Key centre	H	M	M	Protect Enhance
					Consider 3G pitch provision if a robust business plan warrants further development within the Basildon Analysis Area and is approved by the FA.			M	M	H	
		Cricket		One grass square with eight wickets, rated as standard quality. Square is not used by a club; however, is used sporadically by sports club members for friendly matches. A feasibility study concludes that the square should be relocated to land in West Basildon.	Assess need for the cricket square to be provided if the re-location takes place given lack of community demand.	ECB Club		H	S	L	
					If the square is not re-located, use contributions to improve alternative cricket provision within the locality.			H	S	L	
		Bowls		A good quality green used by Ford Sports BC, which has 57 members. A feasibility study does not include the provision of the bowling green in the potential re-location of the wider sports club.	Ensure the bowling club remains provided for as part of any potential re-location given that no other greens in the locality have capacity to accommodate a transfer of demand.	Bowls England Club		H	S	L	
Netball	One floodlit, macadam court rated as standard quality. No demand is perceived to exist, and a feasibility study does not include the provision of the court in the potential re-location of the wider sports club.	No objection to the loss of the court; however, contributions should be sought towards the maintenance/improvement of courts that are required i.e. those at Basildon Sporting Village.	England Netball Club	L	L	L					
55	The Stadium	Football	Sports Club	One standard quality stadia pitch which meets requirements for Step 5 of the football pyramid. Managed and used by Basildon United FC and also used by Chapel United FC. A feasibility study concludes that the Club should be amalgamated in situ at Gardiners Lane South.	Ensure the Club remains provided for in regards to the development of Gardiners Lane South, with any net loss of provision mitigated through the creation of new provision to equal or better quantity and quality.	FA Club	Hub site	L	L	L	Protect
					Ensure club users can progress through the football pyramid if required.			L	L	L	
					Support the creation of a football hub site, with the provision of at least one full size 3G pitch and the potential for more in the future.			H	M	H	

BILLERICAY ANALYSIS AREA

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
16	Billericay Cricket Club	Cricket	Sports club	Two grass squares both rated as good quality, one with 22 wickets and one with 16 wickets. Combined, they are overplayed by 96 match equivalent sessions per season. Used for County matches and tournament finals as well as by Billericay CC. Allocated for housing in the emerging Local Plan.	Ensure replacement provision to an equal or better quantity and quality if development goes ahead, with security of tenure provided to the Club.	ECB Club	Key centre	H	L	L	Protect Provide
					Provide NTPs in situ to reduce overplay.			M	S	L	
					To fully alleviate overplay, look to transfer more play onto Lake Meadows Park following quality improvements and/or seek usage of Hannakins Farm Community Centre.			M	S	L	
					Ensure any developments within the vicinity do not prejudice cricket, especially in relation to ball striking.			M	L	L	
17	Billericay School	3G	School	One good quality, full size, FA registered 3G pitch with floodlighting. Pitch was resurfaced in 2015 and is rated as good quality.	Ensure pitch is maintained to a high standard to continue to meet demand and prolong carpet life.	FA School	Key centre	H	L	L	Protect
					Ensure a sinking fund is in place for repairs and future refurbishment.			H	L	L	
					Ensure FA testing every three years so that the pitch can continue to accommodate competitive demand and attempt to maximise usage.			H	M	L	
		Tennis	Four good quality macadam courts. Courts have no floodlighting and are not available for community use.	Sustain quality for curricular and extra-curricular demand.	LTA School	L	L	L			
Netball	Four macadam courts rated as standard quality but without floodlighting. Open for community use but little demand.	Retain for curricular and extra-curricular demand.	England Netball School	L	L	L					
18	Billericay Town Football Club	Football	Sports club	One adult and one youth 11v11 pitch both rated as good quality. Club plays at Step 3 of the football pyramid, meaning spare capacity is discounted. The Club has an aspiration to improve its clubhouse and to replace the youth 11v11 pitch with a full size 3G pitch.	Retain actual spare capacity to protect quality.	FA Club	Key centre	M	L	L	Protect Provide Enhance
					Support club with plans to develop and 3G pitch ensure it is readily available for wider community demand.			H	S	H	
					If the 3G pitch is successful, consider creation of converting stadia pitch to 3G in order to create a double 3G pitch hub site.			M	L	H	
					Support club with clubhouse plans.			M	S	M	
23	Dukes Pitch	Football	Council	One youth 11v11, one youth 9v9 and one mini 7v7 pitch all rated as standard. Both the mini pitch and the youth 11v11 have actual spare capacity of one match equivalent session, whilst the youth 9v9 pitch is played to capacity at peak time.	Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	FA	Local site	M	S	L	Protect
25	Billericay Lawn Tennis Club	Tennis	Sports club	Seven standard and three good quality courts that are artificial turf and floodlit. Two are within an air dome. Allocated for housing in the emerging Local Plan.	Provide replacement provision to an equal or better quantity and quality, including adequate ancillary provision and security of tenure.	LTA Club	Local site	L	L	L	Protect Enhance

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
32	Hannakins Farm Community Centre	Football	Community organisation	Two adult, two youth 11v11, one youth 9v9, two mini 7v7 and one mini 5v5 pitch all rated as standard quality. The adult, mini 7v7 and mini 5v5 pitches all have actual spare capacity, whereas the youth 11v11 and youth 9v9 pitches are played to capacity at peak time.	Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	FA	Hub site	M	S	L	Protect Provide Enhance
		3G		One good quality, full size, FA registered 3G pitch with floodlighting. Pitch was resurfaced in 2017 and is rated as good quality.	Ensure pitch is maintained to a high standard to continue to meet demand.	FA Community organisation		H	L	L	
					Ensure a sinking fund is in place for repairs and future refurbishment.			H	L	L	
					Ensure FA testing every three years so that the pitch can continue to accommodate competitive demand and attempt to maximise usage.			H	M	L	
					Consider installation of a second full size 3G pitch to create a multi 3G pitch hub.			H	M	H	
		Cricket		One square with eight grass wickets rated as standard quality. Capacity exists for an additional senior team at peak time. Used by St Andrews CC, which has a lease agreement for three years.	Look to improve quality of square where possible through improved maintenance regimes. Improve security of tenure for St Andrews CC by extending lease. Explore potential of site accommodating some play from Billericay CC given overplay at it primary site.	ECB		M	M	L	
								M	S	L	
								M	S	L	
		Tennis		Two good quality courts and two poor quality courts. Good quality courts are artificial turf and are accompanied by floodlighting; the poor quality courts are macadam and are not floodlit.	Improve poor quality courts through resurfacing.	LTA		M	S	L	
		Netball		Two poor quality macadam courts with no floodlighting.	Improve court quality in line with the tennis court improvements.	England Netball		M	S	L	
37	Lake Meadows Park	Cricket	Council	One square with seven grass wickets, rated as poor quality. Used as a secondary venue by Billericay CC. Actual spare capacity discounted due to quality.	Look to improve quality of square through improved maintenance regimes so it can accommodate more play from Billericay CC in order to alleviate overplay at its primary site.	ECB	Key centre	M	S	L	Protect Enhance
		Bowls		One green rated as good quality.	Sustain green quality.	Bowls England		M	L	L	
		Tennis		Two standard quality macadam courts with no floodlighting.	Look to improve quality of courts and explore floodlighting opportunities, potentially for ClubSpark scheme, to increase recreational demand.	LTA		M	L	M	
		MUGA		One standard quality MUGA with no floodlighting.	Improve quality using contributions as part of rationalisation of other MUGAs within the Borough and explore floodlighting options. Explore installation of floodlighting.	-		M	M	M	
								M	M	L	

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
43	Mayflower High School	Football	School	Three adult pitches rated as standard quality that are unavailable for community use.	Explore community use options given local shortfalls.	FA School	Local site	M	S	L	Protect Provide
		Cricket		A standalone NTP which is unavailable for community use. Rated as standard quality.	Retain for curricular and extracurricular demand.	ECB School		L	L	L	
		Rugby Union		A poor quality senior pitch that is unavailable for community use.	Seek quality improvements through appropriate maintenance regimes to better accommodate curricular and extracurricular demand.	RFU School		L	S	L	
		Tennis		Four poor quality macadam courts that have no floodlighting and are not available for community use.	Look at refurbishment of courts to accommodate curricular and extra-curricular demand.	LTA School		L	S	L	
		Netball		Four poor quality macadam courts that have no floodlighting and are not available for community use.	Look at refurbishment of courts to accommodate curricular and extra-curricular demand.	England Netball School		L	S	L	
44	Mclaren Sports Ground (Dunton Playing Fields)	Football	Council	One youth 9v9, two mini 7v7 and one mini 5v5 pitch all rated as standard quality. Mini 7v7 pitches have actual spare capacity of two match equivalent sessions; remaining pitches are played to capacity at peak time.	Utilise actual spare capacity through the transfer of demand from overplayed sites or via future demand.	FA	Local site	L	S	L	Protect
49	Ramsden Bell House Recreation Ground	Football	Council	One youth 11v11 pitch rated as standard quality. No recorded use resulting in actual spare capacity of one match equivalent session per week.	Consider rationalisation of site in order to create bigger, better quality multi-pitch hub sites.	FA	Local site	L	L	L	Enhance
50	St Johns School	Football	School	A youth 9v9 pitch rated as standard quality and played to capacity.	Provide club users with a community use agreement to secure tenure and to provide actual spare capacity.	FA School	Local site	M	S	L	Protect Enhance
		Rugby Union		A senior pitch rated as poor quality and played to capacity through internal usage.	Seek quality improvements through appropriate maintenance regimes to better accommodate curricular and extracurricular demand.	RFU School		L	S	L	
		Tennis		One good quality macadam court with no floodlighting. Unavailable for community use.	Retain for curricular and extracurricular demand.	LTA School		L	L	L	
		Netball		One standard quality macadam court with no floodlighting. Unavailable for community use.	Retain for curricular and extracurricular demand.	England Netball School		L	L	L	
61	Stock Brook Country Club	Tennis	Private	Four good quality artificial turf courts that have floodlighting	Sustain quality for continued private use.	LTA	Local site	L	L	L	Protect
90	Steepleview Open Space MUGA	MUGA	Council	One poor quality MUGA with no floodlighting.	Due to likely shortfalls of MUGAs provision in the Analysis Area, look at options for refurbishment and consider floodlight installation is possible from a planning perspective.	-	Local site	M	M	M	Protect Enhance

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
N/A	Noak Hill Golf Club	Golf	Private	A short 9-hole course that is primarily used as a pay and play facility.	Retain course and sustain quality through appropriate maintenance Explore opportunities to maximise use.	England Golf	Local site	M L	L L	L L	Protect
N/A	Stock Brook Manor Golf Club	Golf	Private	Three 9-hole courses with a membership of 675 members.	Retain course and sustain quality through appropriate maintenance Explore opportunities to retain and increase membership.	England Golf	Local site	M L	L L	L L	Protect
N/A	The Burstead Golf Club	Golf	Private	An 18-hole golf course with a membership of 549 members.	Retain course and sustain quality through appropriate maintenance Explore opportunities to retain and increase membership.	England Golf	Local site	M L	L L	L L	Protect
-	Willowbrook Sports and Social Club	Rugby Union	Sports club	Two poor quality senior pitches that are used by Basildon RFC and are overplayed by five match equivalent sessions combined. The site sits just outside of Basildon, in Chelmsford.	Improve pitch quality to reduce overplay, primarily through drainage work. Refurbish clubhouse to bring it up to modern standards. Consider provision of a full size World Rugby complaint 3G pitch to enable training activity to take place away from grass pitches; or ensure the Club can access such provision off-site.	RFU Club	Key centre	H H M	S S S	M M H	Protect Enhance

WICKFORD ANALYSIS AREA

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
1	Abacus Primary School	Football	School	One mini 5v5 pitch rated as standard quality that is unavailable for community use.	Retain for curricular and extra-curricular demand.	FA School	Local site	L	L	L	Protect
6	Barn Hall Recreation Ground	Football	Council	One youth 9v9 pitch, one mini 7v7 and one mini 5v5 pitch all rated as standard quality. Each pitch has one match equivalent session of actual spare capacity, with no play on the mini 5v5 or youth 9v9 pitches. The site is expected to be allocated for development in the emerging Local Plan.	Explore lack of current demand and utilise actual spare capacity via transfer of demand from overplayed sites or through future demand.	FA	Local site	L	L	L	Protect
					If the site is allocated for development, ensure replacement provision to an equal or better quantity and quality in a suitable location.			H	M	M	
7	Bartlett Park	Football	Club	Two youth 9v9, two mini 7v7 and two mini 5v5 pitches all rated as standard quality. The mini 7v7 and youth 9v9 pitches have actual spare capacity of two and one match equivalent session respectively, whilst the 5v5 pitches are played to capacity at peak time. Aspirations are in place for the creation of an additional four youth 11v11 pitches on adjacent land.	Utilise actual spare capacity via transfer of demand from overplayed sites or through future demand.	FA	Key centre	M	L	L	Protect Provide
					Consider installation of a full size 3G pitch in order to reduce shortfalls in both Basildon and Rochford and if successful, consider making the site a double 3G pitch hub site.			H	M	H	
					Support plans for additional pitches to be provided.			L	S	M	
13	Beauchamps High School	Football	School	One adult pitch rated as poor quality and played to capacity as a result.	Improve pitch quality to provide actual spare capacity to the community.	FA	Key centre	M	S	L	Protect Enhance
					Provide club users with a community use agreement to secure tenure.			M	S	L	
		3G	A good quality, full size, FA registered 3G pitch with floodlighting. Surface was provided in 2018 and is rated as good quality.	Ensure pitch is maintained to a high standard to continue to meet demand and prolong carpet life.	FA School	H	L	L			
				Ensure a sinking fund is in place for repairs and future refurbishment.		H	L	L			
				Ensure FA testing every three years so the pitch can accommodate competitive play and attempt to maximise usage for this activity.		H	M	L			
Netball	Three netball courts that have now been lost as a result of an AGP development, with the School reporting that two new courts will be provided as a replacement.	Ensure the new courts are provided, encourage floodlight installation to maximise usage and explore community use options.	England Netball School	L	L	L					

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
20	Castledon School	Football	School	A mini 7v7 pitch rated as standard quality. Unavailable for community use. The School has aspirations to create a smaller sized 3G pitch.	Retain for curricular and extra-curricular demand and support plans for a 3G pitch to be provided if it benefits the wider footballing offer.	FA School	Local site	L	L	L	Protect
		Tennis		Four good quality macadam courts. No floodlighting and unavailable for community use.	Retain for curricular and extra-curricular demand.	LTA School		L	L	L	
		Netball		Four standard quality macadam courts. No floodlighting and unavailable for community use.	Retain for curricular and extra-curricular demand.	England Netball School		L	L	L	
22	Dick Patmore Memorial Sports Ground	Cricket	Sports club	A square with ten grass wickets rated as good quality. It is overplayed by 12 match sessions per season as a result of usage from Wickford CC.	Sustain quality of square.	ECB Sports club	Key centre	M	L	L	Protect Provide
					Consider installation of an NTP to accompany the grass wickets in order to alleviate overplay.			H	S	L	
					Ensure any new developments within the vicinity of the site do not prejudice cricket activity, especially in relation to ball striking.			H	S	L	
		Tennis		Three floodlit, artificial turf courts rated as standard quality. Used by Wickford TC, which has 80 members.	Sustain quality and seek improvements where possible through appropriate maintenance regimes.	LTA Sports club		M	L	L	
					Ensure a sinking fund is in place for repairs and future resurface.			M	L	L	
46	Nevendon Road Recreation Ground	Football	Council	One adult pitch rated as standard quality and played to capacity at peak time.	As a minimum, sustain current quality in order to retain demand.	FA	Local site	L	L	L	Protect
47	Nuffield Health at Bromfords Sports Centre	Football	Private	One adult and one youth 9v9 pitch rated as standard quality. Actual spare capacity discounted due to tenure issue.	Provide club users with a community use agreement to secure tenure and provide actual spare capacity.	FA	Local site	M	S	L	Protect
		Cricket		A standalone NTP which is available for community use and rated as standard.	Explore suitability for hosting non-traditional formats of the game.	ECB		L	L	L	

**BASILDON BOROUGH COUNCIL
PLAYING PITCH STRATEGY**

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
56	Wickford Memorial Park	Football	Council	Five adult, two youth 11v11 and one youth 9v9 pitch all rated as standard quality. Adult and youth 11v11 pitches both have actual spare capacity of 0.5 match equivalent sessions per week, whilst the youth 9v9 pitch is at capacity.	Ensure appropriate maintenance to sustain quality and seek improvements where possible given how important the site is for local football.	FA	Key centre	M	S	L	Protect Enhance
		Cricket		Two squares rented by Wickford CC; one with eight grass wickets and one with six grass wickets. Both have spare capacity and can be accessed by two additional senior teams at peak time.	Seek quality improvements through appropriate maintenance regimes.	ECB		M	S	L	
					With quality improvements, explore option of transferring additional play from Dick Patmore Memorial Sports Ground to reduce overplay at the site.			M	S	L	
		Bowls		One good quality green used by Memorial Park BC and Wickford BC.	Sustain quality of green through appropriate maintenance.	Bowls England		M	L	L	
					Explore options around providing toilet facilities for clubs using site.			M	S	L	
		Tennis		One poor quality macadam court with no floodlighting.	Look at refurbishment of court to provide opportunity for recreational/informal tennis given that the site is otherwise well used.	LTA		M	S	L	
Consider creation of additional courts for the ClubSpark scheme following disposal of others in the Borough.	M		M		M						
62	Cranfield Park	Football	Council	One youth 11v11 pitch rated as standard with actual spare capacity of one match equivalent session.	Look to transfer local youth 11v11 teams that are currently using adult pitches to the site.	FA	Local site	L	S	L	Protect
88	Shotgate Park MUGA	MUGA	Council	A standard quality MUGA with no floodlighting.	Due to likely shortfalls of MUGA provision, look at options for refurbishment and consider floodlight installation if possible.	-	Local site	M	M	M	Protect Enhance

BARLEYLANDS ANALYSIS AREA

Site ID	Site	Sport	Management	Current status	Recommended actions	Partners	Site hierarchy tier	Priority	Timescales	Cost	Aim
3	Barleylands Farm Site 1	Football	Private	<p>The land is designated for agricultural purposes, meaning the pitches have no security of tenure and can be removed at any time.</p> <p>Five adult, three youth 11v11, two youth 9v9, four mini 7v7 and three mini 5v5 pitches assessed as either standard or poor quality. The youth 11v11 and the mini 5v5 pitches are overplayed by 0.5 match equivalent sessions, whilst the youth 9v9 pitch is overplayed by 2.5 match equivalent sessions. Actual spare capacity on the remaining pitches are discounted due to unsecure tenure.</p>	Explore option of securing tenure or the site with the landowner; if this is not possible, ensure demand can be accommodated elsewhere through a combination of the creation of new grass pitches and new 3G provision.	FA	Hub site	H	S	L	Protect Enhance
					If tenure is secured, improve poor quality pitches to increase carrying capacity and alleviate overplay, and explore options to improve changing provision.			H	M	M	
4	Barleylands Farm Site 2	Football	Private	<p>The land is designated for agricultural purposes, meaning the pitches have no security of tenure and can be removed at any time.</p> <p>Four adult, five mini 5v5, four mini 7v7, three youth 11v11 and two youth 9v9 pitches, all rated as poor quality. The youth 11v11 pitches are overplayed by 4.5 match equivalent sessions per week, whilst remaining pitch types have capacity discounted due to unsecure tenure.</p>	Explore option of securing tenure or the site with the landowner; if this is not possible, ensure demand can be accommodated elsewhere through a combination of the creation of new grass pitches and new 3G provision.	FA	Hub site	H	S	L	Protect Enhance
					If tenure is secured, improve pitch quality to increase carrying capacity and alleviate overplay, and explore options to improve changing provision.			H	M	M	
5	Barleylands Farm Site 3	Football	Private	<p>The land is designated for agricultural purposes, meaning the pitches have no security of tenure and can be removed at any time.</p> <p>One adult and one youth 11v11 pitch rated as poor quality and two youth 9v9, one mini 7v7 and one youth 11v11 pitch rated as standard quality. No pitches are overplayed; however, any remaining capacity is discounted due to unsecure tenure.</p>	Explore option of securing tenure or the site with the landowner; if this is not possible, ensure demand can be accommodated elsewhere through a combination of the creation of new grass pitches and new 3G provision.	FA	Hub site	H	S	L	Protect Enhance
					If tenure is secured, improve pitch quality to increase carrying capacity and alleviate overplay, and explore options to improve changing provision.			H	M	M	

PART 6: DELIVER THE STRATEGY AND KEEP IT ROBUST AND UP TO DATE

Delivery

The PPS provides guidance for maintenance/management decisions and investment made across Basildon. By addressing issues identified in the Assessment Report and using the strategic framework presented in this Strategy, the current and future sporting and recreational needs of Basildon can be met. The Strategy identifies where there is a deficiency in provision and identifies how best to resolve this in the future.

Production of this Strategy is the start of the planning process. Successful Strategy implementation and the benefits to be gained depend upon regular engagement between all partners involved and the adoption of a mutually bought into, strategic approach. It is important that this document is used in a practical manner, supports engagement with partners and encourages partnerships to be developed, to ensure that outdoor sports facilities are regarded as a vital aspect of community life and which contribute to the achievement of Council priorities.

Each member of the Steering Group should take the lead to ensure the PPS is used and applied appropriately within their area of work and influence. The role of the Steering Group should not end with the completion of the PPS document.

To help ensure that the PPS is well used it should be regarded as the key document within the study area guiding the improvement and protection of playing pitch provision. It needs to be the document to which people and agencies regularly turn to for information in respect of how current demand should be met and what actions are required to improve the situation and meet future demand. To ensure that this is achieved the Steering Group need to have a clear understanding of how the PPS can be applied and therefore delivered.

The process of PPS development has already led to a number of benefits that assist its application and delivery. These include enhanced partnership work across different agendas and organisations, pooling of resources along with strengthened relationships and understanding between stakeholders, members of the Steering Group and the sporting community. The drivers behind the PPS and the work to develop the recommendations and action plan will have also highlighted, and helped the Steering Group to understand, the key areas to which its influence should be applied and strategy delivered enhanced.

Following sign off of the PPS, a short-term Action Plan should be prepared by the Council, in consultation with relevant partners, in order to distil the existing Action Plan and to give the Steering Group a short-term focus. This would then need to be revised through regular meetings.

Monitoring and updating

It is important that there is regular annual monitoring and review against the actions identified in the Strategy. This should be led by the Council and supported by all members of, and reported back to, the Steering Group. Understanding and learning lessons from how the PPS has been applied should be a key component of monitoring its delivery and be an on-going role of the steering group.

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The Steering Group that takes the PPS forward should be a sub-regional group made up of the four local authorities included within the study (potentially as well as Thurrock and Brentwood) as well as other partners such as the NGBs, Active Essex and Essex County Council. This offers benefits in terms of joint working on strategic and cross-boundary issues and will also be more efficient in terms of administration when compared to each authority having its own individual Steering Group.

KKP will provide the tools used to produce the PPS to the Council as well as training on how to use such tools, such as the PPS database used to hold all information gathered. This will enable the monitoring and updating process to be carried out.

As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the steering group, Sport England and the NGBs will consider the PPS and the information on which it is based to be out of date.

The nature of the supply and in particular the demand for outdoor sports facilities will likely to have changed over the three years. Therefore, without any form of review and update within this time period it would be difficult to make the case that the supply and demand information and assessment work is sufficiently robust.

Ideally the PPS should be reviewed on an annual basis from the date it is formally signed off by the Steering Group. This will help to maintain the momentum and commitment built up during its development. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.

An annual review should not be regarded as a particular resource intensive task. However, it should highlight:

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

Once the PPS is complete the role of the Steering Group should evolve so that it:

- ◀ Acts as a focal point for promoting the value and importance of the PPS and outdoor sports provision in the area
- ◀ Monitors, evaluates and reviews progress with the delivery of the recommendations and action plan
- ◀ Shares lessons learnt from how the PPS has been used and how it has been applied to a variety of circumstances
- ◀ Ensures that the PPS is used effectively to input into any new opportunities to secure improved provision and influence relevant programmes and initiatives
- ◀ Maintains links between relevant parties with an interest in local outdoor sports provision;
- ◀ Reviews the need to update the PPS along with the supply and demand information and assessment work on which it is based. Further to review the group should either:
 - ◀ Provide a short annual progress and update paper;

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

- ◀ Provide a partial review focussing on particular sport, pitch type and/or sub area; or
- ◀ Lead a full review and update of the PPS document (including the supply and demand information and assessment details).

Alongside regular Steering Group meetings a good way to keep the PPS up to date and maintain relationships is to hold annual sport specific meetings with pitch sport NGBs and other relevant parties. These could be part of a process of updating key supply and demand information plus, if necessary, amending assessment work, tracking progress in respect of implementing action plan recommendations and highlighting new issues and opportunities.

Meetings could be timed to coincide with annual NGB affiliation processes. This would help to signal changes in the number and nature of sports clubs in the area. Other information that is already collected on a regular basis such as pitch booking records for local authority and other sites should also feed into these meetings.

NGBs will also be able to confirm any further performance quality assessments undertaken within the study area. Discussion with league secretaries may also indicate annual league meetings may be useful to attend to pick up on specific issues and/or enable a review of the relevant club details to be undertaken.


The Steering Group should regularly review and refresh area by area plans taking account of any improvements in pitch quality (and hence increases in pitch capacity) and also any new negotiations for community use of education sites in the future.

It is important that the Council maintains the data contained with the accompanying Playing Pitch Database. This will enable it to refresh and update area by area plans on a regular basis. The accompanying databases are intended to be refreshed on a season by season basis and it is important that there is cross-departmental work encompassing, for example, grounds maintenance and sports development departments, to ensure that this is achieved and that results inform subsequent annual sports facility development plans. Results should be shared with partners via a consultative mechanism.

Checklist

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

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

Stage E: Deliver the strategy and keep it robust and up to date	Tick 	
	Yes	Requires Attention
Step 9: Apply & deliver the strategy		
1. Are steering group members clear on how the PPS can be applied across a range of relevant areas?		
2. Is each member of the steering group committed to taking the lead to help ensure the PPS is used and applied appropriately within their area of work and influence?		

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3.	Has a process been put in place to ensure regular monitoring of how the recommendations and action plan are being delivered and the PPS is being applied?		
Step 10: Keep the strategy robust & up to date			
1.	Has a process been put in place to ensure the PPS is kept robust and up to date?		
2.	Does the process involve an annual update of the PPS?		
3.	Is the steering group to be maintained and is it clear of its on-going role?		
4.	Is regular liaison with the NGBs and other parties planned?		
5.	Has all the supply and demand information been collated and presented in a format (i.e. single document that can be filtered accordingly) that will help people to review it and highlight any changes?		
6.	Have any changes made to the Active Places Power data been fed back to Sport England?		

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

APPENDIX ONE: FUNDING PLAN

Funding opportunities¹¹

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

Awarding body	Description
Big Lottery Fund http://www.biglotteryfund.org.uk/	Big invests in community groups and to projects that improve health, education and the environment. For example, Awards for All which is for small Lottery grants of between £300 and £10,000.
Sport England The current funding streams will change throughout 2018/19 so refer to the website for the latest information: http://www.sportengland.org/funding/	Sport England is keen to marry funding with other organisations that provide financial support to create and strengthen the best sports projects. Applicants are encouraged to maximise the levels of other sources of funding, and projects that secure higher levels of partnership funding are more likely to be successful.
Football Foundation http://www.footballfoundation.org.uk/funding-schemes/	This trust provides financial help for football at all levels, from national stadia and FA Premier League clubs down to grass-roots local development.
Rugby Football Foundation http://www.rugbyfootballfoundation.org/index.php?option=com_content&view=article&id=14&Itemid=113	The Grant Match Scheme in particular provides easy-to-access grant funding for playing projects that contribute to the recruitment and retention of community rugby players. Grants are available on a 'match funding' 50:50 basis to support a proposed project. Projects eligible for funding include: 1. Pitch Facilities – Playing surface improvement, pitch improvement, rugby posts, floodlights. 2. Club House Facilities – Changing rooms, shower facilities, washroom/lavatory, and measures to facilitate segregation (e.g. women, juniors). 3. Equipment – Large capital equipment, pitch maintenance capital equipment (e.g. mowers). Other loan schemes are also available.
The England and Wales Cricket Trust https://www.ecb.co.uk/be-involved/club-support/club-funding	Interest Free Loan Scheme provides finance to clubs for capital projects and the Small Grant Scheme is also open to applications from affiliated cricket clubs.
EU Life Fund http://ec.europa.eu/environment/funding/intro_en.htm	LIFE is the EU's financial instrument supporting environmental and nature conservation projects throughout the EU.
National Hockey Foundation http://www.thenationalhockeyfoundation.com/	The Foundation primarily makes grants to a wide range of organisations that meet one of the areas of focus: Young people and hockey, Enabling the development of hockey at youth or community level.

¹¹ Up to date as of April 2017.

Community Asset Fund

Whether it's the park you run through, the hall you do classes in or the pitch you play on, welcoming and accessible spaces have a big impact on a person's experience – and likelihood of coming back. Traditional sports facilities where people spend time getting active are an important part of this, but it can be much wider too. It doesn't have to be a traditional space – or a traditional sport.

Sport England's Community Asset Fund is a programme dedicated to enhancing the spaces in the local community that give people the opportunity to be active. There are a number of things it wants to achieve with this investment, but most importantly it wants to help local organisations to create good customer experiences and financially sustainable facilities that benefit their community for years to come – which may mean providing help to get things up and running too.

While it continues to invest in projects that help people get into sport and increase the number who are regularly taking part, it is also looking to invest in projects that look beyond this to how sport and physical activity can – and does – change lives and becomes a force for social good.

This change in approach is in response to Sport England's Towards and Active Nation Strategy and its contribution towards delivering the five key outcomes:

- ◀ Physical wellbeing
- ◀ Mental wellbeing
- ◀ Individual development
- ◀ Social and community development
- ◀ Economic development

How much can you apply for:

- ◀ **Small-scale** investments typically ranging from £1,000 to £15,000. These will address emergency works due to something like storm or flood damage, or something unexpected that is stopping people from being able to stay active.
- ◀ **Medium-scale** investments typically ranging from £15,000 to £50,000. These will address more substantial charges, such as an upgrade to an existing facility or developing a new space in the community.

By exception, Sport England will also consider larger investments up to £150,000 when organisations can demonstrate a considerable impact or are targeting under-represented groups. They are also unlikely to have received Sport England funding previously.

If you think the Community Asset Fund might be for you, have a look at the Guide and Developing your Project documents at <http://sportengland.org/funding/community-asset-fund/>

Strategic Facilities Fund

Facilities are fundamental in providing more people with the opportunity to play sport. The supply of the right facilities in the right areas is key to getting more people to play sport. Sport England recognises the considerable financial pressures that local authorities are currently under and the need to strategically review and rationalise leisure stock so that cost effective and financially sustainable provision is available in the long-term.

BASILDON BOROUGH COUNCIL PLAYING PITCH STRATEGY

Sport England has a key role to play in the sector, from influencing the local strategic planning and review of sports facility provision to investing in major capital projects of strategic importance.

The Strategic Facilities Fund will direct capital investment into a number of key local authority projects that are identified through a strategic needs assessment and that have maximum impact on growing and sustaining community sport participation. These projects will be promoted as best practice in the delivery of quality and affordable facilities, whilst demonstrating long-term operational efficiencies. The fund will support projects that bring together multiple partners, including input from the public and private sectors and national governing bodies of sport (NGBs). The fund is also designed to encourage applicants and their partners to invest further capital and revenue funding to ensure sustainability. Sport England has allocated a budget of circa £30m of Lottery funding to award through this fund (2013-17).

Key features which applications must demonstrate are:

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

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

The Strategic Facilities Fund will prioritise projects that:

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

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

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Funder's requirements

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

- ◀ Identify need (i.e., why the Project is needed) and how the Project will address it.
- ◀ Articulate what difference the Project will make.
- ◀ Identify benefits, value for money and/or added value.
- ◀ Provide baseline information (i.e., the current situation).
- ◀ Articulate how the Project is consistent with local, regional and national policy.
- ◀ Financial need and project cost.
- ◀ Funding profile (i.e., Who's providing what? Unit and overall costs).
- ◀ Technical information and requirements (e.g., planning permission).
- ◀ Targets, outputs and/or outcomes (i.e., the situation after the Project/what the Project will achieve)
- ◀ Evidence of support from partners and stakeholders.
- ◀ Background/essential documentation (e.g., community use agreement).
- ◀ Assessment of risk.

Indicative costs

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

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

The costs are for the development of community sports facilities and are based on providing good quality sports facility based on the last quarter. The Facilities Costs are updated on the Sport England website every quarter. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead of Sport England.