

# Teignbridge Playing Pitch Strategy 2018-2023



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## Introduction

This Teignbridge Playing Pitch Strategy has been developed to identify playing pitch provision and needs. It employs the five stage approach detailed in the Playing Pitch Strategy Guidance published by Sport England in October 2013. A Steering Group of Key Stakeholders lead the task and comprised representatives from Sport England, The Rugby Football Union, England Hockey, England Cricket Board, Devon County Football Association, Teignbridge District Portfolio Holders of Planning and Housing; and Leisure and Recreation, and Council Officers from Planning; and Greenspaces and Active Leisure.

The work from this study will feed into a review of the Local Plan by providing an evidence base to protect, enhance and provide playing pitches and ancillary facilities in Teignbridge. In doing so, it will inform infrastructure planning and associated developer contributions where appropriate. It will also help to make the case for deploying other forms of funding, including funding that might be secured through the preparation of bids; and developer contributions.

## Key findings and issues

In overall terms participation in sport is strong in Teignbridge. Although nationally there had been a decline in participation in traditional formats of team based outdoor sport in the last few years, this has reversed in the last year. Teignbridge has followed the national trend which has seen a decline in the traditional forms of, for example adult football, but increases in the youth game, and in alternative forms of games. Hockey has proved an exception, where there has been an increase in participation in hockey of 36% since 2011/12 with an 80% at U16 club members. Clearly much still needs to be done locally to increase adult participation in team sport. The Challenge behind this Strategy is, therefore, to encourage more people to be more active and to improve social coherence and the quality of life for people in Teignbridge.

## Specific Local Issues from the assessment of need and supply

The Strategy was initiated by Teignbridge District Council (TDC) and takes account of the following local issues, many of which were identified prior to the PPS work, and which have been confirmed during the development the Strategy:

- The need for additional 3G provision for football matches and rugby training has been identified in the District. Due to the amount of interest in developing this type of facility, some prioritisation will be required and the PPS has set this out.
- For football there is a need for at least one more full size 3G pitch centrally located.
- A number of clubs in the District are in need of assistance to develop their facilities and their sport. The Strategy provides a basis for evaluating competing demands and directing investment where it will be most effective. At least four Clubs in Teignbridge have been unable to invest in their facilities as they are subject to leases due to expire and/or other reasons that may result in a need to be relocated.
- There has been a reduction in demand for adult 11 a side football and a small increase in youth football which may mean continuing the current practice of changing pitch configuration to give more youth pitches.
- For hockey there is an urgent need for a second sand based pitch. There are four hockey clubs, two of whom who play at the sand based pitch at Dawlish but this site is also used for football. Growth figures in participation in hockey, together with the results of the market segmentation analysis show latent demand for the sport, and current provision is not adequate to meet existing need.
- For rugby there is a need to determine the future of the largest club, Newton Abbot RFC, through either identifying an alternative site for development into a high quality rugby facility, or securing a longer lease on the existing site to enable investment in facilities to bring this up to standard.
- For cricket the main issue is accommodating games on the sites with highest demand, highest growth but limited room for physical expansion.
- For other sports the priority will be in finding the right location to encourage other sports to flourish.

## Sport Specific Key findings and issues

### Football

Findings relating to football pitch supply in Teignbridge are summarised below.

In the 2016/17 season, there are a total of 88 grass pitches, of which 4 are club use only and 84 grass pitches (marked out with goalposts) are openly available for community football use in 25 locations. These pitches have an additional total of 11 mini soccer pitches and 11 junior marked over them. This gives a total of 110 junior, adult pitches and mini soccer available for community use in Teignbridge. In addition to the above there are 12 pitches that have been identified as falling into disuse since the last Playing pitch strategy was undertaken. There are 23 primary school pitches on 20 primary school sites which are generally not available for public use.

The main strategic issues brought out in the study relating to football are;

- The need to develop a new 3G AGP centrally located to accommodate adult games, youth matches and practice sessions to relieve pressure on grass pitches and provide a better playing experience for the youth game.
- Secure the short and long term future of the South Dartmoor 3G facility as the current surface is now close to the end of its life span.
- To address pitches in the District which are particularly prone to flooding in prolonged periods of wet winter weather. These sites/ pitches include Abbrook Park, Bakers Park, Barley Park, Kingkerswell, Newton Abbot College, Chudleigh, Mortonhampstead, Teignmouth AFC and Teign Village Football Pitch.
- To address individual pitches on some sites which also have severe drainage issues, for example, Dawlish Leisure Centre and Decoy Park.
- To secure community use arrangements for the following unsecured sites- Dawlish Community College school pitch, Forches Cross, (an out of town site serving Newton Abbot College and Coombeshead Academy & Teign School – Part of the same Educational Trust) South Dartmoor Community College and Teignmouth Community School. Plus the two private schools which have informal unsecured arrangements in place for community use of their pitches - Stover School and Trinity School.
- To ensure that future funding (including potential Section 106 and Community Infrastructure Levy funding) is directed to secure investment in existing sites where quality and drainage are issues and to bring disused sites back into use, and /or new grass pitch provision, where needed. Such funding will also be used to secure new pitches for future shortfalls. Football Foundation and /or RFU funding will be needed to support the provision of one new 3G pitch centrally located.



- To operate a flexible approach to pitch marking to meet seasonal demand.

### Size of grass pitches

- The percentage split of Teignbridge based teams by age group in 2016/17 is 36% of teams adult, 64% youth and minis. When compared to the existing pitch supply, this would appear to be reasonably well balanced, as junior pitches can accommodate more youth games than full sized pitches can take adult games. There have already been moves made to re-configure pitches to prioritise supply of pitches suitable for youth football (U11 to U18) i.e. 9v9 and 11v11 youth pitches.

Overall the level of provision is adequate to meet existing demand but the problems of poor drainage, particularly in the 2015/16 season, means that existing supply is likely to be inadequate to meet demand during any future extended periods of wet weather. The Steering Group is of the view that enhancing to improve supply will not require additional land but could be accommodated through investment to improve drainage or maintenance of existing pitches and a transfer of activity onto one new 3G

pitches and away from grass. In line with the above, improvements will also be required in the quality and extent of changing provision if participation levels are to be maintained and improved.

One new 3G AGP is therefore required to provide league games, training opportunities for the clubs and take pressure off grass pitches. The FA feel that, with league games on AGPs for junior football a much more positive football experience and better quality play will make for better players. District wide, investment is needed in a 3G pitch and improvements to drainage and maintenance if the continued recruitment of youth players is to be sustained. The FA recommends that for 139 teams

(The number in Teignbridge) 3.4 AGPs are needed to cover training need. There are 2 AGPs currently available, one of which, Teignmouth Community College, is not full size and not suitable for Adult play. In addition there is a small sized 3G pitch at Coombeshead College. There remains a shortfall of AGP sites and a need to develop at least 1 new AGP in Teignbridge to meet the gaps in supply and the demand for this facility type for football. It should be remembered that the FAs model is theoretical model and factors such as distance, continuation of past practices and relations between clubs / other sports will impact on whether such provision will, in practice, meet current demand.

**Figure 2: Pitch size / Team comparison**

Size	Pitch Supply Number*	Percent	Teams operating in Teignbridge	
			Number	Percent
Senior	45	42%	50 (incl 7 female)	36%
Youth 11v11 & 9v9 And Mini 5v5 & 7v7 (Dedicated pitches)	65	58%	89 (incl 12 female)	64%
Total	110	100%	139 Teams (From 63 Teignbridge based clubs)	100%

\*Note that the same pitches are used for adult (male and female) and junior training and playing games.

The FA has a strategy, designed for urban areas, which recommends that 50% of mini Games should take place on 3G pitches which can accommodate small sided games, 5v5 and 7v7. In Teignbridge these are currently played on grass pitches and are subject to weather related cancellations, particularly on pitches prone to flooding. It is considered that the provision of a suitably placed 3G pitch would obviate the need for some of the centrally allocated small sided pitches to be marked over existing pitches, reducing the wear on these and securing more regular games. In the rural areas, where playing fields are not large enough to accommodate adult and small sided pitches, there would remain a need to mark out small sided pitches over adult pitches.

The assessment has identified the provision of 1 football match play compliant 3G AGP over the next 3 years. To be reviewed in 2020 at the time when the PPS will need to be formally reviewed. In addition, the new housing development at South West Exeter will require one additional 3G pitch, with shock pad to enable this to be match compliant for rugby, to be provided

**Figure 3: Football - impact of population change**

Age Group	No. football teams in 2016	Pop in age group 2016	Pop in age group 2023	Current Team Generation Rate	Pop change in age group	Potential change in football team no's
Adult Male	43	18,835	18,885	438	50	0
Adult Female	7	18,827	18,506	2690	-321	0
Youth & Mini	89	13,059	14,360	147	1,301	+9
Total	139					+9

to accommodate demand created specifically by this development. The need has also been identified in the Exeter Playing Pitch Strategy and any 3G pitch provision here should accord with the Exeter City's emerging PPS.

#### ***Potential population change in primary football age groups***

Whilst there is considerable development taking place in Teignbridge the population increases resulting from this will take time to feed through and there is not significant expected growth in the adult population of participation age within the period of this Strategy (up until 2023). There will be some growth in the younger age groups resulting in a projected need to accommodate at

least 9 additional youth and mini soccer teams. This would normally equate to one addition Youth and one additional mini soccer pitch. However, given the distribution of this future demand, it can be met from existing strategic reserves of capacity. It may be possible, once such major housing developments are underway, to provide some new pitches from disused sites, or from sites that are temporarily taken out of use for team sport.

Growth in participation in football will, therefore, be driven more from the initiatives initiated by clubs with the support of the FA. Other drivers will include the growing emphasis nationally on exercise, success in international



completion and school based initiatives to encourage participation. New approaches from clubs towards more casual participation will also help to see growth in informal forms of the game, possibly leading to movement into regular league based matches.

## Rugby

The number of adult pitches (12) available is, in theory, appropriate relative to the number of teams in Teignbridge-based rugby clubs (10 adult teams). In practice the poor state of some of these pitches, together with the heavy demands made on them for junior and colt games, means that supply and demand is sometimes imbalanced and there is no surplus capacity. There are issues of quality which, in some cases, has resulted in overplay of pitches.

From the findings of the study, the main strategic issues for Rugby to address are

- Determine the long term future of Newton Abbot Rugby Club, supporting the club with strategic discussions and, if possible, investment.
- Address the site capacity issues at Rackerhayes in the short term with

improved drainage and enhance floodlighting.

- Address the issue of the lack of on-site changing and social facilities at New Cross Rugby Club who use the site owned by Teign School.
- Recognise and support the site capacity issues at Bitton Park for Teignmouth RFC, and work collaboratively with partners to provide and promote more use of additional playing & training facilities at Broadmeadow for this club at their request.

There are four community clubs located in Teignbridge who have between them



*Figure 4: Rugby - impact of population change*

Age Group	No Rugby Teams 2016	Pop in age group 2016	Pop in age group 2023	Current Team Generation Rate	Pop change in age group	Potential change in rugby team no's
Senior Men	10	16,612	16,703	1,661	91	0
Senior Women	2	16,865	16,538	8,432	-327	0
Youth Boys	8	4,272	4,539	534	267	0.5
Youth Girls	3	3,808	4,008	1,270	200	0
Mini/Midi Mixed	15	7,905	8,607	527	702	1.5



a total of 8 senior men's teams (including vets sides that play occasional friendly matches) and two women's teams which play regular fixtures. Adult teams play most matches on Saturdays and train on Tuesday and/or Thursday evenings. However, although the existing supply has had some recent investment with the support of, and funding from, the RFU, additional investment is needed to address outstanding issues of quality in relation to pitches and ancillary facilities. This is particularly the case at Newton Abbot Rugby Club, where investment has been held up by a lack of security of tenure, and Bitton Park, where additional investment is needed to support the work which has already been done to improve drainage, floodlighting and social facilities.

In addition to adult play, most of the available pitches also accommodate very extensive use - predominantly from 10am on Sunday mornings - by junior and colts age group teams (13-18yrs) and for mini rugby (7-12yrs) at Bitton Park and Newton Abbot Rugby Club. Teignmouth RFC have extensive use of Broadmeadow high quality pitches and floodlit training area, with new changing provision provided for their use. There is, however, still a need for

more areas to be put aside for mini / midi games to reduce the amount of over play on adult pitches.

Although the overall supply position indicates a sufficient supply, the pitches at Rackerhayes (Newton Abbot Rugby Club) and Bitton Park (Teignmouth RFC) are both over used, are not of the best quality and need investment in their ancillary facilities. Both of these sites are leased, limiting the potential to invest in them to achieve a higher standard of provision of pitch quality (NARFC) and changing (NARFC & TRFC). Provision for rugby at the highest level in Teignbridge is, therefore, inadequate.

#### ***Population projections and rugby team generation rates***

As with football, there is not significant expected growth in the adult population of participation age within the period of this Strategy (up until 2023). There will be some growth in the younger age groups resulting in a projected need to accommodate at least 2 additional youth and mini teams by 2023.

In recent seasons one or two clubs have also begun to introduce other forms of

the game, such as tag rugby, for younger children. In total 11 junior and colts' age group teams use the adult pitches or smaller pitches marked out either over the adult pitches on other grass areas on the eight grounds, plus there are over a hundred individual children engaged in playing mini rugby (boys and girls mixed). These population projections do not include the dramatic increase in female rugby, Touch Rugby (as distinct from Tag) and the new walking rugby growth.

#### **Hockey**

In the current season (2016/17), there is only one sand-based AGP pitch located in Teignbridge, at Dawlish Leisure Centre, identified for community use.

This full size hockey pitch at Dawlish Leisure Centre and is owned and maintained by the local authority. Since the conversion of the Teignmouth College AGP (a poor quality hockey match surface) to 3G in March 2016 there are now no other Sand-based AGPs within the District.

The main issues brought out through the study were;

- Address the need for one new full sized and centrally located Sand based AGP suitable for training and match play for Hockey in Teignbridge. On match days a More than half of all 'home' games are played in other Districts. Two clubs currently play outside of the District for training and / or matches, possibly over 300 players
- New England Hockey Artificial Grass Playing Surface Policy means that Ashmoor HC will need to relocate to a suitable sand AGP for training within 3 to 5 years or sooner if possible
- Urgent need for a new sand based AGP, possible sited along the A38 corridor
- No sand AGP in Teignbridge available for hockey during the summer, as the only one site is altered into tennis courts, this prohibits informal hockey activity in the District
- Keep booking scheduling under review at the Dawlish sand AGP, allowing hockey clubs more access to training would enable the clubs to grow. This could involve displacing some football usage to the 3G AGP at Teignmouth if required.
- There are increasing numbers of

*Figure 5: Hockey - impact of population change*

Age Group	No Hockey Teams 2016	Pop in age group 2016	Pop in age group 2023	Current Team Generation Rate	Pop change in age group	Potential change in rugby team no's
Senior Men (16-55yrs)	6	28,151	26,844	4,692	-1307	0
Senior Women (16-55yrs)	6	28,863	27,151	4,811	-1,712	0
Junior Boys (11-15yrs)	8 estimated	3,367	3,918	421	551	+1
Junior Girls (11-15yrs)	12 estimated	3,107	3,403	260	296	+1

Women and young people playing hockey through better awareness of the club via local media and social media, through informal programmes like back to Hockey initiatives

- Due to a lack of access to suitable AGP facilities there is very little informal hockey activity in the District, despite there being a desire from clubs to offer informal hockey
- England Hockey's aspiration is to double participation in clubs by 2028, clubs in Teignbridge are currently at capacity and so without increasing access to facilities they are currently unable to grow.



There are four hockey clubs based in Teignbridge, two of whom play and train at the Dawlish pitch, and two who play out of the District. Dawlish Ladies and Teign Hockey Clubs both have the Dawlish Leisure Centre Pitch as their home ground. Ashmoor Hockey Club plays out of District at ISCA Community College, Topsham Road, Exeter and Newton Abbot Ladies Hockey Club play and train at Torquay Grammar School. The strategy recognises that nationally participation in the game has grown by 36% over the past five years – 80% at U 16 club level, and that the current position of ‘exporting’ demand from Teignbridge is not acceptable. Following the loss of the sand based pitch at Teignmouth College which was used for hockey training only there was initially only limited transference to the Dawlish pitch for hockey training, conflicts with other uses of this site have now been resolved and will be kept under review.

#### ***Potential population change in primary hockey age groups***

Despite the growth in housing in Teignbridge there is a projected decline in the adult population of participation age within the period of this Strategy (up

until 2023). There will be some growth in the younger age groups resulting in a projected need to accommodate at least 2 additional youth teams by 2023. England Hockey’s aspiration is to double club membership by 2028 by increasing the hockey offer; both through formal league and informal opportunities like Pay & Play.

#### **Cricket**

In the 2016 season, 13 grass pitches were identified as available for community cricket use at 13 sites in Teignbridge. A further 4 sites – Tedburn St Mary, Stover School, Teignmouth School and Teign School, have non-turf pitches only.

13 grass pitches and 2 NTP (Tedburn St Mary and Stover) were used in 2016 by 53 adult teams in Teignbridge-based clubs playing in Saturday and Sunday leagues and midweek Friendlies. These grass pitches (and 13 non turf pitches in the District) also accommodated matches and training for a further 42 junior age group community club teams plus school teams. In terms of community teams (95 approx.), this equates to an average of 7.3 teams for every grass pitch.

Five sites in the District (Bovey Tracey, Ipplepen, Abbotkerswell, Ashburton and Kenn) are at or over capacity. These represent some of the most successful clubs in the District but, as a result, whilst

***Figure 6: Cricket - impact of population change***

Age Group	No Cricket Teams 2016	Pop in age group 2016	Pop in age group 2023	Current Team Generation Rate	Pop change in age group	Potential change in rugby team no's
Open Age Men's	52	26,635	25,339	512	-1296	-2
Open Age Women's	1	27,558	25,820	27,558	-1738	0
Junior Boys	39	8,421	9,114	215	693	+3
Junior Girls	3	7,564	8,039	2,520	475	0

there is an overall adequacy of supply, there is still the need for investment in expanded facilities on the sites that are currently under pressure.

Pitches in Teignbridge also accommodate an element of 'imported' demand - i.e. displaced demand from neighbouring Districts.

From the study the main issues for cricket that need to be addressed are;

- The successful clubs in the District are now at or beyond capacity. Investment needs to be made in additional and or replacement Non-turf pitches at these sites, i.e. Kenn CC, Ipplepen CC, Bovey Tracey CC and Ashburton CC
- The enhancement of a number of cricket clubhouse facilities – See action plan. Six clubs have highlighted the need for refurbishment, re-siting or rebuilding facilities.
- There is a key requirement to enhance aged practice facilities at a number of clubs in the area.
- Additional practice nets need to be provided to help develop skills for

younger players at overused sites e.g. Ipplepen

- The majority of indoor cricket practice currently takes place outside the District, consideration should be given to expanding such facilities, e.g. at Coombeshead College, to accommodate more local demand
- Clubs that have 3rd or 4th XIs are in need of more secure tenure to enable long term planning. Most currently only have short term agreements
- Additional sites or suitable land for expansion need to be identified to accommodate "overspill" from successful clubs such as Bovey Tracey

### *Potential population change in primary Cricket age groups*

As with hockey, there is a projected decline in the adult population of participation age within the period of this Strategy (up until 2023). There will be some growth in the younger age groups resulting in a projected need to accommodate at least 3 additional youth teams by 2023.

In the last year the number of youth cricket teams has increased by four teams through the active promotion of the sport



by clubs in the community. The growth in population to 2023 will only see a small growth of 3 junior boys' teams and a potential fall of 2 adult men's teams. However, the ECB advises that an extra youth team per club is expected over the next 12 months. This would lift the number of junior age group teams by 18 new teams from the current 42 to 60.

The priorities for ECB's Development Team are to increase: participation, club membership, club affiliation, coaching roles and volunteering roles, together

with securing funding, promoting equity, and ensuring strong relationships with all counties.

### Other sports in Teignbridge

Teignbridge District Council has taken a proactive approach to accommodating and encouraging new sports in the District. The following are examples of team sports that have, or are establishing a foothold in Teignbridge;

#### Baseball

Baseball has been established in Teignbridge at Michaels Field for 2 seasons and bookings are currently being taken for the 2017/18 season. Newton Brewers Baseball club was founded in 2016 and plays in Division 2 of the South West Baseball League in the UK.

#### American Football

Teignbridge District Council has been approached through an expression of interest to convert one football pitch to American football. Two sites were identified, Bakers Park and Decoy Park. The latter was a site for the game some 20 years ago when it was played for 3 seasons. Enquiries are still at an early stage and so far, no firm proposals to

form a team have developed.

#### Softball & Rounders

Casual games of softball and rounders are played at Decoy Park. There are no regular bookings of leagues established.

#### Lacrosse

An enquiry was received from the British Lacrosse association to be involved in the strategy and the strategy remains open to accommodating requirements for lacrosse in the future.

#### Rugby League

There is currently one team in Teignbridge – The Teignbridge Trojans, who use the NARFC site at Homers Lane.

#### Touch Rugby

This takes place at NARFC and Teignmouth RFC

#### Future provision – All sports

A Challenge for the PPS to address is balancing the effect of trends in participation with the growth in the population in the relevant young age groups (around 8%) with the national decline in participation, (with the exception of hockey) of around 10%. These trends are based on Active People statistics. There is also likely to be a very limited

requirement to provide additional facilities to accommodate population growth within the period of this Strategy.

Because of the limited additional demand that will be created in the medium term from new housing growth, to sustain Participation in Teignbridge across all pitch sports the emphasis needs to be on improving the quality of experience at all levels. This will be through investment in existing sites, in a new 3G and a new sand AGP and in ancillary facilities and, where required, creation of new provision after further consultation. This is particularly where this is linked to a specific demand generated by significant new housing developments, e.g. South West Exeter.

National trends show a reduction in interest in taking part in sports that demand a commitment to regular attendance, in favour of a more casual involvement. This upward demand for informal forms of football and rugby, and shorter versions of cricket, will put increased pressure on 3G pitches and on indoor sports halls and cricket facilities. Currently hockey clubs cannot offer informal hockey in Teignbridge due to the lack of facilities Teignmouth College has already invested



in one 3G pitch but these trends would indicate that this type of facility, together with new Artificial surfaces suitable for Hockey and Non Turf Wickets for cricket, should continue to be the focus of future investment along with the drainage of the existing natural grass pitches and investment in changing and social facilities.

As well as the investments made by schools, e.g. the new 3G pitches at Teignmouth College and Coombeshead Academy, and National Governing Bodies, e.g. RFU investment in facilities and lighting at Bitton Park, there have been various other initiatives put forward in recent years to encourage the development of sport in Teignbridge. NARFC have self-funded remedial works to their training lights, pitches and facilities. There was a recent proposal by Newton Abbot Rugby Club and local Colleges to relocate to a sloping field (the lower area) at Forches Cross. Further consideration found this site too costly to develop the required facilities and this issue remains unresolved. Current proposals include an additional 3G football pitch at Devon FA and a new sand based pitch suitable for match hockey at either South Dartmoor College or Stover School to ease the exported demand.

If these are to be successful, and if they are to be supported by this Strategy, there needs to be full support from the National Governing Body, a sound business case and sufficient funding in place. Section 106 and Community Infrastructure Levy funding can sometimes form part of a funding package but can only support developments which have a very significant degree of community use, and these ordinarily need to be located in areas where Teignbridge is the planning Authority.

Whilst the above proposals are supported in principle, none have yet reached the stage of having met all these requirements. However, the Strategy is able to support the proposal for development of new 3G pitch for football, a new sand based pitch for hockey and additional non turf pitches for Cricket. These will enhance provision for Adult and youth participation in Teignbridge.



# Recommendations

## Introduction

The recommendations of this Playing Pitch Strategy for Teignbridge District Council are made in the context of the 2012 National Planning Policy Framework (NPPF) Paragraph 73 & 74, which is reflected within local planning policy of relevance to playing pitches in the Teignbridge Local Plan. A review of the Local Plan is underway and the following policy approaches are recommended for inclusion by the Steering Group they are separated out under the three headings of *Protect*, *Enhance* and *Provide*:

## Protect

1. Teignbridge has undertaken a Playing Pitch Strategy and assessed existing and future needs for pitch provision across the District. The firm conclusion is that there is an identified general need to retain existing playing fields. It is therefore recommended that the existing planning policy, including the Local Plan Policy should continue to be applied so that the Council will resist granting planning permission for any development which would lead to the loss, or would prejudice the use,

of a playing field or land last used as a playing field, including sites not currently marked out for sport. Where sites used by clubs are proving not viable and where these could be put to alternative use, then a proportion of capital receipts from disposals should be used to support equivalent provision in accordance with the aims and actions of this Strategy.

2. It is also recommended that the Council continue to work with strategic sports partners (Sport England and the National Governing Bodies of sport for playing pitch sports) to seek agreements to secure access for community sport at those sites in the District, i.e. School sites, Rackerhayes and Chudleigh Sports Centre where long term access is currently unsecured.
3. A large proportion of pitches in Teignbridge are managed by Parish Councils. In many cases they are leased to clubs who then undertake the maintenance. Where playing field sites are in the Council's ownership, the policy of securing community access through asset



transfer to community clubs and/or sports associations has been applied provided that:

- i) The facilities are assessed as of 'good' quality by the relevant governing bodies of sport prior to transfer, and
- ii) The transferee organization is able to demonstrate it has the

capacity and resources to maintain the facilities to good quality (and this forms part of any service level agreement).

- iii) It is recommended that the terms of future transfer agreements include incentives for the clubs to deliver sports development outcomes (e.g. grow numbers of teams, volunteering, and sporting opportunities for under-represented groups) that align with the Council's aims and objectives.
- 4. Ensure that any changes to levels of provision as recommended in the action plan of this strategy, reductions in numbers of pitches marked, changes in pitch sizes, re-emphasis towards training grids, are reversible to accommodate future need. This may not apply if sites are to be converted to other forms of public open space use.
- 5. Influence the design and specification of school facilities to ensure their suitability for school and community use, securing formal community use agreements at each site where opportunities arise, e.g. where works are funded by Sport

England or the NGB.

- 6. It is recommended the Council maintain its existing budget for playing pitch maintenance and affords this a higher priority in recognition of the contribution that outdoor sports make to meeting strategic aims and objectives for public health, education and community cohesion.

#### Enhance

- 1. It is recommended that the Council's leisure services assist Parish Councils in reviewing playing pitch maintenance regimes and specifications for out-sourced services annually in consultation with the relevant National Governing Bodies of sport to secure maximum value from this investment and ensure the budget is employed as effectively as possible to meet the specific requirements of different sports.
- 2. It is recommended that the Council work with strategic sports partners (Sport England and the relevant National Governing Bodies of sport) and with local stakeholders to implement priority enhancement projects on identified key sites for

each sport by September 2019.

- 3. Develop a strategic approach jointly with the relevant National Governing Bodies of sport to addressing the issue of pitch waterlogging, setting priorities for those sites where sporting benefit will be greatest from investment in maintenance and drainage improvement works in the long-term. Six sites by September 2018.
- 4. Contributions towards off-site improvements to existing pitches, or on-site provision of playing pitches, should continue to be sought under Section 106 of the Town and Country Planning Act 1990 or the Community Infrastructure Levy (CIL) mechanism from all qualifying housing developments as appropriate. Such contributions can only be applied where there is unrestricted community access. Clubs and National Governing Bodies should be aware of this requirement when seeking funding from these sources. Provision should also continue to be sought for on-going maintenance costs.
- 5. The Playing Pitch Strategy Steering

Group should meet annually to review progress against the Playing Pitch Strategy Action Plan and update the Action Plan and selection of priority enhancement projects to reflect material changes in the picture of playing pitch supply and demand in the District during the preceding 12 months, and commit to a full review 3 years post adoption of this work. Annually the data that is easy to capture to monitor changes in supply and demand should be reviewed (as set out in the guidance).

### Provide

1. Identify and act on opportunities to address the imbalance in distribution of accessible playing pitch facilities in the District created when new housing developments take place.
2. In assessing opportunities for new provision, prioritise facility types that can accommodate high levels of use and be adapted for informal and casual use, especially artificial grass pitches (for football, hockey, rugby) and non-turf pitch wickets and robust net systems for cricket in open access settings.
3. Ensure that new housing developments make a contribution to enhancing existing provision and/or creating new playing pitches on site where the scale justifies, and in accordance with Teignbridge Council's developer contributions policy.

## Action Plan

This section of the Playing Pitch Strategy identifies the priority sites for enhancement for each pitch sport, area specific actions and sports specific actions. A more comprehensive action plan for all sites can be found in Appendix A.

### Priority Sites

Based on discussions held at the Steering Group, feedback from Clubs, input from

the NGBs and discussions with Officers of the Council, The following sites are seen as potentially priorities for investment/ change of use in order to protect and enhance existing provision.

These priorities were set in October 2017 and are subject to ongoing action plan reviews and the results of consultation with clubs;



Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Priority 1 = high 3 = low	Year	Lead
Unspecified – new provision on A38 corridor	N/A	Hockey	Lack of sufficient sand AGPs in the District for hockey matches and training	One new sand AGP to be located on A 38 corridor	1		HE / TDC
New Provision	N/A	Football	Lack of suitable AGPs one new AGP needed	Possible Provision of new AGP at Devon FA pitch at Coach Road	1	2020	Devon FA
South West Exeter	N/A	Football and rugby	New AGP needed to meet demand of new housing development. Should accord with what the Exeter City emerging PPS will say	full size 3G that is both Football compliant (FA Register) and Rugby compliant (World Rugby 22)	1		TDC / ECC
Bakers Park	TDC	Newton Rovers FC & veterans	This site, whilst used for Football, has drainage issues and poor facilities.	Improve maintenance and facilities. Consideration could be given to returning this use back to a park if demand falls off.	2		TDC

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Priority 1= high 3 = low	Year	Lead
Bitton Park	TRC	Teignmouth Rugby Club	Poor Quality Pitch due to over use for training and matches.  Continue to enhance the ancillary facilities to support rugby provision.	Investigate design/Specification/Costings for new pitch drainage.  Enhance the range and quality of pitch maintenance equipment available to the club.  Work with TDC to formalise the use of Broadmeadow for training and matches.  Continue to develop clubhouse refurbishment and ancillary facilities.	1	2018/19	TRFC, RFU
Bovey Tracey Cricket Club	Parish Council and BTCC	Bovey Tracey Cricket Club	Changing facilities in need of improvement	The Cricket Club have plans to re-furbish their changing rooms	2		BTCC
Chudleigh Sports Centre	Trust	Ashburton FC Ashburton Acorns FC Chudleigh Athletic Youth FC Chudleigh Athletic FC plus training and casual games Chudleigh Cricket club	No lease at the moment due landowner housing development aspiration. Site is currently overplayed for football.	The lack of security of tenure puts 4 clubs at risk. Development masterplanning will help to address this matter.	2		Trust with developer
Denbury Playing fields	Parish Council	Newton United Ogwell Youth FC. Denbury Cricket Club	The Parish Council recognises that ancillary facilities are poor and wish to refurbish the changing rooms. Plans have now been submitted to re-build the pavilion They also wish to convert part of the site to allotments. There would be no loss of any existing pitches but a loss of 2 potential 5 a side pitches.	As the site is not fully utilised at present consider allowing the creation of the allotments together with the refurbishment of the changing facilities. Any loss of playing pitches would need to be balanced by replacements needed to supply demand.	1		Parish Council

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Priority 1= high 3 = low	Year	Lead
Forches Cross	Devon CC	Mainly school use and also Buckland Athletic FC	This is good site providing facilities for football and rugby which is currently not used to capacity due to its proximity to the Educational users, Low community use at present - only very occasional use of small area of total available	<p>The site is not being effectively utilized in its present for but may make a suitable dedicated Football or Rugby venue.</p> <p>A recent proposal to develop the lower area was not feasible due to topography and overhead power cables. However whole site use could ensure future community use while protecting schools occasional use and protect future of community rugby (and NARFC) working with the Colleges and TDC.</p> <p>There is also potential for other uses to ensure that the site is utilised more effectively, provided that this did not result in a net loss of pitches. Strategic Planning required for this site. Could be enhanced to make a multi-sports site to deliver community sport. There is a requirement for the colleges to lead on this.</p>	1	2018/19	Colleges DCC / TDC
Ipplepen Cricket Club	Ipplepen Cricket Club	Cricket	Pavilion in need of re-building New 3rd X1 pitch needed	Ipplepen CC have plans to re-build their pavilion. ICC are currently using Stover School – this it is artificial and some 7 miles from their ground. Having access to a grass pitch nearer would enable cricket to continue to prosper for youth teams, girls and ladies.	2	2019	Ipplepen Cricket Club



Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Priority 1= high 3 = low	Year	Lead
Newton Abbot Rugby Club	NARFC	Newton Abbot Rugby Club	Short term lease from private land owner – discussions ongoing, but strategic support may be required from TDC. If this is not resolved then support for finding a new site will be requested from TDC. Poor quality pitches with enhanced drainage required. Lack of quality floodlighting to enable training and matches. Improvements to the ancillary facilities to allow rugby and community use.	Leased from Sibelco, the Current lease is due to expire in 2029. Consideration to be given to the PPS SG and NGBs supporting the club in trying to extend the current lease arrangement to increase chances of securing funding.  There is a need to address; <ul style="list-style-type: none"> <li>• Design/Specification/Cost of drainage improvements.</li> <li>• Design/Specification/Cost of additional floodlighting.</li> <li>• Club to prioritise the projects within the ancillary facilities and cost these projects.</li> </ul>	1	2018/19	NARFC / Sibelco / RFU / TDC
Homers Lane	NARFC	Newton Abbot Rugby Club	Short term lease Poor quality pitch. No ancillary facilities No full pitch floodlighting.	Improve the maintenance of this pitch to improve capacity.  Investigate installing floodlighting on this site to support capacity issues at Rackerhayes. Replace derelict buildings to provide useable facilities for community sport.	1	2018/19	NARFC / Sibelco / TDC
New Cross Rugby Club	New Cross Rugby Club	Rugby	No Changing facilities on site	Changing facilities at the adjacent swimming pool are no longer available. Suitable alternative provision needs to be found.	1	2018/19	New Cross RFC

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Priority 1 = high 3 = low	Year	Lead
Stokeinteignhead CC	Stokeinteignhead CC	Cricket	Pavilion in need of re-build	Stokeinteignhead CC have plans to re-site and rebuild their pavilion	2		Stokeinteignhead CC
Shaldon Optimists CC	Shaldon Optimists CC	Cricket	Pavilion in need of re-build	Shaldon Optimists CC have plans to re-site and rebuild their pavilion	2		Shaldon Optimists CC
Teignmouth Football Club	TAFC	Club use only	The site is leased from Teignbridge District. Some difficulties have been experienced by the club in affording the site with the current level of use. Council support has been given and improvements have been achieved	Monitor sustainability and success of club on this site. Review Lease and facilities in Lease. Consideration could be given to relocation of the club to an alternative site with facilities appropriate to its current and potential league status. The site could potentially be disposed of for alternative use with a proportion of the receipts being used to support the objectives of this Strategy. The Club has proposals that it wishes to discuss with TDC which the club believes would make the site DDS compliant and help them to become financially stable and progress up the football pyramid. However, these alternatives must be reviewed by SG before a decision is taken.	2	2019/20	TFC
South Dartmoor Community College	School	Educational and community use	The 3G facility at the college is now over 10 years old and is now requiring major repairs to remain on the FA 3G Register. The surface needs to be relayed but the school has a lack of sinking fund to support this.	Discussions between the College, The FA and Football Foundation, with support from TDC are required to determine how to fund the resurface and secure the long term future of the facility.	1		College

These projects along with those in the site by site action plan will be an important consideration for Sport England and the sport national governing bodies when they are distributing funds. It will also help to inform effective deployment of Council resources like funding for sport facilities that is identified in the capital programme. However, the Council shouldn't be seen as the only source of money for projects identified in the strategy. Instead, it is a potential source of match and seed funding. An essential part of delivering any sport facility improvement is financial sustainability and it will often be important for the projects identified in the strategy to finance most or all of their own costs.

### New Provision

The priorities for Teignbridge in terms of new Playing Pitch provision are;

- One new Sand based AGP suitable for hockey to be located in the centre of the district. Current sites identified include South Dartmoor Community College and Stover School.
- One new 3G pitch to include a shock pad to allow it to be used for rugby; thus maximising potential community

benefit. The site currently identified is as a replacement for the grass stadium pitch at Devon FA, Coach Road.

- To identify a suitable location and additional provision on site for the new housing development in South West Exeter in partnership with Exeter CC.

## Policy recommendations

### New Developments

#### a) Policy basis

Where large scale built development is planned in the District, e.g. Houghton Barton, opportunities to secure contributions for new playing pitch provision should be sought. It is recognised that such new provision, whilst contributing to the overall supply, may well be entirely utilised by the demand created by the new development and may not, therefore, add to the overall strategic reserve.

In assessing opportunities for new provision in association with new developments, the policy will be to prioritise facility types that can accommodate high levels of use and be adapted for informal and casual use, especially artificial turf pitches (for football, hockey, rugby) and non-turf pitch wickets and robust net systems for cricket in open access settings.

Where required through planning policy, contributions towards off-site improvements to existing pitches, or on-site provision of playing pitches, should continue to be sought under Section 106 of the Town and Country Planning Act

1990. Provision should also continue to be sought for on-going maintenance. It is also recommended that the Council continue to work with strategic sports partners (Sport England and the national governing bodies of sport for playing pitch sports) to seek agreements to secure access for community sport at those sites in the District where long term access is currently insecure.

#### b) Methodology for calculating requirements for new provision

The PPS includes in its supply and demand calculations a figure for each sport which is used to predict the number of teams likely to result from a given population – The Team Generation Rate. This is calculated by comparing the existing number of team of a given type, e.g. adult football teams, from the population in that age range. The current team generation rate for men's adult football is 1,661, i.e. one new adult football team can be predicted for every increase in population of 1,661 in the relevant age range.

It is therefore possible to calculate the impact of new housing developments on the demand for adult football by



comparing the predicted increase in population against the Team Generation Rate (TGR) for each sport. This increased demand can be compared with the existing supply to determine if new provision will be required for each of the four team sports examined. If there is a current over capacity (the "Strategic Reserve") it may not be necessary to make additional provision, although

a contribution to increasing capacity of existing provision may be sought to protect the quality of the existing supply. If, however, the current supply is at capacity new provision will be required to accommodate the additional demand created by the new housing development. This calculation will need to be undertaken for each sport, and for each category of team within each sport. Typically Team generation rates for junior games are lower than senior (The TGR for Youth boys is 534, meaning that one new boys football team can be anticipated from a growth in the Youth boy population age group of 534).

Any new provision needed as a result of new housing developments will be provided in an appropriate location to meet the increase in local population. For some sports, e.g. Hockey, this could be new provision, or a contribution to existing or new provision, anywhere in the District. For Football, Rugby and Cricket it would be within the ward boundaries of the nearest major settlement to the location of the new provision. For football and cricket in rural areas it would normally be within the ward (or nearest adjacent ward) in which the new development is located.

Thus developer contribution requirements can be accurately and comprehensively calculated, taking account of existing supply, against the impact that any development will have on the demand for team sports. The use of the TGR does not require developers to make up existing shortfalls in supply, and investment to increase capacity for each sport may be met through new provision (Grass or artificial pitches) improvement to existing provision (maintenance and / or drainage, or investment in ancillary facilities, depending on the restricting factors on accommodating the additional demand).

### Strategy review

The members of the Playing Pitch Strategy Steering Group will agree a terms of a Memorandum of Understanding (MOU) to meet regularly (at least once a year) to review progress against the Playing Pitch Strategy Action Plan and to update the Action Plan and selection of priority enhancement projects. The MOU will include provision for the Playing Pitch Strategy to be reviewed annually to reflect material changes in the picture of playing pitch supply and demand in the District during

the preceding 12 months.

