



## **Healthy Communities Policy Advisory Group (SBDC)**

**Tuesday, 2 October 2018 at 6.00 pm**

**Room 6, Capswood, Oxford Road, Denham**

### **A G E N D A**

**Item**

1. Evacuation Procedure
2. Apologies for Absence
3. Minutes (*Pages 5 - 12*)

To approve the minutes of the Healthy Communities PAG held on 12 June 2018.

4. Declarations of Interest
5. Reports from Members

No written updates received.

6. Healthy Communities Update (*Pages 13 - 22*)
7. Community Lottery Performance (*Pages 23 - 28*)
8. Bucks Home Choice Allocation Policy (*Pages 29 - 32*)

*Appendix 1 (Pages 33 - 36)*

*Appendix 2 (Pages 37 - 82)*

9. Bath Road Depot (*Pages 83 - 92*)

10. Housing Strategy (*Pages 93 - 96*)

*Appendix A (Pages 97 - 158)*

11. Chiltern and South Bucks Playing Pitch Strategy (*Pages 159 - 272*)

*Appendix 1 - Chiltern and South Bucks Playing Pitch Strategy (Pages 273 - 376)*

12. Chiltern and South Bucks Open Space Strategy (*Pages 377 - 382*)

*Appendix 1 - Chiltern and South Bucks Open Space Strategy (Pages 383 - 512)*

13. Performance of the Leisure Provider: Annual Report (*Pages 513 - 516*)

*Appendix 1 (Pages 517 - 520)*

14. Exempt Information

To resolve that under Section 100(A)(4) of the Local Government Act 1972 the following item(s) of business is not for publication to the press or public on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act.

Paragraph 3      Information relating to the financial or business affairs of any particular persons (including the authority holding that information).

*Private Appendix 2 to Item 12 - GLL Management Accounts (Pages 521 - 522)*

*Reason for restriction: Paragraph 3*

**Note:** All reports will be updated orally at the meeting if appropriate and may be supplemented by additional reports at the Chairman's discretion.

**Membership: Healthy Communities Policy Advisory Group (SBDC)**

Councillors: P Hogan (Chairman)  
D Anthony  
P Bastiman  
M Bezzant  
Dr W Matthews  
D Pepler

**Date of next meeting – Wednesday, 21 November 2018**

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## **HEALTHY COMMUNITIES POLICY ADVISORY GROUP (SBDC)**

### **Meeting - 12 June 2018**

Present: P Hogan (Chairman)  
D Anthony and M Bezzant

Apologies for Dr W Matthews and D Pepler  
absence:

#### **55. MINUTES**

The minutes of the meeting held on 22 February 2018 were agreed as an accurate record.

#### **56. DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **57. REPORTS FROM MEMBERS**

The PAG received and noted the following written update:

1. Cllr D Pepler – Buckinghamshire Healthcare Trust. It was clarified that this update related to the meeting held 31 January 2018, the update provided at the previous PAG meeting related to the November 2017 meeting of the Healthcare Trust.

#### **58. HEALTHY COMMUNITIES UPDATE REPORT**

The PAG received an update report provided by the Head of Healthy Communities. During discussion the following points were discussed.

- Training courses undertaken by offices within the service which included two officers who had completed the Prince 2 project management training.
- The 84% in relation to nightly booked accommodation costs referred to the overall collection rate rather than based on a percentage of individuals. Members were advised that this figure was affected by particularly vulnerable clients or where there were other mitigating circumstances.
- A review of the Council's Gambling Act and Licensing Act 2003 Policy Statement which had been out for consultation were due to be discussed at the Licensing Committee on 21 June 2018.

It was **RESOLVED** that the report be noted.

#### **59. SUMMER YOUTH DIVERSIONARY PROJECTS**

The PAG received a report which looked at funding being allocated to support voluntary youth organisations in delivering diversionary activities throughout the summer school holiday period.

Members were advised that should it be approved local youth organisations would be contacted and invited to bid for funding. It was anticipated that should this funding be approved then additional funding/resource would be levered in through other external organisations.

It was clarified that the majority of children participating would be South Bucks residents although it would be difficult to prevent any children from outside the area accessing the activities.

Having considered the advice of the PAG, the Portfolio Holder **RESOLVED** to allocate £2,250 to support voluntary youth organisations in delivering diversionary activities throughout the summer school holiday periods.

#### 60. CHILTERN & SOUTH BUCKS PLAYING PITCH STRATEGY

The PAG received a report informing Members of the completion of the draft Chiltern and South Bucks Council Playing Pitch Strategy highlighting its key findings and recommendations. Members were asked to approve the draft strategy for public consultation with Town and Parish Councils, sports clubs and other agencies. The finalised strategy will inform the emerging Local Plan.

Members were taken through the key aims of the policy and advised of the liaison with National Sports Governing Bodies in producing the draft strategy. The Sport England sports facility calculator was used to ascertain the required number of sports specific playing pitches and this took into account predicted changes to the population and other wider demographics. The current demand shortfall and future demand shortfall could be seen on page 19 of the reports pack.

It was explained that following consultation the strategy would be presented to key stakeholders including Town and Parish Councils, sports clubs and local environmental community groups so that they were aware of its key findings and recommendations. The strategy would then go to Cabinet for approval alongside the Open Spaces Strategy in October 2018.

Members queried how overplaying was assessed with it having been noted that over the rugby union season the amount of pitches available meant a shortfall of 11 matches. It was confirmed that these matches would still take place however these resulted in the pitch being overplayed on or the match being played outside of the District. The Leisure and Community Manager would circulate the definition used by Sport England when calculating overplaying.

Having considered the advice of the PAG, the Portfolio Holder **RESOLVED** to approve the draft South Bucks and Chiltern Playing Pitch Strategy for public consultation.

#### 61. DESIGNATION OF AN AIR QUALITY MANAGEMENT AREA IN IVER

The PAG received a report on the designation of an air quality management area in Iver. The issue was discussed at the last meeting of the PAG on 22 February 2018 when it was agreed after careful consideration, to proceed with a consultation on the basis of an AQMA covering the area of the Parish boundary due to local circumstances and the cumulative impact of infrastructure projects and developments in the area. The consultation period ended on 31 March 2018.

It was clarified that an AQMA would not prevent development but was a further tool to ensure developers thought about and addressed air quality management where feasible. Appendix 4 on pages 137 – 141 of the reports pack contained the consultation responses with the vast majority (over 90%) agreeing with the Parish boundary being used. Two additional responses had been received as seen in appendices 5 and 6 on behalf of Woodlands Park Property Limited and Pinewood Studios Group. These raised valid points and were not in agreement with the AQMA boundary being the Parish boundary. The Officer explained that these are responded to in the report.

The PAG were advised that there is an existing AQMA in place along the M25 which would be set within a proposed Iver AQMA. The Officer stated that any new AQMA documentation would reflect the existing one. However, the ability to take actions on a motorway is much more restricted, remaining under the jurisdiction of Highways England.

If a too tightly focused AQMA area was to be designated this could result in traffic being pushed to another road/area affecting air quality there.

Members were advised of an AQMA which had been in place at Chesham (Chiltern District Council) for 10 years which was now on the verge of being undeclared. Trees had been requested to be planted when planning applications had been received and buildings set back from the road allowing ventilation. Retrofitted buses also contributed to cleaner air in that area. Many London boroughs have AQMAs which cover the entire borough.

Members believed that the cumulative impact from infrastructure projects and developments were enough to justify an appropriate judgement to declare the area, as consulted upon an AQMA covering the Parish boundary.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet the approval of the AQMA Order based on the Iver Parish boundary as consulted upon under section 83 (1) of the Environment Act 1995

## 62. JOINT FOOD AND HEALTH AND SAFETY BUSINESS PLANS

The PAG received a report seeking Members' approval for the adoption of the joint Food and Health and Safety Service Plan and Food and Safety Enforcement Policies for the year 2018/19.

The Food Standards Agency's (FSA) Code of Practice and the Health and Safety Executive (HSE) required local authorities to produce and publish an annual service plan that demonstrated how the authorities were working to deliver its food safety and health and safety services. The Office for Product Safety and Standards also required local authorities to produce and publish their enforcement policies and to ensure that they complied with the Regulator's Code.

The PAG was advised that the percentage of all eligible rated food premises (rating of 3 or better) continued to increase and was currently 96.4% for South Bucks District Council. Since their last inspection, 85.7% of food businesses in South Bucks DC improved their rating or stayed the same. The FSA was in the process of examining how regulatory interventions were delivered and officers would also be monitoring the impact of the UK's exit from the EU and any impact from a possible unitary authority being implemented.

It was clarified to members that routine inspections took place between 6 to 24 months driven by a risk assessment based on risks in food business, confidence in management and hygiene standards at the time of inspection. There was a cost involved in businesses requesting re-inspections so often these are left at existing ratings until the next inspection. New businesses had their inspections prioritised although there was no pre-licensing requirement to have been inspected prior to opening.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet that:

1. The joint Food and Health and Safety Service Plan be approved.
2. The Food and Health and Safety Enforcement Policies be approved.

## 63. UNAUTHORISED ENCAMPMENTS

The PAG was asked to consider and adopt the Thames Valley Police and Buckinghamshire County Council protocols for dealing with unauthorised encampments.

The PAG was advised that the protocols had been created to avoid confusion over which authority should lead and who held particular powers in certain circumstances. The purpose was to ensure that the right agency became involved at the correct time.

A Member spoke of another Local Authority who had achieved rolling injunctions on its vulnerable land and officers agreed to take this back and explore further. The potential to have by-laws introduced which had pre-emptive powers would also be looked at further by officers.

In relation to recommendation 2 as outlined in the report, Members were in agreement that a temporary tolerated site providing an area for police to move travellers on to should there be an incursion on private land would be beneficial for residents and therefore should be explored further.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet that:

1. The final decision to adopt the TVP and BCC protocols on unauthorised encampments be delegated to the Head of Healthy Communities in consultation with the Portfolio Holder for Healthy Communities.
2. Partnership work take place amongst all Bucks authorities to see if there is any scope to identify a tolerated temporary site(s) somewhere in Bucks to support the move on of unauthorised encampments.

#### 64. ASYLUM SEEKERS

The PAG considered a report which looked at adopting an agreement in principle with the Home Office to accommodate Asylum Seekers.

Coastal areas in the South East had been used as a base for asylum seekers but numbers had become increasingly high in those areas. The PAG was advised that private rented accommodation would be expensive for Clear Springs to find in the area and the Home Office had powers available to require the Councils to participate in a resettlement programme although would rather local authorities follow the 'in principle' agreement route.

The PAG believed that it was the correct action to adopt an in principle agreement with the Home Office, although added that local affordability may be a difficulty for Clear Springs when looking at accommodation options.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet that the final decision to adopt an 'in principle agreement' with the Home Office to accommodate Asylum Seekers be delegated to the Head of Healthy Communities in consultation with the Portfolio Holder for Healthy Communities.

#### 65. DRAFT DOMESTIC ABUSE STRATEGY 2018 - 2021

The PAG were asked to note the report and Domestic Abuse Strategy 2018-2021 and note the resolutions made by Cabinet at the meeting held on 17 April 2018 as seen on page 297 of the reports pack.

It was **RESOLVED** that the report be noted.

## 66. 2017/18 GRANT FUNDING REVIEW AND FUTURE PROPOSALS

The PAG received a report which detailed the key outcomes of the 2017/18 grants programme and also sought support to introduce a crowd funding initiative to help lever additional funding to support local community groups.

The grant funding had received positive feedback and had delivered positive outcomes to local community groups. It was clarified that Heart of Bucks administered the scheme with South Bucks DC assisted with promotion. The funding was advertised extensively through community networks, websites and to SBDC Councillors.

In relation to crowdfunding, The PAG noted whilst the scheme has a strong record of attracting additional funding into local authorities across the UK still but requested other providers be explored to ensure the 5% fee which Crowdfunder were charging on successful fundraising projects and the £10k cost to use their platform was competitive. Heart of Bucks had committed to supporting the project by matching the £10k investment from SBDC and CDC Community lottery scheme. Collectively these two funds would be joined together to establish an initial funding pot of £20k. It was proposed that a project team would be set up to report back to the Portfolio Holder to take the scheme forward.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet to:

1. Continue to deliver 2018/19 grant funding through Heart of Bucks with a contribution of £10,000 to be match funded.
2. Establish a project to deliver a crowd funding initiative in South Bucks in partnership with Heart of Bucks and Chiltern District Council to enable improved opportunities for the community, to be funded from resources within the existing community projects budget.

## 67. LEISURE CENTRE OPERATOR CONTRACT RENEWAL

The PAG received a report advising of the requirement to commence with the process of re-tendering the leisure centre operator and advise on the next steps in order to secure best value in appointing the next operator.

Members were advised that Bucks County Council had indicated that it would not be renewing the current user agreement for the Evreham Centre beyond 2021 which would leave the Beacon Centre as the only public leisure centre operated in South Bucks.

It was explained that using Max Associates to support the procurement process meant that the tender could be aimed at a limited number of proven companies in the sector. Members were advised that any final decision would involve Member agreement. More definitive timescales would be communicated with Members as they became clearer and a Members Working Group could be established to explore the priorities and needs of the new leisure contract for 2021 and beyond.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet to integrate the re-tendering of the next leisure centre operator contract with Chiltern District Council procurement framework in order to secure best value.

## 68. AFFORDABLE HOUSING CONTRIBUTIONS UPDATE

The PAG received a report which provided an update on the receipt and expenditure of section 106 Affordable Housing Contributions (AHCs) and to identify funds that were available for opportunities to deliver affordable housing, temporary or move-on accommodation.

An area of focus was to explore affordable housing opportunities and ways to move people out of temporary nightly accommodation.

Having considered the advice of the PAG, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet to:

1. Note the update on receipt and expenditure of Affordable Housing Contributions and the status of the existing schemes.
2. Agree to withdraw £358,248 of the allocated funding no longer required by existing schemes.
3. Agree to allocate £462,636 to temporary or move-on accommodation initiatives subject to final decisions on schemes being delegated to the Head of Healthy Communities in consultation with the Healthy Communities Portfolio Holder.

## 69. DOG AND PEST CONTROL CONTRACT

The PAG received a report which sought Members' approval to continue with the joint arrangements with the other Buckinghamshire authorities for dog control and stray dog collection and pest control and to tender for a new Framework Agreement to commence in June 2019.

The present Framework Agreement was due to end on 31 October 2018. It was clarified that Wycombe District Council managed the procurement of the framework whilst Chiltern and South Bucks District Councils provided the legal support. Services could be drawn from the framework as required by each Council.

It was clarified that dog fouling was incorporated into park control services although enforcement of this could be difficult. The dog warden would issue a fixed penalty notice if evidence was sufficient.

The Portfolio Holder requested that the draft Heads of Terms be revised to reflect costs incurred by South Bucks District Council. It was noted that the Heads of Terms also did not make reference to the legal charges made by South Bucks District Council.

The Principal Environmental Health Officer advised that clarification on the above would be circulated to the Portfolio Holder post meeting to inform the Cabinet recommendations.

Having considered the advice of the PAG, providing cost clarification for the Heads of Terms be provided electronically post meeting, the Portfolio Holder **AGREED** to **RECOMMEND** to Cabinet:

1. To call off a new Service Level Agreement for services under the existing terms and conditions comprising dog control, stray dog collection and pest control from the existing Framework Agreement between South Bucks DC, Aylesbury Vale DC, Wycombe DC and Chiltern DC.
2. To approve the development of a new joint Buckinghamshire Framework Agreement between South Bucks DC, Aylesbury Vale DC, Wycombe DC and Chiltern DC for services comprising dog control, stray dog collection, kennelling and rehoming and pest control to commence from 1<sup>st</sup> June 2019.

3. To agree to enter into an Inter District Authority Agreement (IAA) reflecting the Heads of Terms. To note the principles of the apportionment of procurement costs within existing budgets and agree that if additional funds are required in excess of £10,000, then further approval is sought from Members.
4. That delegated authority be given to the Head of Healthy Communities in consultation with the Head of Legal and Democratic Services and the relevant Portfolio Holder to approve the detailed terms of the IAA.
5. To tender for a four year Framework Agreement to commence from 1<sup>st</sup> June 2019 with the ability to call off Service Level Agreement for dog control, stray dog collection, kennelling and rehoming and pest control services.
6. That the Head of Healthy Communities be authorised to draw up tender documents for the agreed services to commence from 1<sup>st</sup> June 2019.
7. That the Head of Healthy Communities, in consultation with the Portfolio Holder for Healthy Communities, be authorised to accept the tender that represents best value and to call off specific Service Level Agreements for dog control, stray dog collection, kennelling and rehoming and pest control services.
8. That the Head of Healthy Communities, in consultation with the Portfolio Holder for Healthy Communities be authorised to call off additional Service Level Agreements for dog control, stray dog collection, kennelling and rehoming and pest control services within the period of the Framework Agreement on receipt of good performance.

The meeting terminated at 8.25 pm

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**SOUTH BUCKS DISTRICT COUNCIL – HEALTHY COMMUNITIES UPDATE - 10/08/18**

SUBJECT	UPDATE								
<b>Workforce Development</b>	<ul style="list-style-type: none"> <li>• All managers in the division completed the Senior Management Development Course, team leaders and officers attending the second tranche</li> <li>• 1 officer attending the 3<sup>rd</sup> year of a 5 year part time CIEH degree course</li> <li>• 2 officers successfully completed the CIH level 3 Homelessness course</li> <li>• All Housing Options Team undertaking training on the Homeless Reduction Act</li> <li>• 1 officers starting a Contract Management Diploma</li> <li>• Safeguarding, Health and Safety Business Continuity and Emergency Planning training delivered to council staff</li> <li>• 2 officers completed Prince 2 project management training</li> </ul> <p>Di Craft retired 31/7/18 with Rachel Davies now replacing her as the Senior Housing Options Officer  Housing Options Adviser appointed to replace Rachel  No appointment made to new Housing Enabling Projects Officer following advert. Post is being reviewed</p>								
<b>Affordable Housing Delivery</b>	<p>Main schemes ongoing:</p> <ul style="list-style-type: none"> <li>- <b><u>Denham Film Studios</u></b> - 63 flats for affordable rent and 27 for shared ownership (L&amp;Q) <b>Scheduled completion – Shared Ownership - Dec 2018 / Affordable rented Feb 2019</b></li> <li>- <b><u>Mill Lane, Taplow</u></b> - 40 flats for affordable rent and 20 for shared ownership (the affordable rent flats have a priority to applicants aged 55+) (Paradigm) <b>Scheduled completion Nov 2018</b></li> <li>- <b><u>L&amp;Q Former Sheltered Schemes</u></b> – Planning applications submitted for Mead House (Iver Heath) and Tower House (Iver) sites and application due for Colston Court site.</li> <li>- <b><u>Bath Road</u></b> – Scheme proceeding for 12 x modular homes and acquisition of 801 Bath Road to be converted to 2 x flats (all for temporary accommodation) <b>Scheduled completion for modular homes if Dec 2018. Conversion of 801 Bath Road delayed by damaged caused by trespassers.</b></li> <li>- <b><u>GX Police Station Site</u></b> – Planning application approved</li> </ul>								
<b>Bucks Home Choice</b>	<p>Number of households registered with SBDC on Bucks Home Choice = 440 (as at 4/09/18)  Breakdown of bedroom requirements:</p> <table> <tbody> <tr> <td>1 bedroom</td> <td>= 265</td> </tr> <tr> <td>2 bedroom</td> <td>= 92</td> </tr> <tr> <td>3 bedroom</td> <td>= 73</td> </tr> <tr> <td>4 bedroom</td> <td>= 6</td> </tr> </tbody> </table>	1 bedroom	= 265	2 bedroom	= 92	3 bedroom	= 73	4 bedroom	= 6
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	<p>Other = 4</p> <p>Lettings to date in SBDC 2018/19 via Bucks Home Choice (including average waiting time on Housing Register)</p> <p>Sheltered = 7 (11 months)</p> <p>1 bedroom = 26 (Flat = 10 months)</p> <p>2 bedroom = 31 (Flat = 9 months / House = 19 months)</p> <p>3 bedroom = 12 (House = 35 months)</p> <p>4 bedroom = 0</p> <p>Bucks Home Choice allocations policy is being reviewed by District Councils and a draft of the proposed revised policy is due to be reviewed by the CDC/SBDC legal service team on behalf of the four Districts. The final proposed policy will then be reported will be reported to Members for consideration in October 2018 before being issued for consultation.</p>																																																																						
<b>Homelessness</b>	<table border="1"> <thead> <tr> <th rowspan="2"><b>TYPE OF ACCOMMODATION</b></th> <th rowspan="2"><b>DESCRIPTION</b></th> <th colspan="6"><b>Number in TA (Snapshot)</b></th> </tr> <tr> <th><b>1/4/18</b></th> <th><b>1/5/18</b></th> <th><b>1/6/18</b></th> <th><b>1/7/18</b></th> <th><b>1/8/18</b></th> <th><b>1/9/18</b></th> </tr> </thead> <tbody> <tr> <td><b>Nightly Booked (B&amp;B)</b></td><td>Nightly booked and shared facilities</td><td><b>17</b></td><td><b>18</b></td><td><b>18</b></td><td><b>17</b></td><td><b>12</b></td><td><b>12</b></td></tr> <tr> <td><b>Nightly booked (S-contained)</b></td><td>Nightly booked and self-contained</td><td><b>19</b></td><td><b>20</b></td><td><b>17</b></td><td><b>16</b></td><td><b>12</b></td><td><b>10</b></td></tr> <tr> <td><b>GX Former Police Houses (Due to end December 2018)</b></td><td>Ex-Police Houses owned by SBDC and leased to Bucks HA</td><td><b>6</b></td><td><b>8</b></td><td><b>8</b></td><td><b>8</b></td><td><b>8</b></td><td><b>8</b></td></tr> <tr> <td><b>Private Sector Leasing Scheme</b></td><td>Properties leased by Paradigm from private owners</td><td><b>1</b></td><td><b>2</b></td><td><b>3</b></td><td><b>5</b></td><td><b>6</b></td><td><b>8</b></td></tr> <tr> <td><b>Paradigm Housing Stock</b></td><td>General needs housing in stock being used as TA</td><td><b>4</b></td><td><b>3</b></td><td><b>2</b></td><td><b>2</b></td><td><b>2</b></td><td><b>3</b></td></tr> <tr> <td><b>L&amp;Q Housing Stock</b></td><td>General needs housing in stock being used as TA</td><td><b>8</b></td><td><b>7</b></td><td><b>7</b></td><td><b>6</b></td><td><b>6</b></td><td><b>4</b></td></tr> <tr> <td><b>TOTAL</b></td><td></td><td><b>55</b></td><td><b>58</b></td><td><b>55</b></td><td><b>54</b></td><td><b>46</b></td><td><b>45</b></td></tr> </tbody> </table>	<b>TYPE OF ACCOMMODATION</b>	<b>DESCRIPTION</b>	<b>Number in TA (Snapshot)</b>						<b>1/4/18</b>	<b>1/5/18</b>	<b>1/6/18</b>	<b>1/7/18</b>	<b>1/8/18</b>	<b>1/9/18</b>	<b>Nightly Booked (B&amp;B)</b>	Nightly booked and shared facilities	<b>17</b>	<b>18</b>	<b>18</b>	<b>17</b>	<b>12</b>	<b>12</b>	<b>Nightly booked (S-contained)</b>	Nightly booked and self-contained	<b>19</b>	<b>20</b>	<b>17</b>	<b>16</b>	<b>12</b>	<b>10</b>	<b>GX Former Police Houses (Due to end December 2018)</b>	Ex-Police Houses owned by SBDC and leased to Bucks HA	<b>6</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>Private Sector Leasing Scheme</b>	Properties leased by Paradigm from private owners	<b>1</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>6</b>	<b>8</b>	<b>Paradigm Housing Stock</b>	General needs housing in stock being used as TA	<b>4</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>L&amp;Q Housing Stock</b>	General needs housing in stock being used as TA	<b>8</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>TOTAL</b>		<b>55</b>	<b>58</b>	<b>55</b>	<b>54</b>	<b>46</b>	<b>45</b>
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<b>Projected total net cost in 2018/19 based on potential scenarios</b>	
<b>Scenario</b>	<b>Projected Net Cost to SBDC 2018/2019</b>
55 persons accommodated at year end	<b>£379,390</b>
65 persons accommodated at year end	<b>£490,690</b>
Current net costs to SBDC 1/09/18	<b>£208,604</b>

**Bucks HA Acquisitions**  
-Bucks HA acquiring 3 x 1 bedroom properties supported by SBDC funding. Offer accepted on 2 x purchase to date.  
Funding agreement pending with Legal section.

**Gerrards Cross Former Police Houses**  
-These are now being de-commissioned ahead the re-development of the former Police Station site. It is anticipated that they will no longer be in use by December 2018.

**Nightly Booked Accommodation Costs**  
Last review meeting took place on 17th September 2018.  
This reported a collection rate of 90.5% recovery of payments due from applicants who left B&B during 2017/18. £71k remains outstanding of which £34k is owed by a case that has been referred for fraud investigation.  
Approximately 75% of payments of those still in nightly accommodation have been recovered with £19k on current cases still to recover.

**Homelessness Reviews/Appeals**  
Court of Appeal case (Piper) rejected the appeal against SBDC.  
There have been 4 x review requests determined to date by officers in 2018/19.

- 1 x cancelled by applicant after private rented accommodation secured
- 1 x suitability of accommodation review – accommodation deemed suitable on review
- 1 x review refused as request came in after statutory deadline
- 1 x review against cessation of duty following refusal of offer – upheld due to mitigating circumstances

There are 2 x reviews currently pending

	<p><b>Homelessness Reduction Act 2017</b></p> <ul style="list-style-type: none"> <li>- Implemented from 3<sup>rd</sup> April 2018 and now managing homelessness applications using the new homelessness prevention and relief duties.</li> <li>-Officers spending more time with each applicant developing Action Plans under new duties.</li> <li>-New HPA2 IT system supporting service delivery – Some issues with statistical reporting but these are being resolved. We will then be able to get a clearer picture of demands.</li> <li>-SBDC Homelessness PIs will need to be reviewed as some of the target timeframes are no longer applicable under the new Act provisions</li> </ul>
<b>Private Sector Housing and DFGs</b>	<ul style="list-style-type: none"> <li>- Extension to HMO Licensing is coming in from October 2018 and this will increase the number of HMOs we are required to licence. Currently working with Verso to get software in place to allow on-line registration etc. In general, we are seeing an increase in HMO enquiries/reports across Chiltern and South Bucks</li> <li>- DFG (Disabled Facilities) caseload of 55 x live cases (pre and post approval) as at the end of August 2018</li> </ul>
<b>Housing Related Support (formerly Supporting People) contracts</b>	<p>P3 has taken over from Connection Support as providers of Buckinghamshire Community Housing Support Service (formerly Floating Support). Transition arrangements have been put in place to minimise impact on clients.</p> <p>Merger of Connection Support and Padstones completed on 1<sup>st</sup> June 2018 and Novation Agreement approved for Connection Support to take over SLA</p>
<b>Licensing</b>	<ul style="list-style-type: none"> <li>• The draft Gambling Act 2005 Statement of Principles consultation period has now closed and will be considered by Cabinet before going to Council for adoption on 14<sup>th</sup> November 2018.</li> <li>• Licensing Act 2003 Policy is due to be considered and adopted by Council on 14<sup>th</sup> November 2018.</li> <li>• The team continue to work on providing safeguarding training to licensed private hire and hackney carriage drivers. 96% of drivers have now attended one of the two hour training sessions.</li> <li>• The new Animal Welfare Regulations 2018 come into force on 1<sup>st</sup> October 2018. This overhaul of animal licensing improves the way that the licensing regime is administered and standardises conditions across the country. The team has been working to ensure that they are prepared for its implementation.</li> </ul>
<b>Environmental Health – Business Support</b>	<ul style="list-style-type: none"> <li>• Continue to develop its mobile working capabilities and is currently critically reviewing current work to embed the savings arising from mobile working.</li> <li>• Enforcement action has been taken against a number of food businesses which haven't complied with food safety standards</li> <li>• Officers dealing with an increasing number of new food businesses opening up</li> </ul>

<b>EH - Public Protection:</b>	<ul style="list-style-type: none"> <li>• We continue to streamline our processes to respond to customers.</li> <li>• Work on the tenders for the dog and pest control contracts has started which will take the form of a Framework Agreement across Bucks and separate Service Level Agreements being called off by each local authority as necessary. South Bucks DC will continue with the areas of the contract it currently has.</li> <li>• Noise app continuing to work well. Since April 2018, 551 notification have been made using the Noise App with music and animals (barking dogs) making up nearly 50% of the notifications. Officers have reviewed the most efficient way to deal with these notifications making better use of admin staff to undertake the initial assessment.</li> <li>• The team are dealing with a number of complex cases in the District.</li> <li>• New member of staff has started and settled in well</li> <li>• BVS – First hearing in October.</li> </ul>
<b>EH Strategic Environment and Sustainability</b>	<ul style="list-style-type: none"> <li>• Air Quality Management Area Order now written and approved</li> <li>• Air Quality Management Area Order submitted to Secretary of State for Government approval.</li> <li>• Air Quality Action Plan will be developed for the Iver AQMA; however implementation will now occur in 2019/20 period.</li> <li>• IPPC inspections on schedule. Potential loss of 1 vapour recovery process due to reduction in volume of petrol.</li> <li>• Extensive work on Heathrow expansion, supporting the planning policy team in responding to consultations</li> <li>• Work with the HSPG (Heathrow Strategic Planning Group) in terms of mitigating environmental damage and impact.</li> <li>• Continue to provide constructive challenge to HS2 for work in relation to pre- construction phase and enabling works.</li> </ul>
<b>EH- Resilience</b>	<ul style="list-style-type: none"> <li>• Business Continuity audit completed – Substantial Assurance given.</li> <li>• Work on updating business impact assessments for individual services commenced.</li> <li>• Exercises planned to take place include individual service areas + Management Team</li> </ul>
<b>Community Safety</b>	<ul style="list-style-type: none"> <li>• One of the priorities within the CSP Partnership Plan is to reduce the fear of crime through effective communication. In order to work towards this the Community Safety team has started to produce a monthly newsletter highlighting the work of the team and partner agencies. This has been circulated to all District Councillors and via Twitter and Thames Valley Alert.</li> <li>• The team has also worked closely with Communications and produced a few videos for Youtube including bike marking, neighbourhood watch and the clear car campaign. Also working with TVP Comms to support their reducing demand campaign.</li> <li>• Throughout the summer the team has been out with the neighbourhood teams marking tools, bike marking, clear car campaign and offering crime reduction advice.</li> </ul>

	<ul style="list-style-type: none"> <li>The team has recently received training from Natwest and are now 'Friends against Scams'. This training and the link with Natwest will extend to community groups across both Districts which the teams will facilitate.</li> <li>Following the coroner's conclusion, a domestic homicide review has commenced into the death of Gurpreet Kaur. A DHR Panel has been established. It is expected that the report will be sent to the Home Office for review and approval in early 2019.</li> <li>The team has been out in the District with a local Area NHW Co-ordinator delivering letters in order to set up new schemes. This has been positive with new schemes established.</li> </ul>
<b>Community and Leisure</b>	<p><b>Outreach Community Activities</b></p> <ul style="list-style-type: none"> <li>Walking Football –Burnham Park)</li> <li>Military Fitness– Evreham Sport Centre A fun fitness class suitable for the whole family from years 11+ with body weight and resistance exercises done Suitable for beginners</li> <li>Outdoor Fitness Class– Wexham Park fun fitness class suitable for the whole family from years 11+ with body weight and resistance exercises done</li> <li>Yoga - New Denham Community Centre</li> <li>Yoga – , St Marks Church Hall Denham</li> <li>Pilates – Gerrards Cross Library</li> <li>Tai Chi – Burnham United Reformed Church</li> <li>Junior Playball Evreham Sports Centre and Beacon Sports Centre – a junior fitness class where playtime and activities are incorporated to develop your</li> <li>Yoga – Gerrards Cross</li> </ul> <p>The new 'Active Life' project is a programme of gentle exercise classes will be delivered in 3 sheltered accommodations facilities across South Bucks area. Each sheltered accommodation is managed by L&amp;Q Housing Association and provide 1 hour a week of gentle exercise with an additional 30mins after the class of social engagement through a coffee morning. A grant of £ 7,625 has been awarded by L&amp;Q which allow the programme to run for 7 months. The project commences on the 1<sup>st</sup> September 2018 and the classes are listed below. Gentle Exercise, Bodley House, Gentle Exercise, Three Gables, Seated Exercise, Warren Court, Tai Chi, Perry House,</p> <p><b>Leisure Centres</b></p> <p>A new floor was installed at Beacon Centre in July, the new bleacher seats are being installed w/c 6th August.</p> <p>GLL will be holding a Beacon Centre customer forum in the autumn to discuss the performance of the centre and gain</p>

	<p>customer feedback on potential improvements etc.</p> <p>New fire doors were installed at Evreham Centre following an audit, doors will also be installed at Beacon Centre after the theatre works have been completed.</p> <p><b>Riding for the Disabled</b></p> <p>Once again SBDC are working in partnership with South Bucks Riding for the Disabled Association in Fulmer to offer children with disabilities the opportunity to take park in horse riding. The sessions are every Tuesday in the summer holidays and are open for children 7-14.</p> <p><b>Be your Own Boss</b></p> <p>South Bucks District Council is part of a partnership project with Bucks Business First and several housing associations including L and Q to encourage residents to start their own businesses. The project will be launched late September/early October and will include the following: Enterprise days; 2 day short courses held in High Wycombe, Aylesbury and Amersham (residents can attend any location); mentoring; ongoing support through BBF membership; start-up networking events.</p> <p><b>Other Activities</b></p> <p>New older people guide is being finalised for Gerrards Cross and will be distributed shortly. Both the Burnham and Wexham &amp; Iver Guides continue to be distributed and well received in their respective areas</p> <p>Co-ordinating the Buckinghamshire social prescribing forum</p> <p>Completed public consultation on draft Playing pitch strategy, final strategy to be presented to Cabinet in 2018</p> <ul style="list-style-type: none"> <li>•</li> </ul>
<b>Lottery update</b>	<p>Chiltern &amp; South Buck Lottery continues to thrive, 668 tickets are sold weekly, 47 good causes are signed up. £21,465 is being raised for good causes.</p> <ul style="list-style-type: none"> <li>• To date £2,825 has been won, 7 of these being £250 winners. There was recently a £25,000 winner in Tonbridge Wells.</li> </ul>
<b>Heart of Bucks update</b>	<p>The Heart of Bucks Panel met on 7th August to decide on the funding applications received to the South Bucks Fund. £10,683 worth of applications were discussed (decisions not available at the time of writing).</p> <ul style="list-style-type: none"> <li>•</li> </ul>

Risks

Service Area	Description of Risk	Consequences	Mitigation Actions
Housing	<b>SR10 Affordable Housing</b> Homelessness increases 1. Current demand 2. Impact of the Homelessness Reduction Act 2017 3. Impact of benefit changes	Current 55 households in temporary accommodation. <ul style="list-style-type: none"> <li>• Extended duty to provide advice and assistance to prevent and relief of homelessness.</li> <li>• Duty to accept applicants within 56 day period of being homeless</li> <li>• Duty to provide a Homeless Plan</li> <li>• Duty to Prevent Homelessness including providing emergency accommodation</li> <li>• Increasing pressure on housing budget if we continue to place in B+B accommodation</li> <li>• Seek to deliver more accommodation which the tenant has a direct relationship with the housing provider, to manage the financial risk to the council</li> <li>• Benefit changes resulting in larger families being capped with the HB portion being capped.</li> </ul>	<ul style="list-style-type: none"> <li>• 8 Police Houses in SBDC available till 3<sup>rd</sup> December 2018.</li> <li>• Use of housing stock provided by the housing associations</li> <li>• Increasing use the Private Sector Leasing Scheme to reduce direct costs of homelessness</li> <li>• Current use of direct nightly lets</li> <li>• Redevelopment of Bath Road Depot to provide 9 x2 bed and 3 x 1 bed units</li> <li>• 801 Bath Road to be converted to deliver 2 x 4 bed properties (completion due December 2018)</li> <li>• s106 funding used to deliver temporary housing for use by the Council</li> </ul>
Homelessness payments	<b>SR10 Affordable Housing</b> Unable to reclaim nightly accommodation costs	Financial risk to SBDC	<ul style="list-style-type: none"> <li>• Housing, Finance and Benefits weekly monitoring by finance, housing and benefits Officers</li> <li>• Monthly monitoring by HoS and Managers from Housing, Finance and Benefits</li> <li>• Monthly monitoring report to MT/Cabinet on KPI</li> <li>• Moving the financial risk to housing providers through providing accommodation in which the tenant has a direct relationship with the housing provider.</li> </ul>

<b>Service Area</b>	<b>Description of Risk</b>	<b>Consequences</b>	<b>Mitigation Actions</b>
Housing	SBDC - Unavoidable cost arising from Appeal cases and second appeals to Court of Appeal on homelessness	<p>Temporary accommodation costs, legal costs and extended time in Temporary accommodation</p> <p>Housing benefit not covering cost of temporary accommodation resulting in adverse impact on Council</p> <p>Safeguarding of children</p> <p>Judicial review of councils decision to refuse to exercise power to accommodate pending appeal</p>	<ul style="list-style-type: none"> <li>• Counsels advice and attendance at hearing</li> <li>• Robust evidence required to support the case at appeal</li> <li>• Court Decision to support Homeless decision</li> <li>• Council decision to refuse to exercise power to accommodate pending appeal</li> </ul>
Safeguarding	Loss of reputation	<ul style="list-style-type: none"> <li>• Loss of reputation</li> </ul>	<ul style="list-style-type: none"> <li>• Safeguarding Policies approved</li> <li>• Safeguarding working group established</li> <li>• Staff training ongoing and includes; Prevent, Modern Day Slavery, DV, CSE, Gang County Lines etc</li> <li>• Monitoring cases and reporting to MASH/Early Help/Police</li> <li>• Partnership working with police and other agencies</li> <li>• Over 400 drivers trained on night safe by Barnardos</li> <li>• Working with Barnardos and police to target budget hotels, B+B, HMO, Guest houses to raise awareness of CSE</li> <li>• Section 11 audit agreed and submitted</li> <li>• Number of cases referred to agencies mainly relating to vulnerable adults</li> </ul>
Emergency Planning and	Insufficient resources to cope with an emergency situation and the recovery	<ul style="list-style-type: none"> <li>• Loss of reputation</li> <li>• Business continuity</li> </ul>	<ul style="list-style-type: none"> <li>• Emergency plan and Business Continuity Plan in place</li> </ul>

Service Area	Description of Risk	Consequences	Mitigation Actions
Business Continuity	Insufficient resources to cope with both an emergency planning risk and a business continuity risk	<ul style="list-style-type: none"> <li>• Service failure(s)</li> </ul>	<ul style="list-style-type: none"> <li>• Audit in July 2018 identified Substantial assurance in respect of Business Continuity</li> <li>• Emergency contacts list</li> <li>• KINs contacts</li> <li>• Councillors and senior officers getting to know community leaders</li> <li>• Network of community organisations to provide support</li> <li>• Mutual agreements with Bucks Authorities</li> <li>• TVRF support and guidance</li> <li>• Trained volunteers</li> <li>• Identified roles in an emergency</li> <li>• LALO, Gold Silver, Bronze designated officers</li> <li>• Call out arrangement in place</li> <li>• Rest centre protocols and agreements</li> <li>• Guttman Centre available to provide sleeping accommodation as required</li> <li>• Testing of systems and joint exercises with BCC</li> <li>• EOC software provided</li> <li>• Remediation plan</li> <li>• Communication plan</li> <li>• Community Wellbeing Plan developing local community initiatives</li> </ul>

<b>SUBJECT</b>	Community Lottery Update Report
<b>REPORT OF RESPECTIVE CABINET MEMBER/ CHAIRMAN</b>	Cllr Patrick Hogan – Healthy Communities Portfolio Holder
<b>RESPONSIBLE OFFICER</b>	Martin Holt – Head of Healthy Communities
<b>REPORT AUTHOR</b>	Claire Speirs – <a href="mailto:Claire.Speirs@SouthBucks.gov.uk">Claire.Speirs@SouthBucks.gov.uk</a> 01895 837306
<b>WARD/S AFFECTED</b>	All

## 1. Purpose of Report

To provide an update to members on the Chiltern and South Bucks Community Lottery

### RECOMMENDATIONS:

1. No recommendations, for information only.

## 2. Executive Summary

Chiltern and South Bucks Community Lottery was launched in September 2017 following approval from Cabinet in December 2016. The scheme has had a positive start with currently 48 live voluntary groups on the platform that have to date collectively raised £17,412 for local good causes. The lottery has awarded £3,200 in prize money and given away 1,653 free tickets.

## 3. Content of Report

- 3.1. Chiltern and South Bucks Community Lottery launched in December 2016 following support from the Healthy Communities Policy Advisory Group and gaining Cabinet approval. Gatherwell was appointed as an External Lottery Manager to oversee and, co-ordinate the technical side of managing a lottery.
- 3.2. Following approval from members there was a lengthy process of applying for a licence from the Gambling Commission began which delayed the commencement date to autumn 2017. ,
- 3.3. A launch event was took place in September 2017 at Gerrards Cross Golf Club and local community groups were invited to receive an update about the Chiltern and South Bucks lottery scheme. To encourage good sign up for the scheme two local causes who have benefited from other Local Authority lotteries undertook a video presentation which was played at the event.
- 3.4. The event and attracted fifty participants and resulted in 17 good causes signing up and registering to join the Chiltern and South Bucks lottery..

3.5. The first draw was 25th November and has since taken place each week and to date £3,200 has been awarded in prize money including 8 separate £250 winners.

3.6. Extensive marketing has taken place to promote the lottery. Articles have been included in local newsletters, town guides, newspaper adverts, adverts on the side of the refuse vehicles in use throughout the district; a dedicated twitter account has also been set up. Officers have attended events in the district including the Chairman's reception and the Bucks Funding Fair to promote the lottery.

3.7. Since the launch in September 2017 the Lottery now has 49 good causes who have raised £17,412 to date. **Table 1** below shows the causes along with the number of tickets they are selling each week and their annual funds raised.

Table 1: Good Causes

Cause Name	Status	Age (weeks)	Tickets	Players	Annual Funds Raised
1st Chalfont St.Giles Scout Group	Live	47	17	6	£442.00
Alfriston School	Live	33	0	0	£0.00
Amersham Swimming Club	Live	44	12	7	£312.00
Amersham Youth Activities	Live	45	3	2	£78.00
At The Edge Project - Supporting Pond Park Rangers, Hivings Stars @ Cafe Club	Live	49	8	4	£208.00
Beaconsfield Twinning Association	Live	15	0	0	£0.00
Buckinghamshire Mind	Live	52	3	2	£78.00
Burnham Health Promotion Trust	Live	46	0	0	£0.00
Burnham Youth Club	Live	16	21	6	£546.00
Carers Bucks	Live	52	10	5	£260.00
Chalfont St Giles 60+ Fitness & Social Club	Live	45	0	0	£0.00
Chalfont St Giles Pre School Playgroup	Live	43	24	12	£624.00
Chalfont St Giles Youth Club	Live	51	15	5	£390.00
Chalfont St Peter Chamber of Commerce Street Decoration Fund	Live	52	9	7	£234.00
Chalfont Wasps Football Club	Live	52	57	27	£1,482.00
Chesham Connect	Live	51	8	3	£208.00

Chesham Cricket Club	Live	50	13	11	£338.00
Chesham Museum	Live	50	31	15	£806.00
Chesham Stags Netball	Live	39	0	0	£0.00
Chiltern & South Bucks Lottery	Live	53	107	59	£2,782.00
Chiltern Branch of Cats Protection	Live	51	7	3	£182.00
Chiltern Cheetahs Cheerleaders	Pending	2	0	0	£0.00
Chiltern Voice Community Radio	Live	8	5	4	£130.00
Chilterns Dog Rescue Society	Live	46	5	4	£130.00
Citizens Advice Chiltern	Live	32	2	1	£52.00
Colne Valley CIC	Live	45	16	6	£416.00
Great Missenden & Prestwood Revitalisation Group	Live	49	7	3	£182.00
Holmer Green Cricket Club	Live	52	67	37	£1,742.00
Holtspur School & Pre-School PTA	Live	31	7	4	£182.00
Iver Heath Drama Club	Live	46	14	8	£364.00
Iver Heath Residents' Association	Live	49	28	13	£728.00
Leonard Cheshire Disability	Live	31	2	1	£52.00
Missenden Walled Garden	Live	25	0	0	£0.00
Rainbow PreSchool	Live	29	7	3	£182.00
Rape Crisis Wycombe Chiltern and South Bucks	Live	43	10	4	£260.00
Relate MTB (Mid Thames & Buckinghamshire)	Live	47	0	0	£0.00
Richings Park Residents Association	Live	51	6	3	£156.00
South Bucks Riding for the Disabled Group	Live	42	40	13	£1,040.00
St Nicolas Playgroup	Live	51	1	1	£26.00
St. Mary's Pre-School Chesham	Live	46	6	3	£156.00
Stoke Poges Singers	Live	46	41	18	£1,066.00
Thames Valley Adventure Playground	Live	46	7	4	£182.00
The Beaconsfield Society	Live	43	2	2	£52.00
The Friends of Bells Hill Green	Live	4	0	0	£0.00
The Ivers Good Neighbour Scheme	Live	45	3	2	£78.00

The Stoke Poges School Fund	Live	41	49	25	£1,274.00
Voices and Choices CIO	Live	49	27	12	£702.00
VOPAG	Live	27	0	0	£0.00
Wycombe Women's Aid Limited	Live	48	4	4	£104.00

- 3.8. Whilst the site is continuing to attract good causes and players progress on attracting players appears to have stalled. Some organisation have registered for the lottery and not promoted whilst others have few supporters. The lottery directly links to the effort organisations put in to the process.
- 3.9. An action plan incorporating; social media, promotion to current grant recipients and applicants, member reminders, community messaging and promotion through hard copy media. The Community team are hosting a workshop later this year for new causes and existing causes who are not engaged in the self-promotion aspect of the lottery. The workshop will help the causes to engage with their supporter base and how to promote their page on the lottery.

#### 4. Consultation

Not Applicable

#### 5. Options (if any)

None, for information only

#### 7. Corporate Implications

Reports must include specific comments addressing the following implications:

- 7.1 Financial – lottery marketing and licence fees are budgeted within the exiting Community budgets
- 7.2 Legal – Gambling Commission Licence is being maintained.

#### 8. Links to Council Policy Objectives

- Thriving Economy - lifelong enterprise, the entrepreneurial heart of Britain
- Sustainable Environment - protecting our heritage, protecting our future
- Safer Communities - being safe, feeling safe
- Health and Well-Being - healthier, happier and longer lives
- Cohesive and Strong Communities - strong, confident and active communities

#### 9. Next Steps

Future annual reports will be presented to update Members of how the Chiltern and South Bucks lottery Scheme is progressing..

Background	None
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**Papers:**

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Healthy Communities Policy Advisory Group (SBDC)  
Services Overview Committee (CDC)

Tuesday 2<sup>nd</sup> October 2018  
Monday 8<sup>th</sup> October 2018

<b>SUBJECT:</b>	<i>Bucks Home Choice - Review of Allocations Policy</i>
<b>REPORT OF:</b>	<i>Cabinet Portfolio: Healthy Communities</i>
<b>RESPONSIBLE OFFICER</b>	<i>Head of Healthy Communities – Martin Holt</i>
<b>REPORT AUTHOR</b>	<i>Housing Manager – Michael Veryard (01494 732200 E-mail:mveryard@chiltern.gov.uk)</i>
<b>WARD/S AFFECTED</b>	<i>Not Ward Specific</i>

## 1. Purpose of Report

The purpose of this report is to allow Members to view and comment on the proposed revisions to the Bucks Home Choice Allocations Policy ahead of the full consultation.

## RECOMMENDATIONS

- 1. That Members consider the proposed revisions to the Bucks Home Choice Allocations Policy and comment as appropriate.**
- 2. That the final version of the draft revised Bucks Home Choice Allocations Policy for consultation is agreed by the Head of Healthy Communities in consultation with the Healthy Communities Portfolio Holder and subject to the agreement of Aylesbury Vale District Council, Chiltern District Council and Wycombe District Council.**

## 2. Executive Summary

Not required

## 3. Reasons for Recommendations

To allow Members to comment on the first draft of the revised Bucks Home Choice Allocations Policy (which has been reviewed and updated to take account of current legislation, guidance and case law) and to then proceed to consultation once agreed by all four District Councils.

## 4. Content of Report

**4.1** Bucks Home Choice is the choice based lettings scheme that is operated jointly by Aylesbury Vale, Chiltern, South Bucks and Wycombe District Councils for the allocation of social housing tenancies. Under the scheme, the Councils operate a common allocations policy for:

- assessing who qualifies for Bucks Home Choice,
- prioritising applicants based on their housing needs (using four priority bands ranging from A to D) and
- allocating vacant social housing tenancies.

The Councils also share a common database and IT system for recording applications, advertising tenancies and making allocations. However, within this common allocation policy and database each Council still operates its own housing register (i.e. South Bucks District

Council operates its own housing register for applicants who qualify to be re-housed in South Bucks).

**4.2** Bucks Home Choice has been operating since 2009 and the last major revision to the Allocations Policy was in 2014. The Scheme Management Board (which comprises representatives from all four districts) is now recommending a number of revisions to the Allocations Policy in response to:

- case law and ombudsman decisions relating to allocations policies,
- new national legislation and guidance (particularly the implementation of the Homelessness Reduction Act 2017) and
- the experiences of the four Councils across the county in applying the Policy and managing the allocations process

**4.3** The Scheme Management Board has reviewed the policy and made a number of proposed revisions. A table summarising the main revisions, the changes being proposed and the reasons for them is in Appendix 1.

**4.4** A copy of full draft revised Allocations Policy is in Appendix 2. At the time of writing the draft policy was being reviewed by the Council's Principal Solicitor in consultation with the other District Councils and a further update will be given at the meeting.

**4.5** The views of Members are sought on the proposed revisions to the Bucks Home Choice Allocations Policy. Following this, the draft policy will be finalised in agreement with the other three District Council partners and will then be subject to a formal countywide consultation process. This will consist of a 6 week consultation period whereby key stakeholders and partners (including applicants) will have the opportunity to consider the proposed changes and comment. Once the consultation process is completed, a final draft of the revised policy will be prepared and presented to Members to consider the consultation responses and draft for final approval and adoption.

## 5. Consultation

The proposed revised Bucks Home Choice Allocations Policy will be subject to a formal countywide consultation process.

## 6. Options

**6.1** The Bucks Home Choice Allocations Policy could be left in its current form. However, this would create significant risks for Council:

- It would leave the Council vulnerable to legal challenge on some aspects of the Policy which have not been formally updated to reflect changes brought forward by legislation, guidance, case law and Ombudsman decisions.
- The current policy is no longer compatible with the Council's statutory homelessness duties following the implementation of the Homelessness Reduction Act 2017. Without the proposed revisions, the Council will face increasing challenges in meeting its statutory homelessness duties and preventing homelessness wherever possible (avoiding the need to provide costly temporary accommodation).
- Other aspects of the policy which would benefit from updating will be left unchanged.

**6.2** The proposed revisions will mean that the Policy will be more robust in responding to any challenges and fit for purpose in meeting the current legislative housing requirements

## 7. Corporate Implications

### 7.1 Financial

There will be costs associated with undertaking the consultation on the proposed revisions to the Policy and implementing any changes to policy (including IT changes) as and when the final policy is adopted. These costs will be shared across the four District Councils and provision for these costs has been included in the Council's budgetary estimates.

### 7.2 Legal

It is a statutory requirement for the Council to have an Allocations Policy for social housing. The policy will also be subject to an Equalities Impact Assessment

### 7.3 Equalities Act 2010

An Equalities Impact Assessment of the policy will be undertaken in accordance with the requirements of the Equalities Act 2010.

## 8. Links to Council Policy Objectives

1. Delivering cost-effective, customer-focussed services
2. Working towards safe and healthier communities

## 9. Next Step

The draft revised Bucks Home Choice Allocations Policy will be finalised and issued for consultation.

<b>Background Papers:</b>	None other than the legislation, policies and guidance referred to in this report.
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## Appendix 1– Bucks Home Choice – Review of Allocations Policy

### Key proposed revisions to the Policy

Para	Proposed Revision	Reasons
2.3	<b>Additional categories of non-qualifying persons</b>	<p>This will exclude persons who:</p> <ul style="list-style-type: none"> <li>-have sufficient available resources to secure their own accommodation privately</li> <li>-have previously owned their own home and disposed of the capital from any sale without making other housing arrangements</li> <li>-have previously been social housing tenants and exercised the right to buy or right to acquire</li> <li>-have outstanding housing related debt with the local authority</li> </ul>
2.3.2	<b>Amendments to local connection criteria</b>	<p>This continues the current requirement that applicants must have a local connection of at least 2 years residence or employment in district (and clarifies how any periods of absence or change of jobs are taken into account in assessing this).</p> <p>It will meet statutory and legal requirements by formally adding the following to the list of those persons exempted from local connection requirements:</p> <ul style="list-style-type: none"> <li>-persons who meet the national Right To Move criteria (i.e. social housing tenant needing to move areas to take up work) and</li> <li>-persons who fall into one of the statutory "reasonable preference" categories.</li> </ul>
2.3.3	<b>Remove exemption for owner occupiers who are aged 55 or more and are seeking accommodation specifically designated for persons aged 55 or more</b>	<p>This is a response to the experience of some allocations under the existing policy which has seen owner occupiers selling their accommodation and then moving into age designated or sheltered schemes. This is not considered an appropriate use of social housing tenancies which should be targeted at persons who cannot secure accommodation on the private market</p>

2.3.4	<b>Tightening of restrictions on applicants how have current or previous rent arrears</b>	This is intended to ensure that applicants must clear any rent arrears in full before being prioritised for re-housing (with exceptions allowed for cases of hardship or other mitigating circumstances)
3.3	<b>Clearer guidance on who can be included in a Bucks Home Choice application</b>	Where a household with adult children is re-housed via Bucks Home Choice, there is a risk that the accommodation soon becomes under-occupied because the adult children move on. The policy revision will mean that adult children aged over 21 will not normally be considered as part of the household making an application. There will be exceptions in cases of adult children with support needs etc.
3.4	<b>Additional paragraph on "Right to Move"</b>	This has now been formally included to meet the requirements of the national "Right to Move" scheme which supports social housing tenants to re-locate when they obtain employment in other areas.
4.2	<b>Expansion of section on "Assessment of Medical Needs"</b>	This clarifies that applicants requiring level access accommodation will not normally be considered for properties with internal or external stairs.
5.2	<b>Expansion of section on "Advertising Criteria"</b>	This gives added guidance on ensuring that we make the best use of family sized accommodation by: - prioritising properties with gardens for those with younger children and -allowing that in larger properties (with two reception rooms) one of the reception rooms can be used as a bedroom
6.1	<b>Expansion of section on "Determining priority between shortlisted applicants"</b>	This now includes additional wording to clarify that the Registered Provider landlords may also apply their own assessment and qualification criteria to a potential tenant when receiving a nomination via the scheme

6.4	<b>Amendment to section dealing with applicants who are subject to the Council's statutory homelessness duties (Part 7 of the Housing Act 1996)</b>	<p>This is being amended to reflect the changes in the Council's homelessness duties introduced by the Homelessness Reduction Act 2017. The revision is intended to ensure that homeless persons receive a reasonable preference under the Allocations Policy but that this does not outweigh the level of priority awarded to other applicants with different housing needs (e.g. living at home with family). This will support the Council in providing advice and assistance to applicants who may be facing homelessness and avoid a situation where a person may feel that they will be in a better position on the Bucks Home Choice scheme if they become homeless (rather than working with the Council to remain where they are or make other housing arrangements).</p>
App	<b>Appendix 1- Amendments and additions to Priority Bands</b> <b>(Note – There are currently 4 Priority Bands – from the highest priority Band A to the lowest priority Band D)</b>	<p>The main changes are:</p> <ul style="list-style-type: none"> <li>-Applicants who are severely overcrowded (any tenure) or who are under-occupying social housing have been moved from Band B to the highest Band A. This improves the chances of severely overcrowded household securing a social housing tenancy (rather than become homeless) and increase the prospect of under-occupiers being able to downsize.</li> <li>- Applicants living in insanitary conditions or significant disrepair have been moved from Band C to Band B (if the problems cannot be rectified). Again this improves the prospect of securing another tenancy rather than becoming homeless because the problem persists in the long term.</li> <li>-Applicants with care needs who are ready to move on with care and support packages are in Band B and C (depending on the individual circumstances)</li> <li>- Homeless households (including those in temporary accommodation) are now banded as Band D and Band E (see Reasons column for paragraph 6.4 for further explanation)</li> <li>- An additional Band E has been added which will become the lowest Priority Band. This will allow the scheme to meet the requirements of the new Homelessness Reduction Act 2017 by allowing the registration of households subject to the relief duty and other households who have been deemed non-priority, intentionally</li> </ul>

	<p>homeless etc.</p> <p>- The additional Band E will also allow the scheme to meet the statutory requirements to register non-local connection Right to Move and "reasonable preference" applicants while ensuring that they are not awarded a higher priority than applicants who do have a local connection</p>
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## Bucks Home Choice

### Allocation Policy



Home Choice

DRY

Draft Copy  
July 2018

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## 1. Introduction

### 1.1 Introducing Bucks Home Choice

Section 166(A) of the Housing Act 1996 requires that every local housing authority in England must have an allocation scheme for determining priorities (and the procedure to be followed) in allocating housing accommodation.

Bucks Home Choice is the scheme that is used to allocate affordable housing in four local housing authority areas – Aylesbury Vale, Chiltern, South Bucks and Wycombe.

As the demand for affordable housing exceeds availability, Bucks Home Choice prioritises applicants so properties that become available are offered fairly and transparently. This document describes the policy in detail including who qualifies to apply for housing and how we give priority to different applicants based on their housing need.

Bucks Home Choice operates on the following basis:-

- Applicants register with the scheme
- Applicants are prioritised for re-housing based on their circumstances
- Available properties will be advertised
- Applicants can bid on properties they qualify to move to
- Bids on a property will be shortlisted in priority order
- The property will be offered in accordance with 6.1 of the policy.

### 1.2 Members of the Bucks Home Choice Partnership

The following District Councils are members of the Bucks Home Choice partnership:-

- Aylesbury Vale District Council
- Chiltern District Council
- South Bucks District Council
- Wycombe District Council

The four District Councils have chosen to jointly operate Bucks Home Choice and a common Allocation Scheme in order to:-

- Deliver value for money by operating a shared scheme and IT system
- Allow good practice and knowledge to be shared across the four districts
- Provide the opportunity for properties to be advertised across the Partnership allowing applicants to move from one district to another

The scheme applies to all properties in the Bucks Home Choice districts that are owned and/or managed by a Registered Provider and the Councils have the right to nominate to.

The term “Senior Housing Officer” has been used in this policy for ease of reference only. The exact titles of the officers within each organisation vary and may be subject to change from time to time. Each organisation within the Partnership will have designated officers responsible for the operation of the Bucks Home Choice Scheme and Allocation Policy and details of these officers are available from each organisation on request.

### **1.3 Aims of the Bucks Home Choice Partnership**

**The aims of the Partnership are:**

- a) To meet the District Councils’ statutory requirements and ensure that priority for housing is given to those with the highest level of housing need.
- b) To give applicants as much choice as possible having regard to the statutory requirements and the availability of housing stock.
- c) To provide a common framework for allocations of affordable housing within the Partnership.
- d) To facilitate a degree of mobility within the Partnership.
- e) To help and encourage sustainable communities.
- f) To make the best possible use of all available housing stock.
- g) To allocate housing resources in a way that is as fair as possible.
- h) To make the process of allocating tenancies as open and transparent as possible.

**The Partnership is also committed to:**

- i) Preventing households from becoming homeless.
- j) Providing applicants with sufficient information to enable them to make the right choices about where they wish to live.
- k) Providing applicants with information on a variety of housing options to enable them to make informed decisions about their housing application.
- l) Ensuring that vulnerable people are able to make the most of Bucks Home Choice to meet their housing needs.
- m) Acting sensitively and treating all personal information as confidential.
- n) Ensuring customers are advised of their right to a review of decisions.

### **1.4 Equality Statement**

This policy has been drafted in compliance with the requirements of the Equality Act 2010 and it has been subject to an Equalities Impact Assessment. Applicants will be asked to complete an equalities monitoring questionnaire. This information will be treated in the strictest confidence

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## 1.5 Legal Background

This policy has been drafted to give due regard to the requirement to give reasonable preference to those categories of person set out in section 166A (3) of the Housing Act 1996.

In framing the Bucks Home Choice Allocations Policy, we have had regard to:

- The “Allocation of Accommodation: Guidance for Local Housing Authorities in England (DCLG – June 2012),
- The Localism Act 2011
- The Housing Act 1996 (additional preference for Armed Forces) (England) Regulations. The allocation of Housing (Qualification Criteria for the Armed Forces ) ( England ) Regulations “Providing Social Housing For Local People: Statutory Guidance on Social Housing Allocations for Local Authorities in England” (DCLG – December 2013),
- “The Allocation of Housing (Qualification Criteria for Right to Move) (England) Regulations 2015 (SI 2015/967)” (DCLG – March 2015),
- The Bucks Tenancy Strategy and each of the District Councils’ Housing and Homelessness Strategies (see Appendix 5 for details). Homeless Reduction Act 2017

## 1.6 Policy Contents

This policy sets down:

- How applicants can apply to the Bucks Home Choice scheme
- Who is a qualifying person to join Bucks Home Choice
- Who is eligible to join Bucks Home Choice
- How an applicants’ priority is assessed.
- How members of the Partnership will determine priorities in allocating housing accommodation.
- How properties are advertised and let.
- How applicants can ask for a review of a decision.
- How the policy will be monitored and reviewed.
- How the Partnership will comply with the Data Protection Act.

This policy does not cover offers of licences, non-secure, or assured shorthold tenancies granted to homeless households in pursuance of any member of the Partnership’s homelessness duties under Part 7 of the 1996 Act. This policy does not cover offers of tenancies excluded from an allocation scheme by virtue of S.159 (4A) and s.160 of the 1996 Act.

This policy is available, on our website [www.buckshomechoice.gov.uk](http://www.buckshomechoice.gov.uk) or applicants can request for a copy of the policy to be sent to them.

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## 2. Eligibility and Qualification

### 2.1 Registering on Bucks Home Choice

In order to register for Bucks Home Choice, an applicant must:-

- Be aged 16 years or over (upon allocation of a property an applicant aged 16 or 17 years of age will be required to have an adult who can hold a tenancy as a trustee until they are 18.)
- Be eligible for an allocation of housing under Part 6 of the Housing Act 1996, and
- Qualify for the Bucks Home Choice scheme.
- Where two persons apply jointly for housing, at least one of the applicants must be eligible. A joint tenancy cannot be granted when one of the applicants is not eligible. The application will be made in the name of the applicant who is eligible and a sole tenancy will be granted.
- Must be residing in the United Kingdom

### 2.2 Eligibility for an allocation of housing

Under Section 160ZA of the Housing Act 1996, an applicant will not be eligible for an allocation of housing if he she is:

- A person subject to immigration control within the meaning of the Asylum and Immigration Act 1996 (unless he is of a class prescribed by regulations made by the Secretary of State).
- A person who falls within a class of persons from abroad who have been prescribed by the Secretary of State as being ineligible to be allocated housing accommodation by a local housing authority.
- A person who falls into any other class of person prescribed by the Secretary of State as not qualifying to be allocated housing accommodation by a local housing authority.

An applicant who is not eligible for an allocation of housing under Section 160ZA of the Housing Act 1996 cannot register with Bucks Home Choice regardless of the applicant's personal circumstances.

### 2.3 Persons who do not qualify to join the Bucks Home Choice scheme

Under Section 160ZA (7) a local housing authority may decide what classes of persons are, or are not, qualifying persons for an allocation of housing accommodation.

The following classes of person are not qualifying persons for the Bucks Home Choice scheme:

- A person whose circumstances do not meet the criteria of any of the Priority Bands set down in Appendix 1.

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- A person who does not meet the local connection criteria set down in Section 2.3.2.
- A person who is an owner occupier of a property (See 2.3.3)
- A person with current or former tenancy rent arrears owed to a Registered Provider or private landlord unless the Council is satisfied that action is being taken to resolve the arrears (See 2.3.4)
- A person who is an applicant or a member of the applicant's household and is considered guilty of unacceptable behaviour serious enough to make them unsuitable to be a tenant and at the time of the application for housing and they are still considered unsuitable to be a tenant by reason of that behaviour (see 2.3.5).
- A person is not a qualifying person if the household's income, assets or savings are sufficient to enable them to source accommodation in the private sector..
- A person who formerly owned a property within the last five years will be asked to provide evidence of the sale and details of any capital gained from the sale to determine their qualification. If applicants disposed of capital without making adequate housing arrangements, they will not qualify.
- An person who has previously purchased a property under the Right to Buy or Right to Acquire will not be able to join the housing register
- To promote tenancy sustainability, applicants who have been housed into a social rented property will not be able to re-apply for housing unless there has been a change of circumstances and the applicant now falls into reasonable preference category A-C.
- A person who has any outstanding related housing debt with the local authority's housing department to whom you are applying to will be non-qualifying. A housing related debt could be former tenant arrears whilst in temporary accommodation, former tenant arrears whilst holding a previous tenancy or you have failed to repay loans provided to you by the local authority when providing you with accommodation.
- A person who has deliberately provided false information
- A person who is considered to be adequately housed as detailed in 'size and type of property for which applicants are eligible' (5.5) but are not using the bed spaces within their property to its optimum capacity. This includes where there is an additional reception room or dining room that could be reasonably used as a bedroom.

The Bucks Home Choice Partnership reserves the right in exceptional circumstances to register a household with the scheme even if the household falls into one of the non-qualifying classes set down above. Any decision to register a non-qualifying household will be subject to authorisation by the Senior Housing Officer of the partner Council receiving the application and will be based on the individual circumstances of the household concerned. In event of a decision being made to register a non-qualifying household, the partner concerned will record full details of the reason for the decision.

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### **2.3.1 Non-Priority**

Those persons who do not fall into any of the priority bandings set out in Appendix 1 are considered to be adequately housed and therefore not qualifying persons.

### **2.3.2 Local Connection**

An applicant must have a local connection to at least one of the following District Councils in order to qualify for Bucks Home Choice;

- Aylesbury Vale
- Chiltern
- South Bucks
- Wycombe

An applicant is deemed to have a local connection with a district if the applicant:

- Is living and has lived in a district continuously for at least 2 years immediately preceding the date of the application. If an applicant has lived out of the district for a single period of up to 4 calendar months whilst registered they will retain a local connection. If an applicant has lived outside of the district for a single period exceeding 4 calendar months (or for multiple periods) and the applicant does not meet the reasonable preference categories set down in Appendix 3, their housing register application will be cancelled.
- If an applicant is working and has been in continuous employment in a district for at least 2 years immediately preceding the date of the application and has worked for a minimum of 24 hours per week throughout that period. Employment is described as having a permanent contract, or working under contract as temporary member of staff. Location of work is determined by an applicant's main place of work. If an employee's head office is in the area but the location of work is outside the actual area when it is carried out, this cannot be considered as being the main place of work.
- If an applicant has changed employer within the district, or their hours have reduced, to below 24 hours per week, for no more than 4 calendar months, they will retain a local connection. Any applicant who no longer retains a local connection and does not meet the reasonable categories set down in Appendix 3 will have their housing register application cancelled.
- A person who has found accommodation in a supported housing unit within the Bucks Home Choice Partnership will retain a local connection with the area they were living in before moving into supported accommodation.

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If an applicant does not meet criteria above, then the applicant will not be a qualifying person for Bucks Home Choice. The only exceptions to this are applicants who:

- a) Are aged 55 or more and seeking accommodation designated solely for person aged 55 or more and the household's income, assets or savings are sufficient for them to source accommodation in the private sector. See Appendix 6
- b) Are subject to the main housing duty under Section 193 of Part 7 (Homelessness) of the Housing Act 1996 by Aylesbury Vale, Chiltern, South Bucks or Wycombe District Councils (in this event the applicant will qualify solely to go onto the Housing Register administered by the District Council that has accepted the duty)
- c) Are serving in the armed forces or who have served in the armed forces within the five year period immediately preceding the application
- d) Have recently left ministry of defence accommodation because of the death of a spouse, who served in the regular forces
- e) Are serving or have previously served in the reserve forces and are suffering from a serious injury as a result of this service
- f) Persons who were required to live outside of the district for reasons out of their control (i.e. placed in care,) and who had a local connection to the district immediately prior to moving away.
- g) Prisoners who have been released from prison and had a local connection to the district immediately prior to going to prison.
- h) Persons who meet the criteria as set out in the Right to Move Regulations.
- i) Persons who do not meet the local connection criteria but meet the criteria for one or more of the reasonable preference categories set out in appendix 3

If an applicant meets any of the criteria listed in (a) to (i) above they will be deemed to qualify for Bucks Home Choice regardless of whether or not the applicant has a local connection to a district.

For the purposes of determining a local connection the following living arrangements will not be taken into account:

- Occupation of a mobile home, caravan, motor caravan, or houseboat which is not placed on a residential site; or
- Occupation of a holiday letting which includes a permanent building, hotel or bed and breakfast accommodation for the purposes of a holiday letting.
- Applicants placed in an institution, prison, hospital or in one of the districts who otherwise have no local connection.

### **2.3.3 Owner Occupiers.**

A person is considered to be an owner-occupier for the purpose of this policy if they are the owner or joint owner of any residential property regardless of location. They will not be a qualifying person unless;

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- It is not possible for the person to remain in their current address (e.g. because adaptations are required and cannot be undertaken) and the person does not have sufficient financial resources available to secure other accommodation without the Council's assistance.

In considering the issues raised in this section, the District Council managing the application will take specialist advice as required (e.g. from an Occupational Therapist).

If an applicant has a legal, financial or beneficiary interest in a property, the full circumstances will be investigated. If the applicant is able to realise his/her interest in the property and it would be sufficient to secure alternative accommodation without the Council's assistance, the applicant will be considered to be an owner occupier.

#### **2.3.4 Rent Arrears**

- a) An applicant who has been evicted from a previous tenancy on the grounds of rent arrears within the five year period preceding the date of application (or who voluntarily surrendered a tenancy in advance of a warrant for possession being executed on rent arrears grounds) will not be a qualifying person for Bucks Home Choice unless the arrears have been cleared in full.
- b) Where an applicant or a member of his household owes rent arrears to a current or former landlord, at the time of the application or at any period during the application they will be placed in a Band E until such times as they provided evidence that the arrears have been cleared. Once confirmation has been received the application will be reassessed in line with the Bucks Home Choice Allocation Policy.

Where the rent arrears have arisen due to exceptional circumstances beyond the applicant's control the Council may depart from this policy and the decision will be referred to a Senior Officer.

Registered Provider tenants transferring who have accrued rent arrears solely through a shortfall in housing benefit due to under-occupying their property may apply to the housing register. Each case will be looked at on an individual basis by a Senior Officer; the tenant must be able to demonstrate that they are trying to resolve the situation at an early stage by seeking a smaller property and making an attempt to cover any shortfall.

The provisions in (a) will not apply if the District Council has accepted a main housing duty under Section 193 of Part 7 (Homelessness) of the Housing Act 1996. The Council will contact the current or former landlord of the applicant or any member of his or her household to confirm the facts.

#### **2.3.5 Unsuitable for Tenancy - Unacceptable Behaviour**

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Unacceptable behaviour is behaviour that renders the applicant unsuitable to be offered a tenancy.

If an applicant or any member of the applicant's household is considered to be guilty of unacceptable behaviour or considered to be causing or involved in activities that may be considered unacceptable behaviour, that is serious enough to make them unsuitable to be a tenant at the time of the application for housing, then they will be considered unsuitable to be a tenant by reason of that behavior.

Any decision made in respect of the applicant's behavior making an applicant unsuitable to be considered a tenant, will consider the timing, pattern and seriousness of the behavior and an applicant's engagement with appropriate services.

**Examples of Unacceptable Behavior could be and are not limited to:**

- a) Having been evicted for anti-social behaviour or rent arrears on a previous tenancy, either with a Registered Provider or Private landlord in the last 5 years.
- b) Conviction for illegal or immoral purpose.
- c) Causing nuisance and annoyance to neighbours or visitors.
- d) Committing certain criminal offences in or near the home and still posing a threat to neighbours or the community
- e) Being violent towards a partner or members of the family.
- f) Being verbally or physically abusive towards a member of one of the partnership's staff
- g) Allowing the condition of the property to deteriorate.
- h) Allowing any furniture provided by the landlord to deteriorate due to ill treatment.
- i) Obtaining a tenancy by deception, for example, by giving false or misleading information.
- j) Paying money to illegally obtain a tenancy.
- k) Having lost accommodation provided in connection with employment due to conduct making it inappropriate for the person to reside there.
- l) Subject to an Anti-Social Behaviour Order
- m) Breaking the terms of a tenancy agreement and a notice to quit has been issued.

If an applicant is accepted onto the Housing Register and is subsequently found to be guilty of unacceptable behavior (including one of (a) to (m) above) then the managing member of the Partnership will review the application and may remove the applicant from the Housing Register.

### **2.3.6 Right to a Review of a Decision of a Non Qualifying Person**

If the managing partner has made a decision that an applicant is not a qualifying person and cannot join Bucks Home Choice, the applicant will have the right to request a review of this decision within 21 days of being notified of the decision. The review will be undertaken by a Senior Housing Officer who

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was not involved in the original decision. The decision will be made within a 56 day period.

### **3. Applying and registering for Bucks Home Choice**

#### **3.1 Applying to Bucks Home Choice**

An applicant for Bucks Home Choice must apply to go on to one of the four District Housing Registers. The applicant must have a local connection to the District concerned in order to qualify for the District Housing Register (e.g. an applicant for the Aylesbury Vale District Housing Register must have a local connection with Aylesbury Vale). The full definition of what constitutes a Local Connection is in Paragraph 2.3.2.

Where an applicant has a local connection to more than one District, the application will be managed and maintained by the district where the applicant has a residential local connection (i.e. where the applicant has lived for at least 2 years).

An applicant who does not have a local connection but is still a qualifying person can apply to go on to the Housing Register of any of the four Districts.

##### **3.1.2. Applications from staff, elected council members or their family members**

A person who is a member of staff of the Partnership, their close family and elected members in the Partnership may apply for housing in the same way as other applicants. A close family member is a parent, sibling or adult child. Their status should be disclosed on the application form at the time of applying. Any applicant making a successful bid for a property and subsequent letting must be approved by the appropriate senior officers.

#### **3.2 Registration form and supporting information**

To apply to go on the housing register, applicants are required to complete an on-line application process at [www.buckshomechoice.gov.uk](http://www.buckshomechoice.gov.uk). Assistance from staff will be made available to applicants needing to make an on-line application. There are two stages to an application;

**Stage 1** – This is a pre-assessment process which takes details from the applicant and determines what housing options are available to them. This will include the option of making a Bucks Home Choice application if the information provided indicates that the applicant is eligible and will qualify for scheme.

**Stage 2** – If the Stage 1 pre-assessment indicates that the applicant is eligible and qualifies for Bucks Home Choice, the applicant will then have the option of making a formal application to the Bucks Home Choice scheme.

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After assessment, if the applicant is accepted onto the register they will receive written confirmation of the following information:

- Their unique reference number, which allows them to express interest via Bucks Home Choice.
- The Priority Band in which the application has been placed.
- The date that the application was registered.
- The size of the property for which the applicant is likely to be able to bid for.

Applicants must also provide the information and evidence that is required to enable the Partnership to check and assess their eligibility and housing need. If an applicant fails to provide the requested information within 28 calendar days their application will be cancelled.

The Partnership will make any enquiries necessary in order to determine an applicant's eligibility to join the housing register and their level of priority for housing. When completing an on-line application and declaration, applicants are authorising the Partnership to make reasonable and relevant enquiries as are required to complete the assessment. When signing the application, applicants are also authorising the Partnership to disclose information to other parts of the Council and other agencies in order to verify the application.

Applications will normally be assessed, once all the required information has been provided, within 10 working days.

If an applicant is ineligible or does not qualify to join the housing register they will be informed of the reasons for this decision and advised of the review process.

### **3.3 Persons to be included in an application**

An application for the Bucks Home Choice scheme will comprise of the lead applicant and any members of the applicant's household who require re-housing with the applicant. For the purposes of Bucks Home Choice, the applicant's household will normally comprise the applicant together with his/her partner (if applicable) and any dependent children (if applicable) who might reasonably be expected to reside with the applicant.

In assessing an application, the managing partner will assess who reasonably requires re-housing with the applicant. This will include consideration of the circumstances below.

Any non-dependent adult over the age of 21 and not in full time education may not be considered as part of the household and are able to make an application in their own name.

Household members who have always been living as one household will only be considered as part of the household if they are unable to live

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independently which will require an assessment from Adult Social care and or medical professionals to support the request at the time of application.

For the purpose of assessing an application, dependent children are expected to share rooms with other children in the same extended family regardless of whether they are siblings.

### **3.3.1 Carers**

If an applicant wishes to include a carer in the application, then in all cases the carer must have been identified by the applicant as the person who is primarily responsible for providing the applicant with care and the carer must need to live with the applicant to provide this care.

Even if a carer is in receipt of carer's Allowance this does not mean that it is necessary for them to reside with the person who is being cared for. Many carers provide over 35 hours a week support whilst living in their own home. An application to include a carer in a housing application will be considered if the applicant has been assessed by Social Care as needing to receive overnight support and the persons care package that they would supply supports overnight care. In these circumstances a copy of the Care Package will be required.

### **3.3.2 Separated Parents and Dependent Children**

If an applicant is a separated parent and wishes to include his/her child in the application, the managing partner will assess whether or not the child resides with the applicant. This assessment will consider all circumstances including:

- Residence Order for the child
- Which parent is the recipient of Child Benefit and Tax Credits
- The existing residence arrangements for the child (i.e. where does the child currently stay with each parent?)
- Any other relevant information

In the case of children, the test of normal residence as a member of the family will require residence as opposed to 'staying' or 'staying access' even in cases of joint custody or joint residence or similar orders. The Council in applying the residence test will consider whether there is a sufficient degree of permanence or regularity to constitute normal residence as a member of the family. Account may be taken of whether the child is dependent upon the applicant. The Council may also take account of the supply and demand for accommodation, the general housing circumstances within the district and any under-occupation that may result where a child spends part of a week with one parent and part of a week with another.

### **3.3.3 Split families**

Where the family unit is not currently residing together and they have previously lived together as a family unit and there is a reasonable

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expectation that they should reside together the family will be considered as a split family. Assessment of priority band will consider the accommodation currently available by the different parts of the family and will be based on the accommodation that better suits the family's needs at the time of the application.

### **3.3.4 Support Needs**

Where an applicant has been assessed as having support needs they will not be offered accommodation until they can demonstrate that they have engaged with the appropriate services and have a continuing support plan for tenancy sustainment. This is to ensure that an applicant with support needs will be able to manage a tenancy and reduce the risk of repeat homelessness. The partner that is managing the application will consult partner agencies as required.

### **3.4 Right to Move**

In order to meet the criteria to qualify to join Bucks Home Choice under Right to Move the applicant must:

- be a social housing tenant
- have reasonable preference because of a need to move to the local authority's district to avoid hardship
- need to move because the tenant works or has been offered work in the district of the authority
- and has a genuine intention to take up the offer of work.

Local authorities must be satisfied that the tenant needs, rather than wishes, to move for work reasons. As well as other factors the authority should take into consideration the nature of work and whether similar opportunities are available closer to home.

### **3.5 False or withheld information**

Under section 171 of the Housing Act 1996 it is an offence for an applicant to knowingly or recklessly give false or misleading information or knowingly withhold information relevant to their application. Under the Act, the Local Authority has the power to take action against an applicant which could result in a fine of up to £5000.

An offence is also committed if the applicant allows a third party to provide false information on his or her behalf, or at his or her instigation.

If an applicant, or a person acting on his or her behalf, has given false information or withheld information it could:

- Affect an applicant's eligibility to join the housing register;
- If appropriate, result in the applicant not being given preference at all.
- If appropriate, be taken into account in prioritising applicants who have reasonable preference

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Where there is an allegation or suspicion that a person has given false information, or has withheld information, the application will be suspended pending the outcome of an investigation. If it has been established that an applicant has provided false information the person will be deemed not to be a qualifying person.

### **3.6 Giving applicants advice and information**

The Partnership will provide advice and information to help applicants to make the most of Bucks Home Choice to meet their housing needs. This will include:

- How to apply to join the housing register and what supporting information applicants will be required to provide.
- Help to fill in the housing registration form (by prior appointment).
- The meaning of the priority bands and how this affects the time individual applicants are likely to have to wait.
- Advice on how to bid on a property, and how to obtain help to bid.
- Advice on other options for housing such as private renting or shared ownership.

Where an applicant is assessed as being a non-qualifying person, the applicant will be given advice and information on the other housing options open to them.

### **3.7 Renewal of applications and changes of circumstances**

Applicants must renew their applications once a year and they will receive a reminder and information on how to do this on the anniversary of the date of their application.

Applicants must also notify the member of the Partnership with which they are registered of any changes in their circumstances, such as a relationship breakdown, an older child leaving home or a baby being born.

### **3.8 Suspending or Cancelling an Application**

#### **An application will be suspended if:**

- An applicant has been asked for information to support an application and a reply is awaited.
- An applicant has changed address and not provided a change of circumstances form.
- An applicant has been asked to provide information from their support agency or worker to support their application and a reply is awaited.

If suspended, an applicant will not be able to bid for properties.

#### **An application will be cancelled if:**

- The applicant has asked for it to be cancelled.

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- The applicant has been rehoused via Bucks Home Choice.
- The applicant has exchanged a property with another tenant and is now deemed to be adequately housed.
- The applicant has moved and not told us of their new address.
- A Partner has written or emailed the applicant about the application and there has been no response within 28 days.
- An applicant has not provided within 28 days all the information that has been requested and is reasonably required to support the application.
- A Partner has evidence that the applicant no longer qualifies for housing.
- The applicant has not responded to an offer of housing.
- The applicant has given false or misleading information.
- The applicant's circumstances have changed and the applicant no longer has a housing need or local connection under this policy.

In the event of an application being cancelled the partnership reserves the right to re-instate an application at its discretion.

#### **4. Assessment and Prioritisation of Applicants**

The Partnership will assess the relative priority of applicants in two stages:

##### **Stage One – Banding (See 4.1)**

This assessment takes place when an applicant applies to join the housing register and his or her eligibility and priority are assessed. This policy ensures that reasonable preference is given to applicants who satisfy one or more of the categories listed in Appendix 1. It also seeks to ensure that the landlords in the Partnership are able to make the best use of their stock, and deal effectively with housing management issues.

The assessment of an application will take into account any accommodation that the applicant is currently entitled to occupy and any medical and welfare needs. When assessing for lacking bedrooms a second living room that is suitable to be used as sleeping accommodation will be treated as a bedroom,

An applicant is entitled to occupy accommodation:

- As an owner, lessee, leaseholder or tenant or by virtue of a court order.
- Express or implied license to occupy i.e. as a lodger or living with relative.
- Any other enactment or rule of law giving a person the right to remain in occupation or restricting the right of another person from recovering possession.

##### **Worsening of housing circumstances.**

An applicant must not do (or fail to do) something for the purpose of worsening their housing circumstances. When such a situation arises, the managing partner will carefully assess the change of circumstances and consider the facts of the case. The assessment of an application in these

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circumstances will take into account the applicants circumstances prior to the act.

For an applicant to have worsened their circumstances, there must be evidence that it would have been reasonable for the applicant to have remained in their previous accommodation.

Examples of an applicant undertaking an act for the purpose of worsening housing circumstances are set out below;

- Abandoning a previous suitable tenancy.
- Moving without good reason to accommodation which is more overcrowded or is considered more unsatisfactory or insanitary than their previous accommodation.
- Selling a property or giving notice on a tenancy without having alternative accommodation available to them.
- Allowing a property to become overcrowded by inviting additional households to move in.
- Moving out of a property when housing advice has been provided for the applicant to remain in their existing accommodation.
- Moving out of an adapted property into an unsuitable or un-adapted property.
- Moving out of a property due to financial reasons when the property has been assessed as being affordable by the partnership.
- Having sufficient funds available to purchase or to rent suitable accommodation in the private sector and choosing not to do so.
- Refuse an offer of private rented accommodation in order to get a banding on BHC.
- A statutory homeless household refusing a suitable final offer
- Collusion with landlord or family member to obtain notice to quit.

If an applicant is assessed as having worsened their housing circumstances, and they qualify to join the scheme, they will be placed into band E for a period of 12 months. An applicant can then request that their application be re-assessed after this period. All relevant facts and information available will be considered in the re-assessment process.

### **Stage Two – Shortlisting (See 6.1)**

This assessment takes place when an applicant has bid on a property.

If more than one applicant bids on a property, they will be placed on a shortlist. The policy states how the relative priority of applicants on a shortlist will be determined.

#### **4.1 Priority Bands**

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Applicants will be placed in a Priority Band, taking into account the information they have provided with their housing application. The criteria for the Bands are given in Appendix 1.

When a change of circumstances results in a change of banding to a higher band the priority date of the banding will be amended to the date of acceptance onto the new band. Should a change in circumstances result in the band being lowered the date of application will remain.

#### **4.2 Assessment of Medical Needs**

Members of the Partnership have appointed a qualified medical advisor whose advice may be sought when assessing whether to place an applicant in a higher priority band on medical grounds.

Applicants with serious medical problems may complete a self-assessment form. A Housing Officer will consider the information provided and make an assessment as to whether any medical priority should be awarded.

In some cases the managing partner will seek the medical advisor's opinion before reaching a decision. They will consider the medical advisor's opinion along with all other relevant information in order to determine whether a priority band should be given and also any recommendation for the type of housing required (e.g. ground floor or adapted accommodation).

If applicants have been assessed as having a medical need they will be advised of the type of property that would be considered as suitable. Bids placed by the applicant on properties not meeting the criteria recommended will not be considered for the property.

When making a decision whether to award a priority on medical grounds, the Housing Officer will look at:-

- How the current accommodation is causing or affecting the medical condition.
- How social housing would improve it.
- The severity of the effect that housing is having on the medical condition.
- The duration of the condition and any expected recovery time.
- The severity in comparison to the housing needs of other applicants.
- Whether other options are viable that could improve the situation.

Following the assessment a decision will be made whether to award a priority banding. The bandings are below:-

- **Band B “Severe”** – The current housing is having a severe impact on the applicant's (or family members) health and their health will deteriorate if the applicant is not moved to a suitable property.
- **Band C “Adverse”** – The current housing is having an adverse impact on applicant's (or family member's) health. Their health will not

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deteriorate in current accommodation, but the adverse impact will be reduced if the applicant moves to more suitable accommodation.

An applicant has a right to request a review of a decision not to award medical priority. Following the outcome of that review, the managing partner will not undertake any further assessment for 12 months unless there is a significant change in circumstances.

Applicants who have been awarded a medical priority to take into account difficulty with stairs and the need for ground floor accommodation will not usually be considered for a property with either internal or external stairs unless there are appropriate adaptations in place.

Medical bandings will not be awarded to those households in temporary accommodation provided by the District Council in pursuance of their homelessness duty. Any request for a review of suitability of temporary accommodation will be dealt with outside of the Bucks Home Choice Allocation Policy and via the current homelessness legislation.

#### **4.3 Assessment of welfare needs**

Some applicants may need to move on welfare grounds that are not related to a medical condition.

It is not possible to state all the circumstances that will justify reasonable preference on welfare grounds, and each case will be assessed individually. A panel of officers will assess each application, and will record their decisions to ensure equality and consistency is maintained.

The panel will comprise of at least two senior officers of the partnership who will consider the following factors to ensure consistency when assessing welfare cases:

- Is the applicant's current housing situation having an adverse effect on their welfare?
- If so, can the adverse effect on the applicant's welfare be resolved without the need to move?
- If the adverse effect cannot be resolved in the applicant's current housing situation, can it be resolved by re-housing elsewhere?  
(Consideration will be given by the panel to ensure that, where there is a risk to the applicant's safety and well-being, any move will reduce that risk. This may require a move away from the applicant's current district).
- Will the applicant suffer hardship if they do not move to a particular location in the local authority district? (Where an applicant is applying to move to live near a relative to give/receive support, the panel will consider if there is evidence to support the application. These may include confirmation from support services, evidence of Carers Allowance and any other information that the Partnership feels is relevant to the application).

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In the event that the panel accepts that:

- An applicant needs to move on welfare grounds, but
- The Bucks Home Choice scheme cannot deliver a suitable move (e.g. because the applicant needs to move out of the partnership area).

The partner managing the application will liaise with the applicant and relevant agencies to identify a suitable course of action to address the welfare needs.

#### **4.4 Reviewing of Welfare and Medical Priority Banding**

The Partnership reserves the right to review the applicant's priority banding on an appropriate periodic basis. Applicants are expected to be actively looking for and bidding on available properties on Bucks Home Choice. In certain circumstances the Partnership may make a direct allocation of an appropriate property. Any reviews will take into account bids that have been made by an applicant, offers made and refused, along with the particular circumstances of the case.

If an applicant has been placed in Priority Band A (Welfare) or B or C (Medical grounds) and has failed to bid for any properties or accept a direct offer of accommodation, the Partnership reserves the right to review the Priority Band.

In conducting the review the managing partner will take into consideration the following:

- Have there been any properties advertised that would have met the applicant's needs?
- If so did the applicant apply for them?
- Why were the bids unsuccessful?
- Did the applicant receive appropriate support in accessing the bidding cycle?
- Are the applicant's circumstances the same?

On completion of the review a decision will be made whether the priority banding continues to apply. This may result in the application being removed where, without this priority banding, they would not otherwise qualify to join the housing register.

### **5. How properties will be advertised and let**

#### **5.1 How properties will be advertised**

Properties will be advertised weekly in a variety of formats and locations.

- On the Bucks Home Choice website
- In the offices of members of the Partnership

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- Personalised property lists may be posted to applicants who are housebound or cannot use any of the other methods

The Partnership may choose to vary the timing of the cycle for advertising properties. Any such variation will be subject to the agreement of all partners.

### **5.2 Advertising criteria**

Each property advert will have information on the location, size and type of Property and any criteria that applicants must satisfy in order to be eligible for shortlisting.

Some properties may have letting restrictions for example no pets or age restrictions

Priority for family sized accommodation of two bedrooms or more with access to a garden will be given to households with all children under the age of 16 unless medical evidence of the need for a property with a garden exists.

Properties that have two reception rooms may be considered as having an additional bedroom to assist where necessary with housing larger families where larger accommodation is not available.

Any restrictions will be explained in the advert and applicants who do not meet the criteria will not be nominated for the property.

### **5.3 Properties advertised within the District Council areas**

An applicant will only be able to bid for a property that is:

- Advertised via a Partner where the applicant has a local connection with the Partners' district or,

Advertised across the Partnership and is available to all Bucks Home Choice applicants who require the size and type of property concerned (regardless of which District(s) the applicant has a local connection with).

### **5.4 Properties advertised across the Partnership**

One of the aims of Bucks Home Choice is to enable some applicants to move within the Partnership. In order to achieve this, properties that do not have a high local demand will be advertised as being available for any applicants who are registered with Bucks Home Choice, regardless of the District(s) with which they have a local connection.

The Partnership will monitor how many properties are advertised, and how many are let in this way. It will also monitor how many properties are let to applicants who do not have a local connection. This monitoring will enable the Partnership to assess whether applicants are finding some flexibility in

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where they can choose to live, whilst ensuring that the District Councils continue to be able to meet their Statutory Duties.

Where a property has been advertised for three advertising cycles and the property has received no appropriate bids the Partnership reserve the right to consider allocation of the property to people outside of the Bucks Home Choice scheme.

### **5.5 Size and type of property for which applicants are eligible**

In order to make the best use of the available housing stock, it is essential to let properties to those who need that size and type of property to:

- Avoid creating overcrowding or under-occupation when letting a property
- House families with children under the age of 16 into properties with gardens.
- Minimise the risk of the applicant being unable to afford rent payments on the property that is being let
- Prioritise large families with four or more children for properties with two reception rooms

When deciding the size and type of property that an applicant is entitled to bid for, the Bedroom Standard will normally be used as 1 bedroom for each of the following:

- a) Adult or adult couple
- b) Two children of the same sex aged under 21
- c) Two children of different sexes when the eldest is aged under 10
- d) Any other child

More information is available in Appendix 2.

In exceptional circumstances the Senior Housing Officer may exercise discretion in deviating from the Bedroom Standard. In all cases applicants will need to demonstrate the property is affordable at the time of offer. Examples are:

- Where applicants require larger accommodation on health grounds, the Senior Housing Officer will consider this on a case by case basis, taking into account the advice of a qualified medical advisor appointed by the Partnership.
- Where there is little or no demand for a particular property.
- Where the applicant has been approved as a foster carer by Buckinghamshire County Council, and so will need a larger property than normally required by the household.
- Where the applicant or a member of the household needs the support of a carer who will need to sleep in the home and cannot reasonably be expected to share a bedroom with another member of the household. (See section 3.3)

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## 5.6 How applicants bid on a property

Applicants may bid on up to three properties for which they are entitled in any one advertising cycle, this can be done;

- On the Bucks Home Choice website
- In person at one of the Partnership's customer service centre
- Telephone bidding by contacting relevant partner

Applicants who find it difficult to bid may ask an advocate or support worker to do so on their behalf. Help will also be available via the Partners and special arrangements will be made for vulnerable applicants who are unable to bid without help.

It is not possible for an applicant to view a property before making a bid.

## 6. Prioritising and Lettings

### 6.1 Determining priority between shortlisted applicants

Where more than one applicant bids on a property, they will be placed on a shortlist. Any applicant who bids on a property where they do not satisfy the advertised criteria will not be included on the shortlist. The reasons for this could include, but not be exclusive to, the following:

- a) The applicant's household size does not meet the Bedroom Standard.
- b) The applicant does not satisfy the age limit or mobility level as advertised.
- c) Has failed to meet any other advertising criteria.

The details of how applicants are awarded a Priority Band are given in Appendix 1.

For each property the applicants' bids will be ranked in the following order:-

- a) Local Connection
- b) Priority Band (Band A applicants will have a higher priority than Band B, and so on)
- c) Date of priority Banding
- d) Date of Registration

If the applicant with the highest priority on a shortlist refuses the offer, the property will then be offered to the next applicant on the shortlist. Age limited restrictions will be clearly indicated in the advert, if the applicant does not meet the specified restrictions, any bid placed on such a property will not be considered.

It should also be noted that:-

- a) If an applicant bids for a property and has rent arrears, then the bid will not be accepted and the application will be placed into a band E until the arrears have been cleared (see section 2.3.4). Once the arrears are cleared the application will be re-assessed and a banding awarded. The banding date will take affect from the date of the re-banding.
- b) Some advertised properties may be subject to a Local Lettings Policy (see section 6.2)
- c) The prioritisation of short-listed applicants will be based on the priority banding of each applicant as it stood at the point when the advert cycle closed.
- d) The prioritisation and allocation process will take account of any additional criteria set down by the landlord for the occupation of the property. Where a property has specific adaptations (e.g. wheelchair access, ramps, level access shower), priority will be given to applicants who require the adaptation in the property.

The District Councils do not own any housing stock and will make nominations to the Registered Provider who is advertising the vacancy. On some occasions nominations may be refused by the Registered Provider as they will have their own Allocations Policy which may differ from Bucks Home Choice.

In most cases the Registered Providers will undertake a financial assessment of your finances to ensure that you can afford the property before making you an offer of affordable accommodation.

## **6.2 Local lettings policies**

Section 167(2E) of the 1996 Act enables housing authorities to allocate particular accommodation to people of a particular description, whether or not they fall within the reasonable preference categories.

Local lettings policies may be used to achieve a wide variety of housing management and other housing policy objectives. So for example, local lettings policies may be used to lower the proportion of older children/young adults on an estate to reduce the incidences of anti-social behaviour; or to deal with concentrations of deprivation by setting aside a proportion of vacancies for applicants who are in employment.

Local lettings schemes (LLS) will be designated by Registered Provider's following detailed consultation with the District Council and an assessment on the impact of a LLS. Once agreed these schemes will have their own allocation criteria. LLS will be put in place for a specific area or estate and will be set up in response to particular local circumstances.

The aim of LLS is to work towards more balance within local communities to result in outcomes that reflect the wider community and address issues such as child density and the proportion of households in employment in one area or estate.

Working towards more balanced communities may mean a housing mix of:

- Different household types/client groups
- Households of different ages and/or with children of different ages
- People who are in paid employment and those who are not in paid employment
- Families which have one child and those that have two children.

The precise approach to be adopted will reflect the particular problems/issues of an area, estate or development of new build properties.

From time to time a member of the Partnership may adopt a local lettings policy that will apply to a proportion of the properties that it advertises. All such local lettings policies will be published on the Bucks Home Choice website and will be available by request. The local lettings policy will state clearly the justification for its adoption and operation.

In some cases, a housing scheme may be subject to planning conditions that restrict who is permitted to occupy the accommodation (e.g. a rural housing scheme where occupancy is limited to people with a local connection).

When a property is subject to a local lettings policy or planning conditions, the advertisement will state the restrictions and which applicants are permitted to bid.

### **6.3 Direct allocations**

In certain circumstances members of the Partnership reserve the right not to advertise a property and allocate it directly to an applicant, or to allocate a property that has been advertised directly to an applicant. The following are examples of circumstances where a direct allocation may be made.

- a) Where a person has been assessed as needing an urgent move as a result of violence or threats of violence or through the National Witness Protection Service.
- b) Where a sensitive letting has to be made, for example for a vulnerable person, or a sex or violent offender and is subject to MAPPA., or to deal with a severe housing management problem, where the Council considers that a direct allocation is more appropriate than requiring or allowing the applicant to bid on a property.
- c) Where the applicant is a homeless person and the Council has accepted a full Housing Duty under Section 193 of Part 7 (Homelessness) of the Housing Act 1996 and the applicant has failed to regularly participate in bidding for properties which the District Council in question considers suitable. This means that applicants should bid for the maximum permitted (and available) properties regardless of the property type (for example flats/houses).
- d) Where an applicant demonstrated an urgent need to move due to serious imminent personal risk or severe harassment.
- e) Where the applicant is a homeless person where the Council has accepted a full housing duty under Section 193 of Part 7 (Homelessness) of the Housing Act 1996 and the applicant is:

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- in temporary accommodation,
  - has bid on a property or properties,
  - has not been successful, and
  - there is a strategic need to move that applicant from the temporary accommodation to make way for another homeless applicant.
- f) Where a property is identified as having adaptations or suitable adaptations a Direct Allocation may be made.

In c) and e) above, if the applicant is in accommodation secured under Section 193 of the Housing Act 1996 and the applicant refuses a suitable offer of accommodation then the District Council that is securing the accommodation under Section 193 will discharge its duty and will take possession proceedings to bring an end to the accommodation.

When making a direct allocation, the preferences of the applicant will be taken into account as far as possible.

#### **6.4 Applicants subject to duty under Section 193 of Housing Act 1996 (Homelessness)**

Where a Bucks Home Choice applicant has also made an application for assistance to the District Council under Part 7 (Homelessness) of the Housing Act 1996 then the priority awarded to the applicant will be based solely on the status of their homelessness application in accordance with the relevant category set down in the Priority Bands in Appendix 1.

In these cases, the assessment of the priority band will not consider any factors set down in the other reasonable preference categories. Any issues relating to the suitability of the applicant's temporary accommodation will be addressed by the relevant District Council in accordance with the requirements of Part 7 of the housing Act 1996 and the associated guidance.

Further details of specific arrangements for applicants who have also submitted an application for homelessness assistance are set down below.

Where a Bucks Home Choice applicant:

- has also made an application for assistance to the District Council under Part 7 (Homelessness) of the Housing Act 1996 and
- has been deemed to be eligible for the duty under Section 193 of the Housing Act 1996 (Duty to persons with priority need who are not homeless intentionally),

then the applicant will be placed in Priority Band D in order to give the applicant a reasonable opportunity of securing suitable long term settled accommodation.

If the District Council ceases to be subject to a duty under Section 193 of the Housing Act 1996 then this will be deemed to be a change of circumstances and the applicant's qualification and priority under Bucks Home Choice application will be re-assessed accordingly.

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If the reassessment finds that:

- (a) the applicant continues to qualify for Bucks Home Choice (see Section 2.3) and
- (b) the duty under Section 193 of the Housing Act 1996 ceased because the applicant:
  - (i) refused a suitable offer of accommodation that was offered in performance of the Section 193 duty,
  - (ii) voluntarily ceased to occupy accommodation that was offered in performance of the Section 193 duty,
  - (iii) has become homeless intentionally from accommodation that was offered in performance of the Section 193 duty,
  - (iv) has refused a suitable final offer of accommodation made under Part 6 of the Housing Act 1996 , or
  - (v) has refused a suitable private rented sector offer

then the Bucks Home Choice application will be re-banded and placed in Priority Band E unless the applicant has suitable accommodation in which case they will cease to qualify.

The above approach aims to assist homeless applicants by giving them reasonable priority for re-housing while also recognising the scarcity of accommodation and the need for such applicants to make full use of the assistance provided under Section 193 of the Housing Act 1996. This assistance is not available to other applicants on Bucks Home Choice and, therefore, it is expected that a homeless applicant will accept all assistance offered through the Section 193 duty in order to secure accommodation.

If an applicant fails to make use of this assistance and the duty under Section 193 ceases, then the Bucks Home Choice scheme considers that it is unfair to continue to give the applicant a high priority banding (i.e. Band D) compared to the other applicants on the scheme. Therefore, the Bucks Home Choice application will be re-banded to the lowest Priority Band, Band E.

If a homeless household has not been bidding on a regular basis the Bucks Home Choice Partners reserve the right to make bids on applicant's behalf or make a direct offer of accommodation.

## **6.5 Verifying and nominating an application**

### **6.5.1 Verifying**

Before any offer of accommodation is made, the managing partner will contact the successful applicant to verify all relevant information on their housing application. Unannounced home visits will, where appropriate, be carried out to verify applications. Applicants will be expected to provide the required documentary proof to confirm the statements on their housing application.

The purpose of this verification is to check that the details provided by the applicant are correct, and in particular to confirm that the applicant is:

- Eligible and qualify for housing under the Bucks Home Choice Allocation Policy, and
- Suitable for the size and type of property concerned (see Appendix 2), and
- Has been placed in the correct Priority Band, based on his or her circumstances (see Appendix 1).

If an applicant does not provide the necessary information or if the verification shows that the housing application is not correct the application will be suspended and a re-assessment will be made reflecting the current circumstances. This includes where the applicants rent account is not up to date and it does not meet an exception category, the offer will be withdrawn (see Paragraph 2.3.4). The next person on the shortlist will be contacted with a view to making an offer.

If a member of the Partnership is unable to contact the applicant and verify circumstances within the next working day following a home visit the applicant will not be put nominated for the property.

#### **6.5.2 Nomination**

If an applicant is shortlisted for a property, then the Registered Provider will contact the applicant to set down the timescales for a viewing of the property concerned and for the acceptance of any offer that is subsequently made. It is the responsibility of the applicant to attend the viewing at the stated time and to respond to the timescales set down by the Registered Provider. In the event of the applicant failing to do so, the Registered Provider will have the option to withdraw the offer of the tenancy.

In the event of the Registered Provider refusing a nomination the Partnership will require clear written reasons for the refusal. If the Partnership considers the reason for refusal as being incorrect, unjust or subjective then the Partnership will submit a written request to the Registered Provider to review their decision.

#### **6.5.3. Withdrawal of a nomination**

In very exceptional circumstances, the Registered Provider may withdraw an advert/ offer of accommodation, these circumstances may include but not be limited to:-

- Where an error has been made in the advertising criteria.
- When it has been established that the property needs extensive works.
- When the property has been advertised, but the existing tenant has withdrawn their notice.
- When the property has been advertised but withdrawn for a direct let for an urgent case.
- When the nominee does not qualify under their Allocation Policy

## **6.6 Temporary suspension from bidding**

An applicant will be suspended from bidding on a temporary basis when:

- They are placed under offer for a property the application will be suspended until the applicant decides if they will take the property or not.
- They have accepted a property as it will be considered their housing requirements have been met. Once the property has been let to the applicant the application will be removed from Bucks Home Choice
- They have refused three offers of accommodation that they have bid on and the Partnership considered suitable for the applicant's needs. The application will be suspended for 6 months and the applicant will be advised in writing of this decision. During this period an applicant will not be permitted to bid on any advertised properties.

## **7. Review of decisions and complaints**

### **7.1 Asking for a decision to be reviewed**

Applicants have rights under the Act to ask for the review of a decision. The following decisions are subject to the right to request a review:

- The applicant's housing application has been refused on the grounds they are not eligible or qualifying person.
- The applicant is removed from the housing register on the grounds they are no longer eligible or qualifying person.
- An applicant's Priority Banding (i.e. the applicant disagrees with the banding that they have been awarded and wishes to have their banding reviewed).
- Any decision about the facts of a particular application which have been taken into account to assess whether an allocation should be made.
- Any decision to suspend an application due to the applicant having refused three offers of a tenancy (see section 6.6).

Applicants should request a review within 21 days of being notified of a decision.

The review will be carried out by the Member of the Partnership that made the decision in respect of (a) to (e) above. Reviews will be carried out by a senior member or member of staff who was not involved in the original decision.

The applicant will be notified of the Partnership's decision in writing within a 56 day period of the review being requested.

Once a review has been completed and the applicant has been notified of the decision on review, the applicant cannot request a further review on the same decision unless there has been a factual change in his/her circumstances.

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## **7.2 Making a complaint**

Each member of the Partnership has a published procedure for customer complaints which can be found on their website or a hard copy is available upon request.

## **8. Monitoring and policy review**

### **8.1 Monitoring**

The Partnership will monitor the outcomes of lettings through Bucks Home Choice, to assess whether it is meeting the aims stated in section 1.3 and the Equality Statement in section 1.4.

### **8.2 Policy review**

The results of monitoring will be used to review this Policy. Reviews will be carried out annually, but the Partnership may carry out an earlier review if monitoring shows that this is necessary.

## **9. Data Protection and information sharing**

### **9.1 Data Protection**

All information held by the Partnership is subject to the Data Protection Act 2018. Each member of the Partnership will seek the express consent of applicants joining their housing register to share personal information about the applicant, and any member of the household.

### **9.2 Information sharing without consent**

Information can be shared with the other members of the Partnership and Registered Providers to whom nominations are to be made and, where relevant to organisations' providing support services in supported housing.

Information may be shared about the individual and their history irrespective of whether their consent has been obtained in exceptional circumstances which will include:

- In accordance with the provisions of the Crime and Disorder Act 1998 (Section 115).
- Where there is a serious threat to the other party's staff or contractors.
- Where information is relevant to the management or support duties of the proposed landlord or support organisation to ensure the health and safety of the applicant, a member of his or her household, or a member of staff.

Each Council will on an annual basis publish lettings information including the age, sex, ethnicity and nationality of applicants and new tenants.

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**9.3 Councilor or MP enquiries on behalf of applicants.**

Where an enquiry is received by a ward Councilor or an MP on behalf of their constituents, the District Council may release your “personal data” in response to their queries, this may include information on your age, marital status, housing history, household type, economic status, benefits, income, support services received and medical history.

By contacting your Councilor or MP they are investigating your case as part of their democratically elected role and you are giving them permission for the District Council to disclose this personal data.

**9.4 Enquiries made on behalf of applicants by an advocate organization.**

Where an enquiry is received by an advocate/ organisation on your behalf, the District Council may release your “personal data” in response to their queries; this may include information on your age, marital status, housing history, household type, economic status, benefits, income, support services received and medical history.

We will only discuss your case with an advocate agency if we have your written consent to discuss your case with them and you may be asked to sign a data release form.

## **APPENDIX 1**

### ***Priority Bands***

**This Policy assesses the relative priority of Bucks Home Choice applicants by placing them in a Priority Band that best reflects the applicant's current housing circumstances and level of housing need.**

**The Priority Bands take account of the requirement of Section 166A (3) of the Housing Act 1996 which states that a local housing authority's allocation scheme must framed so as to secure that reasonable preference is given to the categories of household listed in Appendix 3 of this policy.**

**The Priority Bands are listed below.**

<b>Band A</b>
<ol style="list-style-type: none"> <li>1. Applicants or a member of his or her household who are living within one of the partnership districts and <b>have demonstrated an urgent need to move due to serious imminent personal risk or severe harassment and rehousing is the only option</b>. The Partnership reserves the right to make a Direct Let of accommodation. As determined by a Senior Officer.</li> <li>2. Applicant or a member of his or her household whose health or disability is so severely affected that they physically cannot access their current home and/or essential facilities within their current home and it is not possible for adaptations to be carried out to the property to provide this access.</li> <li>3. Applicants who cannot leave hospital because they have no suitable accommodation elsewhere and require specially adapted accommodation.</li> <li>4. Social Housing tenants with a Registered Provider within the Bucks Home Choice Partnership area who are under-occupying family accommodation and are wishing to downsize to a suitable size property as set down in appendix 2.</li> <li>5. Families living in accommodation where there are two or more bedrooms short or the property is statutory overcrowded.</li> <li>6. Social Housing tenants within the Partnership area with a Registered Provider and are living in a property that has been built or adapted for a person with a disability and this is no longer needed.</li> <li>7. Applicants as assessed by the Safeguarding Board and a more suitable property is essential to reduce the risk.</li> </ol>

**Band B**

1. Applicants living in supported housing who have been nominated to the Housing Register as being ready for move on and where there is an agreed move on protocol in place between the landlord/support provider and the District Council with which the applicant is registered.
2. Applicants who are due to leave care of the Children and Families services (Aftercare Team) and who are ready for independent living. Priority band B will only be awarded where the move is being undertaken in accordance with the Buckinghamshire Leaving Care Protocol between Bucks County Council, Aylesbury Vale, Chiltern, South Bucks and Wycombe District Councils'.
3. Applicants who need to move on medical grounds because their current home is having a severe impact on the health of a member of the household and re-housing to more suitable accommodation will help to reduce this impact and his/her health will deteriorate if the household is not moved to more suitable accommodation. Priority band B will only apply where the applicant is bidding on properties that will reduce the impact on the health of the member of the households.
4. Households living in accommodation where the household is lacking one bedroom.
5. Living in insanitary or unsatisfactory conditions which would include properties affected by lack of amenities or services, severe damp. Major structural defects, flooding, collapse of roof or statutory nuisance and the conditions cannot be rectified within a reasonable period. As assessed by the district council

**Band C**

1. Applicants that need to move on welfare grounds as agreed by the Bucks Home Choice Partnership. Applicants who need to move on medical grounds because their current home is having an adverse impact on the health of a member of his or her current accommodation and their health will not deteriorate in their current accommodation but the adverse impact will be significantly reduced with a move to more suitable accommodation. The recommendation of the medical advisor may be taken into consideration when deciding what level to priority to award and the type of accommodation necessary to alleviate the impact.
2. Applicants who may need assistance in finding their own accommodation such as adults with a learning disability/ mental health grounds who are ready to leave the family home and who are currently receiving a care package/support package from Bucks CC.
3. Families living within another household where there is sufficient bedrooms to accommodate both families e.g. adult children with their own families living in the parental home
4. Armed Forces applicants who have been discharged due to serious injury in the past five years

**Band D**

1. Applicants who are subject to the main housing duty S193(2) under the Housing Act 1996 Part VII and have been accepted as homeless, in priority need and unintentionally so by:-  
 Aylesbury Vale District Council  
 Chiltern District Council  
 South Bucks District Council  
 Wycombe District Council
2. Singles/Couple with no dependent children sharing where there is no overcrowding. (For the purpose of this policy sharing accommodation means sharing the use of the kitchen, bathroom and toilet facilities)
3. Singles/Couples who are living in HMOs (House in Multiple Occupation). (For the purposes of this policy, a HMO is a building which is lived in by more than one separate household who share basic facilities such as kitchen, bathroom or a toilet. People are treated as being part of the same household if they are related to each other (family members) or live together as a couple)
4. Sofa surfers, single person households without a fixed address who rely upon friends and family for accommodation for limited periods (also known as Sofa Surfers) and verified rough sleepers. (Verified by the Council's partner agencies)
5. Singles or couples who are over 55 and seeking designated aged persons accommodation for persons 55 and over and whose circumstances do not fall into bands A-C and do not hold any form of social housing tenancy within the partnership.
6. Applicants living in Supported Housing who do not qualify under a

move on protocol.

7. Applicants who are in care of Children and Families who wish to register prior to being 18 under the Buckinghamshire Leaving Care Protocol.
8. Applicants who are serving in the armed forces (or have served in the armed forces with the five year period immediately preceding their Bucks Home Choice Application) and who do not satisfy any of the reasonable preference categories listed in Appendix 3.
9. Applicants who have recently left ministry of defence accommodation because of the death of a spouse, who served in the regular force and whose circumstances do not fall in Priority Bands A,B or C.

### **Band E**

1. Applicants who are homeless within the meaning of Part VII of the Housing Act 1996 and who have been assessed as being owed a relief duty by one of the members of the partnership.
2. Applicants who have applied for assistance to one of the four District Councils' belonging to the Bucks Home Choice Partnership under Part VII of the Housing Act 1996 where the Council has reached a decision that they are homeless and in priority need but have been determined to be homeless intentionally s191(3).
3. Applicants who have applied for assistance to one of the four District Councils' belonging to the Bucks Home Choice Partnership under Part VII of the Housing Act 1996 where the Council has reached a decision that they are homeless but not in priority need.
4. Applicants who have applied for assistance to one of the four District Councils' belonging to the Bucks Home Choice Partnership under Part VII of the Housing Act 1996 and have ceased to be subject to a duty under S193 and who meet the circumstances set down in 6.4
5. Applicants who have been assessed as having worsened their circumstances.
6. Households who have a reasonable preference but no local connection (see Appendix 3)
7. Applicants accepted under the Right to Move (see Paragraph 3.4)

## Appendix 2

### **Bedroom Standard and Type of Accommodation**

When deciding the size of property for which applicants will be eligible, the following Bedroom Standard will be used.

<b>Household Size</b>	<b>Bedroom Standard</b>			
	<b>Number of bedrooms</b>	<b>1 *</b>	<b>2</b>	<b>3</b>
Single Person		✓		
Couple wishing to live together		✓		
In exceptional cases e.g. where there are care needs adult siblings wishing to live together			✓	
Parent(s) with one child			✓	
Parent(s) with two children of the same sex both aged under 21 years			✓	
Parent(s) with two children of opposite sex both aged under 10 years			✓	
Parent(s) with two children of the same sex and the oldest is aged 21 years or more				✓
Parent(s) with two children of opposite sex where the older child is aged 10 years or over				✓

Parents with three children where two children can share (because they are (i) same sex both under 21 or (ii) different sex both under 10)			✓	
Parents with four children where it is possible for two pairs of children to each share a bedroom (because they are (i) same sex both under 21 or (ii) different sex both under 10)			✓	
Parents with three children where none of which can share (same sex over 21 or different sex over 10)				✓
Parents with four children where only two can share (same sex both under 21, or different sex both under 10)				✓
Parents with five or more children				✓

\*For the purposes of this policy a bedsit/studio is considered suitable for either a single person or a couple.

In all cases, where children meet the criteria to share a bedroom, the applicant will only be considered for a property which meets the families need, based on the above bedroom standard.

- When deciding whether an applicant and his or her household is under-occupying accommodation, or lacks one or more bedrooms, the lower number of bedrooms shown against each size of household will be used as the "standard" number of bedrooms required. For example, a family with two children who is living in a relative's home and has the use of one bedroom will be deemed to lack one bedroom.

Where a bedroom can accommodate bed/beds in line with Housing Benefit rules, this is deemed adequate. There may be exceptions to this i.e. Sloping ceiling under stair or eaves, where it may be relevant to reconsider.

A bedroom being used for storage will still be considered to be available as a bedroom

Where a property has two reception rooms it may be considered that one of the reception rooms can be used as a bedroom.

#### Type of accommodation

- Age restricted housing will normally be available for applicants over 55.

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- Accommodation that is designated as supported housing will be available only for applicants who are eligible for that particular accommodation. For example, some supported housing is provided exclusively for people with learning difficulties, or for young people leaving care.

Where accommodation is available only for applicants who satisfy such special criteria, this will be made clear in the advertisement of the property

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## **Appendix 3**

### **Reasonable Preference**

Section 166A (3) of the Housing Act 1996 states that a local housing authority's allocation scheme must be framed so as to secure that reasonable preference is given to

People who are homeless (within the meaning of Part 7 (Homelessness) of the Housing Act);

People who are owed a duty by any local housing authority under Part 7 (Homelessness) of the Housing Act 1996 because they are:

- Homeless and in priority need but homeless intentionally;
- Homeless and in priority need and not intentionally homeless;
- Threatened with homelessness and in priority need and not intentionally homeless;
- Not intentionally homeless but not in priority need;

People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions.

People who need to move on medical or welfare grounds (including grounds relating to disability).

People who need to move to a particular locality in the district of the authority, where failure to meet that need would cause hardship to themselves or others.

## Appendix 4

<b>Explanation of the terms used in this policy</b>	
Applicant	The term “applicant” includes single people and couples.
Household	The term “household” includes all eligible adults and dependent children included in the applicant’s application. Short term sharing arrangements or temporary part time arrangements will not normally be classified as a household member (see Section 3.3)
Reasonable preference category	Description of those applicants to whom the District Councils must give “a head start” in their housing application. See Appendix 3.
The Act	The Housing Act 1996 as amended
Child	A person under 16
Housing Register	A database of applicants for Bucks Home Choice
Change of Circumstances	A change in household circumstances (e.g. address/accommodation, addition of an adult household member) that may affect BHC qualification and/or priority banding
Registered Provider	A private non-profit making body that is registered and regulated by Government to provide and manage affordable housing (also known as a Housing Association)
Definition of Social and	Affordable housing is social rented, affordable rented and intermediate

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Affordable Housing	housing, provided to eligible households whose needs are not met by the market.
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## Appendix 5

### Policies

In accordance with Section 166A (12) of the Housing Act 1996, the Bucks Home Choice Allocation Policy has been prepared with regard to the following Strategies:

Bucks Tenancy Strategy (Adopted January 2013)

Aylesbury Vale District Council Housing and Homelessness Strategy 2014-2017

Chiltern District Council Homelessness Strategy 2009-2011 (Update pending)  
Chiltern District Council Strategic Housing Framework 2013-2014

South Bucks District Council Homelessness Strategy 2008-2013

Wycombe District Council Homelessness Strategy 2014-2019

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<b>SUBJECT:</b>	<i>Emergency Housing Units for Temporary Accommodation - Bath Road Depot</i>
<b>REPORT OF:</b>	<i>Cllr Patrick Hogan Healthy Communities Portfolio</i>
<b>RESPONSIBLE OFFICER</b>	<i>Head of Healthy Communities</i>
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<b>WARD/S AFFECTED</b>	<i>All</i>

### **1. Purpose of Report**

- 1.1 Cabinet agreed at its meeting 7<sup>th</sup> November 2017 to proposals to design, build and install temporary accommodation units at Bath Road Depot for a period of 5 years.
- 1.2 The development was subject to planning consent and approval of the final business plan by the Head of Environment, Head of Legal and Democratic Services and Head of Healthy Communities in consultation with the Portfolio Holders for Healthy Communities and Resources.
- 1.3 Authority was also provided to the Director of Services in consultation with the Portfolio Holder for Healthy Communities to draw down up to £2.7M of s106 funding to enable the Bath Road temporary housing project to progress.
- 1.4 This report updates the Healthy Communities PAG on progress in relation to the scheme.

The PAG is asked to advise the Portfolio Holder on the following recommendations to Cabinet:

### **RECOMMENDATIONS**

**1 That Members note the decision:**

- a) to exercise the authorisation of the Head of Healthy Communities to agree to the delivery agreement to proceed with the development of temporary units for use as emergency accommodation on the Bath Road Depot site.**
- b) that in consultation with the Portfolio Holder for Healthy Communities to exercise the authorisation of the Director of Services to draw down the allocated £2.7M of s106 funding to enable the Bath Road temporary housing project to progress.**

**c) that the Head of Healthy Communities, in consultation with the Portfolio Holder for Healthy Communities, is authorised to agree the allocation of £300,000 of s106 funding to enable a budget to address the identified matters associated with the discharge of Planning Conditions.**

## 2. Reasons for Recommendations

- 2.1 To support the Council's Medium Term Financial Strategy and reduce the cost of securing homeless accommodation by £233k/annum through the provision of the Bath Road Depot units, which reduces the reliance on the use of nightly booked temporary accommodation owned by third parties
- 2.2 To enable the Council to discharge its duty to accommodate those who are determined as homeless and in priority need.

## 3. Content of Report

- 3.1 Part 7 of the Housing Act 1996 places a duty on SBDC to secure temporary accommodation for homeless persons who apply for housing assistance. The allocation of temporary accommodation is carried out by Officers in accordance with the joint Temporary Accommodation Framework agreed by SBDC 2016/17.
- 3.2 SBDC does not have a designated temporary accommodation scheme that it uses to meet its statutory homelessness duties. Following agreement of the Affordable Housing Plan SBDC meets its temporary accommodation needs by utilising:

TYPE OF ACCOMMODATION	DESCRIPTION	Number in TA (Snapshot)				
		1/4/18	1/5/18	1/6/18	1/7/18	1/8/18
Nightly Booked (B&B)	Nightly booked and shared facilities	17	18	18	17	12
Nightly booked (S/contained)	Nightly booked and self-contained	19	20	17	16	12
GX Former Police Houses	Ex-Police Houses owned by SBDC and leased to Bucks HA	6	8	8	8	8
Private Sector Leasing Scheme	Properties leased by Paradigm from private owners	1	2	3	5	6
Paradigm Housing Stock	General needs housing in stock being used as TA	4	3	2	2	2
L&Q Housing Stock	General needs housing in stock being used as TA	8	7	7	6	6
<b>TOTAL</b>		<b>55</b>	<b>58</b>	<b>55</b>	<b>54</b>	<b>46</b>

This is a snapshot of the temporary accommodation unites bring utilised by South Bucks DC for homeless households on 1/8/18. It shows the units directly secured be South Bucks DC (not including Refuges etc.)

3.3 The impact of the use of B+B and nightly let accommodation is impacting negatively on the Council's finances with net expenditure on such placements of £680,000 in 2017/18. The Medium Term Financial Plan requires the cost of homelessness to be reduced to a net figure of £250,000. Current churn in the housing association stock, the increased use of the Private Sector Leasing Scheme and the determination of homelessness decisions has reduced the numbers in TA to 46 households as at 1<sup>st</sup> August 2018. The estimated budget outturn for 2018/19 is forecast at £490,000. With the use of Bath Road Temporary accommodation and the continued uptake of the council's other schemes to address homelessness the forecast expenditure for 2019/20 is £208,000.

3.4 To reduce the need for B+B and nightly let accommodation the Council is

- Supporting the acquisition of properties, by a Registered Provider, for use as temporary housing
- Acquiring properties for use as temporary housing managed by a Registered Provider
- Developing affordable housing through the acquisition and development of land
- Developing temporary housing options on the Council's own land and property assets
- Utilising modular and off-site construction to deliver temporary housing units

3.5 Following Cabinet approval 7<sup>th</sup> November 2017 the project board was established to develop temporary accommodation on the Bath Road Depot site using modular construction. The units are designed and built to allow relocation to another site following the expiry of the temporary residential planning permission.

3.6 The actions that have been delivered since November 2017 are;

- Appointment of AECOM project manager, Design Consultants (Pick Everards) and Quantity Surveyor (Pick Everards) through the SCAPE framework
- Appointment of Kier as the Civil Contractor
- Pre-planning application advice to enable a successful planning decision
- Consultation with the local community and stakeholders to support the delivery of temporary accommodation
- Obtained 5-year planning approval for residential accommodation - 24<sup>th</sup> March 2018
- Appointed ECO-Modular as the preferred manufacturer of the modular units
- Submitted the detailed design to Building Control
- Undertaken detailed surveys and reports to mitigate the Planning constraints
- Development of the finalised Cost Plan

- Appointment of Bucks Housing association as the Registered Provider managing the units following handover
- Finalisation of the Business Plan
- Confirm the programme timeline with delivery scheduled 3<sup>rd</sup> December 2018
- Delivery agreement to deliver the units by 3<sup>rd</sup> December 2018
- ECOModular have completed 89% of the units and evidence has been provided on progress.
- All pre-commencement conditions have been discharged
- Kier have taken possession of the site and are commencing with the civil works programme

3.7 The site constraints resulted in the 12 units being designed to the following criteria

- 9 x two- bedroom units 70.6m<sup>2</sup> enabling 3-6 persons to be accommodated
- 3 x one- bedroom apartments 49.3m<sup>2</sup> enabling 1-4 persons to be accommodated
- Ground floor apartments accessible for disabled users with level access showers
- 14 car parking spaces including a disabled parking bay
- Bicycle provision
- Solar panels
- Small play area as shared amenity area
- Amenity area adjacent to apartments
- Fire and insurance certification.
- Design life of 50 years and are able to be moved up to 5 times

3.8 The project costs of developing 12 temporary units on the Bath Road Depot site were forecast at £2.7M, subject to final tender and remediation of contamination on the site.

3.9 Application for £400,000 was made to the Land Release Fund to reduce the Council's expenditure, unfortunately that bid was unsuccessful. Therefore the costs of the civil engineering works, remediation of the site and the mitigation of the planning conditions relating to the protection of the aquifer are being met by the temporary housing project funded from s106 payments. It should be noted that these works would be re-usable following the removal of the temporary units and the land used for employment use in accordance with its current planning permission.

### **Business Case**

<b>Development cost</b>	<b>12 units for Emergency Housing</b>
PM, QS, Planning Design, Building Control and survey costs and works commissioned by SBDC	£500,000
<b>Fees Total</b>	<b>£500,000</b>

Modular units	£1,536,448
Ground/Civil works	£680,378
<b>Kier price</b>	<b>£2,216,826</b>
Kier provisional sum fixed items – ground works and contamination, cladding – these costs reduce/fall away if not required	£201,000
<b>Total Project Cost</b>	<b>£2,917,826</b>
<b>Client Contingency</b>	<b>£50,000</b>
<b>Total</b>	<b>£2,957,826</b>
<b>Impact on Budget</b>	
Lease income per year from Bucks Housing Association	£45,000
Avoided Emergency Housing Costs/annum	£192,450
Reduction in expenditure/annum against the Medium Term Financial Plan	£233,297

- 3.10 Members will note the budget is currently exceeding the agreed budget of £2.7M. Decision to proceed was determined following agreement at the project board on 6<sup>th</sup> July to agree a contingency of £300,000. Use of the contingency would be following consultation by the Head of Healthy Communities with the Portfolio Holder for Healthy Communities. The decision to proceed with the project followed confirmation that the units met the required quality standards and that the current programme could be achieved. The project considered that any delays in concluding the Delivery agreement would result in a lost production slot and additional costs as well as the council not being able to reduce its use of nighty booked accommodation impacting negatively on the homelessness budget.
- 3.11 Allowing the residential units to be used for 13 years would benefit the Council from a saving on the MTFP of £2,905,761.
- 3.13 Assumptions made in developing the business case are:
- The cost of site development including the purchase of temporary units is £2.96M excluding VAT
  - A £300,000 contingency has be set aside from s106 funds in addition to the £2.7m to address any risks associated with the discharge of planning conditions and below ground unknowns.
  - Rental inflation has not been calculated
  - The development of the temporary units is fully financed from s106 funds enabling savings against the revenue budget for the cost of homelessness
  - The affordable rent levels are at Local Housing Allowance rates reducing the risk of tenants being unable to contribute to their rental costs

- 
- SBDC agreement with Bucks Housing association is to manage the units and address all tenancy management issues for the period of the 5 year lease
  - The costs of managing the debt collection of the nightly let accommodation is transferred from the Council to the Housing association

## **Programme**

The current programme as reported to the Corporate Property Board is detailed below

High level project milestone	Start date	End date
Cabinet approval to take concept design forward	07/11/17	07/11/17
RIBA Stage 3 – Development Design	18/09/17	22/12/17
Planning submission	22/12/17	03/04/18
RIBA Stage 4: Detail Design	15/04/18	15/07/18
Modular units procurement and production	07/07/18	01/10/18
Civils and Installation stage	20/08/18	28/11/18
Handover		03/12/18

3.14 This programme has a potential risk of delay resulting from the pre-commencement planning conditions which are required to be discharged by third parties. Although the costs associated with delays can be controlled within the delivery agreement and is transferred to Kier.

3.15 The programme assumes that building control consent is granted allowing civil works and modular build to begin. This risk is transferred to Kier under the delivery agreement.

**Risks** – the risks associated with the project include;

<b>Risk</b>	<b>Mitigation</b>
Overspend and delays due to discharge of planning conditions	Remediation strategy and consents are have been discharged by Planning subject to the verification strategy being implemented  All known risks are transferred to Kier as part of the delivery agreement. Although unknown risks associated with contamination still lie with the client.
Fire precautions	The specification of the individual units would require compliance with Building Regulations and internal sprinkler systems are to be installed to reduce the risk of loss of the units.

	Following the advice of the appointed Fire Consultant the design has incorporated any future requirements in relation to the external fire spread – zero flame spread.
Building Control Consent risk	All indications are that full building control consent will be granted and the risk is transferred to Kier under the delivery/design agreement.
Planning Conditions	Pre-commencement conditions are discharged.
Contamination on site from past use or flood events and protection of the Aquifer	A remediation plan and SUDS drainage proposal designed to reduce the risks to the development. The remediation plan and surface water drainage has been agreed by the Environment Agency and SUDS team as part of the Planning Consent.
Rent levels may be impacted by changes to the benefits system such as the introduction of Universal credit and other ongoing welfare reforms	All tenancy management costs are transferred to Bucks Housing Association for the period of the 5 year lease.
Income streams could be affected by tenants failing to meet rent payments and getting into arrears resulting in a shortfall in rental income and additional costs being incurred by legal fees associated with possession action.	All tenancy management costs are transferred to Bucks Housing Association for the period of the 5 year lease.
Maintenance costs may increase or decrease over time depending on the costs at that time and the levels of disrepair by tenants.	Maintenance costs up to £11,000/annum are transferred to Bucks Housing Association for the period of the 5 year lease.
Acoustic transmission between properties to ensure the prevention of nuisance between flats	The specification of the individual units would require compliance with Building Regulations
Affordability of heating and lighting	Each unit is constructed to achieve the Building Control requirements. The forecast electricity bills are estimated at £40-50/month.
Unacceptable behaviour may lead to a higher risk of eviction and management costs	All tenancy management costs are transferred to Bucks Housing Association for the period of the 5 year lease
Council may be unable to find a housing association partner or other provider who was willing to take on the management of the units	Bucks Housing Association appointed to manage the scheme for the period of the 5 year lease

Failure to obtain consent to improvements to the access road owned by others	No objections have been made by Thames Water to the proposal.
No alternative sites are available when the temporary 5 year planning permission expires and the Council wants to relocate the properties elsewhere	Further application for 5 year temporary planning permission is to be sought on the current site or on alternative sites acquired or currently owned by the Council.

#### 4. Corporate Implications

4.1 Financial – £2.7M is committed from the Affordable Housing Contributions (commuted sums) to deliver the Bath Road scheme. Should additional resources be required as part of a contingency budget these can be drawn from the current Commuted Sums Programme.

Delays to the delivery of this accommodation will prevent savings of £19,500/month from the homelessness budget.

The cost of the modular units are £1.54m equating to a unit cost of £128,333, a similar cost to the proposed acquisition scheme of 1 bed units by Bucks Housing Association for use as temporary accommodation.

The benefit of the Bath Road scheme is that the units remain in the ownership of the council and are not eligible for right to buy. As the units can be mortgaged (subject to permanent planning approval) they could be sold or let as private rentals or could offset any affordable housing contribution following future long term proposals for the site.

Developing the Bath Road Depot site for the proposed temporary accommodation will reduce the cost of Emergency Housing provided via the private sector by £192,450/annum and enable a lease income of £45,000/annum enabling a payback within 13 years. With the properties being used to accommodate 12 households in emergency housing need, it is estimated that £233,297 will be saved from the Council's Medium Term Financial Plan.

4.2 Legal – The provision of temporary housing takes in to account the current housing needs and supports the delivery of the Council's affordable housing objectives. The Cabinet decision 28th June 2017 extended the delegations to agree expenditure on the provision of temporary housing to support homelessness services.

**5. Links to Council Policy Objectives**

Delivering cost- effective, customer- focused services.

Working towards safe and healthier local communities.

**6. Next Steps**

The project group will provide update reports on the progress of the development to the PAG as part of the Healthy Communities regular update report.

<b>Background</b>	None other than those referred to in the report
<b>Papers:</b>	

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Healthy Communities Policy Advisory Group

Tuesday 2 October 2018

Overview and Scrutiny Committee

Monday 8 October 2018

Cabinet - Wednesday 17<sup>th</sup> October 2018Council – Wednesday 14<sup>th</sup> November 2018

<b>SUBJECT:</b>	<i>Chiltern District Council and South Bucks District Council Joint Housing Strategy 2018 - 2021</i>
<b>REPORT OF:</b>	<i>Cabinet Portfolio: Healthy Communities</i>
<b>RESPONSIBLE OFFICER</b>	<i>Head of Healthy Communities – Martin Holt</i>
<b>REPORT AUTHOR</b>	<i>Housing Manager – Michael Veryard – 01494 732200 (mveryard@chiltern.gov.uk)</i>
<b>WARD/S AFFECTED</b>	<i>All</i>

## 1. Purpose of Report

This report seeks authority to publish and implement the finalised version of the Chiltern District Council and South Bucks District Council Joint Housing Strategy (Affordable Housing and Homelessness) 2018-2021

### RECOMMENDATIONS to Cabinet

1. **That Members consider the final Joint Housing Strategy (Affordable Housing and Homelessness) 2018-2021 document and make any comments**
2. **That Cabinet recommends that Full Council approve the final Joint Housing Strategy (Affordable Housing and Homelessness) 2018-2021 document**
3. **That the Head of Healthy Communities be authorised to make any final amendments to the document agreed by members and to publish it in consultation with the Healthy Communities Portfolio Holder**

## 2. Reasons for Recommendations

The current Housing and Homelessness Strategies for Chiltern District Council and South Bucks District Council need to be reviewed and updated in view of the current housing situation across the two districts and new statutory requirements that have come into force.

## 3. Content of Report

- 3.1 The Chiltern District Council and South Bucks District Council Joint Housing Strategy (Affordable Housing and Homelessness) 2018-2021 provides an overview of the work and duties of both authorities in:
- responding to affordable housing need and
  - meeting statutory homelessness duties.

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The strategy will sit alongside the Joint Private Sector Housing Strategy that was formally adopted in 2017.

3.2 The draft Joint Housing Strategy was first reported to Members last year. The Councils did not proceed to full consultation at that time because the Homelessness Reduction Bill was published soon after and local authorities were advised that they may be subject to new requirements relating to Homelessness Strategies. A new Code of Guidance on Homelessness was subsequently issued in February 2018 and the Homelessness Reduction Act came into force from April 2018.

3.3 The draft Joint Housing Strategy was revised and updated to reflect the new Homelessness Code of Guidance and Act and other updated information. The revised version was approved for consultation by the Healthy Communities Portfolio Holders and further amendments have been made following consultation (see Section 4 below). The draft strategy has also been updated to reflect the recent developments at national Policy level including the newly revised National Planning Policy Framework, Rough Sleeper Strategy and Housing Green Paper (A new deal for social housing).

3.4 The final version of the draft Joint Housing Strategy is in Appendix \*\*. Following the consultation and final amendments, it is now proposed that the Joint Housing Strategy is published and implemented.

#### **4. Consultation**

4.1 A 6 week consultation period on the draft strategy ran from 26<sup>th</sup> June 2018 to 6<sup>th</sup> August 2018 via the Council websites. All Members were directly notified of the consultation by e-mail (dated 26<sup>th</sup> June 2018). Direct notifications were also sent to all Town and Parish Councils and key external partner agencies inviting them to submit comments.

4.2 There were 8 responses to the consultation. The draft strategy has been amended to reflect the consultation feedback. The main amendments are:

- Update of the position regarding the emerging Joint Local Plan
- Inclusion of references to Neighbourhood Plans in connection with working with Town and Parish Council
- Increased emphasis on working jointly with Registered Providers on matters such as homelessness prevention, supporting downsizing etc.
- Reference to making representations to Government as and when appropriate on the resources that are required to meet national expectations and regulatory requirements.
- Update and expansion of the statistics in Appendix A.

#### **5. Options (if any)**

5.1 The Council has a specific statutory duty to publish a Homelessness Strategy. Therefore, if the Council does not proceed with preparing and authorising this Joint Housing Strategy document then it will still have to draft a Homelessness Strategy.

Healthy Communities Policy Advisory Group

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- 5.2 The Council could choose instead to continue to operate its own separate Housing strategy and policies. However, operationally, Chiltern District Council and South Bucks District Council are facing many of the same housing issues and there are efficiencies in the authorities taking a joint approach to addressing these issues. If the Council was to continue to operate a separate strategy, this would be out of step with the single shared housing service and other strategy documents which have been published including the Joint Private Sector Housing Strategy

## **6. Corporate Implications**

- 6.1 **Financial** – The Strategy highlights the potential resources available to support service delivery, but it does not propose any formal funding allocations or additional spending. Individual schemes or funding proposals to meet strategic objectives will be brought forward for consideration on a scheme by scheme basis.
- 6.2 **Legal** – The Council has a range of statutory housing responsibilities and legal duties and this strategy provides a clear framework for the activities required to meet these duties and responsibilities.

## **7. Links to Council Policy Objectives**

This report relates to the following Aims and Objectives:

- Working towards safe and healthier local communities
- Striving to conserve the environment and promote sustainability

## **8. Next Step**

Following approval by Full Council the finalised Joint Housing Strategy will be published and implemented.

<b>Background Papers:</b>	None other than the legislation, policies and guidance referred to in the report
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**CHILTERN DISTRICT COUNCIL  
AND  
SOUTH BUCKS DISTRICT COUNCIL**

**JOINT HOUSING STRATEGY  
(AFFORDABLE HOUSING AND  
HOMELESSNESS)**

**2018-2021**

**CHILTERN DISTRICT COUNCIL AND SOUTH BUCKS DISTRICT COUNCIL****JOINT HOUSING STRATEGY 2018-2021****(AFFORDABLE HOUSING AND HOMELESSNESS)**

**This Strategy should be read in conjunction with the Chiltern District Council and South Bucks District Council Joint Private Sector Housing Strategy**

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## **1. INTRODUCTION**

- 1.1 Chiltern District Council and South Bucks District Council have a range of statutory and legal housing duties including:
- Assessing current and future need for affordable housing and supporting the delivery of affordable housing to meet local needs
  - Securing that advice and information is available to prevent and reduce homelessness
  - Assessing applications for homelessness assistance and providing advice and support (including the provision of emergency and long term accommodation where appropriate)
  - Operating an allocations scheme to allocate social housing vacancies
  - Tackling poor housing conditions
  - Licensing HMOs (Houses in Multiple Occupation)
  - Supporting households to improve and maintain their homes and install adaptations when necessary
- 1.2 Since April 2014, the Councils have operated a single shared housing service to deliver many of these duties across the two districts. This service is facing significant challenges as it moves forward. The Chiltern and South Bucks districts have some of the highest housing costs in the country (outside London) for buying and renting. This is placing increasing pressure on the Shared Housing Service as more people seek help from the Councils because they cannot afford to secure housing in the private sector. In particular, there is a high demand for homelessness assistance in both districts with a large number of households in temporary accommodation (including bed and breakfast). There is also the increased risk of more landlords letting poor quality accommodation to exploit a market where low income households have no other housing options available to them.
- 1.3 Alongside this, opportunities to secure additional new affordable housing across both districts are being restricted by limited site availability, high land values and some private developers challenging the viability of delivering any affordable housing on site. Government subsidy for affordable rented housing is very limited and many

Registered Providers (the traditional providers of affordable housing for rent and sale) have reviewed their business plans and are re-assessing what type of housing they develop and who they house. Many Registered Providers will no longer develop affordable homes for rent without significant support and incentives from local authorities and some are now refusing to re-house clients perceived to be "high risk". Meanwhile, welfare reforms continue to progress with increasing restrictions on the level of benefits available to support low income and workless households to meet their housing costs.

- 1.4 This Joint Strategy Document sets down how Chiltern District Council and South Bucks District Council are addressing these challenges as both authorities move forward. It should be read in conjunction with the Chiltern District Council and South Bucks District Council Joint Private Sector Housing Strategy which addresses the Council's work around monitoring and enforcing standards in the private sector (including HMO licensing) and in delivering financial assistance including Disabled Facilities Grants.

## **2. BACKGROUND TO JOINT HOUSING STRATEGY**

2.1 Chiltern District Council and South Bucks District Council share three headline aims:

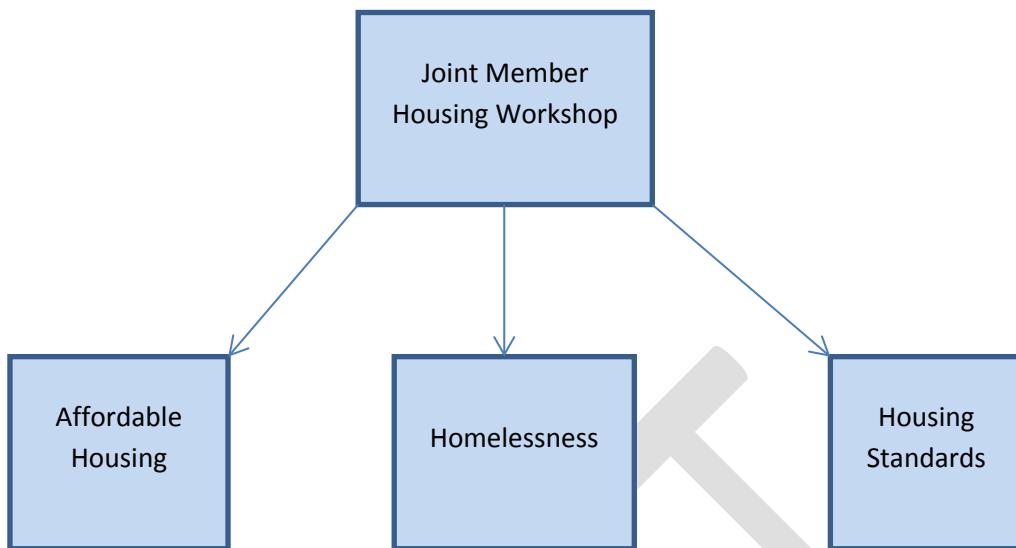
1. Delivering cost-effective, customer-focused services
2. Working towards safe and healthier local communities
3. Striving to conserve the environment and promote sustainability

2.2 The Joint Business Plan 2017-2020 (Stronger in Partnership) sets a number of actions for the Housing service to deliver in order to deliver the shared Aims 2 and 3 of the two Councils:

<b>Aim 2 – We will work towards safe and healthier local communities</b>	
<b>Objective:</b> Promote Healthier Communities	<b>Actions (Housing):</b> -Monitor effectiveness of Bucks Home Choice policy  -Design and implement a robust Housing Strategy  -Develop a joint housing and homelessness strategy to best meet statutory responsibilities and maximise affordable housing provision.
<b>Objective:</b> Promote local communities	<b>Actions (Housing):</b> -Work with partners to deliver Disabled Facilities Grants through the Better Care Fund
<b>Aim 3 – We will strive to conserve the environment and promote sustainability</b>	
<b>Objective:</b> Conserve the Environment	<b>Actions (Housing)</b>  - Develop a joint Local Plan and manage development through the terms set out in it ( <i>Housing service will support the development of the Plan in respect of the policies relating to affordable housing</i> )  - Improve energy efficiency in dwellings – address fuel poverty and affordable warmth through partnership actions

<b>Objective:</b> Promote sustainability	<b>Actions (Housing):</b> <ul style="list-style-type: none"> <li>- Work with landowners/prospective developers to secure high quality proposals for development opportunity sites</li> <li>-Maintain focused monitoring of homelessness trends and provide feedback to Members and Management Team</li> <li>-Support those residents affected by Housing Benefit reforms in order to limit the impact on homelessness</li> <li>-Facilitate the provision of new affordable housing commensurate with Development Plan projections</li> <li>-Replenish the stock of social and affordable rented property though a targeted programme of acquisition to enable re-letting</li> <li>-Use the Council's property assets for affordable housing where consistent with the Development Plan and supported by local communities</li> <li>- Encourage towns and parishes to come forward with proposals for affordable housing and facilitate their implementation</li> <li>-Use maximum leverage on S106 monies to provide for the needs of local families</li> </ul>
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- 2.3 This Joint Housing (Affordable Housing and Homelessness) Strategy Document and the joint Private Sector Housing Strategy set down the activities being undertaken across both Councils to deliver the housing requirements of the shared Joint Business Plan.
- 2.4 The development of this Strategy has its origins in the joint Housing Member Workshop held at South Bucks District Council on Wednesday 3<sup>rd</sup> February 2016 and attended by over 30 Members from both authorities. The workshop comprised briefings and discussions looking at three key areas of the Housing service:



- 2.5 The workshop produced a wide range of issues and ideas to be taken forward in developing a Chiltern District Council and South Bucks District Council Joint Housing Strategy. Some specific points were directly incorporated into the Joint Business Plan (see above).
- 2.6 Following on from the workshop, the issues and ideas raised for the Housing Standards service area have informed the development of the **Joint Private Sector Housing Strategy 2017-2021** which was formally adopted by both Councils in 2017.
- 2.7 For the other two areas of the service covered at the workshop, Affordable Housing and Homelessness, the development of a formal Joint Strategy was held back while officers considered the implications for the Councils of the Housing and Planning Act 2016 and subsequently the Homelessness Reduction Bill. However, a number of tasks and initiatives have moved forward in the meantime in response to the issues and tasks highlighted in the Workshop and Business Plan. These include:
- Affordable Housing Members Working Group established in Chiltern District Council
  - Joint Temporary Accommodation Framework agreed and put in place
  - Reviews of Council-owned sites undertaken by both Councils
  - Acquisition of Gerrard's Cross Police Station site by South Buck DC and leasing of former police house to Bucks HA as for use as temporary homelessness accommodation
  - Development of modular temporary housing scheme at Bath Road Depot site to provide temporary homelessness accommodation
  - Development of Emerging Joint Local Plan
  - Joint working between Housing and Revenues Teams and key partner agencies to manage impact of welfare reforms on local residents

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- Funding support for specific affordable housing developments
  - Implementation of a Private rented sector housing leasing scheme with Paradigm Housing
  - Agreement to acquire properties in South Bucks subject to business case for the delivery of affordable housing
- 2.8 After the Homelessness Reduction Bill received Royal Assent on 27<sup>th</sup> April 2017, a draft Joint Housing Strategy was reported to the Cabinets at Chiltern District Council (27<sup>th</sup> June 2017) and South Bucks District Council (28<sup>th</sup> June 2017) with the intention of being issued for wider consultation. However, the Councils did not proceed to full consultation at that time because the advice accompanying the new Homelessness Reduction Act 2017 highlighted that local authorities may be subject to new requirements relating to their Homelessness Strategies. Consequently, the draft strategy has been revised and updated to reflect the homelessness strategy requirements set down in the new Code of Guidance on Homelessness (MHCLG February 2018) and other developments since the original draft.
- 2.9 This new draft now also incorporates the revised and updated version of the Joint Temporary Housing Framework.

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### **3. HOUSING SERVICE – THE FIVE MAIN CHALLENGES FOR 2018-2021**

At the time of drafting this strategy document, the key affordable housing and homelessness issues facing the Council Housing Service as it moves into the 2018-2021 period can be grouped into five main challenges.

- 3A. Homelessness Reduction Act
- 3B. Housing White Paper and National Strategy and Policy
- 3C. Temporary Accommodation for Homeless Households
- 3D. Affordable Housing Supply
- 3E. Other issues impacting on affordability

A brief summary of the each challenge is given below in order to provide some broader context for the Action Plans that follow:

#### **3A. Homelessness Reduction Act**

- 3A.1 The Homelessness Reduction Act was implemented from 3rd April 2018. The Act made significant changes to the Council's statutory homelessness duties within Part 7 of the Housing Act as follows:
  - Councils has a duty to provide advice and assistance within 56 days of a household being threatened with homelessness (this was previously 28 days)
  - Councils has formal legal duties to prevent and relieve homelessness for all eligible households (regardless of questions of priority need and intentionality)
  - Advice services must in particular meet the needs of people released from prison, care leavers, former Armed Forces members, domestic abuse victims, people leaving hospital, those suffering from a mental illness and anyone else identified as particularly at risk of homelessness
  - Other public agencies have a statutory duty to refer homeless clients to the Council (from October 2018)
- 3A.2 It is anticipated that the new Act will see a 26% increase in the homelessness caseload for local authorities (DCLG – New Burdens Funding Assessment – October 2017). Chiltern DC and South Bucks DC need to ensure that the shared housing service has sufficient capacity to meet the new statutory requirements set down in the Act and that its policies and procedures are revised to meet the Act's requirements. Alongside this, they will need to be pro-active in developing more affordable housing options and more support for households in order to prevent or relieve homelessness as much as possible.

**3B. Housing White Paper and Nation Strategy and Policy**

- 3B.1 The Government's Housing White Paper "Fixing Our Broken Housing Market" was published in February 2017 and has been followed up in 2018 by the publication of the revised National Planning Policy Framework (July 2018). The revised NPPF and the move to a standardised methodology approach to housing needs assessment both impact specifically on the Emerging Chiltern and South Bucks District Council Local Plan (2014-2036). They also impact on the Council's strategic role in supporting new affordable housing delivery with the new NPPF Affordable Housing definition encompassing a wider range of potential affordable housing models including both affordable and social rent, build to rent, discounted market sale and other home ownership. Together with the NPPF requirement that 10% of major residential developments should affordabile home ownership, this presents a challenge for Chiltern and South Bucks where high local market costs mean that any form of discounted home ownership or shared ownership will normally be too expensive for households who are homeless or seeking rehousing via the Bucks Home Choice scheme.
- 3B.2 Alongside this, the Government has also putting forward major housing policy announcements in the national Rough Sleeping Strategy (August 2018) and the Housing Green Paper "A New Deal For Social Housing" (August 2018) which both have implications for the Council and its key partners. The Councils needs to consider the impact these and other policy announcements on service delivery and respond accordingly. This includes making representations to Government as and when appropriate on the resources that are required to meet national expectations and regulatory requirements.

**3C. Temporary Accommodation**

- 3C.1 Part 7 (Homelessness) of the Housing Act 1996 places a statutory duty on the Council to secure that temporary accommodation is available to homeless households in a range of circumstances. Chiltern District Council and South Bucks District Councils are both facing significant pressures on temporary accommodation provision caused by the demand for homelessness assistance and the lack of alternative affordable housing options in both the social and private housing sectors (see statistics in Appendix 1). This has impacts on the welfare of clients and is a major financial cost to both Councils. Alongside this, Statutory Instrument 2003/3326 places a duty on Councils that a household with (or expecting) children should not be placed in bed and breakfast accommodation unless no other accommodation is available and, in any event, the period in B&B should not exceed 6 weeks. The Council is at risk of legal challenge if it breaches this requirement.

3C.2 Against this backdrop, the new Homelessness Reduction Act could potentially see an increase in the number of households that the Councils have to place in temporary accommodation. Going forward, the Councils need to develop more temporary accommodation options in order to reduce the need to utilise bed and breakfast accommodation and minimise the cost. It also needs to ensure wherever possible that it can prevent or relieve homelessness in order to prevent the need for clients to be placed in temporary accommodation. The revised and updated Temporary Accommodation Framework is in Appendix B.

### **3D. Affordable Housing Supply**

- 3D.1 To date, additional affordable housing properties in Chiltern and South Bucks have been delivered by:
- Planning system (Section 106 agreements requiring that a new development includes a proportion of affordable housing)
  - Registered Provider new development programmes
  - Street property purchases and equity loans partially funded by commuted sums
- 3D.2 For the Council's housing service, the key demand is for affordable rented housing. Most households who approach the Council for homelessness assistance or for re-housing via Bucks Home Choice will be unable to afford the cost of shared ownership (i.e. part-buy/part-rent) or other discounted home ownership products.
- 3D.3 The delivery of additional housing properties in Chiltern and South Bucks has been limited in recent years (see Appendix A) by a range of factors including:
- high land and property values,
  - limited development opportunities due to green belt/AONB restrictions,
  - viability challenges (whereby developers challenge Section 106 affordable housing requirements by citing that the scheme will be unviable as a result) and
  - changes in the Registered Provider sector.
- 3D.4 On the last point, the combination of limited Government grant funding for rented housing, rent reductions (affecting income streams) and continued welfare reforms means that all Registered Providers are continually reviewing their Business plans and making significant decisions on their future direction and development strategies. In recent years, some Providers shifted their focus onto developing discounted home ownership properties rather than rented housing. There are indications that they are moving back towards delivering more rented housing again following Government

funding announcements which sought to deliver a higher level of affordable rented and social rented housing. However, Registered Providers continue to be heavily reliant on private finance rather than public subsidy and they need to ensure that they are generating sufficient income to cover loans and other costs. This means that many providers have to charge higher rents in order to service loans and some are also becoming more risk averse with regard to who they re-house. They are applying stricter allocation criteria and refusing some nominees on the grounds of affordability, anti-social behaviour or previous poor tenancy history etc.

- 3D.5 The lack of additional affordable housing delivery has significant knock-on effects with homeless households facing longer periods in temporary accommodation (and the consequent cost to the Council) and others facing long periods waiting on the Bucks Home Choice scheme.
- 3D.6 There is also the demand for accommodation for people with care and support needs. This includes older people, people with diagnosed mental health conditions (children and adults), people with disabilities (children and adults) and looked after children and care leavers. These people have a range of care and accommodation needs which are set down in the Buckinghamshire Health and Social Care Market Position Statement (Housing Accommodation Solutions) 2018 – 2022 (published by Bucks Clinical Commissioning Group and Bucks County Council). This will include people with care and support needs who need affordable housing either from within the existing social housing stock or through new provision.

### **3E. Other Issues Impacting on Affordability**

- 3E.1 The problems caused by the restricted amount of additional affordable housing delivery (see above) are exacerbated by the lack of alternative affordable housing options in Chiltern and South Bucks. High private sector rent levels and the continued welfare reforms mean that many low income households simply cannot afford to rent privately within the two districts. The Local Housing Allowance (the cap on Housing Benefit payable on a private sector tenancy) is £400 to £500 below the average market rent for a family home and this gap is likely to grow as LHA rates remain frozen. Some larger families are also impacted by the household Benefit Cap (£20,000 per annum for a family).
- 3E.2 Further impacts will arise from the roll out of UC (Universal Credit) across Chiltern and South Bucks districts from 2018. There will be an increase over time in the proportion of households that receive assistance with their housing costs via UC rather than Housing Benefit. Experience to date in other parts of the country has found that private landlords can be reluctant to let properties to persons claiming UC. It is possible that some of the changes made to UC in late 2017/early 2018 (including changes to the Alternative Payment Arrangement to allow more direct payments to

landlords) may help to mitigate this perceived risk amongst landlords, but the position is uncertain and may make it even harder for low income households to secure private rented housing.

- 3E.3 The outcome of this is that many landlords in Chiltern and South Bucks are unwilling to consider letting tenancies to households on low or even average incomes. This will become even more challenging with the roll-out of Universal Credit across both districts during 2018
- 3E.4 In addition, across Buckinghamshire as a whole we are seeing an increasing number of homeless households being placed in private rented tenancies by other local authorities (predominantly London boroughs) who are making incentive payments direct to landlords. Currently, this is predominantly taking place in other districts within Buckinghamshire with only a small number of recorded placements in Chiltern or South Bucks. However, this will be a growing challenge as other local authorities increasingly use "out-of-borough" accommodation to meet their housing duties. This will directly impact on the private rented market and on landlord expectations on what level of support and payments they will require from us in return for providing a tenancy for a client.
- 3E.5 The ability of the Councils to secure alternative housing for clients in the private rented sector and elsewhere has become even more important in light of the new Homelessness Reduction Act. As stated above, the Act places a clear duty on the Councils to take steps to prevent or relieve homelessness and to secure alternative housing options for clients who are seeking assistance. Without these alternative options being available, the Councils will struggle to fulfil this duty. The outcome of this will be more households having to be placed in temporary accommodation if the Council is unable to source any alternative housing options.

#### **4. FUNDING**

The table below gives an overview of some of the funding streams available to the Councils in responding to the challenges highlighted in Section 3 and in taking forward the actions set down in Section 5

<b>FUNDING</b>	<b>CHILTERN DC</b>	<b>SOUTH BUCKS DC</b>
<b>Housing Revenue Budgets</b>	Details in Annual Budget Book	Details in Annual Budget Book
<b>Discretionary Housing Payments (DHP)</b> <ul style="list-style-type: none"> <li>- DHP is available to alleviate financial hardship where a tenant needs additional help to meet rent payments</li> <li>-</li> </ul>	Annual allocation managed by Revenues and Benefits Team	Annual allocation managed by Revenues and Benefits Team
<b>Capital Funding</b> <ul style="list-style-type: none"> <li>- <b>Section 106 Affordable Housing Contributions</b></li> <li>- <b>Affordable Housing Capital Reserves</b></li> <li>- <b>Agreement to borrow from the Public Works Loan Board</b></li> </ul>	Ongoing	Ongoing
<b>MHCLG Flexible Homelessness Support Grant</b> The grant is intended for use by authorities to support a full range of homelessness prevention and support services.	<b>2017/18</b> = £95,226.02 <b>2018/19</b> = £109,566.78 <b>2019/20</b> = £121,905 (No announcement of grant availability 2020/21)	<b>2017/18</b> = £113,007.38 <b>2018/19</b> = £130,025.97 <b>2019/20</b> = £181,783 (No announcement of grant availability in 2020/21)
<b>MHCLG New Burdens Funding – Support to Implement Homelessness Reduction Act 2017</b> Funding to support authorities to implement the requirement of the new Act	<b>2017/18</b> = £16,359  <b>2018/19</b> = £14,985  <b>2019/20</b> = £15,840	<b>2017/18</b> = £16,692  <b>2018/19</b> = £15,233  <b>2019/20</b> = £16,102

<b>Community Housing Fund</b> In 2016/17 and 2017/18 the Councils received funding to support local communities to develop their capacity and skills in order to be able to lead and deliver new housing schemes for local people. From 2018/19 Homes England operates the fund centrally and invites applications from community groups and others for: - revenue funding for capacity building and predevelopment costs, including revenue grants to local authorities to support community groups and -capital bids for associated infrastructure costs which will support community housing development	<b>2016/17</b> = £14,596  <b>2017/18</b> = £14,596  From 2018/19, this fund is being administered by Homes England	<b>2016/17</b> = £12,834  <b>2017/18</b> = £12,834
<b>MHCLG Homelessness Prevention Trailblazer</b>		MHCLG awarded £625,998 to support a Trailblazer project in Bucks following the successful County-wide bid led by AVDC. The County-wide "Building Resilience" scheme is being delivered from 2017 to 2019 by Connection Support who will work with statutory agencies (including CDC and SBDC) to deliver early intervention support to prevent homelessness.

## **5. HOUSING SERVICE ACTION PLANS 2017-2021**

This section contains a series of Action Plans setting down the objectives and associated actions for the Councils in respect of:

- Affordable Housing Delivery
- Homelessness

Each of these two areas has been sub-divided into separate Action Plans for Chiltern District Council and South Bucks District Council. A number of the objectives and actions are common to both districts and in these situations we will explore opportunities for shared working across the two districts to deliver the outcomes that we are seeking.

The objectives and actions within the Plans have been drawn from a range of sources including:

- The outcomes and recommendations of the joint Member Housing Workshop held on 3<sup>rd</sup> February 2016
- Chiltern District Council and South Bucks District Council Joint Business Plan 2016-2020
- The Chiltern District Council and South Bucks District Council joint Temporary Accommodation Framework document
- Chiltern District Council AHMWG (Affordable Housing Members Working Group) Action Plan
- South Bucks District Council Affordable Housing Action Plan (approved by Cabinet )
- Recommendations of South Bucks District Council Homelessness Task and Finish Group
- Homelessness Reduction Act 2017 and Homelessness Code of Guidance
- Housing White Paper (Fixing our Broken Housing Market) – (Feb 2017)
- National Planning Policy Framework (July 2018)
- Rough Sleeping Strategy (MHCLG - August 2018)
- A New Deal For Social Housing - Green Paper (MGLHG – August 2018)
- Market Position Statement – Housing and Accommodation Needs for People with Care and Support Needs (Bucks CCG and Bucks CC – August 2018)

**These Action Plans are specifically referring to objectives and actions for the Council's Housing Service. Some of these objectives and actions will overlap with other services (e.g. Planning, Estates, Finance, Revenues and Benefits etc.) and the Housing Service will work jointly with the services concerned in taking these forward.**

**To assist in distinguishing the Plans, the numbered actions in the Chiltern District Council Plans are prefaced with the letter C (e.g. C1) and the numbered actions in the South Bucks District Council Plans are prefaced with the letter S (e.g. S1)**

## CHILTERN DISTRICT COUNCIL – AFFORDABLE HOUSING DELIVERY – ACTION PLAN

	<b>OBJECTIVE</b>	<b>Status at August 2018</b>	<b>Actions</b>	<b>Monitoring</b>
<b>C1</b>	<b>Ensure that CDC works corporately to maximise affordable housing delivery</b>	AHMWG (Affordable Housing Member Working Group meeting bi-monthly since July 2016	AHMWG to continue to meet bi-monthly	AHMWG meetings and minutes
<b>C2</b>	<b>Support development of the Chiltern and South Bucks Local Plan addresses affordable housing requirements</b>	Development of Emerging Chiltern and South Bucks Local Plan is ongoing and next step is the publication of the Draft Local Plan for consultation prior to submission for an examination. This will set down the Council's corporate position on affordable housing delivery via the planning system. The Council is awaiting the outcome of the Government's consultation on a standard methodology for councils to work out housing Objectively Assessed Need (OAN). Chiltern and South Bucks will be affected by the transitional arrangements to the new OAN Methodology subject to the outcome of the consultation.	-Housing service to continue to support development of Local Plan  -Local Plan to fully address district affordable housing requirements  -Secure agreement of cross-district delivery of affordable housing in accordance with Bucks Memorandum of Understanding	Reports to Joint Planning Policy Member Reference Group

C3	<b>Work with Paradigm Housing to maximise affordable housing delivery on PHG-owned sites and other opportunities</b>	<p>Principles of Co-operation Agreement being put in place between CDC and PHG and grant funding support for some developments on scheme by scheme basis.</p> <p>The Estates Renewal Assessment workshop undertaken with Paradigm identified and review PHG owned sites.</p>	<ul style="list-style-type: none"> <li>-Implement Principles of Co-operation Agreement</li> <li>-Joint assessment (by CDC and PHG) of opportunities on sites identified by Estates Renewal workshop (including adjacent CDC and PHG owned sites)</li> </ul>	AHMWG PAG
C4	<b>Work with Registered Providers to maximise affordable housing delivery</b>	Grant funding support for some developments on scheme by scheme basis	<ul style="list-style-type: none"> <li>-Assess if Principles of Co-operation Agreement with PHG could be applied to other Registered Providers</li> <li>- Positively encourage and support RPs to bring forward schemes for consideration including opportunities to deliver affordable housing within wider regeneration projects.</li> </ul>	AHMWG PAG
C5	<b>Review CDC-owned sites to identify and take forward affordable housing opportunities</b>	Sites reviewed during 2016/17 by AHMWG. Those sites assessed as presenting opportunities are being progressed.	Continue to review sites and bring forward opportunities	AHMWG PAG

C6	<b>Make best use of capital funds from commuted sums and reserves to derive the maximum return from supporting affordable housing delivery (e.g. site assembly, match funding etc.)</b>	Capital funds being allocated on a scheme by scheme basis in accordance with the terms of the Affordable Housing SPD (Supplementary Planning Document)	Continue to identify opportunities for funding and allocate funds as appropriate  Identify and review ways to secure other forms of subsidy to support affordable housing delivery.	Quarterly monitoring reports to PAG  AHMWG
C7	<b>Work with other public sector bodies who have land and property in Chiltern/South Bucks to explore opportunities to deliver affordable housing</b>	No specific opportunities identified to date.	Liaise with other public sector bodies to review opportunities from land/property in their ownership (by April 2019)	AHMWG  PAG
C8	<b>Explore options for Council to lease land and/or property to other agencies (while retaining ownership and receiving an income)</b>	No models identified to date,	Keep under review	AHMWG  PAG
C9	<b>Undertake or support a targeted programme of acquisitions and lettings to replenish the stock of social and affordable rented property</b>	Most recent programme of acquisitions was undertaken by Paradigm in 2014.	Keep under review in joint working with Registered Providers (see C3 and C4)	AHMWG  PAG

C10	<b>Work with Town and Parishes to promote and support affordable housing schemes targeted at local people</b>	Officers have promoted affordable housing to Town and Parish Councils. National Community-Led Housing Adviser gave a full presentation on the options and support available on 9/10/17. Interest has been limited to date.	Continue to promote opportunities via Town and Parish Council Forum and work with individual councils that want to bring forward schemes and proposals.  Target support at Towns and Parishes whose emerging neighbourhood plan policies include meeting identified local affordable housing needs.	AHMWG  PAG
C11	<b>Assess opportunities to return empty homes back into use as affordable housing</b>	Council Tax empty property database reviewed by Capacity Grid in 2017. Most long term empty homes present no opportunities (e.g. second homes, beyond repair or are subject to legal processes to resolve ownership)	Review options for targeted work on long term empty homes after Capacity Grid completes review of Council Tax database in 2018.  Monitor availability of national funding to support empty homes work and support bids for funding as appropriate.	AHMWG  PAG
C12	<b>Assess possibilities of additional/expansion of current Park Home sites</b>	No action to date. Expansion opportunities limited as Park Home Sites are in the Green Belt and would require very special circumstances to justify planning permissions.	Review position by April 2019	AHMWG  PAG

<b>C13</b>	<b>Support provision of housing and accommodation solutions for people with care and support needs</b>	Supported development of CCG/Bucks CC Market Position Statement	Identify opportunities to deliver solutions for people with care and support needs within both existing and new housing provisions	AHMWG PAG
<b>C14</b>	<b>Support existing social housing tenants to downsize from family housing</b>	Bucks Home Choice policy prioritises downsizers	Work with RPs to assess extent of under-occupation in social housing tenancies  Identify schemes and method that will actively encourage and support under-occupiers to downsize into existing or new social housing	AHMWG PAG
<b>C15</b>	<b>Ensure that CDC and its partners meet the requirements arising from the Housing Green Paper "A New Deal for Social Housing"</b>	Green Paper published in August 2018	Respond to consultation on Green Paper (by 6/11/18)  Respond to final policies arising from Green Paper and work with partners to ensure that they are meeting policy requirements	PAG

## SOUTH BUCKS DISTRICT COUNCIL – AFFORDABLE HOUSING DELIVERY – ACTION PLAN

	<b>OBJECTIVE</b>	<b>Status at August 2018</b>	<b>Actions</b>	<b>Monitoring</b>
<b>S1</b>	<b>Ensure that SBDC works corporately to maximise affordable housing delivery</b>	Affordable housing delivery is embedded in Joint Business Plan 2017-2020  Cross departmental Project Groups for specific schemes (e.g. Gerrards Cross Police Station re-development, Bath Road development etc.) ensuring corporate approach to delivery.	-Continued cross-departmental working on new schemes and initiatives  -Ensure Joint Business Plan updates continue to reflect affordable housing needs	PAG Updates
<b>S2</b>	<b>Support development of the Chiltern and South Bucks Local Plan addresses affordable housing requirements</b>	Development of Emerging Chiltern and South Bucks Local Plan is ongoing and next step is the publication of the Draft Local Plan for consultation prior to submission for an examination. This will set down the Council's corporate position on affordable housing delivery via the planning system. The Council is awaiting the outcome of the Government's consultation on a standard methodology for councils to work out housing Objectively Assessed Need (OAN). Chiltern and South Bucks will be affected by the transitional arrangements to the new OAN Methodology subject to the outcome of the consultation.	-Housing service to continue to support development of Local Plan  -Local Plan to fully address district affordable housing requirements  -Secure agreement of cross-district delivery of affordable housing in accordance with Bucks Memorandum of Understanding	Reports to Joint Planning Policy Member Reference Group

S3	<b>Work with L&amp;Q (London and Quadrant) to maximise affordable housing delivery on L&amp;Q owned sites and other opportunities</b>	<p>Grant funding support for some developments on scheme by scheme basis.</p> <p>Ongoing discussions on bringing forward garage and green space sites for development.</p> <p>The Estates Renewal Assessment workshop undertaken with L&amp;Q identified and review PHG owned sites.</p>	<ul style="list-style-type: none"> <li>-Joint assessment (by SBDC and L&amp;Q) of opportunities on sites identified by Estates Renewal workshop (including adjacent SBDC and PHG owned sites)</li> <li>-Work with L&amp;Q to maximise affordable housing opportunities arising from sheltered housing redevelopment programme</li> </ul>	PAG Updates Quarterly liaison meetings between SBDC and L&Q
S4	<b>Work with Registered Providers to maximise affordable housing delivery</b>	Grant funding support for some developments on scheme by scheme basis	<ul style="list-style-type: none"> <li>-Assess and support schemes on site by site basis</li> <li>- Positively encourage and support RPs to bring forward schemes for consideration including opportunities to deliver affordable housing within wider regeneration projects.</li> </ul>	PAG updates
S5	<b>Review SBDC-owned sites to identify and take forward affordable housing opportunities</b>	<p>Sites reviewed in conjunction with Savills during 2016/17.</p> <p>Modular temporary accommodation scheme being developed SBDC-owned former Depot site off Bath Road.</p>	Continue to review sites and bring forward opportunities.	PAG updates

S6	<b>Make best use of capital funds from commuted sums and reserves to derive the maximum return from supporting affordable housing delivery (e.g. site assembly, match funding etc.)</b>	Capital funds being allocated on a scheme by scheme basis in accordance with the terms of the Affordable Housing SPD (Supplementary Planning Document)	Continue to identify opportunities for funding and allocate funds as appropriate  Identify and review ways to secure other forms of subsidy to support affordable housing delivery.	Quarterly monitoring reports to PAG
S7	<b>Assess potential for SBDC to acquire and assemble sites for affordable housing</b>	SBDC acquired former-Gerrards Cross Police Station site in April 2017 and has used 8 houses on site to deliver temporary homeless accommodation (via leasing arrangement with Bucks HA) pending site re-development. Re-development now being brought forward for new housing scheme including policy compliant 40% affordable housing.  Other potential site acquisitions considered on a scheme by scheme basis	-Redevelopment of Gerrards Cross Police Station site to include 14 affordable homes for rent.  -Continue to assess other site acquisition possibilities on scheme by scheme basis (including options to assemble sites in partnership with RPs (see S3 and S4) and acquisition of properties which can help unlock potential sites)  -Identify options for Housing Company (Consilio) to support affordable housing delivery	PAG updates
S8	<b>Work with other public sector bodies who have land and property in Chiltern/South Bucks to explore opportunities to deliver affordable housing</b>	No specific opportunities identified to date.	Liaise with other public sector bodies to review opportunities from land/property in their ownership (by April 2019)	PAG updates

S9	<b>Explore options for Council to lease land and/or property to other agencies (while retaining ownership and receiving an income)</b>	SBDC leasing 8 houses (ex-Gerrards Cross Police Houses) to Bucks Housing Association to let as temporary accommodation for homeless households.  SBDC is developing options for applying leasing model to other schemes (e.g. proposed temporary accommodation development on Bath Road)	-Agree standardised leasing models that could be applied to different scenarios (e.g. new build, acquisitions, existing SBDC-owned properties etc.)  -Assess options to applying leasing models on scheme by scheme basis and implement when appropriate.	PAG updates
S10	<b>Undertake or support a targeted programme of acquisitions and lettings to replenish the stock of social and affordable rented property</b>	SBDC supporting L&Q to acquire properties and let them to SBDC nominees (averaging 3 purchases per annum)  SBDC bringing forward proposals to explore options to acquire properties and lease/rent them out (including acquisition of 3 properties by Bucks HA for temporary accommodation)	-Review L&Q purchase programme and confirm if programme should continue (subject to SBDC-funding being available)  -Finalise options appraisal and business cases for SBDC to undertake direct acquisitions and implement scheme if agreed.	PAG updates
S11	<b>Work with Town and Parishes to promote and support affordable housing schemes targeted at local people</b>	Officers have promoted affordable housing to Town and Parish Councils. National Community-Led Housing Adviser gave a full presentation on the options and support available on 9/10/17. Interest has been limited to date.	-Continue to promote opportunities via Town and Parish Council Forum and work with individual councils that want to bring forward schemes and proposals (Target support at Towns and Parishes whose emerging neighbourhood plan policies include meeting identified local affordable housing needs)	PAG updates

S12	<b>Assess opportunities to return empty homes back into use as affordable housing</b>	Council Tax empty property database reviewed by Capacity Grid in 2017. Most long term empty homes present no opportunities (e.g. second homes, beyond repair or are subject to legal processes to resolve ownership)	Review options for targeted work on long term empty homes after Capacity Grid completes review of Council Tax database in 2018.  Monitor availability of national funding to support empty homes work and support bids for funding as appropriate.	PAG updates
S13	<b>Support provision of housing and accommodation solutions for people with care and support needs</b>	Supported development of CCG/Bucks CC Market Position Statement	Identify opportunities to deliver solutions for people with care and support needs within both existing and new housing provisions	AHMWG PAG
S14	<b>Support existing social housing tenants to downsize from family housing</b>	Bucks Home Choice policy prioritises downsizers  SBDC has operated incentive schemes to encourage downsizing (funded from commuted sums) but take up has been limited.	Work with RPs to assess extent of under-occupation in social housing tenancies  Identify schemes and method that will actively encourage and support under-occupiers to downsize into existing or new social housing	AHMWG PAG
S15	<b>Ensure that SBDC and its partners meet the requirements arising from the Housing Green Paper "A New Deal for Social Housing"</b>	Green Paper published in August 2018	Respond to consultation on Green Paper (by 6/11/18)  Respond to final policies arising from Green Paper and work with partners to ensure that they are meeting policy requirements	PAG

## CHILTERN DISTRICT COUNCIL – HOMELESSNESS - ACTION PLAN

	<b>OBJECTIVE</b>	<b>Status at August 2018</b>	<b>Actions</b>	<b>Monitoring</b>
C1	<b>Monitor effectiveness of Bucks Home Choice policy and ensure social housing stock is being used as effectively as possible</b>	<p>CDC/SBDC leads both the BHC Management Board and the Practitioner Group which regularly reviews the operation of the Bucks Home Choice scheme.</p> <p>Allocations Policy being reviewed in light of latest legal judgements and the requirements of the Homelessness Reduction Act 2017.</p>	<ul style="list-style-type: none"> <li>-Complete review of BHC Allocations and agree proposed amendments</li> <li>-Secure approval to adopt revised policy across the four district councils</li> <li>-Implement revised policy and monitor impact</li> </ul>	<p>BHC Management Board and Practitioners Group</p> <p>PAG Updates</p>
C2	<b>Optimise current temporary accommodation provision through Temporary Accommodation Framework</b>	Joint CDC/SBDC Temporary Accommodation Framework agreed in 2017	Revised and updated Temporary Accommodation Framework incorporated into Strategy document	PAG Updates
C3	<b>Ensure all necessary procedures and documentation in place to implement the provisions of the Homelessness Reduction Act 2017</b>	New homelessness procedures in place and being kept under review alongside training for all staff and partner agencies and implementation of new upgraded IT system.	<ul style="list-style-type: none"> <li>-Complete and implement new procedures</li> <li>-Monthly monitoring of implementation against requirements of HR Act and procedures amended as required</li> </ul>	<p>PAG Updates</p> <p>Homelessness Pls</p>

<b>C4</b>	<p><b>Prevent or relieve homelessness wherever possible to minimise the demand for temporary accommodation</b></p>	<p>As part of the implementation of the new HR Act (see C3) officers are reviewing the measures available to prevent homelessness and identifying what could be done to increase successful preventions. This will include assessing how we can make best use of the financial resources available to support this, including:</p> <ul style="list-style-type: none"> <li>- CDC Homelessness Prevention Fund (within Housing budget) and Discretionary Housing Payments (administered by Benefits team)</li> <li>- MHCLG Flexible Homelessness Support Grant and New Burdens Funding</li> </ul>	<ul style="list-style-type: none"> <li>-Utilise Locata Toolkit (developed by Andy Gale) and other good practice to inform development of prevention and relief measures</li> <li>-Complete review of available measures and agree toolkit of prevention and relief measures available to officers and partners in working with clients.</li> <li>-Review CDC website and ensure updated, appropriate and realistic homelessness information and advice is available at first point of contact</li> </ul>	PAG Updates
<b>C5</b>	<p><b>Work with Registered Providers to secure:</b></p> <ul style="list-style-type: none"> <li><b>-additional temporary accommodation and</b></li> <li><b>- more private rented tenancy options.</b></li> </ul>	<p>CDC works with Registered Providers to maximise the use of temporary self-contained accommodation within their existing housing stock (including the 20-unit Tom Scott House owned by Paradigm Housing). CDC will continue to look at more temporary accommodation opportunities with Paradigm and other providers.</p>	<ul style="list-style-type: none"> <li>-Agreement between CDC and Paradigm to commence Private Sector Leasing Scheme to deliver temporary accommodation (minimum of 10 units initially)</li> <li>-Review existing temporary accommodation agreement between CDC and Paradigm</li> <li>- Work with RPs to continue to explore other TA options</li> </ul>	CDC/Paradigm monitoring meetings PAG Updates

C6	<p><b>Working with the private rental sector to secure:</b></p> <ul style="list-style-type: none"> <li>- temporary accommodation and</li> <li>- private rented tenancies for clients to prevent or relieve homelessness</li> </ul>	<p>CDC has secured an increased supply of self-contained nightly-booked accommodation to provide alternative options to B &amp; B. However, the ability to secure private rented tenancies for clients remains challenging due to high local rent levels and welfare benefits restrictions.</p>	<p>-As part of HR Act implementation, officers are reviewing ways to assist more clients to secure private rented accommodation (linked to C3 and C4 above) including looking at options such as:</p> <ul style="list-style-type: none"> <li>- payments/guarantees to help meet the cost of deposits and rent in advance</li> <li>- funding the shortfall between rent levels and benefit levels</li> <li>- rent guarantees</li> <li>- incentive payments to landlords</li> <li>- use of Credit Union to support clients to meet up front tenancy costs</li> </ul> <p>-Any new models can potentially be funded from the resources highlighted in C4 above.</p>	PAG Updates
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C7	<b>Look for opportunities to develop additional temporary accommodation on CDC-owned land (including possible low cost development using off-site construction, pre-fab, mobile homes etc.)</b>	No opportunities have been identified as yet. Any potential scheme will be assessed on an "invest to save" basis looking at an initial investment generating subsequent savings through reduced B&B costs and the possibility of some level of ongoing income generated by the accommodation	Potential schemes to be assessed on an "invest to save" basis looking at an initial investment generating subsequent savings through reduced B&B costs and the possibility of some level of ongoing income generated by the accommodation	PAG Updates AHMWG Corporate Asset Management Group
C8	<b>Explore options to work with South Bucks District Council and other statutory partners to secure additional temporary accommodation provision</b>	Temporary Accommodation Framework makes provision for temporary accommodation provision in CDC to be utilised by SBDC and vice versa (subject to local demands within the host district)	CDC will continue to assess opportunities for the shared housing service to deliver joint provision that can support both authorities. It will also consider any opportunities that arise for joint working with other partners (including Wycombe District Council and Aylesbury Vale District Council) to deliver additional temporary accommodation provision.	PAG Updates AHMWG

<b>C9</b>	<p><b>Support those residents affected by Housing Benefit reforms in order to limit the impact on homelessness</b></p>	<p>CDC operates a joint forum between the Housing and Revenues Team and Paradigm Housing to share information, monitor tenants affected by Housing Benefit changes and target intervention as required.</p>	<p>CDC will continue to support clients to mitigate seek to mitigate the impact of Housing Benefit changes by:</p> <ul style="list-style-type: none"> <li>- providing appropriate advice and assistance,</li> <li>- utilising DHP (Discretionary Housing Payments) and other funding (see C4) to support clients as appropriate, and</li> <li>- signposting and referring clients to partner agencies to deliver welfare benefits and debt advice (see C10)</li> </ul>	<p>Quarterly Housing/Revenues meetings PAG Updates</p>
<b>C10</b>	<p><b>Work in partnership with other agencies to secure suitable advice and support to prevent and relieve homelessness</b></p>	<p>CDC has Service Level Agreements in place with certain partner agencies (CAB, Housing Interaction Trust, Connection Rough Sleeper Outreach etc.)</p> <p>Partner agencies attended HR Act event on 02/04/18. Database of partner agencies, services and referral routes is being compiled. SLA being reviewed and revised as required</p>	<p>-Work with Registered Providers to ensure early referrals are made to support service to avoid tenants becoming homeless.</p> <p>-Opportunities for further funding of specific services and schemes by CDC to be considered based on needs of district</p>	<p>PAG Updates One to one working with partner agencies (including monitoring against SLA requirements)</p>

C11	<b>Work with the Connection Support Resilience Service to ensure that early intervention is targeted as effectively as possible in the District.</b>	Connection Support Resilience Service operating since June 2017 funded from MCHLG Homelessness Trailblazer programme. Service delivers early one-to-one intervention with clients to prevent homelessness.  CDC part of service Steering Group and monitoring delivery	-Continue to monitor service and ensure referrals being made from Chiltern area (both self-referrals and agency referrals, including CDC). Implement changes as required to maximise intervention and prevention  -Work with Bucks CC and other DCs to plan exit strategy for end of MCHLG 2 year funding.	PAG Updates  Resilience Service Steering Group
C12	<b>Provide targeted support to resolve or prevent rough sleeping</b>	CDC part-funds the countywide Rough Sleeper Outreach Service which provides one-to-one support to identified rough sleepers	Respond to requirements of MHCLG Rough Sleeping Strategy in including: <ul style="list-style-type: none"><li>- Developing annual Rough Sleeper Action Plan</li><li>- Updating Homelessness Strategy in 2019 as "Homelessness and Rough Sleeping Strategy"</li></ul>	PAG Updates

## SOUTH BUCKS DISTRICT COUNCIL – HOMELESSNESS - ACTION PLAN

	<u>OBJECTIVE</u>	<u>Status at August 2018</u>	<u>Actions</u>	<u>Monitoring</u>
<b>S1</b>	<b>Monitor effectiveness of Bucks Home Choice policy and ensure social housing stock is being used as effectively as possible</b>	CDC/SBDC leads both the BHC Management Board and the Practitioner Group which regularly reviews the operation of the Bucks Home Choice scheme.  Allocations Policy being reviewed in light of latest legal judgements and the requirements of the Homelessness Reduction Act 2017.	-Complete review of BHC Allocations and agree proposed amendments  -Secure approval to adopt revised policy across the four district councils  -Implement revised policy and monitor impact	BHC Management Board and Practitioners Group  PAG Updates
<b>S2</b>	<b>Optimise current temporary accommodation provision through Temporary Accommodation Framework</b>	Joint CDC/SBDC Temporary Accommodation Framework agreed in 2017	Revised and updated Temporary Accommodation Framework incorporated into Strategy document	PAG Updates
<b>S3</b>	<b>Ensure all necessary procedures and documentation in place to implement the provisions of the Homelessness Reduction Act 2017</b>	Full review of homelessness procedures is underway alongside training for all staff and partner agencies and implementation of new upgraded IT system.	-Complete and implement new procedures  -Monthly monitoring of implementation against requirements of HR Act and procedures amended as required	PAG Updates  Homelessness Pls

S4	<b>Prevent or relieve homelessness wherever possible to minimise the demand for temporary accommodation</b>	<p>As part of preparation for new HR Act (see S3) officers are reviewing the measures available to prevent homelessness and identifying what could be done to increase successful preventions. This will include assessing how we can make best use of the financial resources available to support this, including:</p> <ul style="list-style-type: none"> <li>- SBDC Homelessness Prevention Fund (within Housing revenue budget) and Discretionary Housing Payments (administered by the Revenues and Benefits team)</li> <li>- MHCLG Flexible Homelessness Support Grant and New Burdens Funding</li> </ul>	<ul style="list-style-type: none"> <li>-Utilise Locata Toolkit (developed by Andy Gale) and other good practice to inform development of prevention and relief measures</li> <li>-Complete review of available measures and agree toolkit of prevention and relief measures available to officers and partners in working with clients.</li> <li>-Review SBDC website and ensure updated, appropriate and realistic homelessness information and advice is available at first point of contact</li> </ul>	PAG Updates
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S5	<b>Work with Registered Providers to secure:</b>  <b>-additional temporary accommodation and</b>  <b>- more private rented tenancy options.</b>	SBDC works with Registered Providers to both use existing RP housing stock and utilise leasehold arrangements to secure additional self-contained temporary accommodation. This has included 8 former police houses in Gerrards Cross being leased to an RP to let as temporary accommodation and another RP making former student accommodation available as TA on a short term basis.	<ul style="list-style-type: none"> <li>- Implement Agreement between SBDC and Paradigm to commence Private Sector Leasing Scheme to deliver temporary accommodation (minimum of 30 units initially)</li> <li>- Implement more TA leasehold arrangements based on Gerrards Cross Police Houses model</li> <li>- Identify replacement TA provision for Gerrards Cross Police Houses FOR when the accommodation is de-commissioned</li> <li>- Work with RPs to continue to explore other TA options</li> </ul>	Monitoring meetings with RP partners  PAG Updates
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S6	<p><b>Working with the private rental sector to secure:</b></p> <ul style="list-style-type: none"> <li>- temporary accommodation and</li> <li>- private rented tenancies for clients to prevent or relieve homelessness</li> </ul>	<p>SBDC has secured an increased supply of self-contained nightly-booked accommodation to provide alternative options to B &amp; B. However, the ability to secure private rented tenancies for clients remains challenging due to high local rent levels and welfare benefits restrictions.</p>	<p>-As part of HR Act implementation, officers are reviewing ways to assist more clients to secure private rented accommodation (linked to S3 and S4 above) including looking at options such as:</p> <ul style="list-style-type: none"> <li>- payments/guarantees to help meet the cost of deposits and rent in advance</li> <li>- funding the shortfall between rent levels and benefit levels</li> <li>- rent guarantees</li> <li>- incentive payments to landlords</li> <li>- use of Credit Union to support clients to meet up front tenancy costs</li> </ul> <p>-Any new models can potentially be funded from the resources highlighted in S4 above.</p>	PAG Updates
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S7	<b>Look for opportunities to develop additional temporary accommodation on SBDC-owned land (including possible low cost development using off-site construction, pre-fab, mobile homes etc.)</b>	<p>SBDC currently owns and leases former former-Police Houses at Gerrards Cross to RP to let as temporary accommodation (see S5 above)</p> <p>SBDC bringing forward planning application to develop temporary accommodation on former depot site on Bath Road, Taplow, using off-site modular construction.</p>	<ul style="list-style-type: none"> <li>-Develop TA scheme on former depot site in Bath Road (subject to planning permission)</li> <li>-Continue to explore potential schemes using SBDC-owned land or properties (or site acquisition)</li> <li>-Develop standard model to allow proposals to be assessed on an "invest to save" basis looking at an initial investment generating subsequent savings through reduced B&amp;B costs and the possibility of some level of ongoing income generated by the accommodation</li> </ul>	PAG Updates
S8	<b>Explore options to work with Chiltern District Council and other statutory partners to secure additional temporary accommodation provision</b>	<p>Temporary Accommodation Framework makes provision for temporary accommodation provision in SBDC to be utilised by CDC and vice versa (subject to local demands within the host district)</p>	<p>SBDC will continue to assess opportunities for the shared housing service to deliver joint provision that can support both authorities. It will also consider any opportunities that arise for joint working with other partners (including Wycombe District Council and Aylesbury Vale District Council) to deliver additional temporary accommodation provision.</p>	PAG Updates

S9	<b>Support those residents affected by Housing Benefit reforms in order to limit the impact on homelessness</b>	<p>SBDC operates a joint forum between the Housing and Revenues Team to share information, monitor tenants affected by Housing Benefit changes and target intervention as required.</p>	<p>SBDC will continue to support clients to mitigate seek to mitigate the impact of Housing Benefit changes by:</p> <ul style="list-style-type: none"> <li>- providing appropriate advice and assistance,</li> <li>- utilising DHP (Discretionary Housing Payments) and other funding (see C4) to support clients as appropriate,</li> <li>- signposting and referring clients to partner agencies to deliver welfare benefits and debt advice (see S10), and</li> <li>- secure attendance of L&amp;Q at Housing and Revenues Team review meetings.</li> </ul>	<p>Quarterly Housing/Revenues meetings</p> <p>PAG Updates</p>
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S10	<b>Work in partnership with other agencies to secure suitable advice and support to prevent and relieve homelessness</b>	<p>SBDC has Service Level Agreements in place with certain partner agencies (CAB, Connection Rough Sleeper Outreach, Padstones etc.)</p> <p>Partner agencies attended HR Act event on 02/04/18. Database of partner agencies, services and referral routes is being compiled. SLA being reviewed and revised as required</p>	<ul style="list-style-type: none"> <li>-Work with Registered Providers to ensure early referrals are made to support service to avoid tenants becoming homeless.</li> <li>-Opportunities for further funding of specific services and schemes by SBDC to be considered based on needs of district</li> </ul>	PAG Updates  One to one working with partner agencies (including monitoring against SLA requirements)
S11	<b>Work with the Connection Support Resilience Service to ensure that early intervention is targeted as effectively as possible in the District.</b>	<p>Connection Support Resilience Service operating since June 2017 funded from MCHLG Homelessness Trailblazer programme. Service delivers early one-to-one intervention with clients to prevent homelessness.</p> <p>SBDC is part of service Steering Group and monitoring delivery</p>	<ul style="list-style-type: none"> <li>-Continue to monitor service and ensure referrals being made from Chiltern area (both self-referrals and agency referrals, including SBDC). Implement changes as required to maximise intervention and prevention</li> <li>-Work with Bucks CC and other DCs to plan exit strategy for end of MCHLG 2 year funding.</li> </ul>	PAG Updates  Resilience Service Steering Group
S12	<b>Provide targeted support to resolve or prevent rough sleeping</b>	<p>SBDC part-funds the countywide Rough Sleeper Outreach Service which provides one-to-one support to identified rough sleepers</p>	<ul style="list-style-type: none"> <li>Respond to requirements of MHCLG Rough Sleeping Strategy in including:</li> <li>- Developing annual Rough Sleeper Action Plan</li> <li>- Updating Homelessness Strategy in 2019 as "Homelessness and Rough Sleeping Strategy"</li> </ul>	PAG Updates

**APPENDIX A****BACKGROUND STATISTICS****A1. - SOCIAL HOUSING LETTINGS**

Social housing tenancies are allocated via the Bucks Home Choice scheme (for more details please go to [www.buckshomechoice.gov.uk](http://www.buckshomechoice.gov.uk))

**Number of households seeking a social housing tenancy:**

As at 20<sup>th</sup> August 2018, the number of applicants registered for re-housing on the Bucks Home Choice scheme were as follows:

Property size required	Number of Applicants	
	CDC	SBDC
<b>1 bedroom</b>	311	266
<b>2 bedrooms</b>	54	84
<b>3 bedrooms</b>	100	73
<b>4 bedrooms</b>	4	6
<b>Not known</b>	11	8
<b>Total</b>	<b>469</b>	<b>437</b>

**Availability of social housing tenancies (Summary of lettings in 2017/18):**

Chiltern District Council – Lettings via Bucks Home Choice 1/4/17 to 31/03/18		
Property Type	Number of lettings	Average time spent on Housing Register for applicant offered tenancy
<b>Sheltered</b>	37	15 months
<b>Studio</b>	3	7 months
<b>1 bedroom general needs</b>	78	9 months
<b>2 bedroom flat/maisonette</b>	68	7 months
<b>2 bedroom house</b>	37	15 months
<b>3 bedroom flat/maisonette</b>	7	8 months
<b>3 bedroom house</b>	22	31 months
<b>4 bedroom or more</b>	0	No lettings
<b>TOTAL LETTINGS</b>	<b>252</b>	

<b>South Bucks District Council – Lettings via Bucks Home Choice 1/04/17 to 31/03/18</b>		
<b>Property Type</b>	<b>Number of lettings</b>	<b>Average time spent on Housing Register for applicant offered tenancy</b>
<b>Sheltered</b>	25	8 months
<b>Studio</b>	4	8 months
<b>1 bedroom general needs</b>	55	18 months
<b>2 bedroom flat/maisonette</b>	48	20 months
<b>2 bedroom house</b>	18	22 months
<b>3 bedroom flat/maisonette</b>	3	20 months
<b>3 bedroom house</b>	20	22 months
<b>4 bedroom or more</b>	0	0
<b>TOTAL LETTINGS</b>	<b>173</b>	

<b>Total Lettings via Bucks Home Choice in previous years</b>		
<b>Year</b>	<b>Chiltern DC</b>	<b>South Bucks DC</b>
<b>2016/17</b>	264	119
<b>2015/16</b>	234	133
<b>2014/15</b>	269	186

Headlines:

- The level of lettings in CDC and SBDC is dependent on turnover in the existing social housing stock (i.e. re-lets) and the provision of additional properties (via new building or buying existing dwellings)
- The average time spent on the Housing Register is broad indicator based on the overall lettings during the year. The Bucks Home Choice scheme prioritises applicants for vacancies based on a combination of factors taking account of housing need, time spent on the Register and the type of property required. Therefore, some households will wait considerably longer than the average waiting time before they have any opportunity to secure a tenancy.
- The availability of larger family-sized housing (i.e. 3 or more bedrooms) across both districts is particularly limited in comparison with demand. This has a particular impact on the ability of both Councils to secure long term accommodation for households who are homeless or threatened with homelessness (with a consequent knock-on effect on the length of time that larger families have to spend in temporary accommodation).

**A.2 - HOMELESSNESS****(a) Total Number of Homelessness Applications for Assistance**

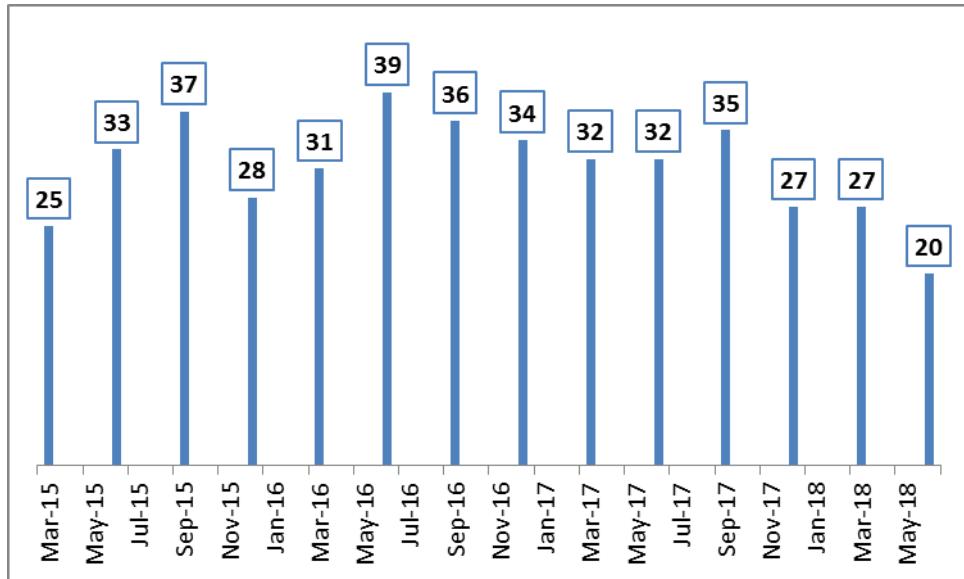
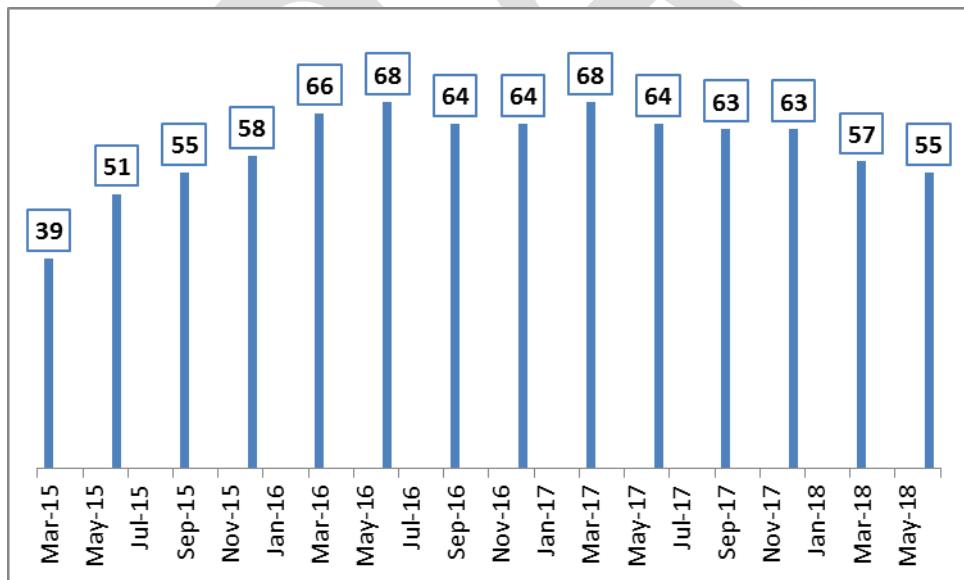
	Year									
	2013/14		2014/15		2015/16		2016/17		2017/18	
	CDC	SBDC								
<b>Total number of homeless applications for assistance</b>	56	59	87	75	95	88	80	102	90	102

(This table shows the number of homelessness applications where the Council issued decisions during the year concerned. These were determined prior to the introduction of the new duties in the Homelessness Reduction Act from 3<sup>rd</sup> April 2018.)

**(b) Accepted Homelessness Applications & Reasons**

Out of the total number of applications in Table (a) above the following applications were accepted as being subject to the Council's main housing duty to secure accommodation.

Reason for Homelessness	Year									
	2013/14		2014/15		2015/16		2016/17		2017/18	
	CDC	SBDC	CDC	SBDC	CDC	SBDC	CDC	SB	CDC	SB
Parents/Family not willing to accommodate	3	25	24	19	21	30	14	27	21	30
End of Tenancy by Landlord	10	14	21	17	22	15	17	18	14	18
Domestic Violence	2	4	7	3	7	6	8	8	8	9
Other Violence/Harassment	1	0	0	1	7	3	0	3	4	5
Rent/Mortgage Arrears	5	0	4	0	1	2	6	2	3	1
Other	3	1	3	7	5	11	5	9	10	11
<b>Total</b>	<b>24</b>	<b>44</b>	<b>59</b>	<b>47</b>	<b>63</b>	<b>67</b>	<b>50</b>	<b>67</b>	<b>60</b>	<b>74</b>

**(c) Number of Homeless Households in Temporary Accommodation****Chiltern DC - Quarterly Snapshot of Number of Households in TA****South Bucks DC - Quarterly Snapshot of Number of Households in TA****Headlines:**

- Both Chiltern and South Bucks saw a significant increase in applications for homelessness assistance in 2013/14. The annual rate of increase has subsequently differed between the two districts. South Bucks showing a continued annual upturn until levelling off in 2017/18 while the position in Chiltern has been more erratic year on year.

- The main reasons for homelessness across both districts in recent years have been exclusion by family or friends or the ending of a tenancy by a landlord.
- The ongoing demand for temporary accommodation has been considerable higher in South Bucks compared to Chiltern. This is primarily because South Bucks has seen a higher level of homelessness applications and a lower level of turnover in its social housing stock. This means that many homeless households have to spend longer periods in temporary accommodation due to the limited availability of affordable accommodation to move on to.

### **Future Demand for Homelessness Services**

The MHCLG (formerly DCLG) has estimated that the new Homelessness Reduction Act 2017 could see a 26% increase in the homelessness caseload for local authorities (DCLG – New Burdens Funding Assessment – October 2017). If this increase is applied to the 2017/18 caseload levels, this will result in anticipated levels as follows:

<b>Council</b>	<b>Caseload per annum (Total homelessness cases)</b>		<b>Demand for Temporary Accommodation</b>	
	Current level (2017/18)	Estimated demand (2018/19)	Current demand (Average number in TA during 2017/18)	Estimated demand (2018/19)
<b>Chiltern DC</b>	102	129	34 units	42 units
<b>South Bucks DC</b>	90	114	65 units	82 units

*(The above estimates are based on a 26% upturn on the average number of TA placements at any one time during 2017. However, other factors including homelessness prevention levels under the new Act's provisions and new affordable housing developments will impact on this figure).*

### **Rough Sleepers**

Chiltern DC and South Bucks DC have generally recorded low levels of rough sleeping within the districts. The figures from the last 4 annual rough sleeper counts/estimates are:

	2014	2015	2016	2017
Chiltern	3	1	1	1
South Bucks	0	0	4	1

However, these are snapshot figures collected once a year as part of the national rough sleeper estimate. There is evidence to suggest that there are regular reported instances of rough sleeping in the two districts. The Rough Sleeper Outreach Service operated by

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Connection Support received 53 reports of rough sleepers in Chiltern or South Bucks during the 12 month period from July 2017 to June 2018 and the service subsequently verified 10 of these.

The Councils will be reviewing the extent of rough sleeping across the districts and the support services that are in place as part of the response to the Government's Rough Sleeping Strategy.

### **A3 - DELIVERY OF ADDITIONAL AFFORDABLE HOUSING**

#### **Number of additional affordable homes (rented or shared ownership) delivered since 2011/12**

The table below summarises the number of additional affordable homes delivered by Registered Providers in Chiltern and South Bucks since 2011/12:

YEAR	DISTRICT							
	CHILTERN				SOUTH BUCKS			
	New Build Rent	New Build S/Owners	Purchases	Other	New Build Rent	New Build S/Owners	Purchases	Other (Equity Loan)
2011/12	26	3	0	0	15	0	9	9
2012/13	57	35	0	0	7	17	4	8
2013/14	6	0	8	0	12	3	4	3
2014/15	34	0	7	0	6	0	10	0
2015/16	18	4	0	0	0	0	2	3
2016/17	26	9	0	0	4	0	5	2
2017/18	56	24	0	0	21	7	1	0

Headlines:

- The level of new build rented affordable housing has fluctuated from year to year and has been particularly limited in South Bucks in recent years. This is due to a range of factors including (i) limited development opportunities coupled with high land values, (ii) changes in the funding arrangements for Registered Providers and (iii) increasing numbers of housing developers challenging the viability of delivering affordable housing on site and instead paying an affordable housing contribution (or no contribution)
- The purchase of existing properties by registered providers has contributed to delivering additional affordable homes across both districts. However, this has declined in recent years due to rising house prices and the increasing levels of subsidy required to make such schemes viable.

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**APPENDIX B****Chiltern District Council****and****South Bucks District Council****TEMPORARY ACCOMMODATION FRAMEWORK****CONTENTS**

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**Chiltern District Council****and****South Bucks District Council****TEMPORARY ACCOMMODATION FRAMEWORK 2018/19****1. Purpose**

- 1.1 The purpose of this framework is to:
  - 1.1.1 Ensure that each Council fulfils its statutory duties under Part 7 of the Housing Act 1996 to secure temporary accommodation and
  - 1.1.2 Provide a clear and transparent framework for each Council for securing and allocating temporary accommodation

**2. Background**

- 2.1 Part 7 (Homelessness) of the Housing Act 1996 places a statutory duty on the Council to secure that temporary accommodation is available to homeless households in a range of circumstances. Details of the relevant statutory duties and related guidance are summarised in **Appendix B1**.
- 2.2 The Council must secure sufficient temporary accommodation to meet its statutory duty. This accommodation must be utilised and allocated correctly.
- 2.3 The Supreme Court in the case of Nzlolameso v Westminster City Council (2015) (UKSC 22, (2015) HLR 22) advised that each local authority should have a clear statement on how it procures and allocates temporary accommodation.
- 2.4 In light of the above, this framework has been drafted to provide a clear statement to Members, officers, clients and partner agencies on how the Council secures and allocates temporary accommodation.
- 2.5 Chiltern District Council and South Bucks District Council operate a shared housing service which includes a shared housing options and homelessness service. Therefore, this Framework has been drafted as a joint document to be shared by both Councils. Any reference to "the Council" in this Framework document should be taken to mean both Chiltern District Council and South Bucks District Council and their respective duties.

### **3. Principles of the Framework**

**The Council will:**

**3.1 Secure temporary accommodation in compliance with its statutory duties under Part 7 of the Housing Act 1996**

**3.2 Secure self-contained temporary accommodation wherever possible and only secure B&B (Bed and Breakfast) accommodation when no other suitable self-contained temporary accommodation is available**

**3.3 Minimise the length of time that any household with family commitments has to spend in B&B accommodation**

**3.4 Secure temporary accommodation within the district whenever possible**

**3.5 Ensure that temporary accommodation meets appropriate standards of suitability and fitness**

**3.6 Minimise the cost of temporary accommodation provision to the Council and maximise income to offset costs where possible**

### **4. Temporary Accommodation – Current Provision**

4.1 Appendix B1 lists the temporary accommodation that is currently utilised by Chiltern District and South Bucks District Council.

### **5. Temporary Accommodation – Current and Future Demand**

5.1 Appendix A2 in this Strategy document (Pages 39 to 41) shows the demand for temporary accommodation in Chiltern District Council and South Bucks District Council since 1<sup>st</sup> April 2014 and the projections for future demand following the implementation of the Homelessness Reduction Act 2017 from 3<sup>rd</sup> April 2018. It is estimated that the Councils will need to ensure that the following levels of temporary accommodation are available at any one time during 2018/19:

Chiltern DC = Maximum of 42 units  
South Bucks DC = Maximum of 82 units

## **6. Use of Bed and Breakfast Accommodation**

- 6.1 The Council recognises that B&B (Bed and Breakfast) is not suitable as temporary accommodation for households with family commitments (i.e. households who have or are expecting dependent children). Where possible, it will avoid placing such a household in B&B. However, the high demand for temporary accommodation means that there will be occasions when the Council has no option other than to secure B&B in order to meet its statutory duty.
- 6.2 When the Council has to place a household with family commitments in B&B, it will take full account of the provisions in Statutory Instrument 2003/3326 that the period in B&B should not exceed 6 weeks. The Council will seek to move the household on to alternative self-contained accommodation as soon as possible. These households will be prioritised for a move from B&B as and when suitable self-contained temporary accommodation becomes available for occupation. The process for this is summarised in Appendix B3.

## **7. Location of Accommodation**

- 7.1 The Council will aim to secure temporary accommodation within its district. However, the high demand for temporary accommodation means that it may be necessary for the Council to secure accommodation that is located in another district. In this event, the Council will aim to minimise the distance between the district and the location of the temporary accommodation.

## **8. Allocation of Temporary Accommodation**

- 8.1 Self-contained temporary accommodation will normally be allocated on the day that it becomes available and using the process summarised in Appendix D
- 8.2 When self-contained temporary accommodation becomes available, existing households with family commitments in B&B will be prioritised over households who have not yet been placed in temporary accommodation.
- 8.3 If no self-contained temporary accommodation is available for a household on the date that the household becomes homeless then the Council will secure bed and breakfast accommodation (see 6.1 above) subject to availability. If no bed and breakfast accommodation is available on the date concerned then the Council may have to utilise hotel accommodation on a short term basis until bed and breakfast or other alternative temporary accommodation becomes available.
- 8.4 The Council will make every effort to secure temporary accommodation that is a suitable size, type and location for the household concerned. In doing so, the Council will have regard to the relevant statutory requirements and guidance (see Appendix B1). However, this must be balanced against the demands on the Council's service for homelessness assistance and the pressures on temporary accommodation. The Council's primary focus

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is to secure accommodation that meets its duties under Part 7 of the Housing Act 1996 even if the household concerned considers that is may not be suitable.

8.5 A household may request a review of the suitability of the temporary accommodation secured by the Council if a review is permitted under Part 7 of the Housing Act 1996.

8.6 In exceptional circumstances, the Council may depart from the allocation process set down in this Framework. This may arise because of reasons such as:

- safeguarding issues,
- personal safety concerns,
- medical issues,
- household size, or
- the household has been deemed intentionally homeless and/or has a review or appeal pending into the Council's decision.

Any exceptional allocation will be subject to the agreement of the Senior Housing Options Officer (or the Housing Manager in the absence of the Senior Housing Options Officer).

## **9. Chiltern District Council and South Bucks District Council – Cross District Provision**

9.1 Chiltern District Council and South Bucks District Council operate a shared housing service. Each Council retains its own separate statutory responsibility to fulfil its duties under Part 7 of the Housing Act 1996.

9.2 There may be occasions where one of the Councils (Chiltern District Council or South Bucks District Council) has available capacity within its temporary accommodation while the other authority is facing significant pressures to secure sufficient accommodation. In this situation, the Council with available capacity may make its temporary accommodation available to the other authority to utilise in order to fulfil its Part 7 duties (i.e. Chiltern DC would make its temporary accommodation available too be utilised by South Bucks DC or vice versa).

9.3 The provisions in paragraph 9.2 would be subject to:

- consideration of current and future temporary accommodation demands for both Councils,
- confirmation that the Council which makes the temporary accommodation available will not suffer any detriment to its service delivery or budget as a result, and
- the placement being reviewed on a weekly basis and ending as and when the temporary accommodation is again required by the Council which has made it available.

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## **10. Charging for Temporary Accommodation**

10.1 The Council reserves the right to require a household to pay a reasonable charge in respect of the temporary accommodation that has been secured for them. In making any charge, the Council will have regard to the statutory requirement that the temporary accommodation must be affordable to the household concerned.

## **11. Maintaining and Increasing the Supply of Temporary Accommodation**

11.1 The Council will explore the following options over the next 12 months to help maintain and increase the supply of temporary accommodation to meet the current and future needs highlighted in Section 5.

### **11.1.1 Prevent Homelessness wherever possible to minimise the demand for temporary accommodation**

The Council continues to review its housing options service to ensure that all available options are explored to help prevent or relieve homelessness before a client becomes homeless. The Homelessness Reduction Act 2017 has placed increased emphasis on this.

#### **11.1.2 Optimise current temporary accommodation provision**

The Council will ensure that it makes the best use of the available temporary accommodation by making appropriate allocations, minimising the time spent by households in B&B and ensuring that households are moved on in a timely and efficient manner to longer term accommodation when possible.

#### **11.1.3 Secure temporary accommodation from Registered Provider stock**

The Council will continue to work with Registered Providers to maximise the use of temporary self-contained accommodation from within their existing housing stock and through other initiative and schemes (e.g. new build, private sector leasing etc.)

#### **11.1.4 Explore options for new developments to incorporate new temporary accommodation provision.**

The Council will monitor development opportunities on its own land and elsewhere

#### **11.1.5 Explore options for working with the private rental sector to secure temporary accommodation**

The Council will review its work with private landlords and letting agents and assess opportunities for partnership working to deliver temporary accommodation and tenancies to help prevent or relieve homelessness.

**11.1.6 Explore options for Chiltern District Council and South Bucks District Council to work jointly to secure additional temporary accommodation provision**

The Council will assess opportunities for the shared housing service to deliver joint provision that can support both authorities.

**11.1.7 Explore options to work with other statutory partners to deliver additional temporary accommodation**

The Council will assess opportunities for joint working with other partners including Wycombe District Council and Aylesbury Vale District Council to deliver additional temporary accommodation provision.

**12. Review of Framework Document**

12.1 This document will be reviewed annually

**APPENDIX B1****DUTY TO SECURE TEMPORARY ACCOMMODATION****1. SUMMARY OF STATUTORY DUTIES AND POWERS**

- 1.1 Under **Part 7 (Homelessness) of the Housing Act 1996** the Council has a statutory duty to secure that accommodation is available to homeless persons who meet certain criteria and requirements set down in the Act and associated Statutory Instruments and guidance.
- 1.2 The specific statutory duties set down in Part 7 are broadly summarised below:

***(i) Section 188 – Interim duty to accommodate in case of apparent priority need***

*When the Council receives an application for assistance under Part 7 then the Council will have a duty to secure temporary accommodation while it assesses the application if it considers that the applicant is homeless and may be in priority need (in accordance with the priority need categories set down in Section 189 of the Act)*

***(ii) Section 190 – Duties to persons becoming homeless intentionally***

*When the Council has assessed an application and determined that the applicant is homeless and in priority need, but is homeless intentionally, then it will have a duty to secure that accommodation is available for a period to give the applicant a reasonable opportunity to find other housing.*

***(iii) Section 193 – Duty to persons with priority need who are not homeless intentionally***

*When the Council has assessed an application and determined that the applicant is homeless and in priority need and not homeless intentionally (and the initial Homelessness Relief Duty has come to an end), then it will have a duty to secure that accommodation for occupation by the applicant. There is no time limit on this duty. Section 193 sets down the specific circumstances in which this duty can come to an end.*

***(iv) Section 199A – Accommodation pending the outcome of a referral to another local authority***

*In some cases when the Council has assessed that the conditions are met for a referral to another local housing authority and applicant is homeless and in priority need, the Council will have a duty to secure that accommodation is available pending the outcome of the referral.*

- 1.3 In respect of (i) to (iv) above, Section 208(1) of the Act states that so far as reasonably practicable the Council shall secure that suitable accommodation is available for occupation within its district.
- 1.4 In addition to the statutory duties summarised above, the Council also has the **power to secure accommodation pending a review or appeal**. Under Sections 188 and 204 of the Act, the Council has the power to secure accommodation for an

applicant pending the outcome of a review or appeal on the Council's decision on a homelessness application. This is a power and not a duty and the Council will assess requests for accommodation in these circumstances on a case by case basis. In assessing whether or not to exercise its power to secure accommodation, the Council will have regard to the applicant's circumstances and the relevant guidance and case law.

- 1.5 Under Section 192 (3) of the Act, the Council also has ***the power to secure accommodation for an applicant who is homeless, not homeless intentionally and is not in priority need.*** Again, this is a power and not a duty. In considering whether or not to use this power, the Council must take into account the demands on local housing and the need to secure accommodation for homeless households who are subject to the statutory duties summarised in (i) to (v) above. The current demands on housing stock in Chiltern and South Bucks and the ongoing demands from homeless households who are subject to statutory accommodation duties means that the Councils are highly unlikely to exercise the power under Section 193(2) of the Act. However, any requests will be assessed on a case by case basis.

## 2. **GUIDANCE ON EXERCISING STATUTORY DUTIES**

- 2.1 When exercising a statutory duty in accordance with (i) to (v) above, the Councils will have full regard to the relevant law, statutory instruments and guidance in assessing whether or not the accommodation concerned is suitable. This includes:

- a) **Homelessness Code of Guidance for Local Authorities (February 2018)**
- b) **SI 1996/3204 Homelessness (Suitability of Accommodation) Order 1996**  
This requires that the accommodation must be affordable.
- c) **SI 2003/3326 Homelessness (Suitability of Accommodation)(England) Order 2003**  
This highlights that B&B accommodation is not to be regarded as suitable accommodation for an applicant with family commitments and should only be used (i) where no other accommodation is available and (ii) for no more than 6 weeks in total.

- d) **SI 2012/2601 Homelessness (Suitability of Accommodation)(England) Order 2012**

This highlights a range of factors that the Council must take into account including:

- distance from district (if placed out of area)
- significance of disruption to employment, caring responsibilities or education

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- proximity and accessibility of medical facilities
- proximity and accessibility of local services, amenities and transport

**e) S. 11 of the Children Act 2004**

This requires that where the applicant's household includes children, then the Council's decision on suitability must identify the needs of the children (individually and collectively) and have regard to the need to safeguard and promote the children's needs. However, it is not required that the children's welfare should be given paramount or even primary consideration by the Council in making the decision on the suitability of accommodation.

**f) Equality Act 2010**

This requires that the Council assesses whether or not the applicant has a disability (or another relevant protected characteristic) and, if so, the extent of the disability and whether or not this impacts on suitability of the accommodation.

- 2.2 Overall, the Councils will always aim to minimise disruption to the applicant's household and have full regard to the relevant law and guidance when securing temporary accommodation. However, this will always need to be balanced against the overall demands on the housing and homelessness service and the availability of accommodation. This means that it may not always be possible to avoid disruption to the household concerned. The Council's primary focus will be to ensure that it secures accommodation for the applicant in accordance with its statutory duties under Part 7 of the Housing Act 1996.

**END**

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**APPENDIX B2****TEMPORARY ACCOMMODATION – CURRENT PROVISION**

This Appendix lists the temporary accommodation that is currently secured by each Council to fulfil its duties under Part 7 of the Housing Act 1996.

**CHILTERN DISTRICT COUNCIL**

<b>CDC - Current Provision – Self Contained Accommodation (No facilities shared with other households)</b>		
<b>Accommodation</b>	<b>Number of Units</b>	<b>Details</b>
Tom Scott House, Pearce Road, Chesham	12 x 1 br flats 8 x bedsits	Scheme owned and managed by Paradigm Housing
Other Registered Provider accommodation	No fixed number	Properties in general needs stock utilised as temporary accommodation as and when required
Nightly booked self-contained accommodation	No fixed number	Properties secured from private provider and subject to a nightly rate. The main providers are located in Slough, High Wycombe, Hemel Hempstead and Chiltern.
Private Sector Leasing Scheme	Minimum of 10 units	Properties to be leased by Paradigm Housing and let to CDC nominees to meet temporary accommodation duty.

<b>CDC - Current Provision – Non-Self Contained Accommodation (Facilities shared with other households)</b>		
<b>Accommodation</b>	<b>Number of Units</b>	<b>Details</b>
Nightly booked non-self contained accommodation (e.g. Bed and Breakfast)	No fixed number	Rooms are booked as and when required and charged on a nightly rate. The main providers are located in Slough, High Wycombe and Hemel Hempstead.
Hotels	No fixed number	Hotel rooms are booked when no other options are available. (Normally emergency out-of-hours placements placements).

**SOUTH BUCKS DISTRICT COUNCIL**

<b>SBDC Current Provision – Self Contained Accommodation (No facilities shared with other households)</b>		
<b>Accommodation</b>	<b>Number of Units</b>	<b>Details</b>
Oxford Road, Gerrards Cross (Former Police Houses)	8 x Houses	Properties leased by Bucks Housing Association from SBDC (Due to be decommissioned in December 2018)
Private Sector Leasing Scheme	Minimum of 30 units	Properties to be leased by Paradigm Housing and let to SBDC nominees to meet temporary accommodation duty.
Other Registered Provider properties	No fixed number	Properties in general needs stock owned by other Registered Providers (e.g. L&Q, Bucks HA) and made available to SBDC to use as temporary accommodation on an interim basis.
Nightly booked self-contained accommodation	No fixed number	Properties secured from private provider and subject to a nightly rate. The main providers are located in Slough, High Wycombe, Hemel Hempstead and Chiltern.

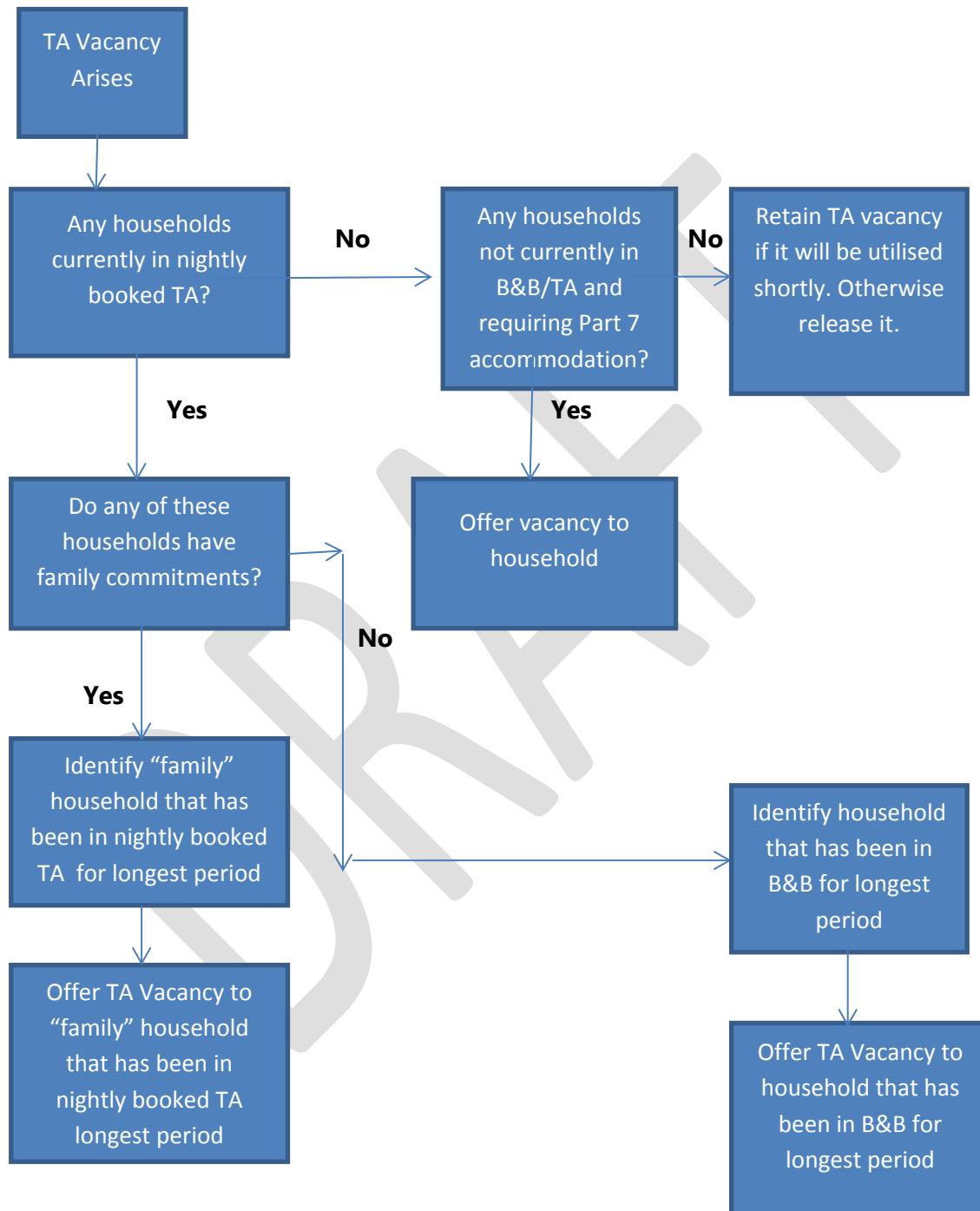
<b>SBDC Current Provision – Non-Self Contained Accommodation (Facilities shared with other households)</b>		
<b>Accommodation</b>	<b>Number of Units</b>	<b>Details</b>
Nightly booked non-self contained accommodation (e.g. Bed and Breakfast)	No fixed number (18 x placements as at 26/02/16)	Rooms are booked as and when required and charged on a nightly rate. The main providers are located in Slough, High Wycombe and Hemel Hempstead.
Hotels	No fixed number	Hotel rooms are booked when no other options are available. (Normally emergency out-of-hours placements)
<b>SBDC – Pipeline Provision - Temporary Accommodation Schemes being developed as at August 2018</b>		
<b>Accommodation</b>	<b>Number of Units</b>	<b>Details</b>
Development of former Depot Site on Bath Road, Burnham	12 units	Development of temporary emergency accommodation using off-site manufacturing. Due for completion in 2018/19.

Classification: OFFICIAL

Acquisitions	3 units	Programme of 3 acquisitions by Bucks Housing Association for use as temporary accommodation (supported with SBDC funding)
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Classification: OFFICIAL

**APPENDIX B3****PROCESS FOR ALLOCATING SELF-CONTAINED TEMPORARY ACCOMMODATION (NOT NIGHTLY BOOKED)**

Note – In some cases the Council will have to place a household in accommodation located outside of the district (see Paragraph 7.1 of the Temporary Accommodation Framework).

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Classification: OFFICIAL

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South Bucks District Council

Healthy Communities Policy Advisory Group

2<sup>nd</sup> October 2018

Cabinet

17<sup>th</sup> October 2018

<b>SUBJECT:</b>	<i>Chiltern and South Bucks Playing Pitch Strategy</i>
<b>REPORT OF:</b>	<i>Director of Services – Steve Bambrick</i>
<b>RESPONSIBLE OFFICER</b>	<i>Head of Healthy Communities - Martin Holt</i>
<b>REPORT AUTHOR</b>	<i>Leisure &amp; Community Manager - Paul Nanji Tel: 01494 732110 <a href="mailto:paul.nanji@southbucks.gov.uk">paul.nanji@southbucks.gov.uk</a></i>
<b>WARD/S AFFECTED</b>	<i>All</i>

## 1. Purpose of Report

- 1.1. Improving the quality and access to sports local playing pitches directly contributes to improving the health and wellbeing of residents. The attached Chiltern and South Bucks Playing Pitch strategy helps support this by providing an up to date audit of South Bucks' existing sports playing pitches as well as identifying current and future shortfalls in provision.
- 1.2. On 12th June 2018 the completed draft Chiltern and South Bucks Playing Pitch Strategy was presented to the Healthy Communities Policy Advisory Group (PAG) detailing its key findings and recommendations in relation to the quality and provision of playing pitches across the district.
- 1.3. To verify the strategy's accuracy, PAG Members requested that it be subject to an additional further round of public consultation with the district's Town and Parish Councils, sports clubs and the appropriate sports governing bodies.
- 1.4. The attached updated strategy reflects the feedback captured through the additional consultation.

### RECOMMENDATIONS

- 1. That Members recommend to the Portfolio Holder for Healthy Communities that Cabinet approve the proposed 2018-2036 Chiltern and South Bucks Playing Pitch Strategy and it be submitted to Sport England for external accreditation.**

## 2. Reasons for Recommendations

- 2.1 The strategy helps inform the newly emerging Local Plan by providing a comprehensive evidence base to withstand public scrutiny.
- 2.2 The strategy provides a joined-up approach with clear localised priorities to develop sustainable facilities that support increased participation.

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2.3 The strategy provides a robust evidence source to support local sports clubs, Town and Parish Councils and other community groups to access external funding.

### **3. Content of report**

3.1 In March 2016 Chiltern and South Bucks Councils jointly commissioned a specialist consultant, Strategic Leisure, to undertake the development of a new Playing Pitch Strategy covering the period 2018 to 2036.

3.2 The Strategy's key aims were to:

- Inform and support the newly emerging Chiltern and South Bucks Local Plan.
- Improve health and wellbeing by increasing levels of sports and physical activity.
- Support community groups and others to access external funding.

3.3 The types of playing pitches covered within the scope of the study are detailed below with sports pitches within South Bucks having both a qualitative and quantitative assessment:

- Football 3G rubber crumb pitches
- Football (grass pitches)
- Cricket
- Hockey
- Rugby Union
- Golf

3.4 The methodology employed to reach the strategy's conclusions included a number of actions, all of which are detailed below:

- Review of national, regional and local strategies and policy documents relevant to the exercise.

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- Creation of a strategic working group to scrutinise, evaluate, challenge and finally approve the strategy's key findings (Sport England, Football Association, English Cricket Board, English Rugby Union, English Hockey Union and England Golf)
  - Creation of a qualitative template to include key elements of design and maintenance.
  - Qualitative on-site assessment of playing pitches located throughout Chiltern and South Bucks in accordance with the National Planning Policy Framework (NPPF) and the principles contained in the Planning Policy Guidance (PPG) 17 companion guide.
  - Use of the Sport England Sports Facility Calculator to ascertain the required number of sports specific playing pitches to meet current and future needs.
  - Drafting key conclusions relating to the current state of playing pitches in Chiltern and South Bucks.
- 3.5 Following the site visit assessments and applying the Sport England playing pitch demand analysis a range of key findings were drawn up and are detailed in the tables 1 below.

**Table 1 - South Bucks Key Findings**

<b>Sport</b>	<b>Current demand shortfall 2018</b>	<b>Future demand shortfall 2036 using ONS Sub National Population Projections 2018 - 2036</b>
<b>Football 3G Rubber Crumb Pitches</b>	After taking into account current existing 3G rubber crumb provision there is a shortfall of 3 full size 3G rubber crumb pitches based upon the FA training model.	After taking into account current existing 3G rubber crumb provision there is a shortfall of 5 additional full size 3G rubber crumb pitch based upon the FA training model by 2036.
<b>Football (grass pitches)</b>	Adult 11 v 11 – current demand is being met for adult match equivalent sessions.	Adult 11 v 11 – future demand can be met from existing secured community use pitches.
	Junior 11 v 11 – shortfall 14 match equivalent sessions based on home and away play each week.	Junior 11 v 11 shortfall of 23 junior 11 v 11 match sessions based on home and away play each week.

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<b>Sport</b>	<b>Current demand shortfall 2018</b>	<b>Future demand shortfall 2036 using ONS Sub National Population Projections 2018 - 2036</b>
	<p>Junior 9 v 9 – currently Shortfall 5 match equivalent sessions.</p> <p>Mini Soccer 7 v 7 – current shortfall of 1 match equivalent session.</p> <p>Mini Soccer 5 v 5 – current Demand is being met for mini 5 v 5 match</p>	<p>Junior 9 v 9 – shortfall 14 match equivalent sessions.</p> <p>Mini Soccer 7 v 7 – shortfall 6 match equivalent sessions.</p> <p>Mini soccer 5 v 5 – demand can be met from current supply.</p>
<b>Cricket</b>	Current demand is being met with over play at Farnham Royal CC (14 match equivalent sessions),	Future demand can be met with current capacity. Additional non-turf pitches will assist with meeting demand from junior cricket teams.
<b>Hockey</b>	Current demand is being met	Future demand can be met from existing facilities.
<b>Rugby Union</b>	Current short fall of 7.25 match and training equivalent sessions weekly.	Future shortfall of 11.25 match and training equivalent sessions weekly.
<b>Golf</b>	Current demand is being met.	Future demand is for adventure golf.

#### 4. Consultation

- 4.1 A Sports Playing Pitch Strategy forum was established to inform, support and verify the strategy including the relevant sport's national governing bodies (football, hockey, cricket, rugby and golf), Sport England and Strategic Leisure.
- 4.2 Internally, the Council's Planning and Economic Development department has supported the strategy throughout its developments advising on key issues such as population growth, planning issues and settlement sizes.
- 4.3 There have also been two rounds of public consultation with local Town and Parish Councils, schools, sports clubs and other community organisations. Collectively these have provided invaluable information in improving the accuracy of the strategy.

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4.4 This has included updating and incorporating the correct site names of the sports facilities, capturing any recent improvements which had not been captured when the site audit was undertaken, updating any inaccuracies in the strategy's findings for specific sites and ensuring the population data used to identify any shortfall and over supply was accurate.

4.5 Looking ahead given the ongoing changes to sports playing pitches, local schools, sport clubs, Town and Parish councils will be encouraged to provide information of any improvements so that the strategy can be regularly updated and accurately reflect local needs.

## **5. Corporate Implications**

- 5.1 Financial – There are no direct financial implications to the Council arising from the report. There may be indirect costs arising from the use of Section 106 agreements or the implications of the Community Infrastructure Levy (CIL) to generate funding to cover costs of open space facility development
- 5.2 Legal – Recommendations arising from the strategy come from a supply and demand assessment of playing pitch facilities in accordance with Sport England's PPS Guidance: (An Approach to Developing and Delivering a PPS 2013)
- 5.3 Planning policies in the emerging Local plan should be based on robust and up-to-date assessments of the needs for sports and open spaces. Studies should identify specific needs shortfalls in supply and or quality of supply. The evidence should be used to inform the local plan – National Planning Policy Framework para 73

## **6. Links to Council Policy Objectives**

- 6.1 Sustainable Environment – The strategy will help protect the district's playing pitches and facilitate improved provision for residents to access both now and in the future.
- 6.2 Safe, Healthy and Active communities - Council has a duty to consider the health and wellbeing of its community, enabling improved access and provision of playing pitches would directly support this as well as strengthen partnership working with Town and Parish Councils and the voluntary sector.

## **7. Next Steps**

- 7.1 Once adopted following consultation the strategy will be presented to key stakeholders including Town and Parish Councils, sports clubs and local environmental community groups so that they are aware of its key findings and recommendations.
- 7.2 Following this the strategy will be promoted on social media and made available on the Council's website to support stakeholders in funding bids to improve provision in their local communities.

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- 7.3 The document will form an important part of the emerging Local Plan evidence base and will be used to support the councils emerging Local Plan policies

<b>Background Papers:</b>	Appendix 1 – Chiltern and South Bucks Playing Pitch Strategy
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**DRAFT STAGE D SOUTH BUCKS AND CHILTERN DISTRICT  
COUNCILS  
PLAYING PITCH STRATEGY 2018 -2036**

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

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# SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

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**SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
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- 2 CHILTERN DISTRICT COUNCIL PPS NEEDS ASSESSMENT STAGE C

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

**GLOSSARY & ABBREVIATIONS**

3G Rubber Crumb Pitch	Third generation (artificial grass pitch)
AGP	Artificial grass pitch
CC	Cricket Club
CIL	Community Infrastructure Levy
CFA	County Football Association
CSP	County Sports Partnership
EH	England Hockey
FA	Football Association
FC	Football Club
FE	Further Education
FF	Football Foundation
GIS	Geographical Information Systems
HC	Hockey Club
HE	Higher Education
JFC	Junior Football Club
ECB	England and Wales Cricket Board
LTA	Lawn Tennis Association
LMS	Last Man Stands
NGB	National Governing Body
ONS	Office of National Statistics
PF	Playing Field
PPS	Playing Pitch Strategy
PQS	Performance Quality Standard
RFC	Rugby Football Club
RFL	Rugby Football League
RFU	Rugby Football Union
S106	Section 106

# SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

TGR	Team Generation Rate
Secured Community Use	For pitches that are available to the community the degree of certainty that this availability will continue needs to be recorded (i.e. how secure is the availability to the community?). Unless local information suggests otherwise it can be assumed that the availability of all pitches in Local Authority, town and parish council and sports club ownership will be secure.
Unsecured Community Use	Mainly educational sites where the following should be in place to ensure certainty of secured community use: if not in place then the site provides unsecured community use. <ul style="list-style-type: none"><li>• A formal community use agreement</li><li>• A leasing or management agreement requiring pitches to be available to the community/a community club</li><li>• A formal policy for community use adopted by the owner and or educational establishment</li><li>• Written confirmation from the owner and or educational establishment.</li></ul>
Match Equivalent Sessions	Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is likely to be for matches, it is appropriate for the comparable unit to be match equivalent sessions.

### Note on definitions of artificial pitch surfaces.

Sport England has produced guidance on "Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union" This guidance can be referred to when selecting an artificial surface, but it is worth noting that this is now superseded by new and updated National Governing Body (NGB) technical guidance and you should make contact with the relevant NGB. The guidance can be found at:

<https://www.sportengland.org/media/4275/selecting-the-right-artificial-surface-rev2-2010.pdf>

Throughout the PPS the following abbreviations are used to describe specific types of playing pitch facility that has an artificial surface rather than natural grass.

NTP or non-turf pitch refers to an artificial turf sports surface designed specifically for cricket.

3 G - Third generation pitch. This pitch type comprises blades of polypropylene supported by a thin base layer of sand and by an infill of rubber crumb. 3G pitches must meet the FIFA Quality Performance Standard up to Step 3 (FA National League System) or the FIFA Quality Pro Performance Standards for Step 1 & 2 level football as well as higher level FA competitions

AGP - stands for an England Hockey recognised artificial pitch which is either sand based/dressed or water playing surface

World Rugby Regulation 22 IRB Compliant stands for a long pile FTP 3G with an engineered sub base system (of stone base, porous tarmac layer and shock pad) and are accepted by the rugby governing bodies (RFU and RFL).

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

## 1. EXECUTIVE SUMMARY

- 1.1. This is the Playing Pitch Strategy (PPS) for South Bucks and Chiltern District Councils and its partners. The PPS builds upon the preceding Assessment Report (Stage C) and provides a framework for future provision and management of sports pitches to serve existing and new communities across South Bucks and Chiltern.
- 1.2. The aim of the PPS is:

***'to provide an assessment of the "fit for purpose" of the sports pitches and facilities, whilst identifying opportunities for retaining, reducing or removing this provision and prospects for new provision and partnerships. The assessment should identify specific needs and quantitative and/or qualitative deficits or spare capacity of sports pitches and facilities in South Bucks and Chiltern District's.'***
- 1.3. The PPS will provide the evidence base for the following:
  - **The Council's New Joint Local Plan, 2036.**
  - **Identification of projects for which contributions can be sought as part of new development.**
  - **Funding bids from National Sports bodies like Sport England and the National Governing Bodies (NGB's) of sport, additionally, the PPS will focus on revenue and capital spending in the medium term.**
- 1.4. Chiltern and South Bucks District Council's wish to understand current needs for their playing pitch and playing pitch ancillary facilities across both council areas, and future need for provision, driven by increased population, and identification of any gaps in the existing facility network.
- 1.5. The development of this new PPS will enable South Bucks and Chiltern District Councils and other local providers to shape their future playing pitch facilities offer; this may comprise direct Council provision and that undertaken by education, voluntary, community, private sectors and National Governing Bodies of Sport (Football Association, Football Foundation, Rugby Football Union, England & Wales Cricket Board and England Hockey).
- 1.6. The development of the PPS is an opportunity to set out a strategic vision for future provision of playing pitch facilities, based on robust evidence and a needs assessment.
- 1.7. The PPS will help to protect playing fields from loss and make sure the right type, and quantity, of new pitches and ancillary provision are provided as part of new developments and future growth sites.
- 1.8. The PPS will underpin the contribution that sport makes to South Bucks and Chiltern District Councils' and will also help provide a rationale to enable National Governing Bodies to further invest and deliver their working outcomes as outlined in their Whole Sport Plans. The PPS will also provide evidence to support funding bids from other funders, whilst also supporting requests for S106 developer contributions following building developments. Additionally, the PPS will help focus internal revenue and capital spending in the medium term.
- 1.9. In accordance with Sport England recommendations the PPS will run to 2022, and will be reviewed annually to keep it up-to-date and robust. Future demand is taken into account to 2036 (in line with the draft new Local Plan) and should be reviewed in accordance with Stage E of the Sport England PPS guidance.
- 1.10. Recommendations arising from the strategy come from a supply and demand assessment of playing pitch facilities in accordance with Sport England's PPS Guidance: An Approach to Developing and Delivering a PPS 2013:<http://www.sportengland.org/facilities-planning/planning-for-sport/planning->

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

<tools-andguidance/playing-pitch-strategy-guidance/>

- 1.11. The PPS has been developed by a steering group consisting of South Bucks District Council, Chiltern District Council, and Sport England, sport's National Governing bodies including football, cricket, rugby union and hockey.
- 1.12. The Steering Group to continue to operate once the PPS has been adopted by Chiltern and South Bucks District Councils.
  - **To implement the PPS recommendations and action plan.**
  - **Monitor and evaluate the outcomes of the PPS.**
  - **Ensure that the PPS is kept up to date.**
- 1.13. The PPS covers playing fields across both Council District areas and not just the playing fields in the Councils' ownership. However, both Councils have a lead role to play.

### SOUTH BUCKS AND CHILTERN DISTRICT COUNCIL WORKING TOGETHER

- 1.14. A single joint Local Plan ("Joint Plan") is being produced covering the two areas of Chiltern District Council and South Bucks District Council. This was agreed by Chiltern District Council on 3 November 2015 and South Bucks District Council on 10 November 2015.
- 1.15. The Councils have a common Business Planning Framework and the two Councils have published a joint Business Plan.
- 1.16. The Joint Business Plan sets out Chiltern and South Bucks District Councils' strategy to improve the quality of life for everyone in the Districts. This plan is reviewed regularly to make sure it remains focused on the needs of the community, new government initiatives and targets and ongoing improvements and innovation.

### PLAYING PITCH STRATEGY OBJECTIVES

- 1.17. The PPS Objectives adhere to the following three principles:
  - **PROTECT:** The strategy seeks to make sure that the right amount of playing pitches and ancillary facilities of the right quality are in the right place. It promotes the protection of existing provision and recognises the benefits of multi-pitch sites by:
    - Highlighting sites which have a particular significance for sport and seeks to protect them as a local recreational space through the Development Plan process (see NPPF paragraphs 76 and 77).
    - Securing tenure and access for development minded clubs, through a range of solutions and partnerships.
    - Seeking formal community use agreements with schools where there is a need.
  - **ENHANCE:** Key partners such as South Bucks District Council, Chiltern District Council, Voluntary sector sports clubs and NGBs will work together to maximise the full potential of playing pitch assets and the long term sustainability of these assets. The strategy will do this by setting out where improvements to the quality of playing pitches and ancillary facilities are required. The PPS looks at:
    - Improving quality
    - Working in partnership with stakeholders to provide funding
    - Securing developer contributions or CIL Funding

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- **PROVIDE:** In times of public sector austerity, investment needs to be directed at sites which will provide the best impact and highest increase in participation. It is the policy of Chiltern and South Bucks District Councils to support projects and sports clubs that are able to; demonstrate sustainable long term development, increase participation and have achieved the appropriate accreditations e.g. Clubmark and / or Charter Standard providing player and sports development pathways. The strategy looks at:
  - Addressing capacity in youth, junior and mini football by improving quality and developing 3G rubber crumb pitches and natural grass pitches at hub sites.
  - Addressing the need for artificial grass pitches to meet increasing and changing demand for AGP surfaces for both training and competition in football, hockey and rugby and other pitch sports.
  - Providing the required number and type of pitches on-site or appropriate provision off-site, to meet the specific needs of residential development proposals.

1.18. The Councils' shared objectives are:

- **Delivering cost- effective, customer- focused services**
- **Working towards safe and healthier local communities**
- **Striving to conserve the environment and promote sustainability.**

1.19. Under objective 2. Working towards safe and healthier local communities, one of the aims is to promote healthier communities and a commitment to plan for leisure facilities.

1.20. Understanding the needs of different pitch sports at a local level enables Chiltern and South Bucks District Councils to provide appropriately, to meet the needs of its communities. It is inevitable that the needs of communities change over time, just as the playing and participative requirements of individual sports change. The demand for these at a local level need to be assessed and modelled to understand what this means in terms of actual pitch provision, otherwise the Council could be providing too much or too little, thinking they are addressing local needs, but in fact they are not.

1.21. The very fact that the requirements of sports change is one of the several justifications for undertaking the PPS at a local level and critically for updating this analysis every five, if not three years. However, it must also be understood that the PPS represents a 'snap-shot' in time based upon the anticipated level of growth planned for Chiltern and South Bucks. The snap-shot in time represents the 2017/18 season for football, rugby union and hockey and the 2018 cricket season. Golf is considered within the PPS. Farnham Park Playing Fields is home to 4 dedicated softball and baseball fields, along with a clubhouse, all operated by BSUK (Baseball Softball UK). Softball and baseball has not been considered within the scope of the PPS. However, any future development of Farnham Park Playing Fields will need to consider softball and baseball.

1.22. As the PPS is a snap shot in time. This means there may well be proposals that come forward for the new Local Plan such as large residential development that the PPS has not been taken into consideration.

**SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY**

**PPS HEADLINE FINDINGS CHILTERN DISTRICT COUNCIL**

1.23. Table 1.1 shows the quantitative findings from the PPS Stage C Assessment Report.

**Table: 1.1 Headline Findings Football Grass Pitches, 3G Rubber Crumb pitches, Cricket, Hockey & Rugby Union.**

<b>SPORT</b>	<b>CURRENT DEMAND SHORTFALL 2018</b>	<b>FUTURE DEMAND SHORTFALL 2036 USING ONS SUB NATIONAL POPULATION PROJECTIONS 2018 -2036</b>
<b>FOOTBALL 3G RUBBER CRUMB PITCHES</b>	After taking into account existing 3G rubber crumb provision there is a current shortfall of 6 full size 3 G rubber crumb pitches based upon the FA training model.	After taking into account existing 3G rubber crumb provision there is a shortfall of 1 full size 3 G rubber crumb pitch on top of the current shortfall of 6 based upon the FA training model. The need by 2036 will be 7 full size rubber crumb pitches.
<b>FOOTBALL (GRASS PITCHES)</b>	Adult 11 v 11 - Demand is being met for adult match equivalent sessions. 20 spare match equivalent sessions in secured community use.  Junior 11 v 11 – Shortfall 11 match equivalent sessions based on home and away play each week.  Junior 9 v 9 – Current shortfall 6 match equivalent sessions.  Mini Soccer 7 v 7 – Current Demand is being met for mini 7v7 matches  Mini Soccer 5 v 5 – Current Demand is being met for mini 5 v 5 match	Adult 11 v 11 – Demand can be met from existing supply.  Junior 11 v 11 shortfall of 28 junior 11 v 11 match sessions based on home and away play each week. This shortfall includes 7 match equivalent sessions for current exported teams.  Junior 9 v 9 – Shortfall 11 match equivalent sessions.  Mini Soccer 7 v 7 – Demand can be met from current supply.  Mini soccer 5 v 5 – Demand can be met from current supply.
<b>CRICKET</b>	Current demand is being met with over play at Ballinger Waggoner's CC (16 games per season), Chalfont St Peter's CC (6 games per season), Chesham CC the Meadows (1 game per season), Chesham CC Chartridge Playing Fields (6 games per season), Chenies and Latimer CC(10 games per season) and The Lee CC (2 games per season)	Future demand can be met with current capacity. Additional non-turf pitches will assist with meeting demand from junior cricket teams.  . .
<b>HOCKEY</b>	As Doctor Challoner Grammar School's artificial grass hockey pitch is not the correct size for competitive matches. There is a current need for an additional hockey artificial pitch.	As Doctor Challoner Grammar School's artificial grass hockey pitch is not the correct size for competitive matches. There is a current need for an additional hockey artificial pitch.
<b>RUGBY UNION</b>	Current short fall of 11.5 match and training equivalent sessions weekly.	Future shortfall of 20.25 match and training equivalent sessions weekly.
<b>GOLF</b>	Current demand is being met.	Future demand is for adventure golf.

**SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY**

**CHILTERN FOOTBALL – HEADLINES**

**3G RUBBER CRUMB HEADLINES**

- 1.24. The PPS has identified there are 0 full size floodlit 3G rubber crumb pitches available for community use.
- 1.25. Based upon the FA training model for 3G rubber crumb pitches of 42 teams to 1 3G pitch there is a current shortfall of 6 full size 3 G rubber crumb pitches. This shortfall rises to 7 in 2036 an additional 3G pitch will be required on top of the 5 currently required.
- 1.26. If 50% of mini soccer and junior 9 v 9 football played on natural grass pitches moved to 3G rubber crumb the need would be a need for 4 x 3G rubber crumb pitches.
- 1.27. If 100% of matches for teams currently playing competitive 9 v 9, 7 v 7 and 5 v 5 football on natural grass pitches moved to 3G rubber crumb there would be a need for 7 full size 3G rubber crumb pitches. This is an additional 3 more 3G pitches than that required for only 50% of mini soccer and junior 9 v 9 moving to 3G rubber crumb.

**ADULT 11 v 11**

- 1.28. The adult 11 v 11 current demand can be met from existing match equivalent sessions. The assessment has identified that currently there are 38 pitches providing 38 match equivalent sessions at peak time of play.
- 1.10 There are 14 pitches providing 14 match equivalent sessions required at peak time of play. There are 34 pitches providing 34 match equivalent sessions played at secured community use sites and 4 pitches providing 4 match equivalent sessions at unsecured community use sites. These unsecured community use sites will require formal community use agreements to be put in place. The secured and unsecured match equivalent sessions provide 24 spare match equivalent sessions at peak time of play. An additional match equivalent session is available at peak time of play at The Playing Field Chartridge makes 25 spare adult 11 v 11 match equivalent sessions.
- 1.11 In 2036 the PPS identifies a projected need for 20 adult 11 v 11 match equivalent sessions at peak time of play. This will require 20 pitches. With the existing 34 adult 11 v 11 pitches in secured community use providing 34 match equivalent sessions at peak time of play, there are 14 spare adult match equivalent sessions. With the 4 unsecured community use match equivalent sessions having formal community use agreements in place and the Playing Field at Chartridge there would be 19 spare adult 11 v 11 match equivalent sessions in 2036.
- 1.12 The PPS identifies a need for 7 3G rubber crumb pitches by 2036 to meet football team training requirements. These pitches with FA 3G pitch registration could be used for adult 11 v 11 match equivalent sessions at peak time of play. With these added to spare match equivalent sessions at peak time, this equates to 26 adult 11 v 11 match equivalent sessions spare.

**YOUTH 11 v 11**

- 1.13 The current shortfall of 11 youth 11 v 11 match equivalent sessions is based on teams playing home and away at peak time of play. The figure also incorporates 7 match equivalent session requirements from exported teams (teams based in Chiltern District but play home games in neighbouring authorities).

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 1.14 If match equivalent sessions are played on a home and away basis the demand in 2036 is for 41 match equivalent sessions to be played on 41 pitches. There are currently 13 match equivalent sessions available in secured community use and 9 in unsecured community use totalling 22 match equivalent sessions. There will be a need to provide formal community use agreements at the unsecured community use sites. This means there will be a need for 19 match equivalent sessions and 19 additional pitches in 2036.
- 1.15 2 youth 11 v 11 pitches are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments.
- 1.16 The remaining 17 pitches could be provided by reconfiguring spare adult 11v11 pitches to youth 11 v 11 pitches.

### JUNIOR 9 V 9

- 1.17 There are currently 10 available pitches providing 10 match equivalent sessions at peak time of play. 7 match equivalent sessions provide secured community use. There is a need to put in place formal community use agreements to secure the remaining 3 match equivalent sessions. The demand at peak time of play is for 12 match equivalent sessions. The current shortfall 2 and requirements by exported teams 4 match equivalent sessions totals a current shortfall of 6 match equivalent sessions.
- 1.18 In 2036 the PPS identifies a projected need for 22 pitches providing 22 match equivalent sessions at peak time of play. There are currently 7 secured community use pitches providing 7 match equivalent sessions and 3 unsecured community use match equivalent sessions that will require formal community use agreements. This leaves a shortfall of 12 match equivalent sessions at peak time of play.
- 1.19 Population growth identifies 1 new junior 9 v 9 pitch, providing 1 match equivalent session at peak time of play, to be provided from new housing development. This leaves a shortfall of 11 match equivalent sessions.
- 1.20 The shortfall of 11 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play to 3G rubber crumb pitches.

### MINI SOCCER 7 V 7

- 1.21 Overall demand is currently being met for 7 v 7 match equivalent sessions across Chiltern District. The demand in 2036 is 24 match equivalent sessions. There are currently 11 mini soccer pitches in secured community use that provide a weekly capacity for 46 match equivalent sessions. There are sufficient 7 v 7 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 7 v 7 match equivalent sessions.

### MINI SOCCER 5 V 5

- 1.22 Overall demand is currently being met for 5 v 5 match equivalent sessions across Chiltern District. The demand in 2036 is for 24 match equivalent sessions. There is a current weekly capacity for 30 mini soccer 5 v 5 match equivalent sessions with secured community use. There are sufficient 5 v 5 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.

### CHILTERN CRICKET HEADLINES

- 1.23 The total capacity for natural grass cricket pitches across Chiltern District is 1,008 match equivalents

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- per season. The demand is 912 match equivalents per season. This leaves a theoretical underplay of 176 match equivalent sessions.
- 1.24 Current demand is being met with over play at Ballinger Waggoner's CC (16 games per season), Chalfont St Peter's CC (6 games per season), Chesham CC the Meadows (1 game per season), Chesham CC Chartridge Playing Fields (6 games per season), Chenies and Latimer CC(10 games per season) and The Lee CC (2 games per season)
- 1.25 Peak demand is on a Saturday and this needs to be considered as only one game can be played on 1 square. Some clubs have to play at other sites other than their home ground.
- 1.26 The future match equivalent session requirements for latent demand per season equate to 44 games per season and future population growth requirements equate to 24 games per season. The total additional games per season would be 68 games per season. Theoretically this can be met from the theoretical underplay of 176 match equivalent sessions.
- 1.27 Despite what the team generation rates tell us there is demand for cricket nationally from women and girl's. The Sport England Active Lives Survey 2016, 9.2% of players that had played twice in the last 28 days were female. There is likely to be an increase in girl's and women's cricket. 1 women's team and 3 girl's junior team.
- 1.28 The future ethnic make-up of the projected population increase in Chiltern District will have an effect on the Team Generation Rates for cricket since we know that 35% of the playing population comes from the South Asian Community and that statistically they are 5 times more likely to play cricket than anybody else. The overall Chiltern District South Asian population in 2011 was 5,046. If the South Asian community increases in line with population projections of 8.5% by 2036 the figure would be 5,474. An increase of 428. The likelihood is that teams will increase more than the team generation rates suggest by a further 1 adult team and 1 junior team.
- 1.29 The ECB All Stars Cricket Initiative for 2017 aimed at 5 – 8-year olds, proved to be very successful nationally and attracted 37,000 children and the target number for 2018 has been raised considerably. The aim is for this initiative to remain in place and when children are too old for All Stars a large percentage will then join traditional junior cricket and over time result in an increase in the number of adult players as they transition into traditional cricket – which could lead to a greater demand for cricket than under the current PPS methodology.
- 1.30 The older population is also increasing midweek cricket and more 55+ teams are beginning to participate.
- 1.31 With the All Stars Cricket Initiative, over 55 development of teams and the South Asian community developing cricket the PPS has made the following assumptions:
- **South Asian Cricket Initiative 1 adult teams = 13 match equivalent sessions per year**
  - **South Asian Cricket Initiative 1 junior teams = 6 match equivalent sessions per year.**
  - **All Stars cricket 2 junior teams = 12 match equivalent sessions per year.**
  - **Over 55's 2 adult teams = 26 match equivalent sessions per year.**
- 1.32 The total additional match equivalent sessions per season for latent demand and future population growth would be 68 match equivalent sessions and the 4 cricket development initiatives 88 match equivalent sessions per year. Overall total of 156 match equivalent sessions per year. This is within the current theoretical underplay of 176 match equivalent sessions per year.

### CHILTERN HOCKEY HEADLINES

- 1.33 The current and future demand for hockey teams requires an additional hockey AGP pitch. This is

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## PLAYING PITCH STRATEGY

because the PPS has identified that Dr Challoners Grammar School AGP is not of sufficient size for competitive hockey.

- 1.34 It is important that fit for purpose ancillary provision (changing and social facilities) are provided. There is a need to ensure that existing facilities (changing rooms etc) are not placed under undue pressure and that if ancillary facilities are lost or removed, then either equivalent or better ones are replaced.
- 1.35 In addition, it is important that any change of use of AGPs to 3G rubber crumb is first discussed at the PPS steering group before any decisions are made.

### CHILTERN RUGBY UNION HEADLINES

- 1.36 There is a current shortfall of 11.5 match and training equivalent sessions. This increases to 20.25 match and training equivalent sessions in 2036.
- 1.37 Both Rugby Clubs require either access to additional floodlighting, improved maintenance of pitches and or a World 22 Rugby Compliant 3G pitch. The overcapacity of grass pitches is due to training and the addition of a World 22 Rugby Compliant 3G pitch would reduce the overcapacity.

### GOLF HEADLINES

- 1.38 There is a sufficient supply of golf courses currently. The requirement for the future is to provide adventure golf and increase participation in women's and girls' golf.

### PPS HEADLINE FINDINGS SOUTH BUCKS DISTRICT COUNCIL

- 1.39 Table 1.2 shows the quantitative findings from the PPS Stage C Assessment Report.

Table: 1.2 Headline Findings Football Grass Pitches, 3G Rubber Crumb pitches, Cricket, Hockey & Rugby Union.

SPORT	CURRENT DEMAND SHORTFALL 2018	FUTURE DEMAND SHORTFALL 2036 USING ONS SUB NATIONAL POPULATION PROJECTIONS 2018 -2036
FOOTBALL 3G RUBBER CRUMB PITCHES	After taking into account current existing 3G rubber crumb provision there is a shortfall of 3 full size 3 G rubber crumb pitches based upon the FA training model.	After taking into account current existing 3G rubber crumb provision there is a shortfall of 5 additional full size 3G rubber crumb pitch based upon the FA training model by 2036.
FOOTBALL (GRASS PITCHES)	Adult 11 v 11 – Current demand is being met for adult match equivalent sessions.  Junior 11 v 11 – Shortfall 14 match equivalent sessions based on home and away play each week.  Junior 9 v 9 – Currently Shortfall 5 match equivalent sessions.  Mini Soccer 7 v 7 – Current shortfall of 1 match equivalent session.  Mini Soccer 5 v 5 – Current Demand is being met for mini 5 v 5 match	Adult 11 v 11 – Future demand can be met from existing secured community use pitches.  Junior 11 v 11 shortfall of 23 junior 11 v 11 match sessions based on home and away play each week.  Junior 9 v 9 – Shortfall 14 match equivalent sessions.  Mini Soccer 7 v 7 – Shortfall 6 match equivalent sessions.  Mini soccer 5 v 5 – Demand can be met from current supply.

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<b>SPORT</b>	<b>CURRENT DEMAND SHORTFALL 2018</b>	<b>FUTURE DEMAND SHORTFALL 2036 USING ONS SUB NATIONAL POPULATION PROJECTIONS 2018 -2036</b>
<b>CRICKET</b>	Current demand is being met with over play at Farnham Royal CC (14 match equivalent sessions),	Future demand can be met with current capacity. Additional non-turf pitches will assist with meeting demand from junior cricket teams.
<b>HOCKEY</b>	Current demand is being met	Future demand can be met from existing facilities.
<b>RUGBY UNION</b>	Current short fall of 7.25 match and training equivalent sessions weekly.	Future shortfall of 11.25 match and training equivalent sessions weekly.
<b>GOLF</b>	Current demand is being met.	Future demand is for adventure golf.

## **SOUTH BUCKS FOOTBALL – HEADLINES**

### **3G RUBBER CRUMB HEADLINES**

- 1.40 The PPS has identified there is 1 full size floodlit 3G rubber crumb pitch available for community use at Burnham grammar School and it is FA registered. There are 2 smaller ones 1 at Burnham Park Academy 60m x 40m and 1 at Evreham Sports Centre 60m x 35m.
- 1.41 Based upon the FA training model for 3G rubber crumb pitches of 42 teams to 1 3G pitch there is a current shortfall of 3 full size 3 G rubber crumb pitches. This shortfall rises to 5 in 2036.
- 1.42 If all matches for teams currently playing competitive 9 v 9, 7 v 7 and 5 v 5 football on natural grass pitches moved to 3G rubber crumb there would be a need for 6 full size 3G rubber crumb pitches for these typologies of the game at their respective peak time.
- 1.43 If 50% of mini soccer and junior 9 v 9 football played on natural grass pitches moved to 3G rubber crumb the need would 3 x 3G rubber crumb pitches.
- 1.44 Consideration of hire costs would need to be considered when providing 3G pitches in replacement for grass pitches not all teams could afford to play on 3G pitches.

### **ADULT 11 v 11**

- 1.45 The adult 11 v 11 current demand can be met from existing match equivalent sessions. The assessment has identified that currently there are 18 match equivalent sessions required and 14 match equivalent sessions spare at peak time of play.
- 1.46 There are currently 29 match equivalent sessions in secured community use at peak time of play. There are 3 match equivalent sessions played at unsecured community use sites. These unsecured community use sites will require formal community use agreements to be put in place. The secured and unsecured match equivalent sessions provide 14 spare match equivalent sessions at peak time of play. An additional match equivalent session is available at peak time of play at The Playing Field Chartridge.
- 1.47 In 2036 the PPS identifies a projected need for 23 adult 11 v 11 match equivalent sessions at peak time of play. This will require 23 pitches. With the existing 29 adult 11 v 11 pitches in secured community use providing 29 match equivalent sessions at peak time of play, there will be 6 spare adult match equivalent sessions. With the 3 unsecured community use match equivalent sessions

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having formal community use agreements in place and the Playing Field at Chartridge there would be 10 spare adult 11 v 11 match equivalent sessions in 2036.

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 1.48 The PPS identifies a need for 6 3G rubber crumb pitches by 2036 to meet football team training requirements. These pitches with FA 3G pitch registration could be used for adult 11 v 11 match equivalent sessions at peak time of play. With these added to spare match equivalent sessions at peak time, this equates to 16 adult 11 v 11 match equivalent sessions spare.

### YOUTH 11 v 11

- 1.49 There is a current weekly demand for youth 11 v 11 grass pitches at peak time of play for 18 pitches and 18 match equivalent sessions. There are 4 youth 11 v 11 pitches available providing 4 match equivalent sessions available for peak time use. There is a deficit of 14 youth 11 v 11 match equivalent sessions at peak time of play.
- 1.50 Youth match equivalent sessions are consistently played over adult 11 v 11 pitches. There is a need to address the playing of youth match equivalent sessions on adult pitches.
- 1.51 If match equivalent sessions are played on a home and away basis the demand in 2036 is for 27 match equivalent sessions. There are currently 4 youth 11v11 pitches available in secure community use providing 4 match equivalent sessions. This means there will be a need for 23 additional youth 11 v 11 pitches in 2036 providing 23 match equivalent sessions.
- 1.52 3 youth 11 v 11 pitches are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments.
- 1.53 This reduces the need to 20 youth 11 v 11 pitches. Spare adult pitches possibly 16 could be reconfigured to youth 11v11 pitches. The remainder could be provided through reconfiguring 9 v 9, 7 v 7 and 5 v 5 grass pitches that become redundant once teams move onto 3G rubber crumb for training and competitive games.

### JUNIOR 9 V 9

- 1.54 There is a current demand for 15 match equivalent sessions and a shortfall of 10 junior 9 v 9 match equivalent sessions. There are currently 10 available match equivalent sessions. A shortfall of 5 match equivalent sessions.
- 1.55 9 match equivalent sessions are provide for on secured community use pitches. There is 1 match equivalent session provided at an unsecured community use site. There is a need to put in place a formal community use agreement to secure the remaining 1 match equivalent session.
- 1.56 In 2036 the PPS identifies a need for 24 pitches providing 24 match equivalent sessions at peak time of play. There are currently 9 secured community use pitches providing 9 match equivalent sessions and 1 unsecured match equivalent session requiring a formal community use agreement. This leaves a shortfall of 14 match equivalent sessions at peak time of play.
- 1.57 Population growth identifies 3 new junior 9 v 9 pitches, providing 3 match equivalent sessions at peak time of play, to be provided from new housing development. This leaves a shortfall of 11 match equivalent sessions.
- 1.58 These 11 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play.

### MINI SOCCER 7 V 7

- 1.59 There is a current demand for 13 match equivalent sessions at peak time of play and supply of 12 weekly match equivalent sessions. There is a shortfall of 1 match equivalent session. .

## **SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY**

- 1.60 The projected demand in 2036 is for 18 match equivalent sessions. The current supply is 12 match equivalent sessions. The shortfall of 6 match equivalent sessions could be met by moving these 6 match equivalent sessions onto 3G rubber crumb pitches.

### **MINI SOCCER 5 v 5**

- 1.61 Overall demand is currently being met for 5 v 5 match equivalent sessions across South Bucks District. The demand in 2036 is for 16 match equivalent sessions. There is a current weekly capacity for 38 mini soccer 5 v 5 match equivalent sessions with secured community use. There are sufficient 5 v 5 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.

### **SOUTH BUCKS CRICKET HEADLINES**

- 1.62 The total capacity for natural grass cricket pitches across South Bucks District is 855 match equivalents per season. If you subtract Caldicot Preparatory School 135 pitches capacity, which is for school use this leaves a seasonal capacity of 720 match equivalent sessions. The demand is for 432 match equivalent sessions per season. This leaves a theoretical underplay of 288 match equivalent sessions.
- 1.63 Current demand is being met with over play at Farnham Royal CC (13 match equivalent sessions).
- 1.64 Peak demand is on a Saturday and this needs to be considered as only one game can be played on 1 square. Some clubs have to play at other sites other than their home ground. These are: Stoke Green Cricket Club 3<sup>rd</sup> X1 play at Sefton Park, Farnham Common Cricket Club 3<sup>rd</sup> X1 play at Farnham Common Junior School where there have been issues in the past with cricket balls hitting adjacent residential property. Gerard's Cross 3<sup>rd</sup> X1 play at Beaconsfield Cricket club on a Saturday.
- 1.65 In 2036 the current population projections and latent demand suggest there will be an additional 73 match equivalent session requirements per season. There is likely to be an increase in participation from the South Asian community and Women and Girls.
- 1.66 The ECB All Stars Cricket Initiative for 2017 aimed at 5 – 8-year olds, proved to be very successful nationally and attracted 37,000 children and the target number for 2018 has been raised considerably. The aim is for this initiative to remain in place and when children are too old for All Stars a large percentage will then join traditional junior cricket and over time result in an increase in the number of adult players as they transition into traditional cricket – which could lead to a greater demand for cricket than under the current PPS methodology.
- 1.67 With the All Stars Cricket Initiative, the South Asian community developing cricket and the development in Women's and Girls cricket there is an assumed additional increase in match equivalents per season.
- 1.68 The total increase will be 163 match equivalent sessions per season. This increase can be met from the current spare capacity of 288 match equivalent sessions per season and an increase in the use of non-turf pitches for juniors under 11 years.
- 1.69 Additional non-turf pitches should be considered to reduce overplay of existing grass pitches by junior teams.

### **SOUTH BUCKS HOCKEY HEADLINES**

- 1.70 The current and future demand for hockey teams can be met by existing hockey AGP pitches. However, this will be dependent on sink funds being in place to refurbish carpets at existing sites and the protection of the hockey AGP's across Chiltern and South Bucks in the Local Plan

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 1.71 In addition, it is important that any change of use of AGPs to 3G rubber crumb is first discussed at the PPS steering group before any decisions are made.
- 1.72 There is a need for Gerrards Cross Hockey Club to have its own pavilion/clubhouse. This would assist in providing a base for social and club events and maintain junior and senior membership.

### SOUTH BUCKS RUGBY UNION HEADLINES

- 1.73 There is a current shortfall of 7.25 match and training equivalent sessions. This increases to 11.25 match and training equivalent sessions in 2036.
- 1.74 Rugby Clubs require either access to additional floodlighting, improved maintenance of pitches and or a World 22 Rugby Compliant 3G pitch. Over use of grass pitches is due to training needs and the addition of this type of pitch would reduce the over use.

### GOLF HEADLINES

- 1.75 There is a sufficient supply of golf courses currently. The requirement for the future is to provide adventure golf and increase participation in women's and girls' golf.

### LOCAL PLAN AND GROWTH – SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS

- 1.76 A single joint Local Plan ("Joint Plan") is being produced covering the two areas of Chiltern District Council and South Bucks District Council. This was agreed by Chiltern District Council on 3 November 2015 and South Bucks District Council on 10 November 2015. Work has started on the Joint Plan for Chiltern and South Bucks.
- 1.77 The Emerging Chiltern and South Bucks Local Plan, which will run from 2014 to 2036, it will replace the adopted Core Strategy for Chiltern District (2011), adopted Chiltern District Local Plan (1997, consolidated 2007 and 2011), adopted Core Strategy for South Bucks District (2011), adopted South Bucks Local Plan (1999) and the respective Policies Maps. The Joint Plan will set out policies used to determine planning applications, site allocations and proposed new development (e.g. housing or employment) and broader land designations (e.g. Green Belt areas); and a joint Policies Map will be produced as part of the Joint Plan.
- 1.78 The population of South Bucks and Chiltern District Councils will grow significantly over the next few years, so there is a need to ensure sufficient provision of accessible, quality and affordable facilities to meet local need.
- 1.79 The planned increase in housing is 8,134 new homes across Chiltern and South Bucks District Councils. This will increase demand for community facilities, including sports facilities.
- 1.80 When using the Department of Communities Household Projection of 2.27 persons per household in 2029, the population jointly with provision of 8,134 new housing developments is  $8,134 \times 2.27 = 18,464$ .
- 1.81 South Bucks District Council highest levels of demand for housing are likely to be in the proposed new settlement areas – Gerrard's Cross, Denham, Iver Heath, Iver, Stoke Poges, Taplow, Farnham Common, and Beaconsfield.
- 1.82 Chiltern District Council highest levels of demand for housing are likely to be in the proposed new settlement areas – Amersham, Chalfont St Giles, Chalfont St Peter, Chesham, Holmer Green and Little Chalfont.
- 1.83 Increased demand for community facility provision as a result of population growth will need to be addressed across the area.

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PLAYING PITCH STRATEGY

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 1.84 Key housing development opportunities in South Bucks District which could contribute to increased and enhanced playing pitch provision are:
- **Farnham Park Playing Fields– development as a community hub site, with a range of indoor facilities (fitness and hall space), plus grass and all weather pitches. A master planning exercise has been undertaken.**
  - **Wilton Park – development of football pitches (number and type to be confirmed from 2018 Playing Pitch Strategy), plus community facilities e.g. indoor hall space**
- 1.85 The Wilton Park Supplementary Planning Document identifies that Wilton Park will deliver at least 2 hectares of formal open-air sports pitches to directly replace the existing amount of land at Wilton Park currently made available for use as public space. The sports pitches are likely to be relocated from their current position, towards the western boundary of the site, where they will be within easy walking and cycling distance of Beaconsfield, and easily accessible by bus or car via a new vehicle access off the Pyebush Roundabout. The replacement land and facilities must be of at least the same standard as that which currently exists. This document makes no assumptions and sets no requirements about the use to which the pitches will be put or the local clubs which will use them. However, it is expected that the pitches will be used to the maximum benefit of the local community.
- 1.86 Car parking for the sports pitches will be available adjacent to the community hub.
- 1.87 Proposals demonstrating that the pitches will be retained in perpetuity for the use of local clubs will need to be submitted by the developer as part of the planning application for the site.
- 1.88 The timing of the delivery of the new sports pitches and associated changing facilities at the community hub should be included in a detailed phasing plan. This will need to address the time required to construct the new facilities such that they are ready for use.
- 1.89 The phasing plan should seek to minimise disruption to sports provision by ensuring that at least 2 hectares of land is fully and readily available as open-air sports pitches throughout the construction period, either in their current location or elsewhere on the site.
- 1.90 When considering new housing as part of the new Joint Local Plan, the Sport England new Development Calculator for new developments should be used to identify future playing pitch requirements. This means that when planning applications come forward for the new Local Plan such as large residential development that the Sport England Development Calculator Tool can be used to identify the cost of contributions required from each development or planning application. This is to ensure that sporting provision is planned at the start of the development and not as it grows.

### MONITORING AND REVIEW OF THE STRATEGY

- 1.91 It is important that regular monitoring and review occurs through meetings of the Steering Group following sign off by the National Governing Bodies and Sport England and adoption of the Strategy and Action Plan by South Bucks and Chiltern District Councils.
- 1.92 The Steering Group should be led by South Bucks and Chiltern District Councils. As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the Steering Group, then Sport England and the NGBs would consider the PPS to be out of date.

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

## 2. SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PPS INTRODUCTION AND CONTEXT

### INTRODUCTION

- 2.1. South Bucks and Chiltern District Councils commissioned a Playing Pitch Strategy (PPS), which has been developed for natural grass and all-weather pitches. The PPS will guide future provision and management of sports pitches, to serve existing and new communities across South Bucks and Chiltern.
- 2.2. In line with the Government's National Planning Policy Framework, the PPS sets out to assess existing Playing Pitches, the future need for Playing Pitches, and opportunities for new provision. The key factors for South Bucks and Chiltern District Councils are:
  - **The requirements of the 2012 NPPF and specifically paragraph 73**

*'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or spare capacity of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required'*

(Source: NPPF 2012 Paragraph 73)

- **and additionally, paragraph 74 of the NPPF** emphasise that existing open space, sports and recreational facilities 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
  - Any loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - The development is for alternative recreation or open space facilities, the need for which clearly outweighs the loss.

### AIM OF DEVELOPING A PPS

- 2.3. The aim of developing the PPS is to:

*'to provide an assessment of the "fit for purpose" of the sports pitches and facilities, whilst identifying opportunities for retaining, reducing or removing this provision and prospects for new provision and partnerships. The assessment should identify specific needs and quantitative and/or qualitative deficits or spare capacity of sports pitches and facilities in South Bucks and Chiltern.'*

- 2.4. The Strategy will provide evidence to support:

- **The Councils emerging new Local Plan**
- **Identification of projects for which contributions can be sought as part of new development.**
- **Funding bids from National Sports bodies like Sport England and the National Governing Bodies (NGB's) of sport,**
- **Additionally, the Strategy will focus on revenue and capital spending in the medium term.**

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- 2.5. This work will ensure that a planned approach to playing pitch facilities takes place across South Bucks and Chiltern District over the medium term, ensuring that the Districts communities have access to high quality facilities, helping communities improve their health and remain cohesive.
- 2.6. It is imperative that where South Bucks and Chiltern District Councils, provide facilities, they are as efficient and effective as possible due to continuing financial pressures.

### STRATEGY SCOPE

- 2.7. The project scope for the PPS includes:

- **Football**
- **Rugby Union**
- **Cricket**
- **Hockey**
- **Golf**

- 2.8. The Strategy addresses facilities provided by the following sectors:

- **Local Authority**
- **Education, (school based), Higher and Further education.**
- **Voluntary and private sectors**

### RATIONALE FOR DEVELOPING A PPS STRATEGY

- 2.9. South Bucks and Chiltern District Councils wish to understand both the needs of its playing pitch and playing pitch ancillary facilities portfolio, and future need for provision, driven by increased population, and identification of any gaps in the existing facility network.
- 2.10. The development of this new PPS will enable South Bucks and Chiltern District Councils and other local providers to shape their future playing pitch facilities offer; this may comprise direct provision and that undertaken by education, voluntary, community, private sectors and sport's National Governing Body's.
- 2.11. The PPS will help provide a rationale to enable sport's National Governing Bodies to further invest and deliver their working outcomes as outlined in their various strategic development documents.
- 2.12. The development of the PPS is an opportunity to set out a strategic Vision for future provision of playing pitch facilities, based on robust evidence and a needs assessment.
- 2.13. This will guide and inform future investment and partnerships, influence the new Local Plan, future proof and increase participation opportunities to 2036.

# SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

### TERMS OF REFERENCE

#### PPS

2.14. The detailed requirements of each element of the study are set out below; these reflect the requirements and structure of the Sport England Playing Pitch Strategy guidance:

2.15. The strategy has been developed in line with guidance by Sport England (Playing Pitch Guidance, An approach to Developing and Delivering a PPS).

- 1. Stage A: (Step 1) – of the methodology is to prepare and tailor the approach.**
- 2. Stage B: (Steps 2 & 3) - Gather supply and demand information and views. Information was gathered on both the supply of pitches and the demand for these pitches, specifically:**
  - Supply
  - Demand
  - Details of potential changes to the future pitch stock, as well as projected and aspirational increases in participation
- 3. Stage C: (Steps 4, 5 & 6) – Assessing the Supply and Demand Information and Views. The supply and demand information collated has been used to:**
  - Understand the situation at individual sites.
  - Develop the current and projected future pictures of provision.
  - Identify the key findings and issues that need to be addressed.
- 4. Stage D: Steps 7 & 8 – Developing the recommendations for an action plan and writing and adopting the strategy.**

2.16. This document continues on from the needs assessment (Stage A, B & C) and aims to:

- 1. Summarise the key strategic findings of the individual sport assessments and sets out the main issues to be addressed in the strategy.**
- 2. Provides specific proposals for each sport.**
- 3. Takes into consideration the current and future needs of the individual playing pitch sites.**
- 4. Provides a guide to monitoring and reviewing the Playing Pitch Strategy (PPS).**

### BACKGROUND CONTEXT - THE STUDY AREA

#### SOUTH BUCKS DISTRICT COUNCIL

2.17. South Bucks is one of four local government districts in the non-metropolitan county of Buckinghamshire.

2.18. South Bucks is relatively small at 141 square kilometers and lies within the Metropolitan Green Belt area, with 87% of the land designated as green belt. There are many small towns and villages, with the largest being Beaconsfield, Burnham and Gerrard's Cross. These three towns have the best infrastructure and facilities.

2.19. Most of the towns and villages have historical roots which are preserved through the use of conservation areas and listed buildings. The larger towns of High Wycombe, London (Hillingdon), Maidenhead and Slough border the District. These centres provide shopping facilities and services not available within the District as well as some jobs for residents. In return, South Bucks provides the open spaces which help meet the recreational needs of these larger centres. There are good links to

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

London via the Chiltern Railway, M40 and M4.

### CHILTERN DISTRICT COUNCIL

- 2.20. Chiltern District is 196 square kilometres, with 72% of the land lying within an Area of Outstanding Natural Beauty within the Chiltern Hills and 88% falling within the Metropolitan Green Belt. Whilst there are many picturesque villages dotted around a mainly rural landscape, a majority of residents live in the settlements of Amersham, Chesham and Chalfont St Peter.
- 2.21. Most of the towns and villages have historical roots which are preserved through the use of conservation areas and listed buildings. The area borders South Bucks to the South, Wycombe District to the west, Aylesbury Vale to the north and North West London to the east. There are good links with London via Transport for London's Metropolitan line and the Chiltern Railway.
- 2.22. The population of South Bucks and Chiltern District Councils will grow significantly over the next few years, so there is a need to ensure sufficient provision of accessible, quality and affordable facilities to meet local need.
- 2.23. ONS Mid-Year 2014 population projections for South Bucks show a population in 2017 of 70,428 and in 2036 a population of 81,807. This is an increase of 11,379 increase of 16.16%.
- 2.24. ONS Mid-Year 2014 population projections for Chiltern District show a population in 2017 of 94,584 and in 2036 a population of 102,643. This is an increase of 8,059 increase of 8.52%.
- 2.25. Jointly the increase in population from 2017- 2036 is 19,438.
- 2.26. Understanding the needs of different pitch sports at a local level enables South Bucks and Chiltern District Councils to provide appropriately, to meet the needs of their communities. It is inevitable that the needs of communities change over time, just as the playing and participative requirements of individual sports change. The demand for these at a local level need to be assessed and modelled to understand what this means in terms of actual pitch provision, otherwise the Councils could be providing too much or too little, thinking they are addressing local needs, but in fact they are not.
- 2.27. The very fact that the requirements of sports change is one of the several justifications for undertaking the PPS at a local level and critically for updating this analysis every 3 years. However, it must also be understood that the PPS represents a 'snap-shot' in time based upon the anticipated level of growth planned for South Bucks and Chiltern District Councils. It is critical that annual reviews of the PPS are undertaken by the PPS Steering Group.
- 2.28. This means there will be proposals that come forward for the new Local Plan such as large residential development that the PPS has not taken into consideration.

### OTHER LOCAL FACTORS

- 2.29. The Indices of Multiple Deprivation 2015 shows Chiltern District as the third least deprived local authority in England (behind Hart in Hampshire and Wokingham) and the least deprived in Buckinghamshire, ahead of South Bucks (25th least deprived). Chiltern's most deprived LLSOAs fall in the third decile, while South Bucks' falls in the fifth.
- 2.30. Although Chiltern and South Bucks are one of the 20% least deprived districts in England, however about 10% (1,100) of children live in low income families in South Bucks and about 8% (1,500) of children live in low income families in Chiltern District.
- 2.31. The 2017 Health Profile for South Bucks and Chiltern shows life expectancy for both men and women is higher than the England average. In South Bucks life expectancy is 5.8 years lower for men and 7.2 years lower for women in the most deprived areas. In Chiltern life expectancy is 5.8 years lower for men and 7.2 years lower for women in the most deprived areas.

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- 2.32. In South Bucks child health In Year 6, 17.2% (100) of children are classified as obese. In Chiltern child health In Year 6, 11.1% (112) of children are classified as obese.
- 2.33. Local key health priorities in South Bucks and Chiltern are the same for Buckinghamshire, these are:
- **Give every child the best start in life.**
  - **Keep people healthier for longer and reduce the impact of long term conditions.**
  - **Promote good mental health and wellbeing for everyone.**
  - **Protect residents from harm.**
  - **Support communities to enable people to achieve their potential and ensure Buckinghamshire is a great place to live**
- 2.34. There is a high car ownership in South Bucks 89.8% and Chiltern 89.1% of households have access to a car or van (Source: Census 2011). This means that playing pitch sites will be accessible to both District's households.
- ### SOUTH BUCKS DISTRICT COUNCIL AND CHILTERN DISTRICT COUNCILS LOCAL PLAN
- 2.35. A single joint Local Plan ("Joint Plan") is being produced covering the two areas of Chiltern District Council and South Bucks District Council. This was agreed by Chiltern District Council on 3 November 2015 and South Bucks District Council on 10 November 2015. Work has started on the Joint Plan for Chiltern and South Bucks.
- 2.36. The Emerging Chiltern and South Bucks Local Plan, which will run from 2014 to 2036 and it will replace the adopted Core Strategy for Chiltern District (2011), adopted Chiltern District Local Plan (1997, consolidated 2007 and 2011), adopted Core Strategy for South Bucks District (2011), adopted South Bucks Local Plan (1999) and the respective Policies Maps. The Joint Plan will set out policies used to determine planning applications, site allocations and proposed new development (e.g. housing or employment) and broader land designations (e.g. Green Belt areas); and a joint Policies Map will be produced as part of the Joint Plan.
- 2.37. The population of South Bucks and Chiltern District Councils will grow significantly over the next few years, so there is a need to ensure sufficient provision of accessible, quality and affordable facilities to meet local need.
- 2.38. The planned increase in housing is 8,134 new homes across Chiltern and South Bucks District Councils. This will increase demand for community facilities, including sports facilities.
- 2.39. When using the Department of Communities Household Projection of 2.27 persons per household in 2029, the population jointly with provision of 8,134 new housing developments is  $8,134 \times 2.27 = 18,464$ .
- 2.40. South Bucks District Council highest levels of demand for housing are likely to be in the proposed new settlement areas – Gerrard's Cross, Denham, Iver Heath, Iver, Stoke Poges, Taplow, Farnham Common, and Beaconsfield.
- 2.41. Chiltern District Council highest levels of demand for housing are likely to be in the proposed new settlement areas – Amersham, Chalfont St Giles, Chalfont St Peter, Chesham, Holmer Green and Little Chalfont.

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

2.42. Key housing development opportunities in South Bucks District which should contribute to increased and enhanced playing pitch provision are:

- **Farnham Park Playing Fields-** development as a community hub site, with a range of indoor facilities (fitness and hall space), plus grass and all weather pitches including softball and baseball.
- **Wilton Park –** development of football pitches (number and type to be confirmed from 2016 Playing Pitch Strategy), plus community facilities e.g. indoor hall space.

2.43. The Wilton Park Supplementary Planning Document identifies:

“Wilton Park proposals will deliver at least 2 hectares of formal open-air sports pitches to directly replace the existing amount of land at Wilton Park currently made available for use as public space. The sports pitches are likely to be relocated from their current position, towards the western boundary of the site, where they will be within easy walking and cycling distance of Beaconsfield, and easily accessible by bus or car via a new vehicle access off the Pyebush Roundabout. The replacement land and facilities must be of at least the same standard as that which currently exists. This document makes no assumptions and sets no requirements about the use to which the pitches will be put or the local clubs which will use them. However, it is expected that the pitches will be used to the maximum benefit of the local community.”

Car parking for the sports pitches will be available adjacent to the community hub.

Proposals demonstrating that the pitches will be retained in perpetuity for the use of local clubs will need to be submitted by the developer as part of the planning application for the site.

The timing of the delivery of the new sports pitches and associated changing facilities at the community hub should be included in a detailed phasing plan. This will need to address the time required to construct the new facilities such that they are ready for use. The phasing plan should seek to minimise disruption to sports provision by ensuring that at least 2 hectares of land is fully and readily available as open-air sports pitches throughout the construction period, either in their current location or elsewhere on the site.”

2.44. When considering new housing as part of the new Joint Local Plan, the Sport England New Development Calculator for new developments should be used to identify future playing pitch requirements. This means that when planning applications come forward for the new Local Plan such as large residential development that the Sport England Development Calculator Tool can be used to identify the cost of contributions required from each development or planning application. This is to ensure that sporting provision is planned at the start of the development and not as it grows.

### **SPORTS PARTICIPATION**

2.45. The Sport England Active People Survey (APS) for Chiltern District shows a steady increase in participation with some minor fluctuations since 2005/06 APS for once a week participation in sport for adult's age 16+ years. Participation rose from 39.5% in 2005/06 to 46.3% in 2013/14 and dropped back to 44.6% in 2015/16. South Bucks District shows a steady increase in participation with some minor fluctuations since 2005/06 APS for once a week participation in sport for adult's age 16+ years. Participation rose from 40.8% in 2005/06 to 48.2% in 2013/14 and dropped back to 40.4% in 2015/16.

**Table 2.1 APS Participation Rates in Chiltern and South Bucks, the South East and Nationally - Adult (16+)**  
**Participation in Sport (at least once a week), by year**

YEAR	CHILTERN	SOUTH BUCKS	SOUTH EAST	ENGLAND
2005/06	39.5 %	40.8 %	37.1 %	34.6 %
2007/08	38.1 %	40.8 %	39.0 %	36.6 %
2008/09	44.5 %	40.1 %	37.9 %	36.5 %

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YEAR	CHILTERN	SOUTH BUCKS	SOUTH EAST	ENGLAND
2009/10	39.6 %	40.9 %	37.9 %	36.2 %
2010/11	39.3 %	37.8 %	36.8 %	35.6 %
2011/12	43.4 %	41.8 %	38.4 %	36.9 %
2012/13	41.5 %	42.1 %	38.1 %	36.6 %
2013/14	46.3 %	48.2 %	37.6 %	36.1 %
2014/15	40.4 %	41.6 %	37.7 %	35.8 %
2015/16	44.6 %	40.3 %	38.7 %	36.1 %

Source: Active People Survey. Measure: Adult (16+) participation in sport (at least once a week) by year, one session per week (at least 4 sessions of at least moderate intensity for at least 30 minutes in the previous 28 days). Time period(s): 2005/06, 2007/08, 2008/09, 2009/10, 2010/11, 2011/12, 2012/13, 2013/14, 2014/15, 2015/16

- 2.46. Chiltern District participation rates for 3 x 30 minutes per week (formally NI18) have risen 2005/06 24.6% to 2014/16 at 28.8%. Male participation has increased from 26.1% to 28.8% in this period, and female participation has increased from 27.0% to 28.2%. South Bucks District participation rates for 3 x 30 minutes per week (formally NI18) have risen 2005/06 24.3% to 2014/16 at 26.2%. Male participation has increased from 25.5% to 29.6% in this period, and female participation has slightly decreased from 23.3% to 23.0%.
- 2.47. The number of adults wanting to do more sport in Chiltern is 56.6% which is marginally below the regional (57.7%) and national figures (58%). The number of adults wanting to do more sport in South Bucks is 57.4% which is marginally below the regional (57.7%) and national figures (58%).
- 2.48. Chiltern District club membership has fluctuated between 26.6% and 34.9%, and currently stands at 26.6% higher than both the regional and national averages. Participation in Tuition and coaching (23.8%) is higher than both the regional and the national levels. Participation in competition (16.8%) is higher than both regional and national averages.
- 2.49. South Bucks District club membership has fluctuated between 25.5% and 32.8%, and currently stands at 32.8% higher than both the regional and national averages. Participation in Tuition and coaching (25.4%) is higher than both the regional and the national levels. Participation in competition (16.9%) is higher than both regional and national averages.
- 2.50. Satisfaction levels in Chiltern District with local sports provision has declined from 67.7% to 59.9% from 2013/14 to 2015/16 and is below the regional (64.6%) and national averages (62.1%). In south Bucks satisfaction levels with local sports provision has declined from 61.7% to 50.8% from 2013/14 to 2015/16 and is below the regional (64.6%) and national averages (62.1%). Source: Sport England Local Profiles.

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Table 2.2: Participation Frequency in Physical Activity - Comparison with Sport England KPIs

INDICATOR	CHILTERN				SOUTH BUCKS				SOUTH EAST				ENGLAND			
	2012/13	2013/14	2014/15	2015/16	2012/13	2013/14	2014/15	2015/16	2012/13	2013/14	2014/15	2015/16	2012/13	2013/14	2014/15	2015/16
KPI3 - CLUB MEMBERSHIP IN THE LAST 4 WEEKS	28.0 %	28.7 %	34.9 %	26.6 %	25.5 %	31.2 %	27.5 %	32.8 %	24.3 %	24.2 %	23.7 %	24.1 %	21.0 %	21.6 %	21.8 %	22.0 %
KPI4 - RECEIVED TUITION OR COACHING IN LAST 12 MONTHS	27.5 %	21.9 %	30.2 %	23.8 %	20.4 %	27.2 %	16.6 %	25.4 %	18.1 %	19.0 %	18.0 %	18.5 %	15.8 %	16.4 %	15.6 %	15.8 %
KPI5 - TOOK PART IN ORGANISED COMPETITION IN LAST 12 MONTHS	11.6 %	14.7 %	21.9 %	12.9 %	14.6 %	15.6 %	19.8 %	16.8 %	14.2 %	15.0 %	14.7 %	15.2 %	11.2 %	13.3 %	13.3 %	13.3 %
KPI6 - VERY/FAIRLY SATISFIED WITH LOCAL SPORTS PROVISION	67.7 %	64.1 %	65.7 %	59.9 %	61.7 %	59.6 %	60.7 %	50.8 %	63.7 %	63.8 %	63.6 %	64.3 %	60.3 %	61.6 %	61.8 %	62.2 %

\* Data unavailable, question not asked or insufficient sample size

Source: Active People Survey. Measure: Key Performance Indicators 3,4,5,6. Time Period(s): 2012/13, 2013/14, 2014/15, 2015/16

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**SPORT ENGLAND MARKET SEGMENTATION**

- 2.51. Sport England has developed nineteen sporting segments to provide a better understanding of people's attitudes to sport, their motivations and barriers. The key data sources were Department of Culture, Media and Sport (DCMS) 'Taking Part' survey and Active People. Further data was added from Experian Mosaic databases. Population data is used for people aged 18 and over.
- 2.52. Segmentation provides information on who participates in sport and what they want in terms of sport and active recreation provision. In total there are nineteen segments.
- 2.53. In Chiltern and South Bucks, the top 5 dominant segments are the same and are; Tim, Ralph and Phyllis, Chloe, Philip and Ben. The dominant segments are shown in Table 2.3 below.

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Table 2.3: Summary of Market Segmentation for Chiltern and South Bucks District

MARKET SEGMENT	KEY CHARACTERISTICS	% OF POPULATION		ACTIVITIES / SPORTS THAT APPEAL TO SEGMENT
		CHILTERN	SOUTH BUCKS	
<b>TIM (6) SETTLING DOWN MALES</b>	Tim is an active type that takes part in sport on a regular basis. He is aged 26-35, may be married or single, is career professional and may or may not have children. Tim participates in very active, technical sports, team sports, individual activities and is likely to have a gym membership.	15%	15.2%	
<b>RALPH &amp; PHYLLIS (17) COMFORTABLE RETired COUPLES</b>	Retired couples, enjoying active and comfortable lifestyles  Ralph and Phyllis are in their late 60s and have been retired for some time now. Their children are grown up and have moved out of the family home. They enjoy playing golf together, and Ralph competes at weekends sometimes. Phyllis likes to go for the occasional swim while Ralph is out trout fishing, and they also love to go for long walks together.	12.4%	11.9%	Keep fit / gym, Swimming, Golf and Bowls
<b>CHLOE (3) FITNESS CLASS FRIENDS</b>	Young image-conscious females keeping fit and trim  Chloe and her housemates go to classes at their local gym a couple of times a week, and like to swim afterwards.	9.8%	10.4%	Keep fit/gym, Swimming, Athletics or Running
<b>PHILIP (11) COMFORTABLE MID-LIFE MALES</b>	Mid-life professional, sporty males with older children and more time to themselves.  Philip's sporting activity levels are above the national average. The top sports that Philip participates in are cycling and 16% of this segment do this at least once a month, almost double the national average. Philip also enjoys keep fit/gym, swimming, football, golf and athletics (running). His participation in most of his top sports is above the national average, which is indicative of the priority he places on sport.	9.7%	9.6%	Cycling, Keep fit / Gym, Swimming, Football, Golf, Athletics or Running
<b>BEN (1) COMPETITIVE MALE URBANITES</b>	Male, recent graduates, with a 'work-hard, play-hard'  His 'work-hard, play-hard' attitude to life sees him putting in long hours at the office, doing a lot of sport and enjoying plenty of socialising with friends.	8.4%	9.1%	Football, Keep fit and gym, Cycling, Athletics

2.54. The market segments with the highest participation rates and which are most likely to play pitch sports are aged from 16 – 34 (segments 1-7 in the

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scale). Tim, Chloe and Ben are in this age group. This suggests that a proportion of the population will be keen to play outdoor sports.

### 3. KEY FINDINGS SOUTH BUCKS

#### FOOTBALL SUMMARY OF KEY FINDINGS

##### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND

- 3.1. There are 167 teams playing football in South Bucks. These teams include 42 men's adult 11 v 11 and 6 women's teams, 32 youth 11 v 11 teams and 5 youth 11 v 11 girls' team, 28 junior 9 v 9 boy's teams and 5 junior 9 v 9 girls' team, 31 mini soccer 7 v 7 teams and 24 mini 5 v 5 teams.
- 3.2. There are 16 secured community use playing pitch sites in South Bucks providing secured community use football pitches for the adult 11 v 11 game. The 16 sites provide 29 pitches with capacity for 67 weekly match equivalent sessions and 29 match equivalent sessions in the peak period. There are 2 unsecured community use sites providing 3 pitches with capacity for 6 match equivalent sessions weekly and 3 match equivalent sessions in the peak period.
- 3.3. There are 3 secured community use sites providing 4 youth 11 v 11 pitches. The 3 sites provide 4 pitches with capacity for 8 weekly match equivalent sessions and 4 match equivalent sessions in the peak period.
- 3.4. There is demand on adult 11 v 11 pitches by youth teams. 14 youth 11v11 match equivalent sessions overplay adult pitches.
- 3.5. There are 8 secured community use playing pitch sites in South Bucks providing secured community use football pitches for the junior 9 v 9 game. The 8 sites provide 9 pitches with capacity for 23 weekly match equivalent sessions and 9 match equivalent sessions in the peak period. There is overplay of 5 match equivalent sessions at peak time of play. There is 1 unsecured community use site providing 1 pitch with capacity for 1 match equivalent session weekly.
- 3.6. There are a number of junior 9v9 match equivalent sessions overplayed on other sized pitches.
- 3.7. There are 2 secured community use playing pitch sites currently providing 2 secured community use pitches for 7 v 7 mini soccer providing weekly capacity of 10 match equivalent sessions. There is 1 unsecured community use mini soccer 7 v 7 site providing weekly capacity of 2 match equivalent sessions.
- 3.8. There are currently 6 sites providing 8 secured community use pitches for 5 v 5 mini soccer. The 8 secured community use pitches provide capacity for 38 match equivalent sessions weekly.
- 3.9. In 2036 there will be a need at peak time for 23 adult 11 v 11 match equivalent sessions, 26 youth 11 v 11 match equivalent sessions, 24 junior 9 v 9 match equivalent sessions, 18 mini soccer 7 v 7 match equivalent sessions and 16 mini soccer 5 v 5 match equivalent sessions.
- 3.10. The Football Association has identified that for a full size 3G rubber crumb pitch to be sustainable, there are 42 teams required to use the pitch for training purposes. On this basis, South Bucks currently requires 4 x 3G rubber crumb full size pitches. When considering latent demand and future population growth to 2036 this requires 5 x 3G full size rubber crumb pitches in the future.

# SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

### FOOTBALL SCENARIOS SOUTH BUCKS

#### IMPROVING PITCH QUALITY

- 3.11. Improving pitch quality on pitches means increased maintenance or pitch drainage improvements. This is to raise the quality standard from poor to either standard or good quality.
- 3.12. By raising the quality of pitches at some sites will increase pitch capacity and therefore help to accommodate overplay. In other situations it might be best to move teams overplaying a pitch to the correct size pitch for the appropriate age group.
- 3.13. There is 1 adult 11 v 11 site with peak period overplay this is the Den Denham. The site is of good quality and teams need to be moved elsewhere to reduce overplay and maintain pitch quality.
- 3.14. Wilton Park is the only overplayed youth 11v11 pitch. This will improve when Beaconsfield Juniors are provided with new good quality pitches from the Wilton Park housing development.
- 3.15. There is 1 junior 9 v 9 site with weekly match equivalent session overplay. This is Wilton Park and this will be addressed by new provision.1 site George Pitcher Memorial Ground is of good quality with 0.5 match equivalent sessions overplayed and teams need to be moved elsewhere.
- 3.16. There is no overplay of mini soccer 7 v 7 pitches or 5 v 5 pitches.
- 3.17. In the age of austerity and Local Authority budget constraints alternatives to improving pitch quality need to be looked at. The alternative to natural grass pitches is the provision of 3G rubber crumb pitches for training and competitive matches.

#### SCENARIO 3G RUBBER CRUMB - SOUTH BUCKS

- 3.18. The PPS has identified 1 full size 3G rubber crumb pitch at Burnham Grammar School with floodlights and the pitch holds FA registration status. There are 2 smaller sized 3G rubber crumb pitches at Burnham Park Academy 60m x 40m and Evreham Sports Centre 60m x 35m. These 2 3G pitches are not registered with the FA.
- 3.19. All School 3G rubber crumb pitches must be registered with the FA if they are to be used for any affiliated match games. If not registered the pitch can only be used for training purposes. This includes school affiliated matches.
- 3.20. The Evreham Sports Centre 3G pitch is dated and may be closed in 2021. There is a need to replace this 3G pitch elsewhere in the future. The ideal scenario would be to replace the current pitch with a full size 3G pitch at Farnham Park Playing Fields. Along with mitigation of a 3G pitch to replace the loss of adult football pitches at Evreham Sports Centre there is a possibility of providing 2 new 3G pitches at Farnham Park Playing Fields.
- 3.21. Based upon the FA training model for 3G rubber crumb pitches of 42 teams to 1 3G pitch there is a current shortfall of 3 full size 3G rubber crumb pitches. This shortfall rises to 4 in 2036.
- 3.22. If all matches for teams currently playing competitive 9 v 9, 7 v 7 and 5 v 5 football on natural grass pitches moved to 3G rubber crumb there would be a need for 6 full size 3G rubber crumb pitches for these typologies of the game at their respective peak time.
- 3.23. If 50% of mini soccer and junior 9 v 9 football played on natural grass pitches moved to 3G rubber crumb the need would 3 x 3G rubber crumb pitches.

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- 3.24. Consideration of hire costs would need to be considered when providing 3G pitches in replacement for grass pitches not all teams could afford to play on 3G pitches.
- 3.25. Future 3G pitches should be considered at Farnham Park Playing Fields, Stanley Jones Playing Field, George Pitcher Memorial Ground and or Wilton Park.

**IS THERE ENOUGH ACCESSIBLE AND SECURED COMMUNITY USE PROVISION CURRENTLY AND IN THE FUTURE**

- 3.26. The adult 11 v 11 current demand can be met from existing match equivalent sessions. The assessment has identified that currently there are 18 match equivalent sessions required and 14 match equivalent sessions spare at peak time of play.
- 3.27. There are currently 29 match equivalent sessions in secured community use at peak time of play. There are 3 match equivalent sessions played at unsecured community use sites. These unsecured community use sites will require formal community use agreements to be put in place. The secured and unsecured match equivalent sessions provide 14 spare match equivalent sessions at peak time of play.
- 3.28. There is a projected need for 23 match equivalent sessions in 2036.
- 3.29. The secured and unsecured match equivalent sessions provide 32 match equivalent sessions. This means with 23 match equivalent sessions required in 2036 there are 9 match equivalent sessions spare at peak time of play in 2036.
- 3.30. The following unsecured community use sites will require formal community use agreements to be in place to safeguard future community use:
  - **Wilton Park – Former MoD land providing for housing development. Plan is to replace pitches on the development site.**
  - **Burnham Grammar School – Requires a formal community use agreement to be in place.**
  - **Beaconsfield High School – Requires a formal community use agreement to be in place.**
- 3.31. There may well be a loss of 2 adult grass pitches at Evreham Sports Centre in the future (2021) this should be mitigated by providing a minimum of 1 full size 3G pitch at Farnham Park Playing Fields.
- 3.32. The loss of the 2 adult grass pitches at Evreham Sports Centre will be covered by 2 x 3G pitches at Farnham Park Playing Fields (1 to replace the 2 adult pitches and 1 to replace the loss of the 60m x 40m 3G pitch at Evreham Sports Centre). This would still mean there are 9 spare adult match equivalent sessions at peak time (7 natural grass match equivalent sessions and 2 3G match equivalent sessions).
- 3.33. Youth 11 v 11 matches are consistently played over adult pitches. There is a requirement to ensure that youth 11 v 11 teams play on the correct size pitch. There are 2 main leagues 1 league plays Sunday AM (13 match equivalent sessions) and the other Saturday AM (5 match equivalent sessions).
- 3.34. There is a current weekly demand for youth 11 v 11 grass pitches at peak time of play for 18 pitches and 18 match equivalent sessions. There are 4 youth 11 v 11 pitches available providing 4 match equivalent sessions available for peak time use. There is a deficit of 14 youth 11 v 11 match equivalent sessions at peak time of play.
- 3.35. If match equivalent sessions are played on a home and away basis the demand in 2036 is for 27

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match equivalent sessions. There are currently 4 youth 11 v 11 pitches available in secure community use providing 4 match equivalent sessions.

- 3.36. This means there will be a need for 23 additional youth 11 v 11 pitches in 2036 providing 23 match equivalent sessions.
- 3.37. 3 youth 11 v 11 pitches are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments.
- 3.38. The above reduces the need to 20 youth 11 v 11 pitches. Spare adult pitches possibly 16 could be reconfigured to youth 11v11 pitches. The remainder could be provided through reconfiguring 9 v 9, 7 v 7 and 5 v 5 grass pitches that become redundant once teams move onto 3G rubber crumb for training and competitive games.
- 3.39. There is a current demand for 15 match equivalent sessions and a shortfall of 10 junior 9 v 9 match equivalent sessions. There are currently 10 available match equivalent sessions. A shortfall of 5 match equivalent sessions.
- 3.40. 9 match equivalent sessions are provide for on secured community use pitches. There is 1 match equivalent session provided at an unsecured community use site. There is a need to put in place a formal community use agreement to secure the remaining 1 match equivalent session.
- 3.41. In 2036 the PPS identifies a need for 24 9v9 pitches providing 24 match equivalent sessions at peak time of play. There are currently 9 secured community use pitches providing 9 match equivalent sessions and 1 unsecured match equivalent session requiring a formal community use agreement. This leaves a shortfall of 14 match equivalent sessions at peak time of play.
- 3.42. Population growth identifies 3 new junior 9 v 9 pitches, providing 3 match equivalent sessions at peak time of play, to be provided from new housing development. This leaves a shortfall of 11 match equivalent sessions.
- 3.43. These 11 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play.
- 3.44. There is a current demand for 13 7v7 match equivalent sessions at peak time of play and supply of 12 weekly match equivalent sessions. There is a shortfall of 1 match equivalent session.
- 3.45. The projected demand in 2036 is for 18 7v7 match equivalent sessions at peak time. The current supply is 12 match equivalent sessions. The shortfall of 6 match equivalent sessions could be met by moving these 6 match equivalent sessions onto 3G rubber crumb pitches.
- 3.46. Overall demand is currently being met for 5 v 5 match equivalent sessions across South Bucks District. The demand in 2036 is for 16 match equivalent sessions. There is a current weekly capacity for 38 mini soccer 5 v 5 match equivalent sessions with secured community use. There are sufficient 5 v 5 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.
- 3.47. There is one disused site Martin Bakers Sports Club that has not been used for the last season 2017/18. This site can provide for additional pitches and requires to be protected.

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**IS PROVISION ACCESSIBLE AND OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED?**

3.48. The site assessments carried out determine the ‘Carrying Capacity’ of a football pitch. This capacity determines the number of matches a pitch can take per week without having a detrimental effect on the quality. A pitch receives a score identified through the assessment that determines the quality as ‘good’, ‘standard’ or ‘poor’. The effect this has on carrying capacity for adult pitches is as follows:

- **Poor = 1 match equivalent carrying capacity per week**
- **Standard = 2 match equivalent carrying capacity per week**
- **Good = 3 match equivalent carrying capacity per week**

3.49. For Youth Football 11 v 11 and 9 v 9 pitches, carrying capacity is affected differently due to the difference in nature and length of play. The effect of the quality scores on these pitches is as follows:

- **Poor = 1 match equivalent carrying capacity per week**
- **Standard = 2 match equivalent carrying capacity per week**
- **Good = 4 match equivalent carrying capacity per week**

3.50. For Mini soccer 7 v 7 and 5 v 5 pitches, the quality score affects carrying capacity as follows:

- **Poor = 2 match equivalent carrying capacity per week**
- **Standard = 4 match equivalent carrying capacity per week**
- **Good = 6 match equivalent carrying capacity per week**

3.51. The quality of pitches across South Bucks is assessed below. There are 5 football pitch sites audited as good quality pitches these are shown in table 3.1 below.

**Table 3.1: South Bucks wide ‘Good’ Quality Football Pitches**

PITCH PROVISION – SITE	PITCH QUALITY RATING
George Pitcher Memorial Ground	Good
Holloways Park Adult 11 v 11 pitches	Good
Polish Association	Good
Stanley Jones Field	Good
The Gore	Good

3.52. All of the good quality pitch sites are in secured community use. George Pitcher Memorial Ground adult, junior 9 v 9 and mini soccer 5 v 5 are overplayed. Stanley Jones adult 11 v 11 pitches are over played. Either these sites need 3G rubber crumb pitch support or teams need to use alternative sites.

3.53. Table 3.2 below identifies the 16 football sites audited as ‘Standard’ quality.

**Table 3.2: South Bucks wide ‘Standard’ Quality Football Pitches**

PROVISION – SITE	PITCH QUALITY RATING
Beaconsfield High School	Standard
Bells Hill Recreation Ground	Standard
Burnham Grammar School	Standard
Burnham Park Academy	Standard

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<b>PROVISION – SITE</b>	<b>PITCH QUALITY RATING</b>
Dorney Village Hall	Standard
Evreham Sports Centre	Standard
Farnham Park Playing Fields	Standard
Iver Heath Recreation Ground	Standard
Iver Recreation Ground	Standard
King Georges Field, Fulmer	Standard
Martin Baker Sports & Social Club	Standard
Richings Park sports club	Standard
St Peters C of E School	Standard
Stoke Park Trust	Standard
Wilton Park (East)	Standard
Wooburn Green Lane Field	Standard

3.54. Beaconsfield High School, Burnham Grammar School, Burnham Park Academy and St Peter C of E School all require formal community use agreements to be in place. Quality improvements to all 16 sites would increase capacity of play.

3.55. Table 3.3 shows the ‘poor’ quality football pitches across South Bucks. There are 4 sites with poor quality pitches.

**Table 3.3 South Bucks wide ‘Poor’ Quality Football Pitches**

<b>PITCH PROVISION – SITE</b>	<b>PITCH RATING</b>
Gerrards Cross Common	Poor
Higher Denham Community Hall	Poor
Holloways Park 7 v 7 pitch	Poor

3.56. Poor natural drainage and compaction of the ground are issues at several of the grass football pitch sites and these are rated as ‘Poor’ quality.

3.57. Berks and Bucks FA should consider looking at the poor and standard sites as part of the Pitch Improvement Plan when the Local Facility plans are developed.

3.58. Some clubs have expressed their concerns with regards to pitches Beaconsfield Town FC would like to have a single home ground and have suggested redevelopment works to expand Wilton Park in order to allow this. They stated that the club would definitely have more teams if there were more pitches and better facilities available in the area. They have also identified a need for additional training facilities (3G pitch).

3.59. Burnham Juniors FC football teams are currently oversubscribed. Major problem is the lack of pitches in the study area. The club is based at George Pitcher and has issues with inadequate parking and struggle with provision of training in poor weather and night training; they would like to build an AGP provision.

3.60. Gerrards Cross & Fulmer FC main development plans revolve around gaining access to more training facilities (particularly ones with floodlighting). The sand dressed AGP pitch at King George's Field is currently not floodlit so this is an aim for the future. There is a need for more all-weather pitches to be available in the area.

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- 3.61. **Iver Heath Recreation Ground:** The site is very restricted in the flexibility of how it is used due to a MUGA being installed in the middle of the space that could provide for a second pitch. The design of this space makes it impossible to add mini or youth pitches. This is now much needed as this site could provide greater flexibility between Iver Recreation Ground and Iver Heath Recreation Ground in terms of the distribution of matches and training sessions.
- 3.62. **Martin Baker Sports & Social Club:** This site does not appear to have been used in the 2017/18 season and has closed.
- 3.63. It is important that fit for purpose ancillary provision (changing and social facilities) are provided. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better. Changing facilities should also be suitable for juniors and ladies.
- 3.64. Crossover between football and cricket and softball and baseball can cause issues with changing room use particularly at Farnham Park Playing Fields April/May and September/October.
- 3.65. There are a number of sites where new changing rooms or improvements are required. The number of changing rooms that require renewing or refurbishing identifies the need to rationalise adult football to key sites and improve the ancillary facilities on these key sites. The identified sites are listed below but priority needs to be given to multi-pitch sites as they deliver more outcomes and enable more cost-effective maintenance – not all sites can be improved.
- **Beaconsfield Town FC** – The club wants to refurbish the second clubhouse to incorporate squash into their facilities for an extra revenue stream. The current main pavilion also needs a bigger kitchen, as struggling with space and ability to cater for a large amount of people at once.
  - **Gerrards Cross & Fulmer FC** - There is also a need to improve the changing facilities at King Georges Field Fulmer.
  - **Farnham Park Playing Fields:** A huge site, with space for a lot of sports provision. The site has opportunities to provide for a community sports hub and a master planning exercise is due to be undertaken to look at what the site can provide for in the future. The master planning exercise will also consider the loss of the Evreham Sports Centre. It is considered that the Playing pitch strategy will feed into this work going forward. There are possibilities that the various clubs ancillary facilities could be brought into one central building and provide a sports hub to enable shared usage throughout, and better utilisation of space and resources. There is an unused tarmac fenced MUGA area, which could be developed into either sports provision, or parking etc.
  - **Gerrards Cross Common:** has no changing facilities.
  - **Holloways Park:** The club would like to convert the pitch into a 3G as a long term aim. However, there is a need to extend the current lease with 10 years remaining.
  - **Iver Heath Recreation Ground:** Site has a changing facility that is 20 years old and showing significant signs of aging. The parish is looking to do an extensive internal refurbishment in the near future. The provision also struggles for storage facilities.
  - **Martin Baker Sports & Social Club:** Company Sports and Social club site the changing facility has been deteriorating since 2010 when the club was folded.
  - **Polish Association Slough:** The changing rooms for the pitches are a 50's build and in need of improvement.

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- **Richings Park Sports Club:** The changing facilities are set up to service the gym on site rather than the pitches and therefore are very small. .
- **Stanley Jones Field:** The 1950's build clubhouse is of very poor quality and in need of improvements. Taplow United FC would ideally like to knock the current build down and completely rebuild, which they have some plans drawn up and have some cash reserves although struggling to generate enough to fund a whole clubhouse build.
- **The Gore:** The car park is of poor quality and in need of relaying.
- **Wooburn Green Lane Field:** The ancillary facilities are poor, due to low levels of maintenance and vandalism.
- **George Pitcher Memorial Ground –** There is currently a lot of congestion and dangerous on-street parking, and it has also limited the number of matches that can be offered. The Parish Council are keen to expand the car park as soon as possible.

### CRICKET SUMMARY OF KEY FINDINGS SOUTH BUCKS

#### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.66. There are 9 cricket clubs with 78 teams across South Bucks. There are 35 adult men's teams, 1 women's team and 42 junior teams.
- 3.67. The total capacity for natural grass cricket pitches across South Bucks District is 855 match equivalents per season. If you subtract Caldicot Preparatory School 135 pitches capacity, which is for school use this leaves a seasonal capacity of 720 match equivalent sessions. The demand is for 432 match equivalent sessions per season. This leaves a theoretical underplay of 288 match equivalent sessions.
- 3.68. Current demand is being met with over play at Farnham Royal CC (13 match equivalent sessions).
- 3.69. Peak demand is on a Saturday and this needs to be considered as only one game can be played on 1 square. Some clubs have to play at other sites other than their home ground. These clubs are Stoke Green Cricket Club 3<sup>rd</sup> X1 play at Sefton Park, Farnham Common Cricket Club 3<sup>rd</sup> X1 play at Farnham Common Junior School and Gerrards Cross 3<sup>rd</sup> X1 play at Beaconsfield Cricket club on a Saturday.
- 3.70. There is 1 ground with over play Rectory Field home to Farnham Royal Cricket Club. This site is overplayed by 14 match equivalent sessions per season.
- 3.71. Farnham Common Junior School is the only unsecured community use facility used by South Bucks Cricket Clubs. Farnham Common Cricket Club 3<sup>rd</sup> X1 use this ground on a Saturday. The Club has considered moving due to safety issues with cricket balls hitting neighbours windows.
- 3.72. There were 2 cricket squares at Farnham Park, however, the cost of maintaining the squares was more than the income generated, so cricket squares are no longer maintained, which allows softball to be played on the grass areas during the summer when demand is there for large tournaments.
- 3.73. **Farnham Common Cricket Club:** The club would like to remove the current container area and moving the containers all together, and to purchase a new roller as the current one is 80 years old.
- 3.74. **Farnham Royal Cricket Club:** Has problems acquiring the current leasehold agreement. The club plays a key role integrating kids in the surrounding area. In the long term they would like to relocate the ancillary facilities away from the houses, and into a two tier building. But their main development plans would be renovating the current scoring hut.

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- 3.75. **Gerrards Cross Sports Club:** the club would like to relay patio and replace furniture as they have a lot of spectators. Club also need a new mower for the outfield. They share the pavilion with a tennis club.
- 3.76. **Stoke Green Cricket Club:** Would like a new roller, new sightscreen and new nets. Also looking to develop a games hall.
- 3.77. **Beaconsfield Cricket Club:** A very large well-maintained site, with clear development priorities set out. Currently 250+ colts, with a waiting list for new players and a new ladies team. The club has aspirations to deliver a cricketing centre of excellence, to comprise a new pavilion building, new indoor cricket centre, improved pitches and enhanced supporting facilities. The Cricket Club land sits at the heart of the proposed Green Belt land release to the east of Beaconsfield, and Inland Homes and the Cricket Club would like to work with the District Council to help deliver this new facility for the local community. Some new build residential development will be needed to help fund the improvements to the Cricket Club and help ensure its long-term future.
- 3.78. **Denham Cricket Club:** require a non-turf pitch.
- 3.79. **Taplow Cricket Club:** require a new score board.
- 3.80. **Burnham Cricket Club:** have recently replaced the clubs nets with help from a grant from Veolia Environmental Trust and are looking at providing a non-turf pitch in the future to help with junior training and matches.

### ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND

- 3.81. The total capacity for natural grass cricket pitches across South Bucks District is 855 match equivalents per season. If you subtract Caldicot Preparatory School 135 pitches capacity, which is for school use this leaves a seasonal capacity of 720 match equivalent sessions. The demand is for 432 match equivalent sessions per season. This leaves a theoretical underplay of 288 match equivalent sessions.
- 3.82. Overall across South Bucks there is sufficient current supply to meet current demand for cricket. There is 1 site where there is over play e.g. Farnham Royal Cricket Ground 13 match equivalent sessions.
- 3.83. The scenario is that if Farnham Junior School was not used the current underplay 279 match equivalent sessions would decrease to 264 match equivalent sessions per season.

### CRICKET PITCHES ARE THEY ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.84. The cricket pitches at the club-operated sites are good and all the sites are club operated.
- 3.85. There are improvements required to clubhouse facilities and, provision of equipment and practice facilities. It is important that ancillary facilities and equipment are fit for purpose.
- 3.86. The club and ECB consultation has reported:
- **Farnham Common Cricket Club:** The club would like to remove the current container area and moving the containers all together, and to purchase a new roller as the current one is 80 years old.

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- **Farnham Royal Cricket Club:** In the long term they would like to relocate the ancillary facilities away from the houses, and into a two tier building. But their main development plans would be renovating the current scoring hut.
- **Gerrards Cross Sports Club:** the club would like to relay patio and replace furniture as they have a large number of spectators. The club also need a new mower for the outfield.
- **Stoke Green Cricket Club:** Would like a new roller, new sightscreen and new nets and are also looking to develop a games hall.
- **Beaconsfield Cricket Club - Wilton Park:** The club wishes to redevelop the ground to provide a new pavilion and indoor cricket facility.
- **Denham Cricket Club:** require a non-turf pitch.
- **Taplow Cricket Club:** require a new score board.

### FUTURE SUPPLY AND DEMAND FOR PROVISION

3.87. The future match equivalent session requirements for latent demand per season equate to:

- **2 adult teams – 26 match equivalent sessions.**
- **4 junior teams – 24 match equivalent sessions.**

3.88. Future population growth requirements equate to:

- **3 junior teams – 18 match equivalent sessions per season.**

3.89. The total additional match equivalent sessions per season for latent demand and future population growth would be 68 games.

3.90. Due to a high South Asian community in South Bucks and the known fact that 35% of the playing population comes from the South Asian Community and that statistically they are 5 times more likely to play cricket than anybody else. The overall South Bucks South Asian population in 2011 was 7,533. If the South Asian community increases in line with population projections of 16% by 2036 the figure would be 8,738. An increase of 1,205. The likelihood is that teams will increase more than the team generation rates suggest by a further 1 adult team and 1 junior team.

3.91. The ECB All Stars Cricket Initiative for 2017 aimed at 5 – 8-year olds, proved to be very successful nationally and attracted 37,000 children and the target number for 2018 has been raised considerably. The aim is for this initiative to remain in place and when children are too old for All Stars a large percentage will then join traditional junior cricket and over time result in an increase in the number of adult players as they transition into traditional cricket – which could lead to a greater demand for cricket than under the current PPS methodology.

3.92. The older population is also increasing midweek cricket and more 55+ teams are beginning to participate.

3.93. With the All Stars Cricket Initiative, over 55 development of teams and the South Asian community developing cricket the PPS has made the following assumptions:

- **South Asian Cricket Initiative 2 adult team = 26 match equivalent sessions per year**
- **South Asian Cricket Initiative 1 junior team = 6 match equivalent sessions per year.**
- **All Stars cricket 2 junior teams = 12 match equivalent sessions per year.**
- **Over 55's 2 adult teams = 26 match equivalent sessions per year.**

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- **Women 1 team = 13 match equivalent sessions per year.**
  - **Girls 2 teams = 12 match equivalent sessions per year**
- 3.94. The total additional match equivalent sessions per season for latent demand and future population growth would be 68 and the cricket development initiatives 95 match equivalent sessions per year. Overall total of 163 match equivalent sessions per year. This is within the current theoretical underplay of 288 match equivalent sessions per year.
- 3.95. The use of non-turf pitches by under 11 teams will assist in reducing the overall 163 grass match equivalent sessions additionally required.
- 3.96. South Bucks District Council needs to protect all secured and unsecured community use and non-available education cricket pitches across South Bucks in the Local Plan.
- 3.97. It is important that South Bucks District Council works with the ECB and Farnham Royal Cricket Club to ensure the clubs long term security of tenure through a secure lease.
- 3.98. There is also a need to ensure that there are sufficient quality non-turf pitches that are accessible for all clubs and in particular for use by midweek teams and junior U11s. The ECB recognise that research will need to be undertaken to identify the best sites and the preferences of potential and new players (paradoxically players often prefer ‘traditional’ turf facilities even if a non-turf pitch provides a better quality playing surface).

### HOCKEY KEY FINDINGS

#### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.99. There is 1 hockey AGP in South Bucks which is Beaconsfield High School and is an unsecured community use site in the ownership of Education. The hockey pitch is sand filled and on the quality inspection showed signs of wear and tear and requires replacement in the next 1 – 3 years (estimated). It is understood that the carpet will be replaced in time for the 2018/19 season.
- 3.100. There is 1 hockey club that plays competitive fixtures in South Bucks - Gerrards Cross Hockey Club and fields the following teams:
- **3 men's teams,**
  - **2 women's teams**
  - **10 junior teams between 6 – 18 years.**
- 3.101. Gerrards Cross Hockey Club men's and women's teams train at the Beaconsfield High School pitch on Thursday evenings 8.00pm – 9.30pm and the juniors train on Friday evenings between 5.15pm and 8.15pm. Adult matches are played on Saturdays and junior matches played on Sundays.
- 3.102. There are 20 available training slots during the week and 4.5 match slots are used by Gerrards Cross Hockey Club. There are currently 2.5 match slots used per week on a Saturday and 4 are available. If every junior team had a home game every week there would be a need for 5 match slots on a Sunday this would be achievable with a 9.00am start time but currently isn't necessary as the junior teams do not play every week. There is spare capacity for training and match play currently.

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**ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND?**

- 3.103. The use of Beaconsfield High School is not a secured community use site and requires a formal community use agreement.

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- 3.104. In planning for the future, opportunities should be pursued to deliver community hockey clubs with secure access to playing, training and ancillary facilities for longer than a single season. With this in mind formal community use agreements need to be discussed with the management of Beaconsfield High School.

**ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED**

- 3.105. It is important that ancillary and pitch facilities are fit for purpose. The current pitch at Beaconsfield High School is ageing and needs replacing. Beaconsfield High School is aware of this and made an application to England Hockey for a grant. Unfortunately, they were unsuccessful due to the large number of applications.
- 3.106. The school are however, committed to undertaking this project and plan to put funds in themselves and fund raise for an additional £150,000 required. It is understood that the carpet will be replaced for the 2017/18 season.
- 3.107. Beaconsfield High School provide no facilities to offer refreshments for either spectators or post-match for the opposition team. In addition, there are no showers provided. The club have had to find an alternative venue post-match, and therefore reached an agreement with Beaconsfield Rugby Club. Overall, the lack of facilities at Beaconsfield High School results in a loss of adult members and junior members.
- 3.108. There is a requirement for the club to have social facilities where they play to remain sustainable.

**MAIN CHARACTERISTICS OF THE FUTURE SUPPLY AND DEMAND FOR PROVISION**

- 3.109. Gerrards Cross Hockey club have identified latent demand to be 1 men's team and 1 women's team. Any increase in junior teams the club has said would require additional coaches and the club has stated this is not possible at the moment. Population growth to 2036 has not identified any additional growth.
- 3.110. Since 2012 Hockey has seen a 65% increase of U16 players taking up Hockey within the club environment. This increase across all age groups is expected to continue especially with the success of the Rio Olympics and a home Women's World Cup during the summer of 2018. Unlike some sports, hockey can only be played competitively on sand or water based Artificial Grass Pitches (AGPs). Water based AGPs are not common and only found at elite sites, whereas sand based/sand dressed AGPs can be found on secondary school site, leisure centres and higher education establishments.
- 3.111. Due to the impact on hockey, it is appropriate to ensure that sufficient sand based AGPs are retained for the playing development of hockey within the local authority administrative area. To that end, a change of an Artificial Grass Pitch's surface or carpet may require a planning application, and as part of it the applicants will have to show that there is sufficient AGP provision available for hockey in the locality if the surface is changed. Otherwise planning permission will not be granted. Advice from Sport England and England Hockey should be sought prior to any planning application being submitted. (Sport England is currently taking legal advice on the matter of submission of planning applications for change of AGP surface).
- 3.112. It should also be noted that if the surface is changed, it could require the existing floodlights to be changed and in some instances noise attenuation measures may need to be put in place.
- 3.113. As part of the new England Hockey Strategy 'A Nation where Hockey matters' 2017-2021 a long-term aspiration is to double the number of people playing hockey in clubs by 2028."

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**ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND**

- 3.114. The current supply of hockey facilities in South Bucks will be sufficient to meet future demand. However, this is dependent on the protection of the main hockey pitch AGP at Beaconsfield High School and protection of the pitch in the Local Plan and a formal community use agreement in place. Sink funds will need to be in place to refurbish the carpet once this current carpet has been renewed.
- 3.115. Sport England considers that planning permission is required for a change of surface on artificial pitches and is currently seeking legal advice on this matter.
- 3.116. There is a need to improve social and changing provision at Beaconsfield High School for the club.

**RUGBY SUMMARY OF KEY FINDINGS**

**MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION**

- 3.117. The audit of rugby pitches across South Bucks identifies that there are 9 sites with rugby pitches but only 5 sites stating they offer secure community use. The secured community use sites are:
  - **Cottage Park Road, Hedgerley (not currently used by a rugby club),**
  - **Cross Lane (Beaconsfield Rugby Club),**
  - **Farnham Common Sports Club (Drifters Rugby Club),**
  - **Farnham Park Playing Fields (Farnham Royal Rugby Club) and**
  - **Sports Field (Phoenix Rugby Club).**
- 3.118. Burnham Grammar School has a world Rugby 22 IRB compliant 3G rubber crumb pitch 119m x 73m floodlit that failed its quality accreditation test and can no longer be used for contact rugby.
- 3.119. There are rugby pitches provided at 4 other sites. 3 sites have stated that their rugby facilities are not available for community use these are:
  - **Beaconsfield High School Sports Facilities**
  - **Caldicote Preparatory School**
  - **Davenies School**
- 3.120. One other site Burnham Grammar School has stated that its 2 junior rugby pitches are available for community use. There is currently no identified community use of these rugby pitches.
- 3.121. **Beaconsfield Rugby Club** lease the land on which their pavilion at Cross Lane sits from Beaconsfield Town Council on a 15 year lease. The club also has access to a field owned by Hall Barn Estates. This land is adjacent to the main pitch sites on the other side of Cross Lane. The land has no formal markings for rugby but is used for training their 600+ minis and juniors. The loss of this site (which is technically unsecure) would be disastrous for the club.
- 3.122. **Drifters Rugby Club Farnham Common Sports Club:** The club would struggle if they lost the use of the adjacent junior school playing fields for its mini programme on Sundays. There are no junior pitches marked out on the junior school site.

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 3.123. **Farnham Royals Rugby Club:** Pitches are maintained by the District Council.
- 3.124. **Phoenix Rugby Club:** current lease expires 2029 but set to be renewed.
- 3.125. Beaconsfield Rugby Club has the most number of teams 18, followed by Drifters Rugby Club 14 teams, Farnham Royals Rugby Club 5 teams and Phoenix Rugby Club 5 teams.

### ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT AND FUTURE DEMAND

- 3.126. All community use and non-community use rugby pitches require protection in the Local Plan. Although not formally marked out for rugby areas such as Farnham Common Junior School Playing Fields and the field opposite Crossways owned by Hall Barn Estates need protecting in the Local Plan.
- 3.127. Clubs such as Beaconsfield and Phoenix Rugby Club need to address their leases and be able to be in a position to apply for additional funding to improve facilities.
- 3.128. There is a current shortfall of 7.25 match and training equivalent sessions. This increases to 11.25 match and training equivalent sessions in 2036 (Includes latent demand and future population growth).
- 3.129. The peak period of demand for rugby is a Saturday. Excluding Cottage Park Road, Hedgerley, there are currently 9 Senior Rugby Union pitches available providing secured community use across South Bucks and there is demand for 6 rugby match equivalent sessions on a Saturday afternoon. At peak time of play there is an under play of 3 match equivalent sessions.
- 3.130. All clubs have sufficient pitches at peak match times on a Saturday, but the pitches are over used for training midweek and Sunday mornings.
- 3.131. Beaconsfield Rugby Club and Drifters Rugby Club Farnham Common Sports Club would benefit from additional pitches with floodlights or access to a rugby world 22 compliant 3G rubber crumb pitch.
- 3.132. There is a need to protect the unsecured World rugby compliant 22 3G pitch and grass pitches at Burnham Grammar School. This pitch is not currently registered with the RFU so can only be used for tag rugby.

### ACCESSIBLE SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.133. It is important that ancillary and pitch facilities are fit for purpose. The following quality issues have been raised as part of the consultation:
  - **Beaconsfield Rugby Club Cross Lane:** The clubhouse is in good condition but the club has a requirement to undertake several projects to enable the building to cater for the demand from junior rugby.
  - **Drifters Rugby Club Farnham Common Sports Club:** A good site, with large ancillary facilities that are in good condition. Recently re roofed the clubhouse. Containers need reorganising on site.
  - **Farnham Royals Rugby Club:** Clubhouse has been refurbished to meet criteria regarding safeguarding etc. Currently lost a pitch because of poor quality.
  - **Phoenix Rugby Club:** Need additional coaches to increase junior and min participation

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

**WHAT IS THE OVERALL QUALITY LEVEL?**

- 3.134. Future investment in quality enhancement is required to sustain and grow the clubs based in South Bucks, floodlights and improvements to pitch drainage and access to a 3G world rugby regulation 22 compliant rubber crumb pitch are required.

## 4. KEY FINDINGS CHILTERN DISTRICT

### FOOTBALL SUMMARY OF KEY FINDINGS

#### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND

- 4.1. There are 239 teams playing football in Chiltern District. These teams include 40 adult 11 v 11 men's teams and 4 women's teams. Included in these figures are 1 exported men's team and one women's team. 64 boy's youth 11 v 11 teams and 5 youth 11 v 11 girls' teams. This includes 14 exported youth boy's teams. 34 junior 9 v 9 boy's teams and 4 junior 9 v 9 girls' teams. This includes 7 exported junior boy's teams and 1 exported girls' team, 44 mini soccer 7 v 7 teams. This includes 3 exported mini soccer 7 v 7 teams, 44 mini 5 v 5 teams. This includes 5 exported mini 5 v 5 teams.
- 4.2. There are 23 secured community use playing pitch sites in Chiltern District providing community use football pitches for the adult 11 v 11 game. They provide 34 pitches with capacity for 69 match equivalent sessions weekly and 34 match equivalent sessions at peak time of play. There are 2 unsecured community use sites providing 4 pitches with capacity for 8 match equivalent sessions weekly and 4 match equivalent sessions at peak time of play.
- 4.3. There are 10 secured community use sites providing 13 youth 11 v 11 pitches. They provide 13 pitches with capacity for 27 weekly match equivalent sessions and 13 match equivalent sessions in the peak period. There are 5 unsecured community use sites providing 9 pitches with capacity for 17 weekly match equivalent sessions and 9 match equivalent sessions in the peak period.
- 4.4. There is demand on adult 11 v 11 pitches by youth teams. 2 sites Misbourne School and Hervines Park have no 11 v 11 pitches and teams overplay adult pitches.
- 4.5. There are 4 secured community use playing pitch sites in Chiltern District providing secured community use football pitches for the junior 9 v 9 game. The 4 sites provide 7 pitches with capacity for 15 weekly match equivalent sessions and 7 match equivalent sessions in the peak period. There is overplay of 2 (1.5 rounded up) match equivalent sessions at peak time of play. There are 3 unsecured community use sites providing 3 pitches with capacity for 8 match equivalent sessions weekly.
- 4.6. There is 9 v 9 play over other sized pitches at Barn Meadow, Misbourne School, Prestwood Common and Mill Meadow.
- 4.7. There are 8 secured community use playing pitch sites currently providing 11 secured community use pitches for 7 v 7 mini soccer providing weekly capacity of 46 match equivalent sessions. There are 6 unsecured community use mini soccer 7 v 7 sites providing 8 pitches with a weekly capacity of 42 match equivalent sessions.
- 4.8. There are 2 sites Misbourne School (unsecured community use) and Prestwood Common (secured community use) where 7 v 7 is overplayed on other sized pitches.
- 4.9. There are currently 6 sites providing 8 secured community use pitches for 5 v 5 mini soccer. The 8 secured community use pitches provide capacity for 30 match equivalent sessions weekly. There is 1 unsecured community use site providing 1 pitch and 4 weekly match equivalent sessions.
- 4.10. In 2036 the projected need at peak time is for 20 adult 11 v 11 match equivalent sessions, 41 youth 11 v 11 match equivalent sessions, 22 junior 9 v 9 match equivalent sessions, 24 mini soccer 7 v 7 match equivalent sessions and 24 mini soccer 5 v 5 match equivalent sessions.

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

4.11. The Football Association has identified that for a full size 3G rubber crumb pitch to be sustainable, there are 42 teams required to use the pitch for training purposes. On this basis, Chiltern District currently requires 6 x 3G rubber crumb full size pitches. When considering latent demand and future population growth to 2036 this requires 7 x 3G full size rubber crumb pitches in the future.

4.12. There is 1 adult poor quality pitch at risk to development. Windsor Road Recreation Ground.

### FOOTBALL SCENARIOS CHILTERN DISTRICT

#### IMPROVING PITCH QUALITY

4.13. Improving pitch quality on pitches means increased maintenance or pitch drainage improvements. This is to raise the quality standard from poor to either standard or good quality.

4.14. By raising the quality of pitches at some sites will increase pitch capacity and therefore help to accommodate overplay. In other situations, it might be best to move teams overplaying a pitch to the correct size pitch for the appropriate age group.

4.15. There are no adult pitches with overplay by adult teams. There are other team typologies that play on adult pitches.

4.16. There are 2 youth 11 v 11 sites that have over play weekly. These are:

- **Mill Meadow – 1 standard quality pitch if raised to good quality play would provide balanced weekly play.**
- **The National Epilepsy Centre – 1 standard quality pitch if raised to good quality, would provide spare weekly play.**

4.17. There are youth 11 v 11 pitches that have peak time overplay. These are:

- **The Playing Field Chalfont St Giles – 0.5 match equivalent overplay on adult pitch. Consider reconfiguring adult pitch to youth 11 v 11.**
- **Holmer Green Sports Association – 1 match equivalent overplay on 1 good quality youth 11 v 11 pitch. There is 0.5 match equivalent session spare on the adult pitch.**
- **Chiltern Hills Academy – 0.5 match equivalent overplay at peak time. Consider reconfiguring adult pitch to youth 11 v 11.**
- **Chesham Athletic – 1 match equivalent overplay at peak time. If the quality was raised from standard to good back to back games could be played.**
- **Mill Meadow - 1 standard quality pitch if raised to good quality peak time would allow for back to back games.**
- **Prestwood Common – 1 match equivalent overplay on adult pitch. Consider reconfiguring adult pitch to youth 11 v 11.**
- **National Epilepsy Centre – 1.5 match equivalents overplay. 1 adult pitch could be considered for reconfiguration. This would leave overplay of 0.5 match equivalent sessions which could be provided by back to back games every other week.**

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

- 4.18. There are 2 sites Misbourne School and Hervines Park where youth 11 v 11 overplay adult pitches. Misbourne School have 3 adult pitches overplayed by 1 youth 11 v 11 match equivalent session. Consider reconfiguring 1 adult pitch to youth 11 v 11. Hervines Park has 2 adult pitches with 2 youth 11 v 11 match equivalent sessions and 0.5 adult match equivalent sessions. Consider moving the Adult 0.5 match equivalent session and reconfiguring adult pitches to youth 11 v 11.
- 4.19. Junior 9 v 9 sites that have overplay at peak time of play. These are:
- **Misbourne School – 1.5 match equivalent sessions. Consider reconfiguring 1 adult pitch to junior 9 v 9 with back to back play at peak times.**
  - **Westwood Park - 1 standard quality pitch if raised to good quality peak time play with back to back play.**
- 4.20. Prestwood Common and Mill Meadow have no 9 v 9 pitches. Consider reconfiguring the 2<sup>nd</sup> adult pitch at Prestwood Common to junior 9 v 9. Mill Meadow Playing Fields has space for provision of a junior 9 v 9 pitch.
- 4.21. There are 2 sites Misbourne School and Prestwood Common that do not have 7 v 7 pitches but have match equivalent sessions for mini soccer 7 v 7.
- 4.22. All other mini soccer 7 v 7 match equivalent sessions can be catered for on 7v7 pitches. These teams tend to play at staggered kick off times at peak time of play and the match equivalent sessions can be met within the weekly capacity. Weekly capacity is 88 match equivalent sessions and weekly demand including peak time is 22 match equivalent sessions.
- 4.23. There are 5 sites that do not have 5 v 5 pitches but have match equivalent sessions for mini soccer 5 v 5. These are Misbourne School, Holmer Green, The Moor, Chesham Cricket Club and Prestwood Common. These match equivalent sessions are over played on other pitch typologies. Consideration should be
- 4.24. All other mini soccer 5v5 match equivalent sessions can be catered for on 5 v 5 pitches. These teams tend to play at staggered kick off times at peak time of play and the match equivalent sessions can be met within the weekly capacity. Weekly capacity is 30 match equivalent sessions and weekly demand including peak time is 20 match equivalent sessions.
- 4.25. There is a poor quality pitch at Windsor Road 1 adult pitch (this pitch may be lost to development),
- 4.26. In the age of austerity and Local Authority budget constraints alternatives to improving pitch quality need to be looked at. The alternative to natural grass pitches is the provision of 3G rubber crumb pitches for training and competitive matches.

### SCENARIO 3G RUBBER CRUMB - CHILTERN DISTRICT

- 4.27. The PPS has not identified any 3G rubber crumb pitches across Chiltern District.
- 4.28. Based upon the FA training model for 3G rubber crumb pitches of 42 teams to 1 3G pitch there is a current shortfall of 6 full size 3G rubber crumb pitches. This shortfall rises to 7 in 2036.
- 4.29. If all competitive matches for teams currently playing 9 v 9, 7 v 7 and 5 v 5 football on natural grass pitches moved to 3G rubber crumb there would be a need for 7 full size 3G rubber crumb pitches for these typologies of the game at their respective peak time.
- 4.30. If 50% of mini soccer and junior 9 v 9 football played on natural grass pitches moved to 3G rubber crumb the need would be 4 x 3G rubber crumb pitches.

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 4.31. Chesham United FC would like to change their stadia pitch to a 3G rubber crumb and provide a 3G surface on their tarmac training area. The club is also looking at potential new ground facilities within Chesham which would be built and provide training and playing facilities for not only the first team but also the ladies, youth and junior sides and if an agreed site is given the go ahead, it is hoped that this can be in place for 2020.
- 4.32. Misbourne School have been actively seeking funding and support for a 3G pitch but have not been successful with the FA or other avenues at this time. The school are hoping that if it expands as a school that the Local Authority may fund an element of the 3G pitch but this looks doubtful. The school currently have raised about £30k towards a pitch so not near what is needed in terms of approximately £500k. They are still exploring other avenues but would welcome support in funding for a 3G pitch.
- 4.33. Chalfonts Community College has a hard court tennis site they would like to transform into a 3G rubber crumb pitch.
- 4.34. Chiltern Hills Academy is working towards delivering a 3G rubber crumb pitch which would also be Rugby World 22 compliant.

### IS THERE ENOUGH ACCESSIBLE AND SECURED COMMUNITY USE PROVISION CURRENTLY AND IN THE FUTURE

#### ADULT 11 v 11

- 4.35. The adult 11 v 11 current demand can be met from existing match equivalent sessions. The assessment has identified that currently there are 38 pitches providing 38 match equivalent sessions at peak time of play.
- 4.36. Current demand is for 14 match equivalent sessions at peak time of play. There are 34 pitches providing 34 match equivalent sessions played at secured community use sites and 4 pitches providing 4 match equivalent sessions at unsecured community use sites. These unsecured community use sites will require formal community use agreements to be put in place. The secured and unsecured match equivalent sessions provide 24 spare match equivalent sessions at peak time of play. An additional match equivalent session is available at peak time of play at The Playing Field Chartridge. This makes 25 spare adult 11 v 11 match equivalent sessions.
- 4.37. In 2036 the PPS identifies a projected need for 20 adult 11 v 11 match equivalent sessions at peak time of play. This will require 20 pitches. With the existing 34 adult 11 v 11 pitches in secured community use providing 34 match equivalent sessions at peak time of play, there would be 14 spare adult match equivalent sessions. With the 4 unsecured community use match equivalent sessions having formal community use agreements in place and the Playing Field at Chartridge there would be 19 spare adult 11 v 11 match equivalent sessions in 2036.
- 4.38. The PPS identifies a need for 7 3G rubber crumb pitches by 2036 to meet football team training requirements. These pitches with FA 3G pitch registration could be used for adult 11 v 11 match equivalent sessions at peak time of play. With these added to spare match equivalent sessions at peak time, this equates to 26 adult 11 v 11 match equivalent sessions spare.

#### YOUTH 11 v 11

- 4.39. The current shortfall of 11 youth 11 v 11 match equivalent sessions is based on teams playing home and away at peak time of play. The figure also incorporates 7 match equivalent session requirements from exported teams (teams based in Chiltern District but play home games in neighbouring authorities).

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 4.40. If match equivalent sessions are played on a home and away basis the demand in 2036 is for 41 match equivalent sessions to be played on 41 pitches. There are currently 13 match equivalent sessions available in secured community use and 9 in unsecured community use totalling 22 match equivalent sessions. There will be a need to provide formal community use agreements at the unsecured community use sites. This means there will be a need for 19 match equivalent sessions and 19 additional pitches in 2036.
- 4.41. 2 youth 11 v 11 pitches are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments.
- 4.42. The remaining 17 pitches could be provided by reconfiguring spare adult 11 v 11 pitches to youth 11 v 11 pitches.

### JUNIOR 9 V 9

- 4.43. There are currently 10 available pitches providing 10 match equivalent sessions at peak time of play. 7 pitches are in secured community use provide 7 match equivalent sessions. There is a need to put in place formal community use agreements to secure the remaining 3 match equivalent sessions. The demand at peak time of play is for 12 match equivalent sessions. The current shortfall 2 and requirements by exported teams 4 match equivalent sessions totals a current shortfall of 6 match equivalent sessions.
- 4.44. In 2036 the PPS identifies a projected need for 22 pitches providing 22 match equivalent sessions at peak time of play. There are currently 7 secured community use pitches providing 7 match equivalent sessions and 3 unsecured community use match equivalent sessions that will require formal community use agreements. This leaves a shortfall of 12 match equivalent sessions at peak time of play.
- 4.45. Population growth identifies 1 new junior 9 v 9 pitch, providing 1 match equivalent session at peak time of play, to be provided from new housing development. This leaves a shortfall of 11 match equivalent sessions.
- 4.46. The shortfall of 11 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play to 3G rubber crumb pitches.

### MINI SOCCER 7 V 7

- 4.47. Overall demand is currently being met for 7 v 7 match equivalent sessions across Chiltern District. The demand in 2036 is 24 match equivalent sessions. There are currently 11 mini soccer pitches in secured community use that provide a weekly capacity for 46 match equivalent sessions. There are sufficient 7 v 7 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 7 v 7 match equivalent sessions.

### MINI SOCCER 5 V 5

- 4.48. Overall demand is currently being met for 5 v 5 match equivalent sessions across Chiltern District. The demand in 2036 is for 24 match equivalent sessions. There is a current weekly capacity for 30 mini soccer 5 v 5 match equivalent sessions with secured community use. There are sufficient 5 v 5 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
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4.49. The following unsecured community use sites will require formal community use agreements to be in place to safeguard future community use:

- **Misbourne School**
- **Chiltern Hills Academy**
- **Dr Challoners Grammar School**
- **Chalfont Community College**
- **Chesham Grammar School**
- **Brushwood Junior School**

**IS PROVISION ACCESSIBLE AND OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED?**

4.50. The site assessments carried out determine the 'Carrying Capacity' of a football pitch. This capacity determines the number of matches a pitch can take per week without having a detrimental effect on the quality. A pitch receives a score identified through the assessment that determines the quality as 'good', 'standard' or 'poor'. The effect this has on carrying capacity for adult pitches is as follows:

- **Poor = 1 match equivalent carrying capacity per week**
- **Standard = 2 match equivalent carrying capacity per week**
- **Good = 3 match equivalent carrying capacity per week**

4.51. For Youth Football 11 v 11 and 9 v 9 pitches, carrying capacity is affected differently due to the difference in nature and length of play. The effect of the quality scores on these pitches is as follows:

- **Poor = 1 match equivalent carrying capacity per week**
- **Standard = 2 match equivalent carrying capacity per week**
- **Good = 4 match equivalent carrying capacity per week**

4.52. For Mini soccer 7 v 7 and 5 v 5 pitches, the quality score affects carrying capacity as follows:

- **Poor = 2 match equivalent carrying capacity per week**
- **Standard = 4 match equivalent carrying capacity per week**
- **Good = 6 match equivalent carrying capacity per week**

4.53. The quality of pitches across Chiltern District is assessed below. There are 6 football pitch sites audited as good quality pitches these are shown in table 4.1 below.

**Table 4.1: Chiltern District wide 'Good' Quality Football Pitches**

PITCH PROVISION – SITE	PITCH QUALITY RATING
Spratley Meadow – Adult Pitches	Good
Holmer Green Sports Association – Adult Pitches	Good
Penn and Tylers Green Sports Association – Adult Pitches	Good
The Playing Fields Chalfont St Giles – Adult pitches	Good

**SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
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PITCH PROVISION – SITE	PITCH QUALITY RATING
Mill Meadow Playing Fields – Adult Pitches	Good
The Meadow Amey lane – Adult Pitches	Good
Dr Challoners School – Youth 11 v 11	Good
National Centre for Epilepsy – Mini 7 v 7	Good

4.54. All of the good quality pitch sites are in secured community use.

4.55. Table 4.2 below identifies the 16 football sites audited as ‘Standard’ quality.

**Table 4.2 Chiltern District wide ‘Standard’ Quality Football Pitches**

PROVISION – SITE	PITCH QUALITY RATING
Misbourne School	Standard
Westwood Park	Standard
National Centre for Epilepsy - Youth 11 v 11, 5 v 5 pitches	Standard
Barn Meadow	Standard
Hervines Park	Standard
Gold Hill Common	Standard
Buryfield Recreation Ground	Standard
Seer Green Recreation Ground	Standard
Sprinter Leisure Centre	Standard
Prestwood Common	Standard
Chalfont Community College	Standard
Chiltern Hills Academy	Standard
Mill Meadow – Youth 11 v 11 pitches, 5 v 5 pitches	Standard
The Moor	Standard
Brushwood Junior School	Standard
The Playing Field Chalfont St Giles – Youth 11 v 11	Standard
Thorpe House School	Standard
Seer Green Church of England School	Standard
Chesham Cricket Club	Standard
Little Kingshill Combined School	Standard
Robertswood School	Standard
St Joseph’s Catholic Primary School	Standard

4.56. Table 4.3 shows the ‘poor’ quality football pitches across Chiltern District. There are 4 sites with poor quality pitches.

**Table 4.3 Chiltern District wide ‘Poor’ Quality Football Pitches**

PITCH PROVISION – SITE	PITCH RATING
Ashley Drive Recreation Ground – 5 v 5 1 pitch	Poor
Marston Field – youth 11 v 11 1 pitch	Poor
Codmore Field – Adult 11 v 11 2 pitches	Poor
Bellingdon Village Hall Adult 11 v 11 1 pitch	Poor

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PITCH PROVISION – SITE	PITCH RATING
Windsor Road Recreation Ground 1 adult pitch	Poor
Chesham Athletic Amersham & Wycombe College 1 adult 11 v 11 pitch	Poor

- 4.57. Poor natural drainage and compaction of the ground are issues at several of the grass football pitch sites and these are rated as 'Poor' quality.
- 4.58. Berks and Bucks FA should consider looking at the poor and standard sites as part of the Pitch Improvement Plan when the Local Facility plans are developed.
- 4.59. Some clubs have expressed their concerns with regards to pitches. Barn Meadow a multi-pitch site and is a key facility for youth football in the town.
- 4.60. Codmore Field: One pitch is heavily sloped and requires some levelling to improve the pitch.
- 4.61. Hervines Park: Site is very sloping.
- 4.62. Marston Field: The pitches are severely sloped and have poor access down a single track lane.
- 4.63. Mill Meadow: An enclosed pitch with a seated stand, with a good quality pitch, although Chesham United are looking at changing this to a 3G surface and would allow external bookings to enable a revenue stream in the future. There is also a tarmac area that used to be used for small sided training games, which the club would also like to change to an AGP surface. The club are also looking at new sites to bring the club closer together (ladies and youth teams).
- 4.64. The Playing Fields: A standard quality site that is maintained by the club and the parish council. The football club have reached a standard where specific requirements are made on their ground. This entails taking the perimeter fencing up and down every season.
- 4.65. It is important that fit for purpose ancillary provision (changing and social facilities) are provided. There is a need to ensure that existing facilities (changing rooms etc) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.
- 4.66. There are a number of sites where new changing rooms or improvements are required. The number of changing rooms that require renewing or refurbishing identifies the need to rationalise adult football to key sites and improve the ancillary facilities on these key sites. The identified sites are listed below but priority needs to be given to multi-pitch sites as they deliver more outcomes and enable more cost-effective maintenance – not all sites can be improved.
- **Barn Meadow:** The ancillary facilities are old and require new modern facilities.
  - **Codmore Field:** The ancillary facilities need to be refurbished.
  - **Marston Field:** the site's ancillary burnt down several years ago and requires replacement.
  - **Mill Meadow:** The changing room facilities are of very poor quality and are in need of improvements. The club would also like to add provision for women's football.
  - **Prestwood Recreation Ground:** Poor ancillary facilities that require upgrading

# SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

### SCENARIO WINDSOR RECREATION GROUND LOSS OF SITE TO DEVELOPMENT

- 4.67. The site is owned by Chiltern District Council. There is one adult football pitch and a children's play area. The Belmont Sports and Social Club building is South of the play area. This is owned by Chiltern District Council and leased to the Belmont Club.
- 4.68. In the 2016/17 season the adult pitch was played on by Old Belmont Pugilists a Chesham Sunday League team. The Chesham Sunday League has reduced in team numbers in the past few years and Old Belmont Pugilists FC have since folded. The pitch at Windsor Road was not used in the 2017/18 football season.
- 4.69. The 1 adult pitch has been audited as a 'Poor' quality pitch with maximum capacity of 1 match equivalent session per week (1 game per week).
- 4.70. There is a need to protect all natural grass football pitches due to the shortfall in youth 11 v 11 pitches and junior 9 v 9 pitches.
- 4.71. The PPS Assessment shows that all currently used playing field sites require protection and therefore cannot be deemed spare to requirements because of shortfalls now and in the future. Therefore, based on the outcomes of the PPS, local planning policy should reflect this situation.
- 4.72. 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 accommodate more pitches to meet the identified shortfalls.
- 4.73. Any proposed development at Windsor Road will need to meet Sport England's Policy Exemption 4 below:
  - **Policy Exemption E4:**
    - 'The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development'.
  - **Possible Solutions**
    1. Existing adult spare capacity 1 pitch to be reconfigured to youth 11 v 11.
    2. Any development on the site would require mitigation. Developer contributions could possibly provide funding towards a new 3G pitch.

### CRICKET SUMMARY OF KEY FINDINGS CHILTERN DISTRICT

#### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 4.74. There are 24 cricket clubs providing 60 adult men's teams, 2 women's teams, 90 junior boys' teams and 5 junior girl's teams.
- 4.75. The total capacity for natural grass cricket pitches across Chiltern District is 1008 match equivalents per season. The demand is for 912 match equivalent sessions per season. This leaves a theoretical underplay of 176 match equivalent sessions.
- 4.76. Current demand is being met with over play at Ballinger Waggoner's CC (16 games per season), Chalfont St Peter's CC (6 games per season), Chesham CC the Meadows (1 game per season), Chesham CC Chartridge Playing Fields (6 games per season), Chenies and Latimer CC (10 games per season) and The Lee CC (2 games per season).
- 4.77. Peak demand is on a Saturday and this needs to be considered as only one game can be played on 1 square. Some clubs have to play at other sites other than their home ground.

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- 4.78. There are no unsecured community use sites used by cricket clubs in Chiltern District.
- 4.79. There are a number of clubs that require facility improvements.
- 4.80. **Amersham Cricket Club:** The site has two squares but only two sets of changing rooms, meaning senior matches cannot be held at the same time comfortably. The club has strong links with the local community and has set up a shared social membership arrangement with the local rugby club.
- 4.81. **Barn Meadow:** The club would like covers if possible but the site is a public area so may be difficult. Site is used on most days of the week by school teams and Old Challoners (local side). The ancillary is old and needs replacing.
- 4.82. **Chalfont Park:** Chalfont St Peter's Cricket Club has ever since the storm of 2013 suffered without any Pavilion other than a marquee, which is very poor. The pavilion has now been completed. The club would like to develop disability cricket at the site, and would like some support with this. Other priorities they have are to weed the outfield and add an additional net to help with junior training.
- 4.83. **Chesham Cricket Club:** The cricket club has some of the best facilities in the county. Chesham CC is a large club with circa 15 junior teams, 7 senior teams, 2 girls' teams and one ladies team. The pitch is very well maintained by the club. The major issue with the pitch is the poor quality non-turf pitch, which is nearly 20 years old and clearly in need of being replaced. The clubs main issue with the site is the cost of maintaining the surrounding trees, which they feel that they require some financial support to maintain. The club have recently spent £36,000 on new nets. The pavilion on site has recently been refurbished and is in good condition. The club received a loan from the ECB for this; however, they are now struggling to pay this back. The club still feel the pavilion is unfinished and need approx. £50,000 to complete the project.
- 4.84. **Cholesbury Common:** Hawridge and Cholesbury Cricket Club. The club have a growing junior section, and want to expand this further by providing a non-turf pitch and they have a relatively new ECB-approved two lane net.
- 4.85. **Coleshill Cricket Club:** good quality village cricket provision, with a well maintained outfield and square protected by a secure surrounding fence. The ancillary facility is also in adequate condition but beginning to show signs of age. The club have installed their own practice net facility, which showed some safety concerns, specifically bubbling in the surface.
- 4.86. **Holmer Green Sports Association:** large sports association site with standard quality cricket facilities. Ancillary facilities are in need of improvement, with the changing rooms specifically being in poor condition. The club provided a non-turf pitch in 2016 and new cricket nets in 2018.
- 4.87. **Knotty Green Cricket Club:** A club with a large and growing junior section, with good pitches and several qualified coaches within the club. Although to expand this they require a new non-turf pitch and sight screens.
- 4.88. **Ley Hill Cricket Club:** a rural site based in the grounds of a country estate. The field is surrounded by trees, which can cause debris on the field. The Pavilion has recently undergone a substantial refurbishment. During consultation, the club reported having suffered several thefts and being victims of minor petty crime, as a precaution they have installed security shutters to deter future criminal activity. The ground itself is quite small and, although the club has good relationships with its neighbours, there is a slight issue with balls being lost into gardens.
- 4.89. **Little Missenden Cricket Club:** They highlighted the need for a new roller, as the current one is old and of poor quality. Used for games on a Sunday, also hosts some of the Lee CC junior games, and junior county games. The nets are old, and need replacing as does the net matting. The club have recently refurbished the clubhouse through a grant and club funds.

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 4.90. **Manor Park:** Previously built new nets without planning permission, which was challenged by local community so they had to take them down. So currently have no proper nets, which is now a priority for the site.
- 4.91. **Penn & Tylers Green Cricket Club:** The club wish to open up an old pavilion for community use. They also stated that they need new nets, a new roller. The club have replaced windows and doors in the pavilion. The outfield was has also been flattened and reseeded.
- 4.92. **Penn Street Cricket Club:** Nets are in very poor condition, they looked into improving these but would likely need more land from the surrounding woods to allow this
- 4.93. **Playing Fields of Chartridge:** The site is maintained but in a lower standard condition - equivalent to other village recreation grounds
- 4.94. **The Common:** Chesham Bois CC a small club that is at the heart of the village. The pitch is of standard quality, however the groundsman mentioned that he would like some support with maintenance of the pitch. The priority for the club is to update the changing rooms.
- 4.95. **Chalfont St Giles The Playing Fields:** A standard quality site that is maintained by the club and the parish council. The club have just received club mark, which they hope will help them over the next few years in regards to grant applications. They have a thriving youth section; however they are currently struggling for senior playing members. The main priority for the club is to update the changing facilities and obtain better maintenance equipment. The changing and bar facilities are not in good condition and should be replaced/refurbished imminently.

### ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND

- 4.96. In the 2018 season, there is capacity for 1088 match equivalents per season and the demand is for 912 match equivalent sessions per season. This leaves a theoretical underplay of 176 match equivalent sessions.
- 4.97. There are no community use cricket clubs playing on unsecured cricket facilities across Chiltern District.
- 4.98. Overall across Chiltern District there is sufficient current supply to meet current demand for cricket. There are 6 sites where there is over play. Ballinger Waggoners is overplayed due to junior cricket, Chalfont St Peter Cricket Club because of junior use and overplay could be reduced by providing a non-turf pitch. Chesham Cricket Club both grounds are slightly over played by 1 and 6 match equivalent sessions per season. Chenies and Latimer CC (10 games per season) and The Lee CC (2 games per season).
- 4.99. All overplay could be distributed to cricket facilities with spare match equivalent sessions.

### CRICKET PITCHES ARE THEY ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 4.100. The cricket pitches at the club-operated sites are good and all but 2 sites Barn Meadow and Sprinters Leisure Centre are club operated.
- 4.101. There are improvements required to clubhouse facilities and, provision of equipment and practice facilities. It is important that ancillary facilities and equipment are fit for purpose.
- 4.102. The club and ECB consultation has reported:
- 4.103. **Amersham Cricket Club:** The site has two pitches but only two sets of changing rooms, meaning senior matches cannot be held at the same time comfortably.

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
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- 4.104. **Barn Meadow:** The club would like covers if possible but the site is a public area so may be difficult. The changing facilities need replacing.
- 4.105. **Chalfont Park:** Chalfont St Peter's Cricket Club Priorities are to weed the outfield and add an additional net to help with junior training.
- 4.106. **Chesham Cricket Club:** The major issue with the pitch is the poor quality non-turf pitch, which is nearly 20 years old and clearly in need of being replaced and the cost of maintaining the surrounding trees, The club have had a loan from the ECB and are struggling to pay this back and still feel the pavilion is unfinished and need approx. £50,000 to complete the project.
- 4.107. **Cholesbury Common:** Hawridge and Cholesbury Cricket Club. The club have a growing junior section, and want to expand this further by providing a non-turf pitch.
- 4.108. **Coleshill Cricket Club:** The ancillary facility is beginning to show signs of age and needs refurbishing. The club have installed their own practice net facility, which showed some safety concerns, specifically bubbling on the surface.
- 4.109. **Holmer Green Sports Association:** Ancillary facilities are in need of improvement, with the changing rooms specifically being in poor condition.
- 4.110. **Knotty Green Cricket Club:** The club requires a new non-turf pitch and sight screens.
- 4.111. **Ley Hill Cricket Club:** The ground itself is quite small and, although the club has good relationships with its neighbours, there is a slight issue with balls being lost into gardens.
- 4.112. **Little Missenden Cricket Club:** They highlighted the need for a new roller, as the current one is old and of poor quality. The nets are old, and need replacing as does the net matting.
- 4.113. **Manor Park:** Previously built new nets without planning permission, which was challenged by local community so they had to take them down. So currently have no proper nets, which is now a priority for the site.
- 4.114. **Penn & Tylers Green Cricket Club:** The club want to open up an old pavilion for community use. They also stated that they need new nets and a new roller.
- 4.115. **Penn Street Cricket Club:** Nets are in very poor condition; they looked into improving these but would likely need more land from the surrounding woods to allow this.
- 4.116. **The Common:** Chesham Bois CC a small club that is at the heart of the village. The pitch is of standard quality, however the groundsman mentioned that he would like some support with maintenance of the pitch. The priority for the club is to update the changing rooms.
- 4.117. **Chalfont St Giles the Playing Fields:** The main priority for the club is to update the changing facilities and obtain better maintenance equipment. The changing and bar facilities are not in good condition and should be replaced/refurbished imminently.

**FUTURE SUPPLY AND DEMAND FOR PROVISION**

- 4.118. The future match equivalent session requirements for latent demand per season equate to 44 games per season and future population growth requirements equate to 24 games per season. The total additional games per season would be 68 games per season. Theoretically this can be met from the theoretical underplay of 176 match equivalent sessions.

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- 4.119. Despite what the team generation rates tell us there is demand for cricket nationally from women and girl's. The Sport England Active Lives Survey 2016, 9.2% of players that had played twice in the last 28 days were female. There is likely to be an increase in girl's and women's cricket. 1 women's team and 3 girl's junior team.
- 4.120. The future ethnic make-up of the projected population increase in Chiltern District will have an effect on the Team Generation Rates for cricket since we know that 35% of the playing population comes from the South Asian Community and that statistically they are 5 times more likely to play cricket than anybody else. The overall Chiltern District South Asian population in 2011 was 5,046. If the South Asian community increases in line with population projections of 8.5% by 2036 the figure would be 5,474. An increase of 428. The likelihood is that teams will increase more than the team generation rates suggest by a further 1 adult team and 1 junior team.
- 4.121. The ECB All Stars Cricket Initiative for 2017 aimed at 5 – 8-year olds, proved to be very successful nationally and attracted 37,000 children and the target number for 2018 has been raised considerably. The aim is for this initiative to remain in place and when children are too old for All Stars a large percentage will then join traditional junior cricket and over time result in an increase in the number of adult players as they transition into traditional cricket – which could lead to a greater demand for cricket than under the current PPS methodology.
- 4.122. The older population is also increasing midweek cricket and more 55+ teams are beginning to participate.
- 4.123. With the All Stars Cricket Initiative, over 55 development of teams and the South Asian community developing cricket the PPS has made the following assumptions:
  - **South Asian Cricket Initiative 1 adult teams = 13 match equivalent sessions per year**
  - **South Asian Cricket Initiative 1 junior teams = 6 match equivalent sessions per year.**
  - **All Stars cricket 2 junior teams = 12 match equivalent sessions per year.**
  - **Over 55's 2 adult teams = 26 match equivalent sessions per year.**
- 4.124. The total additional match equivalent sessions per season for latent demand and future population growth would be 68 match equivalent sessions and the 4 cricket development initiatives 88 match equivalent sessions per year. Overall total of 156 match equivalent sessions per year. This is within the current theoretical underplay of 176 match equivalent sessions per year.
- 4.125. The use of non-turf pitches by under 11 teams will assist in reducing the overall 156 grass match equivalent sessions additionally required.
- 4.126. Chiltern District Council needs to protect all secured and unsecured community use and non-available education cricket pitches across Chiltern District in the Local Plan.
- 4.127. There is also a need to ensure that there are sufficient quality non-turf pitches that are accessible for all clubs and in particular for use by midweek teams and junior U11s. The ECB recognise that research will need to be undertaken to identify the best sites and the preferences of potential and new players (paradoxically players often prefer 'traditional' turf facilities even if a non-turf pitch provides a better quality playing surface).

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## HOCKEY KEY FINDINGS

### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 4.128. There are 2 hockey AGPs in Chiltern District. **Amersham and Wycombe College:** The site is leased to Amersham and Chalfont Hockey Club. The club has raised funds for a new clubhouse and pitch, which was officially opened in September 2017. The club have been using the AGP since January 2017. The second pitch is **Dr Challoner Grammar School:** The 11-year-old pavilion was refurbished this year and more than adequate for current provision. The AGP was resurfaced in August 2017. This was funded from the schools own resources and they have received planning permission for 3<sup>rd</sup> party out of hours use. However, this pitch is of insufficient size for competitive hockey matches.
- 4.129. There is 1 hockey club that plays competitive fixtures in Chiltern District:
- Amersham and Chalfont Hockey Club – Established in 2001 through the merger of Amersham and Chalfont St. Peter hockey clubs, the club is one of the largest adult hockey clubs in Bucks with a total of 13 adult teams. Plus, over 450 junior players, making the club the 8th biggest junior section in England. There are 7 men's teams (including a Vintage over 60s X1), 6 women's teams, an over 40's Sunday team, Sunday mixed and national cup competition team and 25 junior teams aged between 6 – 18 years.
  - The U6s (Mixed) have informal games amongst themselves in most sessions and sometimes able to get fixtures with other clubs depending on how many players the club have.
  - The U8's and U10's (Mixed) get a chance to play in the local 5 a side league. There are 2 under 10 boy's teams and 1 under 10 girls team and 1 under 8's team.
  - The top U10s (separate Boys & Girls) play in the Chiltern In2Hockey (U12's) League and also in the County round of the England Hockey Club Championships.
  - The U12s (Boys & Girls) play in the Chiltern U12's League and also in the County round of the England Hockey Club Championships. There are 4 boy's teams and 4 girl's teams.
  - The U14 girls play in the Home Counties Girls League. There are three U14 girls squads, two squads play in the development league and one squad plays in the senior league. The top side also plays in the England Hockey U14 Club Competition.
  - The U14 Boys senior side plays in the Mercian Boys League, plus an A&C team in the development league. The top side is entered in the England Hockey U14 Club Competition.
  - The U16 girls play in the Home Counties Girls League. There are two U16 girls' squads; one squad plays in the development league and one squad plays in the senior league. The top side plays in the England Hockey U16 Club Competition.
  - There are two U16 boys' sides. The top team plays in the Mercian Boys League and will also take part in the England Hockey U16 outdoor and indoor hockey competitions. The second team plays in the Mercian Challenge League.
  - The U18 girls play in the Home Counties Girls League and also in the England Hockey Board U18 Club Competition.
  - The U18 boys are a joint team with Gerrards Cross HC and have entered the 2nd tier Mercian league and have also entered the EHB Indoor competition.

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**ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND?**

- 4.130. Amersham and Chalfont Hockey Club currently use 19.25 hrs per week for training slots Monday – Friday evenings and Sundays on their pitch at Amersham and Wycombe College. This use is secured community use. Demand for match slots currently outstrips supply of available match slots on the AGP at Amersham and Wycombe College. The club does use Dr Challoner Grammar School. The junior teams under 6's, 8s and 10s do not play every week.
- 4.131. The Dr Challoner AGP is actually not officially usable for matches as it is too narrow (due to the space constraints of the site it was built to fit the space, rather than to the size required for hockey). Amersham and Chalfont Hockey Club use it for matches when they have to, given the lack of alternatives and its nearness to the club, but only for lower teams.
- 4.132. As Doctor Challoner Grammar School is not the correct size for competitive league hockey then a second pitch that is the correct size will be required.

**ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED**

- 4.133. It is important that ancillary and pitch facilities are fit for purpose. The current AGPs at Amersham and Wycombe College and Dr Challoners School have new carpets (2017) and new or refurbished changing facilities. However, as previously stated the Dr Challoners Grammar School pitch is not the correct size for league matches.

**MAIN CHARACTERISTICS OF THE FUTURE SUPPLY AND DEMAND FOR PROVISION**

- 4.134. Population growth projects 1 additional girls' team.
- 4.135. Amersham and Chalfont Hockey Club are close to providing an additional women's team. The Club believes the potential growth of the sport locally is limited by the lack of facilities. The club had to run a waiting list last season 2017/18 for juniors and looks certain to be in the same position this season. And this is with all advertising/ promotion of the club having been stopped.
- 4.136. From the current playing base of 600 paid up members (adults and juniors) at the hockey club, the club believes there is potential to grow to nearer the 800-900 mark if the facilities were available.
- 4.137. Despite the club having its own facility, the club has had to juggle its fixtures and hire facilities in Wycombe and Three Rivers districts as well as at Dr Challoner Grammar School.
- 4.138. School hockey is quite large in Chiltern District:
  - **Dr Challoners Boys - own pitch, needs met (although the pitch is actually too small for a competitive hockey pitch).**
  - **Dr Challoner Girls - travel the short distance to the Amersham & Chalfont pitch for training and matches 3 times per week September to March after school.**
  - **Chesham Grammar - no regular access to a pitch, can only try to get the Monday slot at the hockey club after school for matches (Friday is never used for school matches). The school are currently working on a planning application for their own pitch.**
  - **Amersham School - Amersham School has the opportunity to purchase access to the hockey clubs facility for PE lessons, but does not have the funds to do so.**
  - **Chalfonts Community College - have a half size multi-use surface. Currently do very little hockey, but if they wanted to do more, they would need access to a full size pitch for matches.**

## SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 4.139. One of the main drivers of the demand is the amount of hockey now played in primary schools. The main state primary schools that play hockey are Robertswood, St Josephs, St Mary's Amersham, Elangeni, Woodside and Little Chalfont in Chiltern District, and Gerrards Cross CofE in South Bucks. Some, but less, hockey is also played at Chalfont St Giles, Waterside and Chalfont Academy. And of course a number of the private schools play - The Beacon, Chesham Prep, Davenies, Gayhurst, etc. The Amersham and Chalfont Hockey Club has been active in developing the number of children playing the sport at most of these schools, via both PE and after-school clubs.
- 4.140. One solution would be to build on the training areas/ netball courts that the Amersham and Chalfont Hockey Club have planning permission for. These did not get built in 2017 as the club run out of money. England Netball are willing to make a small contribution but the club has to pay back most or all of its debt before building this facility, as well as build up a sinking fund for the carpet resurfacing. So the club are some years from building this part of the facility as it stands, unless financial support is available.
- 4.141. A second solution would be to support a new pitch at Chesham Grammar School.
- 4.142. As part of the new England Hockey Strategy 'A Nation where Hockey matters' 2017-2021 a long term aspiration is to double the number of people playing hockey in clubs by 2028."
- 4.143. Since 2012 Hockey has seen a 65% increase of U16 players taking up Hockey within the club environment. This increase across all age groups is expected to continue especially with the success of the Rio Olympics and a home Women's World Cup during the summer of 2018. Unlike some sports, hockey can only be played competitively on sand or water based Artificial Grass Pitches (AGPs). Water based AGPs are not common and only found at elite sites, whereas sand based/sand dressed AGPs can be found on secondary school sites, leisure centres and higher education establishments.
- 4.144. Due to the impact on hockey, it is appropriate to ensure that sufficient sand based AGPs are retained for the playing development of hockey within the local authority administrative area. To that end, a change of an Artificial Grass Pitch's surface or carpet may require a planning application, and as part of it the applicants will have to show that there is sufficient AGP provision available for hockey in the locality if the surface is changed. Otherwise planning permission will not be granted. Advice from Sport England and England Hockey should be sought prior to any planning application being submitted. (Sport England is currently taking legal advice on the matter of submission of planning applications for change of AGP surface).
- 4.145. It should also be noted that if the surface is changed, it could require the existing floodlights to be changed and in some instances noise attenuation measures may need to be put in place.

### ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

- 4.146. The current supply of hockey facilities in Chiltern District will not be sufficient to meet future demand. A second pitch is required. 2 sites should be considered. 1 an additional pitch at Amersham and Chalfont Hockey Club or Chesham Grammar School. Sink funds will need to be in place to refurbish the carpets.
- 4.147. Sport England considers that planning permission is required for a change of surface on artificial pitches and is currently seeking legal advice on this matter.

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**RUGBY SUMMARY OF KEY FINDINGS**

**MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION**

- 4.148. The audit of rugby pitches across Chiltern District identifies that there are 11 sites with rugby pitches but only 2 sites stating they offer secure community use. The secured community use sites are:
- **Chiltern Hills Academy, (Chesham Rugby Club)**
  - **Weedon Lane (Amersham and Chiltern Rugby Club)**
- 4.149. There are rugby pitches provided at 9 other sites. All 9 sites have stated that their rugby facilities b not available for community use these are:
- **Chesham Grammar School**
  - **Dr. Challoners Grammar School**
  - **Gayhurst School**
  - **Holmer Green Senior School**
  - **Misbourne School**
  - **Priory Road**
  - **The Amersham School**
  - **The Beacon School**
  - **The Chalfonts Community College**
- 4.150. **Amersham and Chiltern Rugby Football Club Weedon Lane:** The rugby pitches are maintained and owned by the rugby club with a groundsman and a contractor annually top dresses and verti drains the pitches. The Club has said that the pitches are well used 5 nights a week and then on Saturdays and Sundays. The site is currently at capacity, especially for Minis, some of which have to use Hervines Park. This is a Park owned by Amersham Town council quite close to the Weedon Lane ground. There are no rugby pitches marked out at Hervines Park and the park is used as an overspill. This means there is a loss of potential revenue from parents at the club site. There is space to add two further pitches at the main site, but at present the site is too sloped for this to happen. However, there is potential in the future to level this space but currently this is not the clubs priority.
- 4.151. The club has completed several substantial projects such as the new car park, drainage systems on three pitches so they can play rugby all year round, solar panels on the roof and a borehole for their water. The club is now turning its attention towards the clubhouse. There is a planned extension which will allow for a gym, a kit shop and better storage. The plans have been done but it is a big challenge.
- 4.152. **Chesham Rugby Club Chiltern Hills Academy:** The club rated the pitches as standard and the club maintains the pitches and spends up to £10k yearly. Teams train for a total of approximately 5 hours weekly on a separate floodlit training area. The club has a purpose built clubhouse on site (completed August 2018) and conforms to RFU standards with four changing rooms, social area, kitchen, and shop and physio room. The pitches are of good quality, flat and with fair drainage. The school would like to progress a full sized 3G AGP in collaboration with the club which would be WR22 compliant with the club guaranteed a certain number of hours of use of the AGP for training purposes once complete.

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**ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT AND FUTURE DEMAND**

- 4.153. All community use and non-community use rugby pitches require protection in the Local Plan. Although not formally marked out for rugby areas such as Hervines Park need protecting in the Local Plan.
- 4.154. Chesham Rugby Football Club demand for training and match equivalent sessions is 13.5 and capacity is 4.5 match equivalent sessions. There is a deficit of 9 match equivalent sessions per week. The club does state that it doesn't train on its grass pitches and that it trains elsewhere on the grounds. If this is the case then the demand for match only equivalent sessions is 6.75 and there is a deficit of 2.25 match equivalent sessions.
- 4.155. Amersham & Chiltern Rugby Club demand for training and match equivalents is 12.5 and capacity is 10. This provides a deficit of 2.5 match equivalent sessions per week.
- 4.156. There is a current shortfall across Chiltern District of 11.5 match and training equivalent sessions per week if Chesham RUFC train on their pitches or a current shortfall of 4.75 match and training equivalent sessions weekly if they train elsewhere on the site. This increases to 20.25 match and training equivalent sessions in 2036 or 12.75 match equivalent sessions per week if Chesham RUFC train elsewhere other than the pitches on site (Includes latent demand and future population growth).
- 4.157. The peak period of demand for rugby is a Saturday. There are currently 7 Senior Rugby Union pitches available providing secured community use across Chiltern District and there is demand for 4 rugby match equivalent sessions on a Saturday afternoon. At peak time of play there is an under play of 3 match equivalent sessions.
- 4.158. All clubs have sufficient pitches at peak match times on a Saturday, but the pitches are over used for training.
- 4.159. Amersham and Chiltern Rugby Club require additional pitches particularly for training and there is land available.
- 4.160. Chesham rugby club in collaboration with Chiltern Hills Academy would like to progress a full sized 3G AGP in collaboration with the club which would be WR22 compliant with the club guaranteed a certain number of hours of use of the AGP for training purposes once complete.

**ACCESSIBLE SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED**

- 4.161. It is important that ancillary and pitch facilities are fit for purpose. The following quality issues have been raised as part of the consultation:
  - **Amersham and Chiltern Rugby Club:** The site is currently at capacity, especially for Minis, some of which have to use Hervines Park. This is a Park owned by Amersham Town council quite close to the Weedon Lane ground. There are no rugby pitches marked out at Hervines Park and the park is used as an overspill. This means there is a loss of potential revenue from parents at the club site. There is space to add two further pitches at the main site, but at present the site is too sloped for this to happen. However, there is potential in the future to level this space but currently this is not the clubs priority. The clubs current priority is a planned extension to the club house to allow for a gym, a kit shop and better storage.
  - **Chesham Rugby Club Chiltern Hills Academy:** The pitches are of good quality, flat and with fair drainage. The club has a purpose built clubhouse on site (completed August 2018) and conforms to RFU standards with four changing rooms, social area, kitchen, and shop and physio room. The school would like to progress a full sized 3G AGP in collaboration with the

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club which would be WR22 compliant with the club guaranteed a certain number of hours of use of the AGP for training purposes once complete.

**WHAT IS THE OVERALL QUALITY LEVEL?**

- 4.162. Future investment in quality enhancement is required to sustain and grow the clubs based in Chiltern District, Floodlights and improvements to changing and pavilions plus access to a 3G world rugby regulation 22 compliant rubber crumb pitch are required.

## 5. STRATEGY FRAMEWORK AND ACTION PLAN FOR ENABLING FUTURE DELIVERY OF PLAYING PITCH PROVISION

- 5.1. The PPS and Action Plan has been developed from research and analysis of playing pitch provision and usage within South Bucks and Chiltern District Council and this is provided in Appendix 1 Stage C South Bucks District Council Playing Pitch Analysis and Assessment and Appendix 2 Stage C Chiltern District Council Playing Pitch Analysis and Assessment.
- 5.2. This section sets out a strategy to enable the delivery of Football, Cricket, Hockey, and Rugby Union. The PPS provides a framework for delivery with partners and sets out aspirations and provides a priority list for when funding becomes available.
- 5.3. The identified outputs for the PPS are:
  - **Provide a framework to support medium and long-term facilities planning for the delivery of sports and leisure in South Bucks and Chiltern District Council.**
  - **A clear needs analysis for developers regarding future sports and recreation facility needs in South Bucks and Chiltern District Council areas.**
  - **A robust framework to assist the allocation of developer contributions (through S106 money or the Regulation 123 list of CIL funded infrastructure) for sports and recreation provision in South Bucks and Chiltern District Council.**
  - **To identify priority sports for the area based on National Governing Bodies targets and local community needs.**
  - **To develop a priority list for investment and use of resources secured through developer contributions.**
- 5.4. The PPS framework and action plan focusses on the 5 points above and these points are addressed throughout the Priority Sports Specific Actions and Individual Site Action Plans.
- 5.5. The strategy framework focuses on the following three principles:
  - **Protect:** The strategy seeks to make sure that the right amount of playing pitches and ancillary facilities of the right quality are in the right place. It promotes the protection of existing provision and recognises the benefits of multi pitch hub sites by:
    - Highlighting sites which have a particular significance for sport and seek to designate them as a local recreational space through the Development Plan process (see NPPF paragraphs 76 and 77)
    - Negotiate security of tenure for clubs at playing pitch sites
  - **Enhance:** Key partners such as South Bucks and Chiltern District Council, local schools, Private and Voluntary Sector Sports Clubs, and NGBs must work together to maximise the full potential of playing pitch assets and the long-term sustainability of these assets and recognise that an improvement in quality and ongoing maintenance can have an impact on the capacity of use. The strategy will do this by:
    - Improving the quality of the playing surface by providing improved maintenance and as a last resort drainage, by undertaking and supporting improvements and enhancement at sites that do not meet required quality standards, supporting clubs that require improved facilities in order to play at a higher standard, ensuring that pitches have a period of rest and recovery where appropriate.
    - Provision of enhanced ancillary facilities where they are required – 3G rubber crumb pitches, floodlighting and changing
    - Ensure that clubs have access to sufficient training facilities
    - Identification of sites for further development

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## PLAYING PITCH STRATEGY

- **Provide:** In times of public sector austerity, investment needs to be directed at sites which will provide the best impact and highest increase in participation. It is the policy of South Bucks and Chiltern District Council's to support projects and sports clubs that are able to demonstrate sustainable long-term development, increase participation and support those clubs that have achieved the appropriate accreditations e.g. Clubmark and or Charter Standard and provide player and sports development pathways. The strategy looks at:
  - Addressing capacity in junior and mini football by ensuring that all teams are playing on pitches of the right size.
  - Addressing the need for artificial grass pitches to meet increasing and changing demand for AGP surfaces for both training and competition in football, hockey and rugby and other pitch sports.
  - Providing the required number and type of pitches on-site or appropriate provision off-site, to meet the specific needs of residential development proposals.

### PRIORITY SPORT SPECIFIC ACTIONS

- 5.6. All existing playing field land is protected by the Local Development Plan for South Bucks and Chiltern District Councils. Sport England policies and the NPPF to deliver current and future needs.
- 5.7. As a priority for all partners on the Steering Group there is a need for South Bucks and Chiltern District Councils, Football Foundation, Berks and Bucks County Football Association, England Hockey, ECB and Bucks Cricket, Rugby Football Union and Sport England to work together to provide a local investment plan to ensure the successful implementation of this PPS.
- 5.8. The Football, Cricket, Rugby and Hockey Individual Sport Specific actions are shown in the table below.
- 5.9. The action plans are given a priority:
  - **PRIORITY 1.** Delivered against or worked towards within three years (ahead of the first full review of the PPS)
  - **PRIORITY 2.** Delivered within 6 years
  - **PRIORITY 3.** No specific date – In many instances the action is a general support for clubs or other bodies to progress with ground improvements and is not necessarily an action the Councils or the Playing Pitch Steering Group have control over.

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
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Table 5.1: Individual Sport Specific Action Plans

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
<b>FOOTBALL</b>						
PROTECT	Football 1.	All football pitches across South Bucks and Chiltern District Councils should be protected in the Local Plan unless suitable equivalent or better replacements are provided.	All existing pitches and sites that have been previously used as playing fields across South Bucks and Chiltern District Councils.	1	South Bucks and Chiltern District Councils	Low
PROTECT	Football 2.	Ensure formal Community Use Agreements are in place with Education establishments providing football pitches and 3G rubber crumb pitches for community use.	All Schools, Colleges, Higher Education facilities used by clubs.	2	South Bucks and Chiltern District Councils / Berks & Bucks CFA Council / Schools / Academies / Colleges and Higher Education	Low
PROTECT	Football 3.	Ensure clubs have appropriate levels of security of tenure at playing pitch sites where feasible to secure the long-term future of the club.	All relevant clubs:	2	South Bucks and Chiltern District Councils/ Parish & Town Councils/ Clubs.	Medium
ENHANCE	Football 4.	Continue to support junior clubs to develop with the management and improvement of facilities and ensure security of tenure of playing facilities for junior clubs either through leasing or community asset transfers so clubs can become sustainable in the future.	<b>Chiltern District Council</b> <ul style="list-style-type: none"> <li>• Chalfont St Peter FC</li> <li>• Chesham Utd FC</li> <li>• Prestwood Colts FC</li> <li>• Chalfont Saints FC</li> <li>• Chesham Athletic FC</li> <li>• Holmer Green FC</li> <li>• Penn &amp; Tyler FC</li> <li>• Chalfont Wasps FC</li> <li>• Westwood Park FC</li> <li>• Kings Church FC</li> <li>• St Joseph's FC</li> <li>• St James FC</li> <li>• Robertswood Rangers</li> <li>• AFC Lightening</li> <li>• Seer Green</li> </ul> <b>South Bucks District Council</b> <ul style="list-style-type: none"> <li>• Gerrards Cross &amp; Fulmer FC</li> <li>• Beaconsfield Town FC</li> <li>• Burnham Juniors</li> <li>• Delaford Colts</li> <li>• Holy Family</li> <li>• St Peters</li> <li>• Higher Denham Rangers</li> <li>• Martin Baker</li> <li>• Thorpe House</li> </ul>	2	All site owners, Berks & Bucks CFA. FF	Low
ENHANCE	Football 5.	There will be a need to improve the quality of 'Poor' quality football pitches to provide the required level of good quality natural grass pitches.	Chiltern District Council <ul style="list-style-type: none"> <li>➢ Marston Field</li> <li>➢ Codmore Field</li> <li>➢ Bellington Village Hall</li> <li>➢ Windsor Road (subject to loss to development)</li> <li>➢ Chesham Athletic Amersham &amp; Wycombe College</li> </ul>	1	Site Owners / Berks & Bucks CFA	High

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>South Bucks District Council</p> <ul style="list-style-type: none"> <li>➢ Gerrards Cross Common</li> <li>➢ Higher Denham Community Hall</li> <li>➢ Holloways Park</li> </ul>			
ENHANCE	Football 6.	There will be a need to improve the standard of non-playing pitch facilities including access and car parking and the quality of changing rooms to provide segregated changing for male and females where feasible.	<p>Priority Sites:</p> <p>Chiltern District Council</p> <ul style="list-style-type: none"> <li>➢ Barn Meadow</li> <li>➢ Codmore Field (Funding in hand)</li> <li>➢ Marston Field</li> <li>➢ Mill Meadow</li> <li>➢ Prestwood Recreation Ground</li> </ul> <p>South Bucks District Council</p> <ul style="list-style-type: none"> <li>➢ Beaconsfield Town FC</li> <li>➢ King Georges Field - Fulmer</li> <li>➢ Farnham Park Playing Fields (Master Plan)</li> <li>➢ Gerrards Cross Common (No Current changing facilities)</li> <li>➢ Iver Heath Recreation Ground</li> <li>➢ Martin Baker's</li> <li>➢ Polish Association (Slough)</li> <li>➢ Richings Park Sports Club</li> <li>➢ Stanley Jones Field</li> <li>➢ The Gore(Carpark)</li> <li>➢ Wooburn Green Lane</li> <li>➢ George Pitcher Memorial Ground</li> </ul>	2	Football clubs, South Bucks & Chiltern District Councils, Football Foundation and Berks and Bucks CFA, Parish and Town Council's	High
PROVIDE	Football 7.	<b>Provide a solution to meet current, identified latent demand and future demand to 2036 – all pitch typologies.</b>	<p><b>Chiltern District Council - Meeting Latent and Future Demand 2036</b></p> <p>Future demand for Adult 11 v 11 match equivalent sessions can be met from current match equivalent sessions.</p> <p>The following unsecured community use sites will require formal community use agreements to be in place to safeguard future community use for all football typologies:</p> <ul style="list-style-type: none"> <li>• Misbourne School</li> <li>• Chalfont Community College</li> <li>• Chiltern Hills Academy</li> <li>• Brushwood Junior School</li> <li>• Chesham Grammar School</li> <li>• Dr Challoner Grammar School</li> <li>• St Joseph's Catholic Primary School</li> <li>• Seer Green C of E School</li> <li>• Thorpe House School</li> <li>• Robertswood School</li> <li>• Little Kingshill Combined School</li> </ul>	2	South Bucks and Chiltern District Councils/ Parish & Town Councils, Football Foundation, Berks & Bucks CFA.	High

Chiltern District Council - Meeting Latent and Future Demand 2036 –Youth 11 v 11

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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p><b>Teams</b></p> <p>Youth 11 v 11 pitches (2), Junior 9 v 9 (1) are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments.</p> <p>Spare adult pitches (19) should be reconfigured to youth 11 v 11 pitches.</p> <p><b>Chiltern District Council Meeting Latent and Future Demand 2036 – Junior 9 v 9, Mini Soccer 7 v 7 Teams and 5 v 5 Teams</b></p> <p>Shortfall of 11 x 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play.</p> <p>There are sufficient 7 v 7 match equivalent sessions to meet future demand.</p> <p>Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 7 v 7 match equivalent sessions.</p> <p>There are sufficient 5 v 5 match equivalent sessions to meet future demand.</p> <p>Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.</p> <p><b>South Bucks District Council - Meeting Latent and Future Demand 2036 – Adult Teams</b></p> <p>Future demand for Adult 11 v 11 match equivalent sessions can be met from current match equivalent sessions.</p> <p>The following unsecured community use sites will require formal community use agreements to be in place to safeguard future community use:</p> <ul style="list-style-type: none"> <li>• Burnham Grammar School – Requires a formal community use agreement to be in place. Facility currently provides for 1 adult pitch.</li> <li>• Beaconsfield High School – Requires a formal community use agreement to be in place. Facility currently provides for 1 adult pitch.</li> </ul> <p>There may well be a loss of 2 adult grass pitches at Evreham Sports Centre in the future (2021) this should be mitigated by providing a minimum of 1 full size 3G pitch at Farnham Park.</p> <p>The loss of the 2 adult grass pitches at Evreham Sports Centre will be covered by 2 x 3G pitches at Farnham Park Playing Fields (1 to replace the 2 adult pitches and 1 to replace the loss of the 60m x 40m 3G pitch at Evreham Sports Centre).</p> <p><b>South Bucks District Council - Meeting Latent and Future Demand 2036 – Youth 11 v 11 Teams</b></p> <p>The projected demand in 2036 is for 27 youth 11 v 11 match equivalent sessions. There are currently 4 match equivalent sessions available. This is based on the Wilton Park (East) development replacing the existing 2 youth 11 v 11 pitches following the housing development.</p> <p>This means there is an additional need for 23 match equivalent sessions.</p>			

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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>The need can be met by:</p> <ul style="list-style-type: none"> <li>• A formal community use agreement will need to be put in place with Beaconsfield High School to safeguard community use in the future and reconfiguration of an adult pitch to youth 11 v 11. This means there will be a need for 22 additional youth 11 v 11 pitches in 2036.</li> <li>• Youth 11 v 11 pitches (3) are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments. Reduces the need to 19 additional youth 11 v 11 pitches in 2036.</li> <li>• The 8 adult 11 v 11 pitches that are spare could be reconfigured to youth 11 v 11 pitches. Farnham Park has 5 spare adult pitches at peak time of play currently. This would reduce the need for additional youth 11 v 11 pitches to 11.</li> <li>• The remaining 11 youth 11 v 11 pitches could be provided through reconfiguring 9 v 9, 7 v 7 and 5 v 5 grass pitches that become redundant once teams move onto 3G rubber crumb for training and competitive games.</li> <li>• There is a need to address overplay of youth 11 v 11 at George Pitcher Memorial Ground – Provision of a 3G pitch would assist in this process.</li> </ul> <p><b>South Bucks District Council Meeting Latent and Future Demand 2036 –Junior 9 v 9 Teams</b></p> <p>In 2036 the PPS identifies a need for 24 pitches providing 24 match equivalent sessions at peak time of play. With the current 9 secured community use pitches providing 9 match equivalent sessions and 1 unsecured match equivalent session requiring a formal community use agreement at Gerrards Cross Church of England School. This leaves a shortfall of 14 match equivalent sessions at peak time of play.</p> <p>Population growth identifies a need for 2 new junior 9 v 9 pitches, providing 2 match equivalent sessions at peak time of play, to be provided from new housing development. This leaves a shortfall of 12 match equivalent sessions.</p> <p>These 12 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play.</p> <p><b>South Bucks District Council Meeting Latent and Future Demand 2036 – Mini Soccer 7 v 7 Teams</b></p> <p>The demand in 2036 is for 16 match equivalent sessions at peak time of play. There will be a projected shortfall of 6 match equivalent sessions. This shortfall should be met by moving mini soccer 7 v 7 onto 3G rubber crumb pitches.</p> <p><b>South Bucks District Council Meeting Latent and Future Demand 2036 – Mini Soccer 5 v 5 Teams</b></p> <p>There are sufficient mini soccer grass pitches to meet future demand in 2036. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.</p>			

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
PROVIDE	Football 8.	Provide off site payments to enhance football facilities across South Bucks and Chiltern Districts for use by residents of new developments.	Use Sport England's new Development Calculator for each new development to obtain developer contributions. The developer contributions should be directed towards improving poor quality pitches to standard and improving pitches and ancillary requirements identified in the individual site action plans if the site is considered to be within the catchment of a new development.	2	South Bucks and Chiltern District Council and other Stakeholders.	
<b>Cricket</b>						
PROTECT	Cricket 1.	All cricket pitches across the South Bucks and Chiltern Districts should be protected in the Local Plan unless suitable equivalent or better replacements are provided.	All existing pitches and sites that have been previously used as playing fields across South Bucks and Chiltern Districts.	1	South Bucks and Chiltern District Council.	Low
PROTECT	Cricket 2.	Ensure clubs have appropriate levels of security of tenure at playing pitch sites where feasible to secure the long-term future of the club.  Seek to ensure community use agreements are in place at unsecured community use sites.	<b>South Bucks District Council</b>  Farnham Royal Cricket Club - lease required.  Farnham Common Junior School - community use agreement required.	1	South Bucks District Council /ECB / Owners / Tenants.	High  Low
ENHANCE	Cricket 3.	South Bucks and Chiltern District Council in partnership with the ECB and Bucks Cricket to work together to improve the quality of cricket pitches, through developer contributions and accessing funding through the ECB Grant Aid and Pitch Advisory Scheme.  Any improvements undertaken should seek to ensure that facilities are in line with ECB standards as well as meeting specifications for the local leagues	Chiltern District Council  • Sprinters Leisure Centre • Barn Meadow	1	Chiltern District Council, ECB and Bucks Cricket.	High
ENHANCE	Cricket 4.	Ensure that ancillary facilities meet club needs and requirements to ensure sustainability of use.	<b>Chiltern District Council</b>  Amersham Cricket Club: The site has two pitches but only two sets of changing rooms, meaning senior matches cannot be held at the same time comfortably. Need for additional changing rooms.  Barn Meadow: The changing facilities need replacing and the cricket club would like covers.  Chalfont Park: Chalfont St Peter's Cricket Club Priorities are weeding the outfield and add an additional net to help with junior training.  Chesham Cricket Club: There is a poor quality non-turf pitch, which is nearly 20 years old and clearly in need of being replaced. The club have had a loan from the ECB and still feel the pavilion is unfinished and need approx. £50,000 to complete the project.  Cholesbury Common: Hawridge and Cholesbury Cricket Club. The club have a growing junior section, and want to expand this further by providing a non-turf pitch.  Coleshill Cricket Club: The ancillary facility is beginning to show signs of age and needs refurbishing. The club have installed their own practice net facility, which showed some safety concerns, specifically bubbling on the surface.  Holmer Green Sports Association: Ancillary facilities are in need of improvement, with the changing rooms specifically being in poor condition.  Knotty Green Cricket Club: The club requires a new non-turf pitch and sight screens.  Ley Hill Cricket Club: The ground itself is quite small and, although the club has good	2	South Bucks and Chiltern District Council, ECB, Bucks Cricket, Site Owners and Cricket Clubs	High

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>relationships with its neighbours, there is a slight issue with balls being lost into gardens. Need to look at netting.</p> <p>Little Missenden Cricket Club: highlighted the need for a new roller and need to replace net matting.</p> <p>Manor Park: Previously built new nets without planning permission, which was challenged by local community so they had to take them down. So currently have no proper nets, which is now a priority for the site.</p> <p>Penn &amp; Tylers Green Cricket Club: The club want to open up an old pavilion for community use, need new nets, a new roller.</p> <p>Penn Street Cricket Club: Nets are in very poor condition; they looked into improving these but would likely need more land from the surrounding woods to allow this.</p> <p>The Common: Chesham Bois CC The priority for the club is to update the changing rooms.</p> <p>The Playing Fields: The main priority for the club is to update the changing facilities and obtain better maintenance equipment. The changing and bar facilities are not in good condition and should be replaced/refurbished.</p> <p><b>South Bucks District Council</b></p> <p>Farnham Common Cricket Club: Remove current container area and containers all together, and purchase a new roller.</p> <p>Farnham Royal Cricket Club: In the long term they would like to relocate the ancillary facilities away from the houses, and into a two tier building. But their main development plans would be renovating the current scoring hut.</p> <p>Gerrards Cross Sports Club: the club would like to relay patio and replace furniture as they have a lot of spectators and a new mower for the outfield..</p> <p>Stoke Green Cricket Club: a new roller, new sightscreen and new nets and develop a games hall.</p> <p>Beaconsfield Cricket Club - Wilton Park: Aspiration to redevelop the ground and provide a cricketing centre of excellence with a new pavilion and indoor cricket provision, improved pitches and enhanced supporting facilities. Currently working with developers to bring this to fruition. This would require release of Green Belt land and some new build residential development will be needed to help fund the improvements. Beaconsfield Cricket Club and Inland Homes would like to work with the District Council to help deliver this new facility.</p> <p>Denham Cricket Club: require a non-turf pitch.</p> <p>Taplow Cricket Club: require a new score board.</p> <p>Burnham Cricket Club: are looking at providing a non-turf pitch in the future to help with junior training and matches.</p>			

PROVIDE	Cricket 5.	Work with clubs to identify satellite facilities of appropriate quality when demand exceeds supply at the	Priorities:	1	Cricket Clubs, ECB, Bucks Cricket and Site Owners	Low
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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
		club base.	Chiltern District Council  Chesham Cricket Club Ley Cricket Club Amersham Cricket Club South Bucks District Council Stoke Green Cricket Club Farnham common Cricket Club			
PROVIDE	Cricket 6.	Provide a solution for under and oversupply in the future to 2036.	<p><b>South Bucks Cricket requirements 2018 – 2036.</b></p> <p>The total additional match equivalent sessions per season for latent demand and future population growth is 118 and the cricket development initiatives require 163 match equivalent sessions per year. This is within the current theoretical underplay of 288 match equivalent sessions per year.</p> <p>The use of non-turf pitches by under 11 teams will assist in reducing the overall 182 grass match equivalent sessions additionally required. The ECB recognise that research will need to be undertaken to identify the best sites and the preferences of potential and new players (paradoxically players often prefer 'traditional' turf facilities even if a non-turf pitch provides a better quality playing surface).</p> <p><b>Chiltern Cricket requirements 2018 – 2036.</b></p> <p>The total additional match equivalent sessions per season for latent demand and future population growth and the cricket development initiatives 156 match equivalent sessions per year. This is within the current theoretical underplay of 176 match equivalent sessions per year.</p> <p>The use of non-turf pitches by under 11 teams will assist in reducing the overall 133 grass match equivalent sessions additionally required.</p>	1 - 3	South Bucks and Chiltern District Council, other site owners, Clubs, ECB and Hampshire Cricket	Low
PROVIDE	Cricket 7.	Provide off site payments to enhance cricket facilities across South Bucks and Chiltern District for use by residents of new developments.	Use Sport England's new Development Calculator for each new development to obtain developer contributions towards improving pitches and ancillary facilities identified within the individual site action plans if the site is considered to be in the catchment of a new development.	1 – 3	South Bucks and Chiltern District Council and other Stakeholders	Low - High
<b>RUGBY</b>						
PROTECT	Rugby 1.	All Rugby pitches in South Bucks and Chiltern District should be protected unless suitable equivalent or better replacements are provided.	All existing pitches and sites that have been previously used as playing fields and remain of potential value,	1	South Bucks and Chiltern District Council	Low
PROTECT	Rugby 2.	Seek to ensure unsecured community use rugby pitches have a formal community use agreement in place.	<p><b>South Bucks District Council</b></p> <p>Drifters Rugby Club Farnham Common Sports Club: The club would struggle if they lost the use of the adjacent junior school playing fields for its mini programme on Sundays. There are no junior pitches marked out on the junior school site. Requires formal community use agreement Farnham Common Junior School.</p>	1	South Bucks and Chiltern District Council / RFU / Clubs.	Low
PROTECT	Rugby 3.	Ensure clubs have appropriate levels of security of tenure at playing pitch sites where feasible to secure the long-term future of the club.	<p><b>South Bucks District Council</b></p> <p>Beaconsfield Rugby Club lease the land on which their pavilion at Cross Lane sits from</p>	1	South Bucks and Chiltern District Council, RFU, Clubs.	Low

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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>Beaconsfield Town Council on a 15 year lease. The club also has access to a field owned by Hall Barn Estates. This land is adjacent to the main pitch sites on the other side of Cross Lane. The land has no formal markings for rugby but is used for training their 600+ minis and juniors. The loss of this site (which is technically unsecure) would be disastrous for the club. The site needs to be secured through a formal agreement.</p> <p>Phoenix Rugby Club: current lease expires 2029 but set to be renewed.</p>			
ENHANCE	Rugby 4.	Improve the quality, availability and carrying capacity of existing rugby pitches to meet current and future needs of clubs. Particular emphasis on improving maintenance and installing drainage and access to floodlit training facilities.	<p><b>Chiltern District Council</b></p> <p>Future investment in quality enhancement is required to sustain and grow the clubs based in Chiltern District floodlights and improvements to changing and pavilions plus access to a 3G world rugby regulation 22 compliant rubber crumb pitch are required.</p> <p>Additional pitches could be provided at Amersham and Chiltern Rugby Club if a slope could be dealt with. Otherwise agreements over the long term use of Hervines Park as an overspill for mini rugby need to be considered.</p> <p>Chiltern Hills Academy would like to progress a full sized 3G AGP in collaboration with Chesham Rugby Club which would be World Rugby 22 compliant with the club guaranteed a certain number of hours of use for training purposes.</p> <p><b>South Bucks District Council</b></p> <p>Beaconsfield Rugby Club and Drifters Rugby Club Farnham Common Sports Club would benefit from additional pitches with floodlights or access to a rugby world 22 compliant 3G rubber crumb pitch.</p> <p>There is a need to protect the unsecured World rugby compliant 22 3G pitch and grass pitches at Burnham Grammar School.</p>	1 - 3	South Bucks and Chiltern District Council, RFU. Clubs.	High
ENHANCE	Rugby 5.	Support the improvement of all ancillary facilities to the required NGB standard.	<p><b>Chiltern District Council</b></p> <p>Amersham and Chiltern Rugby Club: The clubs current priority is a planned extension to the club house to allow for a gym, a kit shop and better storage.</p> <p><b>South Bucks District Council</b></p> <p>Beaconsfield Rugby Club Cross Lane: The clubhouse is in good condition but the club has a requirement to undertake several projects to enable the building to cater for the demand from junior rugby.</p> <p>Drifters Rugby Club Farnham Common Sports Club: A good site, with large ancillary facilities that are in good condition. Recently re roofed the clubhouse. Containers need reorganising on site.</p>	1	South Bucks and Chiltern District Council, RFU	High
PROVIDE	Rugby 6.	Provide a solution for under and oversupply in the future to 2036.	<p><b>Chiltern District Council</b></p> <p>There is a current shortfall across Chiltern District of 11.5 match and training equivalent sessions per week if Chesham RUFC train on their pitches. If the club trains elsewhere on the site current shortfall drops to 4.75 match and training equivalent sessions' weekly. This increases to 20.25 match and training equivalent sessions in 2036 or 12.75 match equivalent sessions per week if Chesham RUFC train elsewhere other than the pitches on site (Includes latent demand and future population growth)</p> <p>The peak period of demand for rugby is a Saturday. There are currently 7 Senior Rugby</p>	1 - 3	South Bucks and Chiltern District Councils., Rugby Clubs, RFU	High

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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>Union pitches available providing secured community use across Chiltern District and there is demand for 4 rugby match equivalent sessions on a Saturday afternoon. At peak time of play there is an under play of 3 match equivalent sessions.</p> <p>All clubs have sufficient pitches at peak match times on a Saturday, but the pitches are over used for training midweek and junior and mini rugby matches and training on Sundays.</p> <p>Amersham and Chiltern Rugby Club require additional pitches particularly for training and there is land available.</p> <p><b>South Bucks District Council</b></p> <p>There is a current shortfall of 7.25 match and training equivalent sessions. This increases to 11.25 match and training equivalent sessions in 2036 (Includes latent demand and future population growth).</p> <p>The peak period of demand for rugby is a Saturday. Excluding Cottage Park Road, Hedgerley, there are currently 9 Senior Rugby Union pitches available providing secured community use across South Bucks and there is demand for 6 rugby match equivalent sessions on a Saturday afternoon. At peak time of play there is an under play of 3 match equivalent sessions.</p> <p>All clubs have sufficient pitches at peak match times on a Saturday, but the pitches are over used for training midweek and junior and mini rugby training and matches on a Sunday morning.</p> <p>Beaconsfield Rugby Club and Drifters Rugby Club Farnham Common Sports Club would benefit from additional pitches with floodlights or access to a rugby world 22 compliant 3G rubber crumb pitch.</p> <p>There is a need to protect the unsecured World rugby compliant 22 3G pitch and grass pitches at Burnham Grammar School.</p>			
PROVIDE	Rugby 7.	Provide off site payments to enhance rugby facilities across South Bucks and Chiltern District Councils for residents of new developments.	Use Sport England's new Development Calculator for each new development to obtain developer contributions towards improving pitches and ancillary facilities identified within the individual site action plans. If the site is considered to be in the catchment of a new development.	1 – 3	South Bucks and Chiltern District Councils and other Stakeholders.	Low - High

HOCKEY

PROTECT	Hockey 1.	All hockey suitable sand-based AGPs in South Bucks and Chiltern District Councils are required to be protected.	All existing pitches and sites that have been previously used as hockey AGPs and remain of potential value	1	South Bucks and Chiltern District Councils	Low
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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
		<p>Change of use of existing hockey artificial turf pitches to 3G rubber crumb pitches should be discussed and agreed with South Bucks and Chiltern District Councils, the Football Foundation, England Hockey and the Rugby Football Union.</p> <p>The change of use may require planning permission in the future. Sport England are currently seeking legal advice.</p>		1	South Bucks and Chiltern District Councils, Football Foundation, England Hockey, RFU	Low
PROTECT	Hockey 2.	Seek to ensure security of unsecured community use sites by providing formal community use agreements.	<b>Chiltern District Council</b> Dr Challoners Grammar School <b>South Bucks District Council</b> Beaconsfield High School	1	South Bucks and Chiltern District Councils, England Hockey, site owners and hockey clubs.	Low
PROTECT	Hockey 3.	It is important to ensure that those AGPs used for hockey and provide community use have prioritised peak time match slots and training slots for hockey use.	Clubs and schools,	1	Clubs / Local Authority / NGB / Schools / Academies and Higher Education	Low
ENHANCE	Hockey 4.	Ensure sink funds are in place for sand based AGPs to renew carpets and floodlighting.	<b>Chiltern District Council</b> Amersham & Wycombe College Dr Challoners Grammar School <b>South Bucks District Council</b> Beaconsfield High School	1	Schools / Clubs / England Hockey	Medium
PROVIDE	Hockey 5.	Provide a solution for under and oversupply in the future to 2036.	<b>Chiltern District Council</b> The current supply of hockey facilities in Chiltern District is sufficient to meet competitive league match requirements. A second pitch is required and there are currently 2 options to consider: 1. Provide a 2 <sup>nd</sup> pitch at Amersham and Gerrards Cross Hockey Club. 2. Provide a hockey AGP at Chesham Grammar School. <b>South Bucks District Council</b> The current supply of hockey facilities in South Bucks will be sufficient to meet future demand. However, this is dependent on the protection of the main hockey pitch AGP at Beaconsfield High School and protection of the pitch in the Local Plan and a formal community use agreement in place. Sink funds will need to be in place to refurbish the carpet once this current carpet has been renewed. There is a need to investigate clubhouse provision for Gerrards Cross Hockey Club to assist with retention of adult and junior members.	1 - 3	South Bucks and Chiltern District Councils, England Hockey.	High
<b>FTP 3G / AGP</b>						
PROTECT	FTP 3G /AGP 1.	Protect all existing FTP 3G and AGPs currently in use for hockey, football and rugby unless better quality facilities are provided.	All existing pitches	1	South Bucks and Chiltern District Councils	Low

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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
PROTECT	World Rugby 22 IRB Compliant AGP2.	Ensure that there remain sufficient World Rugby 22 IRB compliant AGPs to fulfil rugby needs currently and in the future by retaining World Rugby 22 compliant pitches that are strategically important for rugby and formal community use agreements are in place.	Seek to reinstate RFU registration of World Rugby 22 IRB compliant pitch at Burnham Grammar School.  Work with Chiltern Hills Academy and Chesham Rugby Club to provide a World Rugby 22 Compliant 3G Pitch.	1	South Bucks and Chiltern District Councils / Rugby Clubs/ RFU/.	Low
PROTECT	AGP 3.	Ensure that there remain sufficient sand based/dressed facilities to fulfil hockey need at both the current time and in the future by retaining sand-based facilities that are strategically important for hockey and formal community use agreements are in place.	<b>Chiltern District Council</b>  Amerhsham Wycombe College Dr Challoners Grammar School  Investigate 2 options for an additional hockey AGP to meet competitive league standards:  1. Provide a 2nd pitch at Amersham and Gerrards Cross Hockey Club. 2. Provide a hockey AGP at Chesham Grammar School.  <b>South Bucks District</b>  Beaconsfield High School	1	South Bucks and Chiltern District Council	Low
PROVIDE	FTP 3G / AGP 5.	Provide sufficient 3G pitches across South Bucks and Chiltern District By 2036 to meet FA training requirements.  The strategic work of identifying appropriate sites should continue following into Stage E of the PPS.	<b>Chiltern District Council</b>  Provide a maximum of 7 3G rubber crumb pitches:  Chesham United FC would like to change their stadia pitch to 3G rubber crumb and provide a 3G surface on their tarmac training. The club are also looking at potential new ground facilities within Chesham which would be built and provide training and playing facilities for not only the first team but also the ladies, youth and junior sides and if an agreed site is given the go ahead, it is hoped that this can be in place for 2020.  Misbourne School have been actively seeking funding and support for a 3G pitch but have not been successful with the FA or other avenues at this time. The school are hoping that if it expands as a school that the Local Authority may fund an element of the 3G pitch but this looks doubtful. The school currently have raised about £30k towards a pitch so not near what is needed in terms of approximately £500k. They are still exploring other avenues but would welcome support in funding for a 3G pitch.  Chalfonts Community College have a hard court tennis site they would like to transform into a 3G rubber crumb pitch.  Chiltern Hills Academy is working towards delivering a World Rugby 22 compliant 3G rubber crumb pitch.  An additional 2 x 3G pitch sites will be required as well as the above. The National Epilepsy Centre and Penn and Tyler Green Football Club could be considered due to overplay at the National Epilepsy Centre and the number of teams exported by Penn and Tyler green Football Club.  <b>South Bucks District Council</b>  The PPS has identified 1 full size 3G rubber crumb pitch at Burnham Grammar School with floodlights and the pitch holds FA registration status. There are 2 smaller sized 3G	1	South Bucks and Chiltern District Councils, FF, Bucks CFA.	High

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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>rubber crumb pitches at Burnham Park Academy 60m x 40m and Evreham Sports Centre 60m x 35m. These 2 3G pitches are not registered with the FA.</p> <p>The Evreham Sports Centre 3G will possibly be lost in 2021 and will require replacing.</p> <p>By 2036 there will be a maximum requirement for 5 3G rubber crumb pitches.</p> <p>There is currently 1 FA registered pitch at Burnham Grammar School. The remaining 4 should be considered at either Farnham Park Playing Fields, Stanley Jones Playing Field, and or George Pitcher Memorial Ground.</p> <p>Ensure new sites can accommodate floodlights, changing (male and female), toilets (male and female), car parking and shelters.</p> <p>Ensure all new 3G pitches are assessed and placed on the FA Register for 3G Pitches and the registration is maintained.</p>			

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### GENERAL ACTIONS

- 5.10. The tables below identify the general Planning Policy recommendations, PPS Development recommendations and the general actions which are followed by the site by site action plans.
- 5.11. The actions are given priorities and relevant potential delivery partners are highlighted. By being highlighted as a potential delivery partner, partners are not obligated to fund or facilitate the action, but they should be involved in the project.
- 5.12. The action plans are given a priority:
  - **PRIORITY 1. Delivered against or to be worked towards within three years (ahead of the first full review of the PPS)**
  - **PRIORITY 2. Delivered within 6 years**
  - **PRIORITY 3. No specific date – In many instances the action is a general support for clubs or other bodies to progress with ground improvements and is not necessarily an action the Council or the PPS Steering Group have control over.**

### COSTS

- 5.13. The strategic actions have also been ranked as low, medium or high based on cost. The brackets in which these sit are:
  - (L) -Low - less than £50k;
  - (M) -Medium - £50k-£250k;
  - (H) -High £250k and above.

5.14. These are based on Sport England's estimated facility costs Quarter 2 2016.

### FUNDING PLAN

- 5.15. In addition to using the planning system to lever in developer contributions, it is recognised that external partner funding will need to be sought to deliver much of the action plan. 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 e.g. look to apply for grants and work with NGBs and Sport England to seek partnership funding for a number of projects.

### MONITORING AND REVIEW

- 5.16. It is important that the PPS Steering group keep this strategy alive. This will be achieved by:
  - **Monitoring the delivery of the recommendations and actions.**
  - **Providing up to date annual supply and demand for pitch stock.**
  - **Addressing changing trends and formats for the different pitch sports as they develop and monitoring participation of these changes and trends.**
- 5.17. The on-going monitoring of the PPS will be led by South Bucks and Chiltern District Council and will be linked to the PPS Steering Group. The PPS will be updated every 3 – 5 years to fit in with Planning Policy reviews with an annual review of supply and demand data.
- 5.18. Sport England recommends that a process should be put in place to ensure regular monitoring of how the recommendations and action plan are being delivered. This monitoring should be led by the local authority and supported by all members of, and reported back to, the steering group.

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- 5.19. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery. This should form an on-going role of the steering group.
- 5.20. As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the Steering Group, then Sport England and the NGBs would consider the PPS and the information on which it is based to be out of date as per Sport England's Playing Pitch Guidance.
- 5.21. Once the PPS is complete the role of the steering group should evolve so that it:
- **Acts as a focal point for promoting the value and importance of the PPS and playing pitch provision in the area.**
  - **Monitors, evaluates and reviews progress with the delivery of the recommendations and action plan.**
  - **Shares lessons learnt from how the PPS has been used and how it has been applied to a variety of circumstances.**
  - **Ensures the PPS is used effectively to input into any new opportunities to secure improved provision and influence relevant programmes and initiatives.**
  - **Maintains links between all relevant parties with an interest in playing pitch provision in the area.**
  - **Reviews the need to update the PPS along with the supply and demand information and assessment work on which it is based. Further to review the group should either:**
    1. Provide a short annual progress and update paper;
    2. Provide a partial review focussing on particular sport, pitch type and/or sub area; or
    3. Lead a full review and update of the PPS document (including the supply and demand information and assessment details).
- 5.22. The steering group should meet at relevant points throughout the year to ensure that this role is progressed. This could be at six months and a year on from when the steering group signed off the PPS and/or arranged to tie in with the different seasons of the sports and any meetings with the NGBs.
- 5.23. Ideally the PPS could be reviewed on an annual basis from the date it is formally signed off by the Steering Group. The Steering Group including the NGBs will update the demand and supply information. This will help to maintain the momentum and commitment that would have been built up when developing the PPS. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.
- 5.24. An annual review should not be regarded as a particularly resource intensive task. However, it should highlight:
- **How the delivery of the recommendations and action plan has progressed, and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others)**
  - **How the PPS has been applied and the lessons learnt**
  - **Any changes to particularly important sites and/or clubs in the area (e.g. the most used or high-quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues**

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- Any development of a specific sport or particular format of a sport or recent information e.g. the FA modelling for 3G pitch requirements.

- Any new or emerging issues and opportunities.

5.25. There is further information in Section E of Sport England's Playing Pitch Strategy guidance.

5.26. The table below provides general Planning Policy recommendations and PPS Development recommendations.

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Table 5.2: General Planning & Playing Pitch Strategy Development Recommendations

GENERAL PLANNING & PLAYING PITCH STRATEGY DEVELOPMENT	ACTION
GENERAL RECOMMENDATIONS FOR PLANNING	<p>Agree the following Actions for the Local Plan. Appropriate Allocations for playing fields should be set out within the new Local Plan</p> <ul style="list-style-type: none"> <li>• The policies within the new Local Plan, should be in accordance with the NPPF, which seeks to protect playing pitches unless 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.</li> <li>• Planning consent should include appropriate conditions and/or be subject to CIL or a Section 106 Agreement. Where developer contributions are applied agreement must be completed specifying the amount and timing of sums to be paid. (Sport England's New Development Calculator for New Developments should be used to identify new need from a development and will guide on pitch development, maintenance and sink fund costs.</li> <li>• The Infrastructure Delivery Plan and the Community Infrastructure Levy Charging Schedule (if the Council commits to producing a CIL) should include locations and costed projects for investment in playing pitch facility provision and maintenance for sites.</li> <li>• Where new pitches are provided changing rooms should be located on site as a minimum for adult use including provision for women and girls, or as a minimum, toilet facilities should be provided for junior and mini football use and including toilets for women and girls.</li> <li>• There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must be equivalent or better.</li> <li>• Where schools or higher education establishments seek planning permission for outdoor playing pitches and/or artificial grass pitches the planning conditions must stipulate a formal community use agreement is put in place with the School and the Local Authority to provide for community use of the facility.</li> <li>• When planning applications are approved for new 3G pitches or AGPs planning conditions must stipulate that all 3G pitches meet FIFA quality standards and are placed on the FA 3G pitch register and that floodlights are provided on 3G and AGPs.</li> </ul>

### INDIVIDUAL SITE ACTION PLANS CHILTERN DISTRICT COUNCIL

5.27. The following provides information on individual sites.

Table 5.3: Individual Site Action Plans Chiltern District Council

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Spratleys Meadows</b> (Club – Secured)  Sports: Football: 2 x adult 11 v 11.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Misbourne School</b> (Education – Unsecured)  Sports: Football: 3 x adult 11 v 11, 1 junior 9 v 9, 1 mini 7 v 7, 1 mini 5 v 5.  Rugby: 1 adult pitch	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	The school is currently raising funds towards a 3G rubber crumb pitch.  Encourage the school through planning to provide a formal community use agreement and ensure the 3G pitch meets FIFA standards and obtains FA Registration on the FA 3G pitch register.		Misbourne School / Berks & Bucks CFA/ Football Foundation/ Chiltern District Council	High
<b>Westwood Park</b> (Local Authority – Secured)  Sports: Football: 2 x Adult 11 v 11, 2 youth 11 v 11, 1 junior 9 v 9 pitch, 1 mini 7 v 7, 1 mini 5 v 5.  Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>National Centre for Epilepsy</b> (Secured)  Sports: Football: 3 x adult 11 v 11, 1 youth 11 v 11, 1 junior 9 v 9, 3 mini 7 v 7, 1 mini 5 v 5.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  Look to safeguard future use of this site for Chalfont Saints FC.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	Consider the site for provision of a 3G rubber crumb pitch.		Berks & Bucks CFA/ Football Foundation/ Chiltern District Council	High
<b>Barn Meadow</b> (Local Authority – Secured)  Sports: Football: 1 x adult 11 v 11, 1 youth 11 v 11, 1 mini 7 v 7, 1 mini 5 v 5.  Cricket: Challengers Cricket Club Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Need to consider enhancing quality of cricket pitch and provision of cricket covers. Seek access to funding through the ECB Grant Aid and Pitch Advisory Scheme.			
	PROVIDE	Changing rooms need to be renewed for youth football and cricket.		Clubs / ECB/ Chiltern District Council/ Football Foundation / Berks & Bucks CFA.	High

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SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Chesham Athletic – Amersham &amp; Wycombe College</b> (Club – Secured)  Sports: Football: 1 x adult 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Amersham &amp; Chalfont Hockey Club – Amersham &amp; Wycombe College (Chesham Campus)</b>  (Club lease – Secured)  Sports: Hockey: Sand dressed 110m x 70m	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	Club should be encouraged to provide a sink fund for replacement carpet and flood lights for the hockey AGP.  Consider the site to provide a 2 <sup>nd</sup> full size competitive Hockey AGP.	2	Amersham & Chalfont Hockey Club	Medium
<b>Windsor Road Recreation Ground</b> (Local Authority – Secured Use)  Sports: Football: 1 x adult 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
		This site is a possible future housing development site. If lost mitigation of funding will be required to reprovide or contribute towards a 3G rubber crumb pitch.			
	ENHANCE	If adult 11 v 11 pitch is not developed for housing. The pitch should be improved from poor quality to standard quality and considered for future use as a youth 11 v 11 pitch.	2	Chiltern District Council	Low
<b>Bellington Village Hall</b> (PCC – Secured Use)  Sports: Football: 1 x adult 11 v 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Holmer Green Sports Association</b> (Leased to Sports Association Secured)  Sports: Football:  2 adult 11v11, 1 youth 11v11, 1 junior 9v9, 1 mini soccer 7v7.  Cricket:  Squares x 1.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Ancillary facilities are in need of improvement, with the changing rooms specifically being in poor condition.			
	PROVIDE				
<b>Penn &amp; Tylers Green Sports Club</b> (Trust Secured)  Sports: Football 2 x adult 11 v 11  Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	The club wish to open up an old pavilion for community use.  Require new nets, a new roller.			
	PROVIDE	Consider provision of 3G rubber crumb pitch.	2	Chiltern District Council/ Football Foundation / Berks & Bucks CFA.	High

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SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Hervines Park</b> (Town Council – Secured)  Sports: <b>Football</b> 1 adult 11 v 11, 2 junior 9 v 9, 1 mini 7 v 7	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
		Although no rugby pitches are marked out at Hervines Park the park is used as an overspill for mini and junior rugby. The continued rugby use needs to be protected.	1	Parish Council / Rugby Club / RFU	
	ENHANCE				
<b>The Playing Fields Chalfont St Giles</b> (Parish Council – Secured Use)  Sports: <b>Football:</b> 2 x adult 11 v 11 pitches, 1 youth 11 v 11,  Cricket: Chalfont St Giles CC Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Chalfont St Giles Cricket Club requires better maintenance equipment.	3	Chalfont St Giles CC	Low
	PROVIDE	Need to refurbish changing facilities	2	Chalfont St Giles CC/ Football Club / Parish Council	Medium
<b>Mill Meadow Playing Fields</b> (Leased To Club – Secured Use)  Sports: <b>Football:</b> 1 x adult 11 v 11, 2 youth 11 v 11, 2 mini 7 v 7, 2 mini 5 v 5.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	Changing rooms are in need of replacing. This should only be considered if Chesham Utd decide to stay at the ground. The club is currently looking at alternative facilities to bring the clubs many teams under one site with 3G pitch provision as well.  The club has considered reconfiguring this grass pitch as a 3G rubber crumb	3	Chesham United/ South Bucks and Chiltern District Council/ Berks and Bucks CFA/ Football Foundation.	
<b>The Meadow Amey Lane</b> (Sports Trust– Secured Use).  Sports: <b>Football:</b> 1 x adult 11 v 11,	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Codmore Field</b> (Parish Council – Secured Use).  Sports: <b>Football:</b> 2 x adult 11 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Seek assistance from the FAs Pitch Improvement Plan to carry out an assessment to improve pitch quality and then seek funding to implement recommendations if required.	1	Berks & Bucks CFA/ Parish Council	
	PROVIDE	Funding has been provided to refurbish ancillary facilities	1	Parish Council/Sport England	
<b>Gold Hill Common</b> (Parish Council – Secured)  Sports – <b>Football:</b> 1 x adult 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				

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SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Buryfield Recreation Ground</b> (Parish Council – Secured) Sports – Football: 1 x adult 11 v 11 pitch	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				Medium – high
	PROVIDE				High
<b>Seer Green Recreation Ground</b> (Parish Council – Secured Use)  Sports:  Football: 1 x adult 11 v 11, 2 mini 7 v 7.  Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Sprinters Leisure Centre</b> (Local Authority– Secured)  Sports: Football: 1 x adult 11 v 11 pitches  Cricket: Squares x 1 Non-Turf Pitch x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Improve the quality of cricket pitches, through developer contributions and accessing funding through the ECB Grant Aid and Pitch Advisory Scheme.  Seek to improve the drainage of the pitches.			Low
	PROVIDE				Low
<b>Prestwood Common</b> (Parish Council – secured)  Sports: Football: 3 x adult 11 v 11, 1 youth 11 v 11,	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Prestwood Recreation Ground</b> (Chiltern District Council – Secured Use)  Sports: Football: 1 x adult 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Ancillary facilities require refurbishment			
	PROVIDE				
<b>Chalfont Community College</b> (Education – Unsecured use)  Sports: Football: 1 x adult 11 v 11  Sand dressed AGP 70m x 30m  Rugby: 1 junior pitch	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
		This site requires a formal community use agreement to be in place to safeguard community use in the future.			
	ENHANCE				
	PROVIDE	There are additional pitches that could be used by the community 2 youth 11 v 11.  Carry out a feasibility to replace old hard court tennis courts on the College site with 3G rubber crumb pitch.	2	Chalfont Community College/ Chiltern District Council/ Football Foundation/ Berks & Bucks CFA.	

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SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Chiltern Hills Academy</b> (Education – Unsecured use).  Sports: Football: 1 x adult 11 v 11, 1 youth 11 v 11, 1 junior 9 v 9 (not available for use),  Cricket: Square x 1 Not available for community use Non-Turf Pitch x 1 Not available for community use.  Rugby: 2 adult pitches (Chesham RUFC). 2 School rugby pitches.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	The School are working towards a World Rugby 22 Compliant 3G rubber crumb pitch. There must be a formal community use agreement in place and the 3G pitch should meet RFU standards and seek and maintain registration on the RFUs World Rugby 22 Pitch Register.  It must be noted that for Rugby use of the 3G pitch it must be World Rugby 22 IRB Compliant or only tag rugby can be played and training limited to the same on a 3G pitch.	2 1	RFU/ Chesham RUFC  Chiltern Hills Academy/ RFU/ Chesham Rugby Club Football Foundation/ Berks & Bucks CFA. Chiltern District Council.	Medium High
<b>Weedon Lane – Amersham &amp; Chiltern RUFC</b> (Club – Secured use).  Sports: Rugby: 5 adult pitches	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	There is space to add two further pitches at the main site, but at present the site is too sloped for this to happen. However, there is potential in the future to level this space but currently this is not the clubs priority.  The clubs current priority is a planned extension to the club house to allow for a gym, a kit shop and better storage.	3 2	Amersham and Chiltern RFU/ RFU  Amersham and Chiltern RFU/ RFU/ Chiltern District Council	Medium Medium
<b>Chesham Athletic The Moor</b> , (Town Council)  Sports: Football: 1 x adult 11 v 11.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Dr Challoner Grammar School</b> (Education – unsecured Use)  Sports: Football: 1 x youth 11 v 11  Cricket: Squares x 1 not available for community use.  Sand dressed AGP 100m x 70m  Rugby: 1 adult pitch	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  There is a need for a formal community use agreement to be in place to safeguard community use in the future.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	The school should be encouraged to provide a sink fund to provide for the future refurbishment of the AGP carpet and floodlights,	1	Chiltern District Council/ Dr Challoners Grammar School.	

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SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Marston Field</b> (Parish Council – unsecured use)  Sports: Football: 1 x youth 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	The site should be considered for a visit by FA Pitch Improvement Programme to look at improving the 'Poor' quality pitch.	1	Berks & Bucks CFA/ Parish Council	Low
	PROVIDE	There is a need to consider replacement changing facilities or at least toilets since the previous changing facilities burnt down.	2	Parish Council	Medium
<b>Brushwood Junior School</b> (Education – unsecured)  Sports: Football: 1 x youth 11 v 11, 1 junior 9 v 9, 1 mini 7 v 7,	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  There is a need for a formal community use agreement to be in place to safeguard future community use.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				Low
<b>Thorpe House School</b> (Education – Unsecured)  Sports Football: 1 x junior 9 v 9, 1 mini 7 v 7.  Cricket: Not available for community use.  Squares x 1 Non Turf Pitch x 1  Sand dressed AGP 33m x 20m  Rugby: 2 junior pitches.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  There is a need for a formal community use agreement to be in place to safeguard future community use.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	Need to encourage the school to provide a sink fund to replace the non-turf pitch and AGP carpets when required.	1	Thorpe House School	Medium
<b>Seer Green Church of England School</b> (Education – Unsecured)  Sports – Football: 1 x junior 9 v 9	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Chesham Cricket Club – The Meadow</b> (Club – Secured)  Sports: Football: 1x mini 7 v 7  Cricket: Squares x 1 Non -Turf Pitch x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	The poor quality non-turf pitch is in need of replacement.	2	Chesham Cricket Club	Low
	PROVIDE	The pavilion on site has recently been refurbished and is in good condition. The club received a loan from the ECB for this; however, they are now struggling to pay this back. The club still feel the pavilion is unfinished and need approx. £50,000 to complete the project.	3	Chesham Cricket Club	Medium

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Little Kingshill Combined School</b> (Education - unsecured)  Sports: Football: 1x mini 7 v 7	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	This site requires a formal community use agreement to be in place to safeguard community use in the future.			
	PROVIDE				
<b>Robertswood School</b> (Education – unsecured)  Sports: Football: 1 MINI 7 v 7, 1 MINI 5 v 5.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	This site requires a formal community use agreement to be in place to safeguard community use in the future.			
	PROVIDE				
<b>St Joseph's Catholic Primary</b> (Education – Unsecured)  Sports – Football: 2 x mini 7 v 7, 2 mini 5 v 5.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	This site requires a formal community use agreement to be in place to safeguard community use in the future.			
	PROVIDE				
	ENHANCE				
	PROVIDE				
<b>Amersham Cricket Club – Shardeloes</b> (Club – secured)  Sports: Cricket: Squares x 2 Non Turf Pitch x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	The site has two pitches but only two sets of changing rooms, meaning senior matches cannot be held at the same time comfortably. There is a need for additional changing facilities.			
<b>Amersham Cricket Club - Little Kingshill</b> (Club – Secured)  Sports: Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Ballinger Common</b> (Owned by Parish Council leased to Ballinger Waggoners Cricket Club – Secured)  Sports: Cricket: Squares x 1 Non-Turf pitch x 1	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
<b>Chalfont Park</b> (Club – secured)  Sports: Cricket: Chalfont St Peters Cricket Club. Squares x 1.	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.  The club would like to develop disability cricket at the site, and would like some support with this. Other priorities they have are to weed the outfield and add an additional net to help with junior training.	1	Chiltern District Council  Chalfont St Peter's Cricket Club/ ECB	Low
<b>Chenies &amp; Latimer Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Squares x 2.	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
<b>Amersham Hill Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1 1 non-turf pitch	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
<b>Cholesbury Common</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.  Provide a non-turf pitch to assist with expansion of junior cricket	1 2	Chiltern District Council  Hawridge and Cholesbury Cricket Club/ ECB	Low
<b>Knotty Green Cricket Club – Forty Green Road</b> (Parish Council – secured)  Sports: Cricket: Square x 1	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.  Club require sight screens  Provide a non-turf pitch to assist with expansion of junior cricket	1 3 2	Chiltern District Council  Knotty Green Cricket Club  Knotty Green Cricket Club/ ECB	Low
<b>Coleshill Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.  Practice net facility should be looked at to ensure it meets health and safety requirements.	1 1	Chiltern District Council  Coleshill Cricket Club / ECB	Low

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Great Missenden Pelicans Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Hyde Heath Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Ley Hill Cricket Club</b> (Town Council – secured)  Sports: Cricket: Square x 1 Non-turf pitch x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Investigate Net screening to neighbouring gardens to provide a ball stop prevention.			
	PROVIDE				
<b>Little Missenden Misfits Cricket Club</b> (Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Need for a new roller and practice nets.			
	PROVIDE				
<b>Manor Park (The Lee Cricket Club)</b> (Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Nets are a priority for the cricket club			
	PROVIDE				
<b>Penn Street Cricket Club</b> (Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Need to consider portable nets as permanent nets are not possible due to lack of land.			
	PROVIDE				
<b>Playing Fields of Chartridge</b> (Parish Council – secured)  Sports: Cricket: Square x 1 Non-turf pitch x 1  Football: 1 adult 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	1 adult football pitch could be brought back into use or reconfigured as a youth 11 v 11 pitch.			

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Chesham Bois Cricket Club – The Common</b> (Parish Council – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Groundsman would like assistance with maintenance	2	Chesham Bois Cricket Club / ECB	Low
	PROVIDE	Changing rooms require refurbishing	3	Parish Council	
<b>Cricket Ground opposite Hit and Miss Public House Penn Street</b> (Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Winchmore Hill Cricket Ground</b> (Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Chesham Grammar School</b> (Education – unsecured)  Sports: Football: 3 adult 11v11 Cricket: Square x 1 Rugby: 2 adult.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	Consider provision of a Hockey AGP to meet school needs and competitive hockey league standards.	2	Chesham Grammar School/ England Hockey/ Chiltern District Council/ Amersham and Gerrards Cross Hockey Club	High
St Leonards Parish Hall Playing Field. (Parish Council – secured)  Sports; Football: 1 adult 11v11.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				

Sites with playing pitches unavailable for community use				
	<b>PROTECT</b> - These sites should be protected unless suitable equivalent or better replacements are provided.		1	Chiltern District Council
Chesham Prep School				Low
Great Missenden C of E School				
Holmer Green Senior School				
The Amersham Academy				
Chartridge Combined School				
Gayhurst School				
Hawridge and Cholesbury C of E School				
Holmer Green Junior School				
Ley Hill Primary school				
Little Chalfont Primary School				
Prestwood Junior School				
The Beacon School				
Thomas Harding Junior School				
Waterside Combined School				
Woodside Junior School				
Woodrow High House				

### INDIVIDUAL SITE ACTION PLANS SOUTH BUCKS DISTRICT COUNCIL

5.28. The following provides information on individual sites.

Table 5.4: Individual Site Action Plans South Bucks District Council

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Beaconsfield High School</b> (Education – Unsecured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	South Bucks District Council	Low
Sports: Football: 1 x adult 11 v 11.  Sand Dressed AGP 100m x 60m	<b>ENHANCE</b>				
Cricket: 1 Non Turf pitch  Rugby: 1 adult pitch	<b>PROVIDE</b>	The school are currently fund raising to provide a new sand dressed AGP for hockey.  Once the carpet has been refurbished the school needs to be encouraged to provide a sink fund for future carpet and floodlight replacements.	1	Beaconsfield High School/ Gerrards Cross Hockey Club/ EH.	
<b>Bellshill Recreation Ground</b> (Parish Council – Secured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Football: 1 x adult 11 v 11,	<b>ENHANCE</b>				
<b>Burnham Grammar School</b> (Education – Unsecured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	South Bucks District Council	Low
Sports: Football: 1 x Adult 11 v 11,  3G Full Size FA registered	<b>ENHANCE</b>				
Rugby: 2 junior pitches	<b>PROVIDE</b>	The 3G full size pitch is a registered FA 3G pitch but has lost its World Rugby 22 IRB complaint registration.  The School should be encouraged to maintain both rugby and football registration of the pitch.  A sink fund should be encouraged so the school can refurbish the carpet and floodlights when required.	1 1 1	South Bucks District Council / Berks and Bucks CFA /RFU	
<b>Dorney Village Hall</b> (Parish Council - Secured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Football: 1 x adult 11 v 11	<b>ENHANCE</b>				
	<b>PROVIDE</b>				

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Evreham Sports Centre</b> (Local Authority – Secured)  Sports: Football: 2 x adult 11 v 11  3G Rubber Crumb Pitch 60m x 35m	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  This facility could close in 2021.	1	South Bucks District Council	Low
	ENHANCE				
	PROVIDE	Replacement provision if this site is lost in 2021 should include new full size 3G pitch provision possible at Farnham Park Playing Fields (minimum 1 maximum 2). This should be provided before current facilities close.	1	South Bucks District Council/ Berks & Bucks CFA/ Football Foundation.	High
<b>Farnham Park Playing Fields-Complex</b> (Local Authority– Secured)  Sports: Football: 7 x adult 11 v 11, 1 youth 11 v 11, 1 mini 5 v 5,  Rugby: 2 adult pitches (Farnham Royal RUFC)  Softball and Baseball – 4 dedicated pitches	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE				
	PROVIDE	Provide minimum of 1 3G maximum of 2 3G pitches to replace loss of grass and small 3G pitch at Evreham Sports Centre.	1	South Bucks District Council/ Berks & Bucks CFA/ Football Foundation.	High
<b>George Pitcher Memorial Ground</b> (Parish Council – Secured Use)  Sports: Football: 3 x adult 11 v 11, 2 junior 9 v 9, 2 mini 5 v 5,	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Buck District Council	Low
	ENHANCE	There is a need to improve car parking to relieve congestion in nearby streets.	1.	Burnham Parish Council	Low
	PROVIDE	Burnham Juniors play at the site and currently overplay pitches require a 3G pitch. Consider the site for a future 3G pitch.	1	South Bucks District Council/ Berks & Bucks CFA/ Football Foundation.	High
<b>Gerrards Cross Common</b> (Parish Council – Secured Use)  Sports: Football: 1 x adult 11 v 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	The pitch is of 'Poor' quality should be considered under the FA Pitch Improvement Programme	1	Parish Council/ Berks & Bucks CFA	
	PROVIDE	There are no changing facilities. As a minimum toilet facilities should be provided. Consideration should be given to reconfiguring adult pitch to a youth 11 v 11 pitch	1	Parish Council/ Berks & Bucks CFA	
<b>Holloways Park</b> (Sports Club – Secured)  Sports: Football: 1x adult 11 v 11, 4 mini 7 v 7	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	Lease needs to be renewed 8 years remaining	1	Beaconsfield SYOB.	
	PROVIDE	Beaconsfield SYOB would like to turn the pitch into a 3G pitch. This will be dependent on the lease and external funding.	3	Beaconsfield SYOB	

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Iver Heath Recreation Ground</b> (Parish Council - Secured)  Sports: Football 1 x adult 11 v 11 .	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	Parish Council are looking at Pavilion and Car Parking refurbishments	1	Parish Council	
	PROVIDE				
<b>Iver Recreation Ground</b> (Parish Council – Secured)  Sports: <b>Football</b> 1 adult 11 v 11, 1 youth 11 v 11, 1 mini 7 v 7, 2 mini 5 v 5,	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE				
	PROVIDE	Parish Council considering building new pavilion	1	Parish Council	
<b>King Georges Field Fulmer</b> (Parish Council – Secured Use)  Sports: Football: 1 x adult 11 v 11, 1 junior 9 v 9 Sand Dressed AGP 33m x 35m Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	The changings room need refurbishing	2	Parish Council	Low
	PROVIDE	The Parish Council should be encouraged to provide a sink fund to replace the carpet on the AGP when required	1	Parish Council	Low
<b>Polish Association Slough</b> (Private – Secured Use)  Sports: Football: 2 x adult 11 v 11, 1 mini 5 v 5	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	There is a need to replace the aged changing facilities	3	Polish Association	Medium
	PROVIDE				
<b>Richings Park Sports Club</b> (Private – Secured Use).  Sports: Football: 2 x adult 11 v 11, 1 junior 9 v 9.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	Need to refurbish changing facilities	3	Richings Park Sports Club	Medium
	PROVIDE				
<b>Stanley Jones Field</b> (Club – Secured Use).  Sports: Football: 2 x adult 11 11, 1 junior 9 v 9, 1 mini 7 v 7, 1 mini 5 v 5.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	There is a need to refurbish changing rooms	3	Taplow FC	
	PROVIDE				

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>The Gore</b> (Private – Secured) Sports – Football: 1 x adult 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	The car park is in need of relaying	2	South Bucks District Council	Low
	PROVIDE				
<b>WILTON PARK BEACONSFIELD CRICKET CLUB</b> (PRIVATE – CLUB SECURED)  SPORTS: CRICKET: SQUARES 2	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE				
	PROVIDE	Beaconsfield Cricket Club and Inlands Homes have an aspiration to deliver a cricket centre of excellence, to comprise a new pavilion, new indoor cricket centre, improved pitches and enhanced supporting facilities.  This is dependent on release of Green Belt land. Beaconsfield Cricket Club would like to work with South Bucks District Council to help deliver this new facility. Some new build residential development will be needed to help fund the improvements to the cricket club.	1	South Bucks District Council/ Beaconsfield Cricket Club/ Inland Homes/ ECB.	High
<b>Wilton Park (East)</b> (Private Development Site Ex MoD Land) – Secured)  Sports – Football: 2 x adult 11 v 11 pitch, 1 junior 9 v 9.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	This is a development site with an application for outline planning			
	PROVIDE	The Wilton Park development proposals will deliver at least 2 hectares of formal open-air sports pitches to directly replace the existing amount of land at Wilton Park (East) currently made available for use as public space. The sports pitches are likely to be relocated from their current position, towards the western boundary of the site, where they will be within easy walking and cycling distance of Beaconsfield, and easily accessible by bus or car via a new vehicle access off the Pyebush Roundabout. The replacement land and facilities must be of at least the same standard as that which currently exists.  The PPS suggests a requirement for youth 11 v 11 pitches, 9 v 9 pitches.	1	South Bucks District Council/ Berks and Bucks CFA	
<b>Wooburn Green Lane Field</b> (Trust – Secured Use)  Sports: Football: 3 x adult 11 v 11, 1 junior 9 v 9	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	The changing facilities are poor and require refurbishment	3	Trust/ Berks and Bucks CFA	Medium
	PROVIDE				

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Burnham Park Academy</b> (Education – Unsecured)  Sports: Football: 1 x 11 youth 11 pitches  Cricket: 1 non-turf pitch  3G pitch 60m x 40m	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	South Bucks District Councils	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	The school should be encouraged to provide a sink fund to be able to refurbish the 3G pitch carpet and floodlights when required. The school should also be encouraged to seek registration of the pitch on the FA 3G pitch register.	1	Burnham Park Academy	Medium
<b>Gerrards Cross Church of England School</b> (Education – Unsecured)  Sports: Football: 1 x junior 9 v 9, 1 x mini 7 v 7	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	South Bucks District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>High Denham Community Hall</b> (Parish Council – Secured Use)  Sports: Football: 1 x junior 9 v 9	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	<b>ENHANCE</b>	Pitch is 'Poor' quality and should be considered under the FA Pitch Improvement Programme	2	Parish Council / Berks and Bucks CFA	Low
	<b>PROVIDE</b>	.			
<b>Martin Bakers Sports &amp; Social Club</b> (Private – Secured use)  Sports: Football: 1 x junior 9 v 9	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	<b>ENHANCE</b>	Private Works Sports and Social Club previously closed down.			
	<b>PROVIDE</b>				
<b>St Peter's C of E Combined School</b> (Education – Unsecured use).  Sports: Football: 1 mini 5 v 5.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	South Bucks District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Stoke Park Trust, (Private - Secured</b>  Sports: Football:	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	<b>ENHANCE</b>				

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
1 mini 5 v 5.	PROVIDE				
<b>Denham Cricket Club – Cheapside Lane</b> (Club lease – secured Use)  Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	Club require a non-turf pitch	2	Denham Cricket Club/ ECB	Low
	PROVIDE				
<b>Farnham Common Sports Club</b> (Club – secured use)  Sports:  Cricket: Squares x 1  Rugby: 3 adult pitches (Drifters RFC)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	There is a need to reorganise or remove containers from site.	3	Farnham Common Cricket Club and Drifters Rugby Club	Low
	PROVIDE	There is a need for additional floodlighting of rugby pitches to assist with training.	2	Drifters Rugby Club/ RFU/ South Bucks District Council	Low
<b>Farnham Common Junior School</b> (Education – unsecured)  SPORTS:  FOOTBALL: 3 MINI  CRICKET: SQUARES X 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
		There is a need for a formal community use agreement to be in place			
	ENHANCE				
<b>Farnham Royal Cricket Club</b> (Club lease – Secured)  Sports Cricket:  Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
		Cricket Club need to renew lease	1	Farnham Royals Cricket Club / ECB	
	ENHANCE	Need to refurbish scoreboard hut	1	Farnham Royals Cricket Club	Low
	PROVIDE	Cricket club have a long term plan to move the pavilion away from housing.	3	Farnham Royals Cricket Club	
	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	The club would like to relay patio and replace furniture as they have a lot of spectators. Club also need a new mower for the outfield	2	Gerrards Cross Cricket Club	Low
<b>Burnham Cricket Club – Memorial Ground (Club – Secured)</b>  Cricket:	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	Club requires new nets and a non-turf pitch	2	Burnham Cricket Club / ECB	Low

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
Squares x 2 Non Turf Pitch x 1	PROVIDE				
Sefton Park (Business Park - Secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Cricket: Squares x 1	ENHANCE				
<b>Stoke Green Cricket Club</b> (Club – Secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: CRICKET: SQUARES X 1	ENHANCE	Club would like a new roller, new sightscreen and new nets. Also looking to develop a games hall.	3	Stoke Green Cricket Club	
<b>Taplow Cricket Club Ten Acres</b> (Club – Secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports – Cricket: Squares x 1	ENHANCE	Require a new scoreboard	2	Taplow Cricket Club	Low
<b>Cottage Park Road Hedgerley</b> (Parish Council – secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Rugby: 1 adult pitch	ENHANCE				
<b>Cross Lane Beaconsfield Rugby Club</b> (Club – secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Cricket: Squares x 2 Non Turf Pitch x 1		Pavilion is owned by rugby club. Club currently negotiating lease of pitches.			
	ENHANCE				
	PROVIDE	The clubhouse is in good condition but the club has a requirement to undertake several projects to enable the building to cater for the demand from junior rugby.	2	Beaconsfield Rugby Club/ RFU	Medium
<b>Sports Field – Phoenix Rugby Club</b> (Club leased – Secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Rugby: 2 adult pitches, 1 junior pitch.		Lease expires in 2029 need to renegotiate.	1	Phoenix Rugby Club	Low
	ENHANCE				
	PROVIDE				

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Sites with playing pitches unavailable for community use</b>					
Teiyko School	<b>PROTECT</b>	These sites should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Caldicote Prep School					
Davenies School					
Hotspur School					
Lent Rise Combined School					
St Mary & All Saints C of E Primary School					



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PLAYING PITCH STRATEGY 2018 -2036**

**CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY**

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## PLAYING PITCH STRATEGY

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**CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
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CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

## GLOSSARY & ABBREVIATIONS

3G Rubber Crumb Pitch	Third generation (artificial grass pitch)
AGP	Artificial grass pitch
CC	Cricket Club
CIL	Community Infrastructure Levy
CFA	County Football Association
CSP	County Sports Partnership
EH	England Hockey
FA	Football Association
FC	Football Club
FE	Further Education
FF	Football Foundation
GIS	Geographical Information Systems
HC	Hockey Club
HE	Higher Education
JFC	Junior Football Club
ECB	England and Wales Cricket Board
LTA	Lawn Tennis Association
LMS	Last Man Stands
NGB	National Governing Body
ONS	Office of National Statistics
PF	Playing Field
PPS	Playing Pitch Strategy
PQS	Performance Quality Standard
RFC	Rugby Football Club
RFL	Rugby Football League
RFU	Rugby Football Union
S106	Section 106

# CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

TGR	Team Generation Rate
Secured Community Use	For pitches that are available to the community the degree of certainty that this availability will continue needs to be recorded (i.e. how secure is the availability to the community?). Unless local information suggests otherwise it can be assumed that the availability of all pitches in Local Authority, town and parish council and sports club ownership will be secure.
Unsecured Community Use	Mainly educational sites where the following should be in place to ensure certainty of secured community use: if not in place then the site provides unsecured community use. <ul style="list-style-type: none"> <li>• A formal community use agreement</li> <li>• A leasing or management agreement requiring pitches to be available to the community/a community club</li> <li>• A formal policy for community use adopted by the owner and or educational establishment</li> <li>• Written confirmation from the owner and or educational establishment.</li> </ul>
Match Equivalent Sessions	Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is likely to be for matches, it is appropriate for the comparable unit to be match equivalent sessions.

### Note on definitions of artificial pitch surfaces.

Sport England has produced guidance on "Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union" This guidance can be referred to when selecting an artificial surface, but it is worth noting that this is now superseded by new and updated National Governing Body (NGB) technical guidance and you should make contact with the relevant NGB. The guidance can be found at:

<https://www.sportengland.org/media/4275/selecting-the-right-artificial-surface-rev2-2010.pdf>

Throughout the PPS the following abbreviations are used to describe specific types of playing pitch facility that has an artificial surface rather than natural grass.

NTP or non-turf pitch refers to an artificial turf sports surface designed specifically for cricket.

3 G - Third generation pitch. This pitch type comprises blades of polypropylene supported by a thin base layer of sand and by an infill of rubber crumb. 3G pitches must meet the FIFA Quality Performance Standard up to Step 3 (FA National League System) or the FIFA Quality Pro Performance Standards for Step 1 & 2 level football as well as higher level FA competitions

AGP - stands for an England Hockey recognised artificial pitch which is either sand based/dressed or water playing surface

World Rugby Regulation 22 IRB Compliant stands for a long pile FTP 3G with an engineered sub base system (of stone base, porous tarmac layer and shock pad) and are accepted by the rugby governing bodies (RFU and RFL).

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

## 1. EXECUTIVE SUMMARY

- 1.1. This is the Playing Pitch Strategy (PPS) for Chiltern and South Bucks District Councils and its partners. The PPS builds upon the preceding Assessment Report (Stage C) and provides a framework for future provision and management of sports pitches to serve existing and new communities across Chiltern and South Bucks.
- 1.2. The aim of the PPS is:  
  

***'to provide an assessment of the "fit for purpose" of the sports pitches and facilities, whilst identifying opportunities for retaining, reducing or removing this provision and prospects for new provision and partnerships. The assessment should identify specific needs and quantitative and/or qualitative deficits or spare capacity of sports pitches and facilities in Chiltern and South Bucks District's.'***
- 1.3. The PPS will provide the evidence base for the following:
  - **The Council's New Joint Local Plan, 2036.**
  - **Identification of projects for which contributions can be sought as part of new development.**
  - **Funding bids from National Sports bodies like Sport England and the National Governing Bodies (NGB's) of sport, additionally, the PPS will focus on revenue and capital spending in the medium term.**
- 1.4. Chiltern and South Bucks District Council's wish to understand current needs for their playing pitch and playing pitch ancillary facilities across both council areas, and future need for provision, driven by increased population, and identification of any gaps in the existing facility network.
- 1.5. The development of this new PPS will enable Chiltern and South Bucks District Councils and other local providers to shape their future playing pitch facilities offer; this may comprise direct Council provision and that undertaken by education, voluntary, community, private sectors and National Governing Bodies of Sport (Football Association, Football Foundation, Rugby Football Union, England & Wales Cricket Board and England Hockey).
- 1.6. The development of the PPS is an opportunity to set out a strategic vision for future provision of playing pitch facilities, based on robust evidence and a needs assessment.
- 1.7. The PPS will help to protect playing fields from loss and make sure the right type, and quantity, of new pitches and ancillary provision are provided as part of new developments and future growth sites.
- 1.8. The PPS will underpin the contribution that sport makes to Chiltern and South Bucks District Councils and will also help provide a rationale to enable National Governing Bodies to further invest and deliver their working outcomes as outlined in their Whole Sport Plans. The PPS will also provide evidence to support funding bids from other funders, whilst also supporting requests for S106 developer contributions following building developments. Additionally, the PPS will help focus internal revenue and capital spending in the medium term.
- 1.9. In accordance with Sport England recommendations the PPS will run to 2022, and will be reviewed annually to keep it up-to-date and robust. Future demand is taken into account to 2036 (in line with the draft new Local Plan) and should be reviewed in accordance with Stage E of the Sport England PPS guidance.
- 1.10. Recommendations arising from the strategy come from a supply and demand assessment of playing pitch facilities in accordance with Sport England's PPS Guidance: An Approach to Developing and Delivering a PPS 2013:<http://www.sportengland.org/facilities-planning/planning-for-sport/planning->

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

<tools-andguidance/playing-pitch-strategy-guidance/>

- 1.11. The PPS has been developed by a steering group consisting of South Bucks District Council, Chiltern District Council, and Sport England, sport National Governing bodies including football, cricket, rugby union and hockey.
- 1.12. The Steering Group to continue to operate once the PPS has been adopted by Chiltern and South Bucks District Councils.
  - **To implement the PPS recommendations and action plan.**
  - **Monitor and evaluate the outcomes of the PPS.**
  - **Ensure that the PPS is kept up to date.**
- 1.13. The PPS covers playing fields across both Council District areas and not just the playing fields in the Councils' ownership. However, both Councils have a lead role to play.

### CHILTERN AND SOUTH BUCKS DISTRICT COUNCIL WORKING TOGETHER

- 1.14. A single joint Local Plan ("Joint Plan") is being produced covering the two areas of Chiltern District Council and South Bucks District Council. This was agreed by Chiltern District Council on 3 November 2015 and South Bucks District Council on 10 November 2015.
- 1.15. The Councils have a common Business Planning Framework and the two Councils have published a joint Business Plan.
- 1.16. The Joint Business Plan sets out Chiltern and South Bucks District Councils' strategy to improve the quality of life for everyone in the Districts. This plan is reviewed regularly to make sure it remains focused on the needs of the community, new government initiatives and targets and ongoing improvements and innovation.

### PLAYING PITCH STRATEGY OBJECTIVES

- 1.17. The PPS Objectives adhere to the following three principles:
  - **PROTECT:** The strategy seeks to make sure that the right amount of playing pitches and ancillary facilities of the right quality are in the right place. It promotes the protection of existing provision and recognises the benefits of multi-pitch sites by:
    - Highlighting sites which have a particular significance for sport and seeks to protect them as a local recreational space through the Development Plan process (see NPPF paragraphs 76 and 77).
    - Securing tenure and access for development minded clubs, through a range of solutions and partnerships.
    - Seeking formal community use agreements with schools where there is a need.
  - **ENHANCE:** Key partners such as Chiltern District Council, South Bucks District Council, , Voluntary sector sports clubs and NGBs will work together to maximise the full potential of playing pitch assets and the long term sustainability of these assets. The strategy will do this by setting out where improvements to the quality of playing pitches and ancillary facilities are required. The PPS looks at:
    - Improving quality
    - Working in partnership with stakeholders to provide funding
    - Securing developer contributions or CIL Funding

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- **PROVIDE:** In times of public sector austerity, investment needs to be directed at sites which will provide the best impact and highest increase in participation. It is the policy of Chiltern and South Bucks District Councils to support projects and sports clubs that are able to demonstrate sustainable long term development, increase participation and have achieved the appropriate accreditations e.g. Clubmark and / or Charter Standard providing player and sports development pathways. The strategy looks at:
  - Addressing capacity in youth, junior and mini football by improving quality and developing 3G rubber crumb pitches and natural grass pitches at hub sites.
  - Addressing the need for artificial grass pitches to meet increasing and changing demand for AGP surfaces for both training and competition in football, hockey and rugby and other pitch sports.
  - Providing the required number and type of pitches on-site or appropriate provision off-site, to meet the specific needs of residential development proposals.

1.18. The Councils' shared objectives are:

- **Delivering cost- effective, customer- focused services**
- **Working towards safe and healthier local communities**
- **Striving to conserve the environment and promote sustainability.**

1.19. Under objective 2. Working towards safe and healthier local communities, one of the aims is to promote healthier communities and a commitment to plan for leisure facilities.

1.20. Understanding the needs of different pitch sports at a local level enables Chiltern and South Bucks District Councils to provide appropriately, to meet the needs of its communities. It is inevitable that the needs of communities change over time, just as the playing and participative requirements of individual sports change. The demand for these at a local level need to be assessed and modelled to understand what this means in terms of actual pitch provision, otherwise the Council could be providing too much or too little, thinking they are addressing local needs, but in fact they are not.

1.21. The very fact that the requirements of sports change is one of the several justifications for undertaking the PPS at a local level and critically for updating this analysis every five, if not three years. However, it must also be understood that the PPS represents a 'snap-shot' in time based upon the anticipated level of growth planned for Chiltern and South Bucks. The snap-shot in time represents the 2017/18 season for football, rugby union and hockey and the 2018 cricket season. Golf is considered within the PPS. Farnham Park Playing Fields is home to 4 dedicated softball and baseball fields, along with a clubhouse, all operated by BSUK (Baseball Softball UK). Softball and baseball has not been considered within the scope of the PPS. However, any future development of Farnham Park Playing Fields will need to consider softball and baseball.

1.22. As the PPS is a snap shot in time. This means there may well be proposals that come forward for the new Local Plan such as large residential development that the PPS has not been taken into consideration.

**CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY**

**PPS HEADLINE FINDINGS CHILTERN DISTRICT COUNCIL**

1.23. Table 1.1 shows the quantitative findings from the PPS Stage C Assessment Report.

**Table: 1.1 Headline Findings Football Grass Pitches, 3G Rubber Crumb pitches, Cricket, Hockey & Rugby Union.**

<b>SPORT</b>	<b>CURRENT DEMAND SHORTFALL 2018</b>	<b>FUTURE DEMAND SHORTFALL 2036 USING ONS SUB NATIONAL POPULATION PROJECTIONS 2018 -2036</b>
<b>FOOTBALL 3G RUBBER CRUMB PITCHES</b>	After taking into account existing 3G rubber crumb provision there is a current shortfall of 6 full size 3G rubber crumb pitches based upon the FA training model.	After taking into account existing 3G rubber crumb provision there is a shortfall of 1 full size 3G rubber crumb pitches on top of the current shortfall of 6 based upon the FA training model. The need by 2036 will be 7 full size rubber crumb pitches.
<b>FOOTBALL (GRASS PITCHES)</b>	Adult 11 v 11 - Demand is being met for adult match equivalent sessions. 20 spare match equivalent sessions in secured community use.  Junior 11 v 11 – Shortfall 11 match equivalent sessions based on home and away play each week.  Junior 9 v 9 – Current shortfall 6 match equivalent sessions.  Mini Soccer 7 v 7 – Current Demand is being met for mini 7v7 matches  Mini Soccer 5 v 5 – Current Demand is being met for mini 5 v 5 match	Adult 11 v 11 – Demand can be met from existing supply.  Junior 11 v 11 shortfall of 28 junior 11 v 11 match sessions based on home and away play each week. This shortfall includes 7 match equivalent sessions for current exported teams.  Junior 9 v 9 – Shortfall 11 match equivalent sessions.  Mini Soccer 7 v 7 – Demand can be met from current supply.  Mini soccer 5 v 5 – Demand can be met from current supply.
<b>CRICKET</b>	Current demand is being met with over play at Ballinger Waggoner's CC (16 games per season), Chalfont St Peter's CC (6 games per season), Chesham CC the Meadows (1 game per season), Chesham CC Chartridge Playing Fields (6 games per season), Chenies and Latimer CC(10 games per season) and The Lee CC (2 games per season)	Future demand can be met with current capacity. Additional non-turf pitches will assist with meeting demand from junior cricket teams.  . .
<b>HOCKEY</b>	As Doctor Challoner's Grammar School's artificial grass hockey pitch is not the correct size for competitive matches. There is a current need for an additional hockey artificial pitch.	As Doctor Challoner's Grammar School's artificial grass hockey pitch is not the correct size for competitive matches. There is a future current need for an additional hockey artificial pitch.
<b>RUGBY UNION</b>	Current short fall of 11.5 match and training equivalent sessions weekly.	Future shortfall of 20.25 match and training equivalent sessions weekly.
<b>GOLF</b>	Current demand is being met.	Future demand is for adventure golf.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

### CHILTERN FOOTBALL – HEADLINES

#### 3G RUBBER CRUMB HEADLINES

- 1.24. The PPS has identified there are no full size floodlit 3G rubber crumb pitches available for community use.
- 1.25. Based upon the FA training model for 3G rubber crumb pitches of 42 teams to 1 3G pitch there is a current shortfall of 6 full size 3G rubber crumb pitches. This shortfall rises to 7 in 2036 an additional 3G pitch will be required on top of the 5 currently required.
- 1.26. If 50% of mini soccer and junior 9 v 9 football played on natural grass pitches moved to 3G rubber crumb the need would be a need for 4 x 3G rubber crumb pitches.
- 1.27. If 100% of matches for teams currently playing competitive 9 v 9, 7 v 7 and 5 v 5 football on natural grass pitches moved to 3G rubber crumb there would be a need for 7 full size 3G rubber crumb pitches. This is an additional 3 more 3G pitches than that required for only 50% of mini soccer and junior 9 v 9 moving to 3G rubber crumb.

#### ADULT 11 v 11

- 1.28. The adult 11 v 11 current demand can be met from existing match equivalent sessions. The assessment has identified that currently there are 38 pitches providing 38 match equivalent sessions at peak time of play.
- 1.10 There are 14 pitches providing 14 match equivalent sessions required at peak time of play. There are 34 pitches providing 34 match equivalent sessions played at secured community use sites and 4 pitches providing 4 match equivalent sessions at unsecured community use sites. These unsecured community use sites will require formal community use agreements to be put in place. The secured and unsecured match equivalent sessions provide 24 spare match equivalent sessions at peak time of play. An additional match equivalent session is available at peak time of play at the Playing Field Chartridge makes 25 spare adult 11 v 11 match equivalent sessions.
- 1.11 In 2036 the PPS identifies a projected need for 20 adult 11 v 11 match equivalent sessions at peak time of play. This will require 20 pitches. With the existing 34 adult 11 v 11 pitches in secured community use providing 34 match equivalent sessions at peak time of play, there are 14 spare adult match equivalent sessions. With the 4 unsecured community use match equivalent sessions having formal community use agreements in place and the Playing Field at Chartridge there would be 19 spare adult 11 v 11 match equivalent sessions in 2036.
- 1.12 The PPS identifies a need for 7 3G rubber crumb pitches by 2036 to meet football team training requirements. These pitches with FA 3G pitch registration could be used for adult 11 v 11 match equivalent sessions at peak time of play. With these added to spare match equivalent sessions at peak time, this equates to 26 adult 11 v 11 match equivalent sessions spare.

#### YOUTH 11 v 11

- 1.13 The current shortfall of 11 youth 11 v 11 match equivalent sessions is based on teams playing home and away at peak time of play. The figure also incorporates 7 match equivalent session requirements from exported teams (teams based in Chiltern District but play home games in neighbouring authorities).

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 1.14 If match equivalent sessions are played on a home and away basis the demand in 2036 is for 41 match equivalent sessions to be played on 41 pitches. There are currently 13 match equivalent sessions available in secured community use and 9 in unsecured community use totalling 22 match equivalent sessions. There will be a need to provide formal community use agreements at the unsecured community use sites. This means there will be a need for 19 match equivalent sessions and 19 additional pitches in 2036.
- 1.15 2 youth 11 v 11 pitches are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments.
- 1.16 The remaining 17 pitches could be provided by reconfiguring spare adult 11 v 11 pitches to youth 11 v 11 pitches.

### JUNIOR 9 V 9

- 1.17 There are currently 10 available pitches providing 10 match equivalent sessions at peak time of play. 7 match equivalent sessions provide secured community use. There is a need to put in place formal community use agreements to secure the remaining 3 match equivalent sessions. The demand at peak time of play is for 12 match equivalent sessions. The current shortfall 2 and requirements by exported teams 4 match equivalent sessions totals a current shortfall of 6 match equivalent sessions.
- 1.18 In 2036 the PPS identifies a projected need for 22 pitches providing 22 match equivalent sessions at peak time of play. There are currently 7 secured community use pitches providing 7 match equivalent sessions and 3 unsecured community use match equivalent sessions that will require formal community use agreements. This leaves a shortfall of 12 match equivalent sessions at peak time of play.
- 1.19 Population growth identifies 1 new junior 9 v 9 pitch, providing 1 match equivalent session at peak time of play, to be provided from new housing development. This leaves a shortfall of 11 match equivalent sessions.
- 1.20 The shortfall of 11 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play to 3G rubber crumb pitches.

### MINI SOCCER 7 V 7

- 1.21 Overall demand is currently being met for 7 v 7 match equivalent sessions across Chiltern District. The demand in 2036 is 24 match equivalent sessions. There are currently 11 mini soccer pitches in secured community use that provide a weekly capacity for 46 match equivalent sessions. There are sufficient 7 v 7 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 7 v 7 match equivalent sessions.

### MINI SOCCER 5 V 5

- 1.22 Overall demand is currently being met for 5 v 5 match equivalent sessions across Chiltern District. The demand in 2036 is for 24 match equivalent sessions. There is a current weekly capacity for 30 mini soccer 5 v 5 match equivalent sessions with secured community use. There are sufficient 5 v 5 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.

### CHILTERN CRICKET HEADLINES

- 1.23 The total capacity for natural grass cricket pitches across Chiltern District is 1,008 match equivalents

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

per season. The demand is 912 match equivalents per season. This leaves a theoretical underplay of 176 match equivalent sessions.

- 1.24 Current demand is being met with over play at Ballinger Waggoner's CC (16 games per season), Chalfont St Peter's CC (6 games per season), Chesham CC the Meadows (1 game per season), Chesham CC Chartridge Playing Fields (6 games per season), Chenies and Latimer CC(10 games per season) and The Lee CC (2 games per season)
- 1.25 Peak demand is on a Saturday and this needs to be considered as only one game can be played on 1 square. Some clubs have to play at other sites other than their home ground.
- 1.26 The future match equivalent session requirements for latent demand per season equate to 44 games per season and future population growth requirements equate to 24 games per season. The total additional games per season would be 68 games per season. Theoretically this can be met from the theoretical underplay of 176 match equivalent sessions.
- 1.27 Despite what the team generation rates tell us there is demand for cricket nationally from women and girls. The Sport England Active Lives Survey 2016, 9.2% of players that had played twice in the last 28 days were female. There is likely to be an increase in girl's and women's cricket. 1 women's team and 3 girls' junior team.
- 1.28 The future ethnic make-up of the projected population increase in Chiltern District will have an effect on the team generation rates for cricket since we know that 35% of the playing population comes from the South Asian community and that statistically they are 5 times more likely to play cricket than anybody else. The overall Chiltern District South Asian population in 2011 was 5,046. If the South Asian community increases in line with population projections of 8.5% by 2036 the figure would be 5,474. An increase of 428. The likelihood is that teams will increase more than the team generation rates suggest by a further 1 adult team and 1 junior team.
- 1.29 The ECB All Stars Cricket initiative for 2017 aimed at 5 – 8-year olds, proved to be very successful nationally and attracted 37,000 children and the target number for 2018 has been raised considerably. The aim is for this initiative to remain in place and when children are too old for All Stars a large percentage will then join traditional junior cricket and over time result in an increase in the number of adult players as they transition into traditional cricket – which could lead to a greater demand for cricket than under the current PPS methodology.
- 1.30 The older population is also increasing midweek cricket and more 55+ teams are beginning to participate.
- 1.31 With the All Stars Cricket Initiative, over 55 development of teams and the South Asian community developing cricket the PPS has made the following assumptions:
  - **South Asian Cricket initiative 1 adult teams = 13 match equivalent sessions per year**
  - **South Asian Cricket initiative 1 junior teams = 6 match equivalent sessions per year.**
  - **All Stars cricket 2 junior teams = 12 match equivalent sessions per year.**
  - **Over 55's 2 adult teams = 26 match equivalent sessions per year.**
- 1.32 The total additional match equivalent sessions per season for latent demand and future population growth would be 68 match equivalent sessions and the 4 cricket development initiatives 88 match equivalent sessions per year. Overall total of 156 match equivalent sessions per year. This is within the current theoretical underplay of 176 match equivalent sessions per year.

### CHILTERN HOCKEY HEADLINES

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 1.33 The current and future demand for hockey teams requires an additional hockey AGP pitch. This is because the PPS has identified that Dr Challoners Grammar School AGP is not of sufficient size for competitive hockey.
- 1.34 It is important that fit for purpose ancillary provision (changing and social facilities) are provided. There is a need to ensure that existing facilities (changing rooms etc) are not placed under undue pressure and that if ancillary facilities are lost or removed, then either equivalent or better ones are replaced.
- 1.35 In addition, it is important that any change of use of AGPs to 3G rubber crumb is first discussed at the PPS steering group before any decisions are made.

### CHILTERN RUGBY UNION HEADLINES

- 1.36 There is a current shortfall of 11.5 match and training equivalent sessions. This increases to 20.25 match and training equivalent sessions in 2036.
- 1.37 Both Rugby clubs require either access to additional floodlighting, improved maintenance of pitches and or a World 22 Rugby compliant 3G pitch. The overcapacity of grass pitches is due to training and the addition of a World 22 Rugby compliant 3G pitch would reduce the overcapacity.

### GOLF HEADLINES

- 1.38 There is a sufficient supply of golf courses currently. The requirement for the future is to provide adventure golf and increase participation in women and girls golf.

### PPS HEADLINE FINDINGS SOUTH BUCKS DISTRICT COUNCIL

- 1.39 Table 1.2 shows the quantitative findings from the PPS Stage C Assessment Report.

**Table: 1.2 Headline Findings Football Grass Pitches, 3G Rubber Crumb pitches, Cricket, Hockey & Rugby Union.**

<b>SPORT</b>	<b>CURRENT DEMAND SHORTFALL 2018</b>	<b>FUTURE DEMAND SHORTFALL 2036 USING ONS SUB NATIONAL POPULATION PROJECTIONS 2018 -2036</b>
<b>FOOTBALL 3G RUBBER CRUMB PITCHES</b>	After taking into account current existing 3G rubber crumb provision there is a shortfall of 3 full size 3G rubber crumb pitches based upon the FA training model.	After taking into account current existing 3G rubber crumb provision there is a shortfall of 5 additional full size 3G rubber crumb pitches based upon the FA training model by 2036.
<b>FOOTBALL (GRASS PITCHES)</b>	Adult 11 v 11 – Current demand is being met for adult match equivalent sessions.	Adult 11 v 11 – Future demand can be met from existing secured community use pitches.
	Junior 11 v 11 – Shortfall 14 match equivalent sessions based on home and away play each week.	Junior 11 v 11 shortfall of 23 junior 11 v 11 match sessions based on home and away play each week.
	Junior 9 v 9 – Currently Shortfall 5 match equivalent sessions.	Junior 9 v 9 – Shortfall 14 match equivalent sessions.
	Mini Soccer 7 v 7 – Current shortfall of 1 match equivalent session.	Mini Soccer 7 v 7 – Shortfall 6 match equivalent sessions.
	Mini Soccer 5 v 5 – Current Demand is being met for mini 5 v 5 match	Mini soccer 5 v 5 – Demand can be met from current supply.

# CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

SPORT	CURRENT DEMAND SHORTFALL 2018	FUTURE DEMAND SHORTFALL 2036 USING ONS SUB NATIONAL POPULATION PROJECTIONS 2018 -2036
CRICKET	Current demand is being met with over play at Farnham Royal CC (14 match equivalent sessions),	Future demand can be met with current capacity. Additional non-turf pitches will assist with meeting demand from junior cricket teams.
HOCKEY	Current demand is being met	Future demand can be met from existing facilities.
RUGBY UNION	Current short fall of 7.25 match and training equivalent sessions weekly.	Future shortfall of 11.25 match and training equivalent sessions weekly.
GOLF	Current demand is being met.	Future demand is for adventure golf.

### SOUTH BUCKS FOOTBALL – HEADLINES

#### 3G RUBBER CRUMB HEADLINES

- 1.40 The PPS has identified there is 1 full size floodlit 3G rubber crumb pitch available for community use at Burnham Grammar School and it is FA registered. There are 2 smaller ones 1 at Burnham Park Academy 60m x 40m and 1 at Evreham Sports Centre 60m x 35m.
- 1.41 Based upon the FA training model for 3G rubber crumb pitches of 42 teams to 1 3G pitch there is a current shortfall of 3 full size 3G rubber crumb pitches. This shortfall rises to 5 in 2036.
- 1.42 If all matches for teams currently playing competitive 9 v 9, 7 v 7 and 5 v 5 football on natural grass pitches moved to 3G rubber crumb there would be a need for 6 full size 3G rubber crumb pitches for these typologies of the game at their respective peak time.
- 1.43 If 50% of mini soccer and junior 9 v 9 football played on natural grass pitches moved to 3G rubber crumb the need would 3 x 3G rubber crumb pitches.
- 1.44 Consideration of hire costs would need to be considered when providing 3G pitches in replacement for grass pitches not all teams could afford to play on 3G pitches.

#### ADULT 11 v 11

- 1.45 The adult 11 v 11 current demand can be met from existing match equivalent sessions. The assessment has identified that currently there are 18 match equivalent sessions required and 14 match equivalent sessions spare at peak time of play.
- 1.46 There are currently 29 match equivalent sessions in secured community use at peak time of play. There are 3 match equivalent sessions played at unsecured community use sites. These unsecured community use sites will require formal community use agreements to be put in place. The secured and unsecured match equivalent sessions provide 14 spare match equivalent sessions at peak time of play.
- 1.47 In 2036 the PPS identifies a projected need for 23 adult 11 v 11 match equivalent sessions at peak time of play. This will require 23 pitches. With the existing 29 adult 11 v 11 pitches in secured community use providing 29 match equivalent sessions at peak time of play, there will be 6 spare adult match equivalent sessions.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

The PPS identifies a need for 6 3G rubber crumb pitches by 2036 to meet football team training requirements. These pitches with FA 3G pitch registration could be used for adult 11 v 11 match equivalent sessions at peak time of play. With these added to spare match equivalent sessions at peak time, this equates to 16 adult 11 v 11 match equivalent sessions spare.

### YOUTH 11 v 11

- 1.48 There is a current weekly demand for youth 11 v 11 grass pitches at peak time of play for 18 pitches and 18 match equivalent sessions. There are 4 youth 11 v 11 pitches available providing 4 match equivalent sessions available for peak time use. There is a deficit of 14 youth 11 v 11 match equivalent sessions at peak time of play.
- 1.49 Youth match equivalent sessions are consistently played over adult 11 v 11 pitches. There is a need to address the playing of youth match equivalent sessions on adult pitches.
- 1.50 If match equivalent sessions are played on a home and away basis the demand in 2036 is for 27 match equivalent sessions. There are currently 4 youth 11v11 pitches available in secure community use providing 4 match equivalent sessions. This means there will be a need for 23 additional youth 11 v 11 pitches in 2036 providing 23 match equivalent sessions.
- 1.51 3 youth 11 v 11 pitches are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments.
- 1.52 This reduces the need to 20 youth 11 v 11 pitches. Spare adult pitches possibly 16 could be reconfigured to youth 11v11 pitches. The remainder could be provided through reconfiguring 9 v 9, 7 v 7 and 5 v 5 grass pitches that become redundant once teams move onto 3G rubber crumb for training and competitive games.

### JUNIOR 9 V 9

- 1.53 There is a current demand for 15 match equivalent sessions and a shortfall of 10 junior 9 v 9 match equivalent sessions. There are currently 10 available match equivalent sessions. A shortfall of 5 match equivalent sessions.
- 1.54 9 match equivalent sessions are provided for on secured community use pitches. There is 1 match equivalent session provided at an unsecured community use site. There is a need to put in place a formal community use agreement to secure the remaining 1 match equivalent session.
- 1.55 In 2036 the PPS identifies a need for 24 pitches providing 24 match equivalent sessions at peak time of play. There are currently 9 secured community use pitches providing 9 match equivalent sessions and 1 unsecured match equivalent session requiring a formal community use agreement. This leaves a shortfall of 14 match equivalent sessions at peak time of play.
- 1.56 Population growth identifies 3 new junior 9 v 9 pitches, providing 3 match equivalent sessions at peak time of play, to be provided from new housing development. This leaves a shortfall of 11 match equivalent sessions.
- 1.57 These 11 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play.

### MINI SOCCER 7 V 7

- 1.58 There is a current demand for 13 match equivalent sessions at peak time of play and supply of 12 weekly match equivalent sessions. There is a shortfall of 1 match equivalent session. .

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 1.59 The projected demand in 2036 is for 18 match equivalent sessions. The current supply is 12 match equivalent sessions. The shortfall of 6 match equivalent sessions could be met by moving these 6 match equivalent sessions onto 3G rubber crumb pitches.

### MINI SOCCER 5 v 5

- 1.60 Overall demand is currently being met for 5 v 5 match equivalent sessions across South Bucks District. The demand in 2036 is for 16 match equivalent sessions. There is a current weekly capacity for 38 mini soccer 5 v 5 match equivalent sessions with secured community use. There are sufficient 5 v 5 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.

### SOUTH BUCKS CRICKET HEADLINES

- 1.61 The total capacity for natural grass cricket pitches across South Bucks District is 855 match equivalents per season. If you subtract Caldicot Preparatory School 135 pitches capacity, which is for school use this leaves a seasonal capacity of 720 match equivalent sessions. The demand is for 432 match equivalent sessions per season. This leaves a theoretical underplay of 288 match equivalent sessions.
- 1.62 Current demand is being met with over play at Farnham Royal CC (13 match equivalent sessions).
- 1.63 Peak demand is on a Saturday and this needs to be considered as only one game can be played on 1 square. Some clubs have to play at other sites other than their home ground. These are: Stoke Green Cricket Club 3<sup>rd</sup> X1 play at Sefton Park, Farnham Common Cricket Club 3<sup>rd</sup> X1 play at Farnham Common Junior School where there have been issues in the past with cricket balls hitting adjacent residential property. Gerard's Cross 3<sup>rd</sup> X1 play at Beaconsfield Cricket club on a Saturday.
- 1.64 In 2036 the current population projections and latent demand suggest there will be an additional 73 match equivalent session requirements per season. There is likely to be an increase in participation from the South Asian community and Women and Girls.
- 1.65 The ECB All Stars Cricket Initiative for 2017 aimed at 5 – 8-year olds, proved to be very successful nationally and attracted 37,000 children and the target number for 2018 has been raised considerably. The aim is for this initiative to remain in place and when children are too old for All Stars a large percentage will then join traditional junior cricket and over time result in an increase in the number of adult players as they transition into traditional cricket – which could lead to a greater demand for cricket than under the current PPS methodology.
- 1.66 With the All Stars Cricket initiative, the South Asian community developing cricket and the development in Women's and Girls cricket there is an assumed additional increase in match equivalents per season.
- 1.67 The total increase will be 163 match equivalent sessions per season. This increase can be met from the current spare capacity of 288 match equivalent sessions per season and an increase in the use of non-turf pitches for juniors under 11 years.
- 1.68 Additional non-turf pitches should be considered to reduce overplay of existing grass pitches by junior teams.

### SOUTH BUCKS HOCKEY HEADLINES

- 1.69 The current and future demand for hockey teams can be met by existing hockey AGP pitches. However, this will be dependent on sink funds being in place to refurbish carpets at existing sites and the protection of the hockey AGP's across Chiltern and South Bucks in the Local Plan

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 1.70 In addition, it is important that any change of use of AGPs to 3G rubber crumb is first discussed at the PPS steering group before any decisions are made.
- 1.71 There is a need for Gerrards Cross Hockey Club to have its own pavilion/clubhouse. This would assist in providing a base for social and club events and maintain junior and senior membership.

### SOUTH BUCKS RUGBY UNION HEADLINES

- 1.72 There is a current shortfall of 7.25 match and training equivalent sessions. This increases to 11.25 match and training equivalent sessions in 2036.
- 1.73 Rugby Clubs require either access to additional floodlighting, improved maintenance of pitches and or a World 22 Rugby Compliant 3G pitch. Over use of grass pitches is due to training needs and the addition of this type of pitch would reduce the over use.

### GOLF HEADLINES

- 1.74 There is a sufficient supply of golf courses currently. The requirement for the future is to provide adventure golf and increase participation in women's and girls' golf.

### LOCAL PLAN AND GROWTH – CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS

- 1.75 A single joint Local Plan ("Joint Plan") is being produced covering the two areas of Chiltern District Council and South Bucks District Council. This was agreed by Chiltern District Council on 3 November 2015 and South Bucks District Council on 10 November 2015. Work has started on the Joint Plan for Chiltern and South Bucks.
- 1.76 The Emerging Chiltern and South Bucks Local Plan, which will run from 2014 to 2036, it will replace the adopted Core Strategy for Chiltern District (2011), adopted Chiltern District Local Plan (1997, consolidated 2007 and 2011), adopted Core Strategy for South Bucks District (2011), adopted South Bucks Local Plan (1999) and the respective Policies Maps. The Joint Plan will set out policies used to determine planning applications, site allocations and proposed new development (e.g. housing or employment) and broader land designations (e.g. Green Belt areas); and a joint Policies Map will be produced as part of the Joint Plan.
- 1.77 The population of Chiltern and South Bucks District Councils will grow significantly over the next few years, so there is a need to ensure sufficient provision of accessible, quality and affordable facilities to meet local need.
- 1.78 The planned increase in housing is 8,134 new homes across Chiltern and South Bucks. This will increase demand for community facilities, including sports facilities.
- 1.79 When using the Department of Communities Household Projection of 2.27 persons per household in 2029, the population jointly with provision of 8,134 new housing developments is  $8,134 \times 2.27 = 18,464$ .
- 1.80 South Bucks District Council highest levels of demand for housing are likely to be in the proposed new settlement areas – Gerrards Cross, Denham, Iver Heath, Iver, Stoke Poges, Taplow, Farnham Common, and Beaconsfield.
- 1.81 Chiltern District Council highest levels of demand for housing are likely to be in the proposed new settlement areas – Amersham, Chalfont St Giles, Chalfont St Peter, Chesham, Holmer Green and Little Chalfont.
- 1.82 Increased demand for community facility provision as a result of population growth will need to be

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addressed across the area.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 1.83 Key housing development opportunities in South Bucks District which could contribute to increased and enhanced playing pitch provision are:
- **Farnham Park Playing Fields– development as a community hub site, with a range of indoor facilities (fitness and hall space), plus grass and all weather pitches. A master planning exercise has been undertaken.**
  - **Wilton Park – development of football pitches (number and type to be confirmed from 2018 Playing Pitch Strategy), plus community facilities e.g. indoor hall space**
- 1.84 The Wilton Park Supplementary Planning Document identifies that Wilton Park will deliver at least 2 hectares of formal open-air sports pitches to directly replace the existing amount of land at Wilton Park currently made available for use as public space. The sports pitches are likely to be relocated from their current position, towards the western boundary of the site, where they will be within easy walking and cycling distance of Beaconsfield, and easily accessible by bus or car via a new vehicle access via the Pyebush Roundabout. The replacement land and facilities must be of at least the same standard as that which currently exists. This document makes no assumptions and sets no requirements about the use to which the pitches will be put or the local clubs which will use them. However, it is expected that the pitches will be used to the maximum benefit of the local community.
- 1.85 Car parking for the sports pitches will be available adjacent to the community hub.
- 1.86 Proposals demonstrating that the pitches will be retained in perpetuity for the use of local clubs will need to be submitted by the developer as part of the planning application for the site.
- 1.87 The timing of the delivery of the new sports pitches and associated changing facilities at the community hub should be included in a detailed phasing plan. This will need to address the time required to construct the new facilities such that they are ready for use.
- 1.88 The phasing plan should seek to minimise disruption to sports provision by ensuring that at least 2 hectares of land is fully and readily available as open-air sports pitches throughout the construction period, either in their current location or elsewhere on the site.
- 1.89 When considering new housing as part of the new Joint Local Plan, the Sport England new Development Calculator for new developments should be used to identify future playing pitch requirements. This means that when planning applications come forward for the new Local Plan such as large residential development that the Sport England Development Calculator Tool can be used to identify the cost of contributions required from each development or planning application. This is to ensure that sporting provision is planned at the start of the development and not as it grows.

### MONITORING AND REVIEW OF THE STRATEGY

- 1.90 It is important that regular monitoring and review occurs through meetings of the Steering Group following sign off by the National Governing Bodies and Sport England and adoption of the Strategy and Action Plan by Chiltern and South Bucks District Councils.
- 1.91 The Steering Group should be led by Chiltern and South Bucks District Councils. As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the Steering Group, then Sport England and the NGBs would consider the PPS to be out of date.

# CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

## 2. CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PPS INTRODUCTION AND CONTEXT

### INTRODUCTION

- 2.1. Chiltern and South Bucks District Councils commissioned a Playing Pitch Strategy (PPS), which has been developed for natural grass and all-weather pitches. The PPS will guide future provision and management of sports pitches, to serve existing and new communities across South Bucks and Chiltern.
- 2.2. In line with the Government's National Planning Policy Framework, the PPS sets out to assess existing Playing Pitches, the future need for Playing Pitches, and opportunities for new provision. The key factors for Chiltern and South Bucks District Councils are:
  - **The requirements of the 2012 NPPF and specifically paragraph 96**

*'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or spare capacity of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required'*

(Source: NPPF 2012 Paragraph 96)

- **and additionally, paragraph 97 of the NPPF** emphasise that existing open space, sports and recreational facilities 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
  - Any loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - The development is for alternative recreation or open space facilities, the need for which clearly outweighs the loss.

### AIM OF DEVELOPING A PPS

- 2.3. The aim of developing the PPS is to:

*'to provide an assessment of the "fit for purpose" of the sports pitches and facilities, whilst identifying opportunities for retaining, reducing or removing this provision and prospects for new provision and partnerships. The assessment should identify specific needs and quantitative and/or qualitative deficits or spare capacity of sports pitches and facilities in Chiltern and South Bucks.'*

- 2.4. The Strategy will provide evidence to support:

- **The Councils emerging new Local Plan**
- **Identification of projects for which contributions can be sought as part of new development.**
- **Funding bids from National Sports bodies like Sport England and the National Governing Bodies (NGB's) of sport,**
- **Additionally, the Strategy will focus on revenue and capital spending in the medium term.**

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- 2.5. This work will ensure that a planned approach to playing pitch facilities takes place across Chiltern and South Bucks District over the medium term, ensuring that the Districts communities have access to high quality facilities, helping communities improve their health and remain cohesive.
- 2.6. It is imperative that where Chiltern and South Bucks District Councils, provide facilities, they are as efficient and effective as possible due to continuing financial pressures.

### **STRATEGY SCOPE**

- 2.7. The project scope for the PPS includes:

- **Football**
- **Rugby Union**
- **Cricket**
- **Hockey**
- **Golf**

- 2.8. The Strategy addresses facilities provided by the following sectors:

- **Local Authority**
- **Education, (school based), Higher and Further education.**
- **Voluntary and private sectors**

### **RATIONALE FOR DEVELOPING A PPS STRATEGY**

- 2.9. Chiltern and South Bucks District Councils wish to understand both the needs of its playing pitch and playing pitch ancillary facilities portfolio, and future need for provision, driven by increased population, and identification of any gaps in the existing facility network.
- 2.10. The development of this new PPS will enable Chiltern and South Bucks District Councils and other local providers to shape their future playing pitch facilities offer; this may comprise direct provision and that undertaken by education, voluntary, community, private sectors and sport's National Governing Body's.
- 2.11. The PPS will help provide a rationale to enable sport's National Governing Bodies to further invest and deliver their working outcomes as outlined in their various strategic development documents.
- 2.12. The development of the PPS is an opportunity to set out a strategic Vision for future provision of playing pitch facilities, based on robust evidence and a needs assessment.
- 2.13. This will guide and inform future investment and partnerships, influence the new Local Plan, future proof and increase participation opportunities to 2036.

# CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

### TERMS OF REFERENCE

#### PPS

- 2.14. The detailed requirements of each element of the study are set out below; these reflect the requirements and structure of the Sport England Playing Pitch Strategy guidance:
- 2.15. The strategy has been developed in line with guidance by Sport England (Playing Pitch Guidance, An approach to Developing and Delivering a PPS).

- 1. Stage A: (Step 1) – of the methodology is to prepare and tailor the approach.**
- 2. Stage B: (Steps 2 & 3) - Gather supply and demand information and views. Information was gathered on both the supply of pitches and the demand for these pitches, specifically:**
  - Supply
  - Demand
  - Details of potential changes to the future pitch stock, as well as projected and aspirational increases in participation
- 3. Stage C: (Steps 4, 5 & 6) – Assessing the Supply and Demand Information and Views. The supply and demand information collated has been used to:**
  - Understand the situation at individual sites.
  - Develop the current and projected future pictures of provision.
  - Identify the key findings and issues that need to be addressed.
- 4. Stage D: Steps 7 & 8 – Developing the recommendations for an action plan and writing and adopting the strategy.**

- 2.16. This document continues on from the needs assessment (Stage A, B & C) and aims to:

- 1. Summarise the key strategic findings of the individual sport assessments and sets out the main issues to be addressed in the strategy.**
- 2. Provides specific proposals for each sport.**
- 3. Takes into consideration the current and future needs of the individual playing pitch sites.**
- 4. Provides a guide to monitoring and reviewing the Playing Pitch Strategy (PPS).**

### BACKGROUND CONTEXT - THE STUDY AREA

#### SOUTH BUCKS DISTRICT COUNCIL

- 2.17. South Bucks is one of four local government districts in the non-metropolitan county of Buckinghamshire.
- 2.18. South Bucks is relatively small at 141 square kilometers and lies within the Metropolitan Green Belt area, with 87% of the land designated as green belt. There are many small towns and villages, with the largest being Beaconsfield, Burnham and Gerrards Cross. These three towns have the best infrastructure and facilities.
- 2.19. Most of the towns and villages have historical roots which are preserved through the use of conservation areas and listed buildings. The larger towns of High Wycombe, London (Hillingdon), Maidenhead and Slough border the District. These centres provide shopping facilities and services not available within the District as well as some jobs for residents. In return, South Bucks provides the open spaces which help meet the recreational needs of these larger centres. There are good links to

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

London via the Chiltern Railway, M40 and M4.

### CHILTERN DISTRICT COUNCIL

- 2.20. Chiltern District is 196 square kilometres, with 72% of the land lying within an Area of Outstanding Natural Beauty within the Chiltern Hills and 88% falling within the Metropolitan Green Belt. Whilst there are many picturesque villages dotted around a mainly rural landscape, a majority of residents live in the settlements of Amersham, Chesham and Chalfont St Peter.
- 2.21. Most of the towns and villages have historical roots which are preserved through the use of conservation areas and listed buildings. The area borders South Bucks to the south, Wycombe District to the west, Aylesbury Vale to the north and North West London to the east. There are good links with London via Transport for London's Metropolitan line and the Chiltern Railway.
- 2.22. The population of Chiltern and South Bucks District Councils will grow significantly over the next few years, so there is a need to ensure sufficient provision of accessible, quality and affordable facilities to meet local need.
- 2.23. ONS Mid-Year 2014 population projections for South Bucks show a population in 2017 of 70,428 and in 2036 a population of 81,807. This is an increase of 11,379 or 16.16%.
- 2.24. ONS Mid-Year 2014 population projections for Chiltern District show a population in 2017 of 94,584 and in 2036 a population of 102,643. This is an increase of 8,059 or 8.52%.
- 2.25. Jointly the increase in population from 2017- 2036 is 19,438.
- 2.26. Understanding the needs of different pitch sports at a local level enables Chiltern and South Bucks District Councils to provide appropriately, to meet the needs of their communities. It is inevitable that the needs of communities change over time, just as the playing and participative requirements of individual sports change. The demand for these at a local level need to be assessed and modelled to understand what this means in terms of actual pitch provision, otherwise the Councils could be providing too much or too little, thinking they are addressing local needs, but in fact they are not.
- 2.27. The very fact that the requirements of sports change is one of the several justifications for undertaking the PPS at a local level and critically for updating this analysis every 3 years. However, it must also be understood that the PPS represents a 'snap-shot' in time based upon the anticipated level of growth planned for Chiltern and South Bucks District Councils. It is critical that annual reviews of the PPS are undertaken by the PPS Steering Group.
- 2.28. This means there will be proposals that come forward for the new Local Plan such as large residential development that the PPS has not taken into consideration.

### OTHER LOCAL FACTORS

- 2.29. The Indices of Multiple Deprivation 2015 shows Chiltern District as the third least deprived local authority in England (behind Hart in Hampshire and Wokingham) and the least deprived in Buckinghamshire, ahead of South Bucks (25th least deprived). Chiltern's most deprived LLSOAs fall in the third decile, while South Bucks' falls in the fifth.
- 2.30. Although Chiltern and South Bucks are one of the 20% least deprived districts in England, however about 10% (1,100) of children live in low income families in South Bucks and about 8% (1,500) of children live in low income families in Chiltern District.
- 2.31. The 2017 Health Profile for Chiltern and South Bucks shows life expectancy for both men and women is higher than the England average. In South Bucks life expectancy is 5.8 years lower for men and 7.2 years lower for women in the most deprived areas. In Chiltern life expectancy is 5.8 years lower for men and 7.2 years lower for women in the most deprived areas.

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- 2.32. In South Bucks child health in Year 6, 17.2% (100) of children are classified as obese. In Chiltern child health In Year 6, 11.1% (112) of children are classified as obese.
- 2.33. Local key health priorities in Chiltern and South Bucks are the same for Buckinghamshire, these are:
- **Give every child the best start in life.**
  - **Keep people healthier for longer and reduce the impact of long term conditions.**
  - **Promote good mental health and wellbeing for everyone.**
  - **Protect residents from harm.**
  - **Support communities to enable people to achieve their potential and ensure Buckinghamshire is a great place to live**

2.34. There is a high car ownership in South Bucks 89.8% and Chiltern 89.1% of households have access to a car or van (Source: Census 2011). This means that playing pitch sites will be accessible to both Districts' households.

### CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS LOCAL PLAN

- 2.35. A single joint Local Plan ("Joint Plan") is being produced covering the two areas of Chiltern District Council and South Bucks District Council. This was agreed by Chiltern District Council on 3 November 2015 and South Bucks District Council on 10 November 2015. Work has started on the Joint Plan for Chiltern and South Bucks.
- 2.36. The Emerging Chiltern and South Bucks Local Plan, which will run from 2014 to 2036 and it will replace the adopted Core Strategy for Chiltern District (2011), adopted Chiltern District Local Plan (1997, consolidated 2007 and 2011), adopted Core Strategy for South Bucks District (2011), adopted South Bucks Local Plan (1999) and the respective Policies Maps. The Joint Plan will set out policies used to determine planning applications, site allocations and proposed new development (e.g. housing or employment) and broader land designations (e.g. Green Belt areas); and a joint Policies Map will be produced as part of the Joint Plan.
- 2.37. The population of Chiltern and South Bucks District Councils will grow significantly over the next few years, so there is a need to ensure sufficient provision of accessible, quality and affordable facilities to meet local need.
- 2.38. The planned increase in housing is 8,134 new homes across Chiltern and South Bucks District Councils. This will increase demand for community facilities, including sports facilities.
- 2.39. When using the Department of Communities Household Projection of 2.27 persons per household in 2029, the population jointly with provision of 8,134 new housing developments is  $8,134 \times 2.27 = 18,464$ .
- 2.40. South Bucks District Council highest levels of demand for housing are likely to be in the proposed new settlement areas – Gerrards Cross, Denham, Iver Heath, Iver, Stoke Poges, Taplow, Farnham Common, and Beaconsfield.
- 2.41. Chiltern District Council highest levels of demand for housing are likely to be in the proposed new settlement areas – Amersham, Chalfont St Giles, Chalfont St Peter, Chesham, Holmer Green and Little Chalfont.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

2.42. Key housing development opportunities in South Bucks District which should contribute to increased and enhanced playing pitch provision are:

- **Farnham Park Playing Fields-** development as a community hub site, with a range of indoor facilities (fitness and hall space), plus grass and all weather pitches including softball and baseball.
- **Wilton Park –** development of football pitches (number and type to be confirmed from 2016 Playing Pitch Strategy), plus community facilities e.g. indoor hall space.

2.43. The Wilton Park Supplementary Planning Document identifies:

“Wilton Park proposals will deliver at least 2 hectares of formal open-air sports pitches to directly replace the existing amount of land at Wilton Park currently made available for use as public space. The sports pitches are likely to be relocated from their current position, towards the western boundary of the site, where they will be within easy walking and cycling distance of Beaconsfield, and easily accessible by bus or car via a new vehicle access off the Pyebush Roundabout. The replacement land and facilities must be of at least the same standard as that which currently exists. This document makes no assumptions and sets no requirements about the use to which the pitches will be put or the local clubs which will use them. However, it is expected that the pitches will be used to the maximum benefit of the local community.”

Car parking for the sports pitches will be available adjacent to the community hub.

Proposals demonstrating that the pitches will be retained in perpetuity for the use of local clubs will need to be submitted by the developer as part of the planning application for the site.

The timing of the delivery of the new sports pitches and associated changing facilities at the community hub should be included in a detailed phasing plan. This will need to address the time required to construct the new facilities such that they are ready for use. The phasing plan should seek to minimise disruption to sports provision by ensuring that at least 2 hectares of land is fully and readily available as open-air sports pitches throughout the construction period, either in their current location or elsewhere on the site.”

2.44. When considering new housing as part of the new Joint Local Plan, the Sport England New Development Calculator for new developments should be used to identify future playing pitch requirements. This means that when planning applications come forward for the new Local Plan such as large residential development that the Sport England Development Calculator Tool can be used to identify the cost of contributions required from each development or planning application. This is to ensure that sporting provision is planned at the start of the development and not as it grows.

### **SPORTS PARTICIPATION**

2.45. The Sport England Active People Survey (APS) for Chiltern District shows a steady increase in participation with some minor fluctuations since 2005/06 APS for once a week participation in sport for adult's age 16+ years. Participation rose from 39.5% in 2005/06 to 46.3% in 2013/14 and dropped back to 44.6% in 2015/16. South Bucks District shows a steady increase in participation with some minor fluctuations since 2005/06 APS for once a week participation in sport for adult's age 16+ years. Participation rose from 40.8% in 2005/06 to 48.2% in 2013/14 and dropped back to 40.4% in 2015/16.

**Table 2.1 APS Participation Rates in Chiltern and South Bucks, the South East and Nationally - Adult (16+)**  
**Participation in Sport (at least once a week), by year**

YEAR	CHILTERN	SOUTH BUCKS	SOUTH EAST	ENGLAND
2005/06	39.5 %	40.8 %	37.1 %	34.6 %
2007/08	38.1 %	40.8 %	39.0 %	36.6 %
2008/09	44.5 %	40.1 %	37.9 %	36.5 %

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YEAR	CHILTERN	SOUTH BUCKS	SOUTH EAST	ENGLAND
2009/10	39.6 %	40.9 %	37.9 %	36.2 %
2010/11	39.3 %	37.8 %	36.8 %	35.6 %
2011/12	43.4 %	41.8 %	38.4 %	36.9 %
2012/13	41.5 %	42.1 %	38.1 %	36.6 %
2013/14	46.3 %	48.2 %	37.6 %	36.1 %
2014/15	40.4 %	41.6 %	37.7 %	35.8 %
2015/16	44.6 %	40.3 %	38.7 %	36.1 %

Source: Active People Survey. Measure: Adult (16+) participation in sport (at least once a week) by year, one session per week (at least 4 sessions of at least moderate intensity for at least 30 minutes in the previous 28 days). Time period(s): 2005/06, 2007/08, 2008/09, 2009/10, 2010/11, 2011/12, 2012/13, 2013/14, 2014/15, 2015/16

- 2.46. Chiltern District participation rates for 3 x 30 minutes per week (formally NI18) have risen 2005/06 24.6% to 2014/16 at 28.8%. Male participation has increased from 26.1% to 28.8% in this period, and female participation has increased from 27.0% to 28.2%. South Bucks District participation rates for 3 x 30 minutes per week (formally NI18) have risen 2005/06 24.3% to 2014/16 at 26.2%. Male participation has increased from 25.5% to 29.6% in this period, and female participation has slightly decreased from 23.3% to 23.0%.
- 2.47. The number of adults wanting to do more sport in Chiltern is 56.6% which is marginally below the regional (57.7%) and national figures (58%). The number of adults wanting to do more sport in South Bucks is 57.4% which is marginally below the regional (57.7%) and national figures (58%).
- 2.48. Chiltern District club membership has fluctuated between 26.6% and 34.9%, and currently stands at 26.6% higher than both the regional and national averages. Participation in tuition and coaching (23.8%) is higher than both the regional and the national levels. Participation in competition (16.8%) is higher than both regional and national averages.
- 2.49. South Bucks District club membership has fluctuated between 25.5% and 32.8%, and currently stands at 32.8% higher than both the regional and national averages. Participation in tuition and coaching (25.4%) is higher than both the regional and the national levels. Participation in competition (16.9%) is higher than both regional and national averages.
- 2.50. Satisfaction levels in Chiltern District with local sports provision has declined from 67.7% to 59.9% from 2013/14 to 2015/16 and is below the regional (64.6%) and national averages (62.1%). In South Bucks satisfaction levels with local sports provision has declined from 61.7% to 50.8% from 2013/14 to 2015/16 and is below the regional (64.6%) and national averages (62.1%). Source: Sport England Local Profiles.

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Table 2.2: Participation Frequency in Physical Activity - Comparison with Sport England KPIs

INDICATOR	CHILTERN				SOUTH BUCKS				SOUTH EAST				ENGLAND			
	2012/13	2013/14	2014/15	2015/16	2012/13	2013/14	2014/15	2015/16	2012/13	2013/14	2014/15	2015/16	2012/13	2013/14	2014/15	2015/16
KPI3 - CLUB MEMBERSHIP IN THE LAST 4 WEEKS	28.0 %	28.7 %	34.9 %	26.6 %	25.5 %	31.2 %	27.5 %	32.8 %	24.3 %	24.2 %	23.7 %	24.1 %	21.0 %	21.6 %	21.8 %	22.0 %
KPI4 - RECEIVED TUITION OR COACHING IN LAST 12 MONTHS	27.5 %	21.9 %	30.2 %	23.8 %	20.4 %	27.2 %	16.6 %	25.4 %	18.1 %	19.0 %	18.0 %	18.5 %	15.8 %	16.4 %	15.6 %	15.8 %
KPI5 - TOOK PART IN ORGANISED COMPETITION IN LAST 12 MONTHS	11.6 %	14.7 %	21.9 %	12.9 %	14.6 %	15.6 %	19.8 %	16.8 %	14.2 %	15.0 %	14.7 %	15.2 %	11.2 %	13.3 %	13.3 %	13.3 %
KPI6 - VERY/FAIRLY SATISFIED WITH LOCAL SPORTS PROVISION	67.7 %	64.1 %	65.7 %	59.9 %	61.7 %	59.6 %	60.7 %	50.8 %	63.7 %	63.8 %	63.6 %	64.3 %	60.3 %	61.6 %	61.8 %	62.2 %

\* Data unavailable, question not asked or insufficient sample size

Source: Active People Survey. Measure: Key Performance Indicators 3,4,5,6. Time Period(s): 2012/13, 2013/14, 2014/15, 2015/16

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**SPORT ENGLAND MARKET SEGMENTATION**

- 2.51. Sport England has developed nineteen sporting segments to provide a better understanding of people's attitudes to sport, their motivations and barriers. The key data sources were Department of Culture, Media and Sport (DCMS) 'Taking Part' survey and Active People. Further data was added from Experian Mosaic databases. Population data is used for people aged 18 and over.
- 2.52. Segmentation provides information on who participates in sport and what they want in terms of sport and active recreation provision. In total there are nineteen segments.
- 2.53. In Chiltern and South Bucks, the top 5 dominant segments are the same and are; Tim, Ralph and Phyllis, Chloe, Philip and Ben. The dominant segments are shown in Table 2.3 below.

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Table 2.3: Summary of Market Segmentation for Chiltern and South Bucks District

MARKET SEGMENT	KEY CHARACTERISTICS	% OF POPULATION		ACTIVITIES / SPORTS THAT APPEAL TO SEGMENT
		CHILTERN	SOUTH BUCKS	
<b>TIM (6) SETTLING DOWN MALES</b>	Tim is an active type that takes part in sport on a regular basis. He is aged 26-35, may be married or single, is career professional and may or may not have children. Tim participates in very active, technical sports, team sports, individual activities and is likely to have a gym membership.	15%	15.2%	
<b>RALPH &amp; PHYLLIS (17) COMFORTABLE RETIRED COUPLES</b>	Retired couples, enjoying active and comfortable lifestyles  Ralph and Phyllis are in their late 60s and have been retired for some time now. Their children are grown up and have moved out of the family home. They enjoy playing golf together, and Ralph competes at weekends sometimes. Phyllis likes to go for the occasional swim while Ralph is out trout fishing, and they also love to go for long walks together.	12.4%	11.9%	Keep fit / gym, Swimming, Golf and Bowls
<b>CHLOE (3) FITNESS CLASS FRIENDS</b>	Young image-conscious females keeping fit and trim  Chloe and her housemates go to classes at their local gym a couple of times a week, and like to swim afterwards.	9.8%	10.4%	Keep fit/gym, Swimming, Athletics or Running
<b>PHILIP (11) COMFORTABLE MID-LIFE MALES</b>	Mid-life professional, sporty males with older children and more time to themselves.  Philip's sporting activity levels are above the national average. The top sports that Philip participates in are cycling and 16% of this segment do this at least once a month, almost double the national average. Philip also enjoys keep fit/gym, swimming, football, golf and athletics (running). His participation in most of his top sports is above the national average, which is indicative of the priority he places on sport.	9.7%	9.6%	Cycling, Keep fit / Gym, Swimming, Football, Golf, Athletics or Running
<b>BEN (1) COMPETITIVE MALE URBANITES</b>	Male, recent graduates, with a 'work-hard, play-hard'  His 'work-hard, play-hard' attitude to life sees him putting in long hours at the office, doing a lot of sport and enjoying plenty of socialising with friends.	8.4%	9.1%	Football, Keep fit and gym, Cycling, Athletics

2.54. The market segments with the highest participation rates and which are most likely to play pitch sports are aged from 16 – 34 (segments 1-7 in the scale). Tim, Chloe and Ben are in this age group. This suggests that a proportion of the population will be keen to play outdoor sports.

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### 3. KEY FINDINGS SOUTH BUCKS

#### FOOTBALL SUMMARY OF KEY FINDINGS

##### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND

- 3.1. There are 167 teams playing football in South Bucks. These teams include 42 men's adult 11 v 11 and 6 women's teams, 32 youth 11 v 11 teams and 5 youth 11 v 11 girls' team, 28 junior 9 v 9 boy's teams and 5 junior 9 v 9 girls' team, 31 mini soccer 7 v 7 teams and 24 mini 5 v 5 teams.
- 3.2. There are 16 secured community use playing pitch sites in South Bucks providing secured community use football pitches for the adult 11 v 11 game. The 16 sites provide 29 pitches with capacity for 67 weekly match equivalent sessions and 29 match equivalent sessions in the peak period. There are 2 unsecured community use sites providing 3 pitches with capacity for 6 match equivalent sessions weekly and 3 match equivalent sessions in the peak period.
- 3.3. There are 3 secured community use sites providing 4 youth 11 v 11 pitches. The 3 sites provide 4 pitches with capacity for 8 weekly match equivalent sessions and 4 match equivalent sessions in the peak period.
- 3.4. There is demand on adult 11 v 11 pitches by youth teams. 14 youth 11 v 11 match equivalent sessions overplay adult pitches.
- 3.5. There are 8 secured community use playing pitch sites in South Bucks providing secured community use football pitches for the junior 9 v 9 game. The 8 sites provide 9 pitches with capacity for 23 weekly match equivalent sessions and 9 match equivalent sessions in the peak period. There is overplay of 5 match equivalent sessions at peak time of play. There is 1 unsecured community use site providing 1 pitch with capacity for 1 match equivalent session weekly.
- 3.6. There are a number of junior 9v9 match equivalent sessions overplayed on other sized pitches.
- 3.7. There are 2 secured community use playing pitch sites currently providing 2 secured community use pitches for 7 v 7 mini soccer providing weekly capacity of 10 match equivalent sessions. There is 1 unsecured community use mini soccer 7 v 7 site providing weekly capacity of 2 match equivalent sessions.
- 3.8. There are currently 6 sites providing 8 secured community use pitches for 5 v 5 mini soccer. The 8 secured community use pitches provide capacity for 38 match equivalent sessions weekly.
- 3.9. In 2036 there will be a need at peak time for 23 adult 11 v 11 match equivalent sessions, 26 youth 11 v 11 match equivalent sessions, 24 junior 9 v 9 match equivalent sessions, 18 mini soccer 7 v 7 match equivalent sessions and 16 mini soccer 5 v 5 match equivalent sessions.
- 3.10. The Football Association has identified that for a full size 3G rubber crumb pitch to be sustainable, there are 42 teams required to use the pitch for training purposes. On this basis, South Bucks currently requires 4 x 3G rubber crumb full size pitches. When considering latent demand and future population growth to 2036 this requires 5 x 3G full size rubber crumb pitches in the future.

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## PLAYING PITCH STRATEGY

### FOOTBALL SCENARIOS SOUTH BUCKS

#### IMPROVING PITCH QUALITY

- 3.11. Improving pitch quality on pitches means increased maintenance or pitch drainage improvements. This is to raise the quality standard from poor to either standard or good quality.
- 3.12. Raising the quality of pitches at some sites will increase pitch capacity and therefore help to accommodate overplay. In other situations it might be best to move teams overplaying a pitch to the correct size pitch for the appropriate age group.
- 3.13. There is 1 adult 11 v 11 site with peak period overplay this is the Den Denham. The site is of good quality and teams need to be moved elsewhere to reduce overplay and maintain pitch quality.
- 3.14. Wilton Park is the only overplayed youth 11v11 pitch. This will improve when Beaconsfield Juniors are provided with new good quality pitches from the Wilton Park housing development.
- 3.15. There is 1 junior 9 v 9 site with weekly match equivalent session overplay. This is Wilton Park and this will be addressed by new provision.1 site George Pitcher Memorial Ground is of good quality with 0.5 match equivalent sessions overplayed and teams need to be moved elsewhere.
- 3.16. There is no over-play of mini soccer 7 v 7 pitches or 5 v 5 pitches.
- 3.17. In the age of austerity and Local Authority budget constraints alternatives to improving pitch quality need to be looked at. The alternative to natural grass pitches is the provision of 3G rubber crumb pitches for training and competitive matches.

#### SCENARIO 3G RUBBER CRUMB - SOUTH BUCKS

- 3.18. The PPS has identified 1 full size 3G rubber crumb pitch at Burnham Grammar School with floodlights and the pitch holds FA registration status. There are 2 smaller sized 3G rubber crumb pitches at Burnham Park Academy 60m x 40m and Evreham Sports Centre 60m x 35m. These 2 3G pitches are not registered with the FA.
- 3.19. All School 3G rubber crumb pitches must be registered with the FA if they are to be used for any affiliated match games. If not registered the pitch can only be used for training purposes. This includes school affiliated matches.
- 3.20. The Evreham Sports Centre 3G pitch is dated and may be closed in 2021. There is a need to replace this 3G pitch elsewhere in the future. The ideal scenario would be to replace the current pitch with a full size 3G pitch at Farnham Park Playing Fields. Along with mitigation of a 3G pitch to replace the loss of adult football pitches at Evreham Sports Centre there is a possibility of providing 2 new 3G pitches at Farnham Park Playing Fields.
- 3.21. Based upon the FA training model for 3G rubber crumb pitches of 42 teams to 1 3G pitch there is a current shortfall of 3 full size 3G rubber crumb pitches. This shortfall rises to 4 in 2036.
- 3.22. If all matches for teams currently playing competitive 9 v 9, 7 v 7 and 5 v 5 football on natural grass pitches moved to 3G rubber crumb there would be a need for 6 full size 3G rubber crumb pitches for these typologies of the game at their respective peak time.
- 3.23. If 50% of mini soccer and junior 9 v 9 football played on natural grass pitches moved to 3G rubber crumb the need would 3 x 3G rubber crumb pitches.

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- 3.24. Consideration of hire costs would need to be considered when providing 3G pitches in replacement for grass pitches not all teams could afford to play on 3G pitches.
- 3.25. Future 3G pitches should be considered at Farnham Park Playing Fields, Stanley Jones Playing Field, George Pitcher Memorial Ground and or Wilton Park.

**IS THERE ENOUGH ACCESSIBLE AND SECURED COMMUNITY USE PROVISION CURRENTLY AND IN THE FUTURE**

- 3.26. The adult 11 v 11 current demand can be met from existing match equivalent sessions. The assessment has identified that currently there are 18 match equivalent sessions required and 14 match equivalent sessions spare at peak time of play.
- 3.27. There are currently 29 match equivalent sessions in secured community use at peak time of play. There are 3 match equivalent sessions played at unsecured community use sites. These unsecured community use sites will require formal community use agreements to be put in place. The secured and unsecured match equivalent sessions provide 14 spare match equivalent sessions at peak time of play.
- 3.28. There is a projected need for 23 match equivalent sessions in 2036.
- 3.29. The secured and unsecured match equivalent sessions provide 32 match equivalent sessions. This means with 23 match equivalent sessions required in 2036 there are 9 match equivalent sessions spare at peak time of play in 2036.
- 3.30. The following unsecured community use sites will require formal community use agreements to be in place to safeguard future community use:
  - **Wilton Park – Former MoD land providing for housing development. Plan is to replace pitches on the development site.**
  - **Burnham Grammar School – Requires a formal community use agreement to be in place.**
  - **Beaconsfield High School – Requires a formal community use agreement to be in place.**
- 3.31. There may well be a loss of 2 adult grass pitches at Evreham Sports Centre in the future (2021) this should be mitigated by providing a minimum of 1 full size 3G pitch at Farnham Park Playing Fields.
- 3.32. The loss of the 2 adult grass pitches at Evreham Sports Centre will be covered by 2 x 3G pitches at Farnham Park Playing Fields (1 to replace the 2 adult pitches and 1 to replace the loss of the 60m x 40m 3G pitch at Evreham Sports Centre). This would still mean there are 9 spare adult match equivalent sessions at peak time (7 natural grass match equivalent sessions and 2 3G match equivalent sessions).
- 3.33. Youth 11 v 11 matches are consistently played over adult pitches. There is a requirement to ensure that youth 11 v 11 teams play on the correct size pitch. There are 2 main leagues 1 league plays Sunday AM (13 match equivalent sessions) and the other Saturday AM (5 match equivalent sessions).
- 3.34. There is a current weekly demand for youth 11 v 11 grass pitches at peak time of play for 18 pitches and 18 match equivalent sessions. There are 4 youth 11 v 11 pitches available providing 4 match equivalent sessions available for peak time use. There is a deficit of 14 youth 11 v 11 match equivalent sessions at peak time of play.
- 3.35. If match equivalent sessions are played on a home and away basis the demand in 2036 is for 27

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match equivalent sessions. There are currently 4 youth 11 v 11 pitches available in secure community use providing 4 match equivalent sessions.

- 3.36. This means there will be a need for 23 additional youth 11 v 11 pitches in 2036 providing 23 match equivalent sessions.
- 3.37. 3 youth 11 v 11 pitches are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments.
- 3.38. The above reduces the need to 20 youth 11 v 11 pitches. Spare adult pitches possibly 16 could be reconfigured to youth 11v11 pitches. The remainder could be provided through reconfiguring 9 v 9, 7 v 7 and 5 v 5 grass pitches that become redundant once teams move onto 3G rubber crumb for training and competitive games.
- 3.39. There is a current demand for 15 match equivalent sessions and a shortfall of 10 junior 9 v 9 match equivalent sessions. There are currently 10 available match equivalent sessions. A shortfall of 5 match equivalent sessions.
- 3.40. 9 match equivalent sessions are provided for on secured community use pitches. There is 1 match equivalent session provided at an unsecured community use site. There is a need to put in place a formal community use agreement to secure the remaining 1 match equivalent session.
- 3.41. In 2036 the PPS identifies a need for 24 9 v 9 pitches providing 24 match equivalent sessions at peak time of play. There are currently 9 secured community use pitches providing 9 match equivalent sessions and 1 unsecured match equivalent session requiring a formal community use agreement. This leaves a shortfall of 14 match equivalent sessions at peak time of play.
- 3.42. Population growth identifies 3 new junior 9 v 9 pitches, providing 3 match equivalent sessions at peak time of play, to be provided from new housing development. This leaves a shortfall of 11 match equivalent sessions.
- 3.43. These 11 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play.
- 3.44. There is a current demand for 13 7 v 7 match equivalent sessions at peak time of play and supply of 12 weekly match equivalent sessions. There is a shortfall of 1 match equivalent session.
- 3.45. The projected demand in 2036 is for 18 7 v 7 match equivalent sessions at peak time. The current supply is 12 match equivalent sessions. The shortfall of 6 match equivalent sessions could be met by moving these 6 match equivalent sessions onto 3G rubber crumb pitches.
- 3.46. Overall demand is currently being met for 5 v 5 match equivalent sessions across South Bucks District. The demand in 2036 is for 16 match equivalent sessions. There is a current weekly capacity for 38 mini soccer 5 v 5 match equivalent sessions with secured community use. There are sufficient 5 v 5 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.
- 3.47. There is one disused site Martin Bakers Sports Club that has not been used for the last season 2017/18. This site can provide for additional pitches and requires to be protected.

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**IS PROVISION ACCESSIBLE AND OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED?**

3.48. The site assessments carried out determine the ‘Carrying Capacity’ of a football pitch. This capacity determines the number of matches a pitch can take per week without having a detrimental effect on the quality. A pitch receives a score identified through the assessment that determines the quality as ‘good’, ‘standard’ or ‘poor’. The effect this has on carrying capacity for adult pitches is as follows:

- **Poor = 1 match equivalent carrying capacity per week**
- **Standard = 2 match equivalent carrying capacity per week**
- **Good = 3 match equivalent carrying capacity per week**

3.49. For Youth Football 11 v 11 and 9 v 9 pitches, carrying capacity is affected differently due to the difference in nature and length of play. The effect of the quality scores on these pitches is as follows:

- **Poor = 1 match equivalent carrying capacity per week**
- **Standard = 2 match equivalent carrying capacity per week**
- **Good = 4 match equivalent carrying capacity per week**

3.50. For Mini soccer 7 v 7 and 5 v 5 pitches, the quality score affects carrying capacity as follows:

- **Poor = 2 match equivalent carrying capacity per week**
- **Standard = 4 match equivalent carrying capacity per week**
- **Good = 6 match equivalent carrying capacity per week**

3.51. The quality of pitches across South Bucks is assessed below. There are 5 football pitch sites audited as good quality pitches these are shown in table 3.1 below.

**Table 3.1: South Bucks wide ‘Good’ Quality Football Pitches**

PITCH PROVISION – SITE	PITCH QUALITY RATING
George Pitcher Memorial Ground	Good
Holloways Park Adult 11 v 11 pitches	Good
Polish Association	Good
Stanley Jones Field	Good
The Gore	Good

3.52. All of the good quality pitch sites are in secured community use. George Pitcher Memorial Ground adult, junior 9 v 9 and mini soccer 5 v 5 are overplayed. Stanley Jones adult 11 v 11 pitches are over played. Either these sites need 3G rubber crumb pitch support or teams need to use alternative sites.

3.53. Table 3.2 below identifies the 16 football sites audited as ‘Standard’ quality.

**Table 3.2: South Bucks wide ‘Standard’ Quality Football Pitches**

PROVISION – SITE	PITCH QUALITY RATING
Beaconsfield High School	Standard
Bells Hill Recreation Ground	Standard
Burnham Grammar School	Standard
Burnham Park Academy	Standard

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PROVISION – SITE	PITCH QUALITY RATING
Dorney Village Hall	Standard
Evreham Sports Centre	Standard
Farnham Park Playing Fields	Standard
Iver Heath Recreation Ground	Standard
Iver Recreation Ground	Standard
King Georges Field, Fulmer	Standard
Martin Baker Sports & Social Club	Standard
Richings Park Sports Club	Standard
St Peters C of E School	Standard
Stoke Park Trust	Standard
Wilton Park (East)	Standard
Wooburn Green Lane Field	Standard

3.54. Beaconsfield High School, Burnham Grammar School, Burnham Park Academy and St Peter C of E School all require formal community use agreements to be in place. Quality improvements to all 16 sites would increase capacity of play.

3.55. Table 3.3 shows the ‘poor’ quality football pitches across South Bucks. There are 4 sites with poor quality pitches.

**Table 3.3 South Bucks wide ‘Poor’ Quality Football Pitches**

PITCH PROVISION – SITE	PITCH RATING
Gerrards Cross Common	Poor
Higher Denham Community Hall	Poor
Holloways Park 7 v 7 pitch	Poor

3.56. Poor natural drainage and compaction of the ground are issues at several of the grass football pitch sites and these are rated as ‘Poor’ quality.

3.57. Berks and Bucks FA should consider looking at the poor and standard sites as part of the Pitch Improvement Plan when the Local Facility plans are developed.

3.58. Some clubs have expressed their concerns with regards to pitches Beaconsfield Town FC would like to have a single home ground and have suggested redevelopment works to expand Wilton Park in order to allow this. They stated that the club would definitely have more teams if there were more pitches and better facilities available in the area. They have also identified a need for additional training facilities (3G pitch).

3.59. Burnham Juniors FC football teams are currently oversubscribed. Major problem is the lack of pitches in the study area. The club is based at George Pitcher and has issues with inadequate parking and struggle with provision of training in poor weather and night training, they would like to build an AGP provision.

3.60. Gerrards Cross & Fulmer FC main development plans revolve around gaining access to more training facilities (particularly ones with floodlighting). The sand dressed AGP pitch at King George's Field is currently not floodlit so this is an aim for the future. There is a need for more all-weather pitches to be available in the area.

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- 3.61. **Iver Heath Recreation Ground:** The site is very restricted in the flexibility of how it is used due to a MUGA being installed in the middle of the space that could provide for a second pitch. The design of this space makes it impossible to add mini or youth pitches. This is now much needed as this site could provide greater flexibility between Iver Recreation Ground and Iver Heath Recreation Ground in terms of the distribution of matches and training sessions.
- 3.62. **Martin Baker Sports & Social Club:** This site does not appear to have been used in the 2017/18 season and has closed.
- 3.63. It is important that fit for purpose ancillary provision (changing and social facilities) are provided. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better. Changing facilities should also be suitable for juniors and ladies.
- 3.64. Crossover between football and cricket and softball and baseball can cause issues with changing room use particularly at Farnham Park Playing Fields April/May and September/October.
- 3.65. There are a number of sites where new changing rooms or improvements are required. The number of changing rooms that require renewing or refurbishing identifies the need to rationalise adult football to key sites and improve the ancillary facilities on these key sites. The identified sites are listed below but priority needs to be given to multi-pitch sites as they deliver more outcomes and enable more cost-effective maintenance – not all sites can be improved.
- **Beaconsfield Town FC** – The club wants to refurbish the second clubhouse to incorporate squash into their facilities for an extra revenue stream. The current main pavilion also needs a bigger kitchen, as struggling with space and ability to cater for a large amount of people at once.
  - **Gerrards Cross & Fulmer FC** - There is also a need to improve the changing facilities at King Georges Field Fulmer.
  - **Farnham Park Playing Fields:** A huge site, with space for a lot of sports provision. The site has opportunities to provide for a community sports hub and a master planning exercise is due to be undertaken to look at what the site can provide for in the future. The master planning exercise will also consider the loss of the Evreham Sports Centre. It is considered that the Playing pitch strategy will feed into this work going forward. There are possibilities that the various clubs ancillary facilities could be brought into one central building and provide a sports hub to enable shared usage throughout, and better utilisation of space and resources. There is an unused tarmac fenced MUGA area, which could be developed into either sports provision, or parking etc.
  - **Gerrards Cross Common:** has no changing facilities.
  - **Holloways Park:** The club would like to convert the pitch into a 3G as a long term aim. However, there is a need to extend the current lease with 10 years remaining.
  - **Iver Heath Recreation Ground:** Site has a changing facility that is 20 years old and showing significant signs of aging. The parish is looking to do an extensive internal refurbishment in the near future. The provision also struggles for storage facilities.
  - **Martin Baker Sports & Social Club:** Company Sports and Social club site the changing facility has been deteriorating since 2010 when the club was folded.
  - **Polish Association Slough:** The changing rooms for the pitches are a 50's build and in need of improvement.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- **Richings Park Sports Club:** The changing facilities are set up to service the gym on site rather than the pitches and therefore are very small. .
- **Stanley Jones Field:** The 1950's build clubhouse is of very poor quality and in need of improvements. Taplow United FC would ideally like to knock the current build down and completely rebuild, which they have some plans drawn up and have some cash reserves although struggling to generate enough to fund a whole clubhouse build.
- **The Gore:** The car park is of poor quality and in need of relaying.
- **Wooburn Green Lane Field:** The ancillary facilities are poor, due to low levels of maintenance and vandalism.
- **George Pitcher Memorial Ground –** There is currently a lot of congestion and dangerous on-street parking, and it has also limited the number of matches that can be offered. The Parish Council are keen to expand the car park as soon as possible.

### CRICKET SUMMARY OF KEY FINDINGS SOUTH BUCKS

#### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.66. There are 9 cricket clubs with 78 teams across South Bucks. There are 35 adult men's teams, 1 women's team and 42 junior teams.
- 3.67. The total capacity for natural grass cricket pitches across South Bucks District is 855 match equivalents per season. If you subtract Caldicot Preparatory School 135 pitches capacity, which is for school use this leaves a seasonal capacity of 720 match equivalent sessions. The demand is for 432 match equivalent sessions per season. This leaves a theoretical underplay of 288 match equivalent sessions.
- 3.68. Current demand is being met with over play at Farnham Royal CC (13 match equivalent sessions).
- 3.69. Peak demand is on a Saturday and this needs to be considered as only one game can be played on 1 square. Some clubs have to play at other sites other than their home ground. These clubs are Stoke Green Cricket Club 3<sup>rd</sup> X1 play at Sefton Park, Farnham Common Cricket Club 3<sup>rd</sup> X1 play at Farnham Common Junior School and Gerrards Cross 3<sup>rd</sup> X1 play at Beaconsfield Cricket club on a Saturday.
- 3.70. There is 1 ground with over play Rectory Field home to Farnham Royal Cricket Club. This site is overplayed by 14 match equivalent sessions per season.
- 3.71. Farnham Common Junior School is the only unsecured community use facility used by South Bucks Cricket Clubs. Farnham Common Cricket Club 3<sup>rd</sup> X1 use this ground on a Saturday. The Club has considered moving due to safety issues with cricket balls hitting neighbours windows.
- 3.72. There were 2 cricket squares at Farnham Park; however, the cost of maintaining the squares was more than the income generated, so cricket squares are no longer maintained, which allows softball to be played on the grass areas during the summer when demand is there for large tournaments.
- 3.73. **Farnham Common Cricket Club:** The club would like to remove the current container area and moving the containers all together, and to purchase a new roller as the current one is 80 years old.
- 3.74. **Farnham Royal Cricket Club:** Has problems acquiring the current leasehold agreement. The club plays a key role integrating kids in the surrounding area. In the long term they would like to relocate the ancillary facilities away from the houses, and into a two tier building. But their main development plans would be renovating the current scoring hut.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 3.75. **Gerrards Cross Sports Club:** the club would like to relay patio and replace furniture as they have a lot of spectators. Club also need a new mower for the outfield. They share the pavilion with a tennis club.
- 3.76. **Stoke Green Cricket Club:** Would like a new roller, new sightscreen and new nets. Also looking to develop a games hall.
- 3.77. **Beaconsfield Cricket Club:** A very large well-maintained site, with clear development priorities set out. Currently 250+ colts, with a waiting list for new players and a new ladies team. The club has aspirations to deliver a cricketing centre of excellence, to comprise a new pavilion building, new indoor cricket centre, improved pitches and enhanced supporting facilities. The Cricket Club land sits at the heart of the proposed Green Belt land release to the east of Beaconsfield, and Inland Homes and the Cricket Club would like to work with the District Council to help deliver this new facility for the local community. Some new build residential development will be needed to help fund the improvements to the Cricket Club and help ensure its long-term future.
- 3.78. **Denham Cricket Club:** require a non-turf pitch.
- 3.79. **Taplow Cricket Club:** require a new score board.
- 3.80. **Burnham Cricket Club:** have recently replaced the clubs nets with help from a grant from Veolia Environmental Trust and are looking at providing a non-turf pitch in the future to help with junior training and matches.

### ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND

- 3.81. The total capacity for natural grass cricket pitches across South Bucks District is 855 match equivalents per season. If you subtract Caldicot Preparatory School 135 pitches capacity, which is for school use this leaves a seasonal capacity of 720 match equivalent sessions. The demand is for 432 match equivalent sessions per season. This leaves a theoretical underplay of 288 match equivalent sessions.
- 3.82. Overall across South Bucks there is sufficient current supply to meet current demand for cricket. There is 1 site where there is over play e.g. Farnham Royal Cricket Ground 13 match equivalent sessions.
- 3.83. The scenario is that if Farnham Junior School was not used the current underplay 279 match equivalent sessions would decrease to 264 match equivalent sessions per season.

### CRICKET PITCHES ARE THEY ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.84. The cricket pitches at the club-operated sites are good and all the sites are club operated.
- 3.85. There are improvements required to clubhouse facilities and, provision of equipment and practice facilities. It is important that ancillary facilities and equipment are fit for purpose.
- 3.86. The club and ECB consultation has reported:
- **Farnham Common Cricket Club:** The club would like to remove the current container area and moving the containers all together, and to purchase a new roller as the current one is 80 years old.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- **Farnham Royal Cricket Club:** In the long term they would like to relocate the ancillary facilities away from the houses, and into a two tier building. But their main development plans would be renovating the current scoring hut.
- **Gerrards Cross Sports Club:** the club would like to relay patio and replace furniture as they have a large number of spectators. The club also need a new mower for the outfield.
- **Stoke Green Cricket Club:** Would like a new roller, new sightscreen and new nets and are also looking to develop a games hall.
- **Beaconsfield Cricket Club - Wilton Park:** The club wishes to redevelop the ground to provide a new pavilion and indoor cricket facility.
- **Denham Cricket Club:** require a non-turf pitch.
- **Taplow Cricket Club:** require a new score board.

### FUTURE SUPPLY AND DEMAND FOR PROVISION

3.87. The future match equivalent session requirements for latent demand per season equate to:

- **2 adult teams – 26 match equivalent sessions.**
- **4 junior teams – 24 match equivalent sessions.**

3.88. Future population growth requirements equate to:

- **3 junior teams – 18 match equivalent sessions per season.**

3.89. The total additional match equivalent sessions per season for latent demand and future population growth would be 68 games.

3.90. Due to a high South Asian community in South Bucks and the known fact that 35% of the playing population comes from the South Asian community and that statistically they are 5 times more likely to play cricket than anybody else. The overall South Bucks South Asian population in 2011 was 7,533. If the South Asian community increases in line with population projections of 16% by 2036 the figure would be 8,738. An increase of 1,205. The likelihood is that teams will increase more than the team generation rates suggest by a further 1 adult team and 1 junior team.

3.91. The ECB All Stars Cricket Initiative for 2017 aimed at 5 – 8-year olds, proved to be very successful nationally and attracted 37,000 children and the target number for 2018 has been raised considerably. The aim is for this initiative to remain in place and when children are too old for All Stars a large percentage will then join traditional junior cricket and over time result in an increase in the number of adult players as they transition into traditional cricket – which could lead to a greater demand for cricket than under the current PPS methodology.

3.92. The older population is also increasing midweek cricket and more 55+ teams are beginning to participate.

3.93. With the All Stars Cricket Initiative, over 55 development of teams and the South Asian community developing cricket the PPS has made the following assumptions:

- **South Asian Cricket Initiative 2 adult team = 26 match equivalent sessions per year**
- **South Asian Cricket Initiative 1 junior team = 6 match equivalent sessions per year.**
- **All Stars cricket 2 junior teams = 12 match equivalent sessions per year.**

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- **Over 55's 2 adult teams = 26 match equivalent sessions per year.**
  - **Women 1 team = 13 match equivalent sessions per year.**
  - **Girls 2 teams = 12 match equivalent sessions per year**
- 3.94. The total additional match equivalent sessions per season for latent demand and future population growth would be 68 and the cricket development initiatives 95 match equivalent sessions per year. Overall total of 163 match equivalent sessions per year. This is within the current theoretical underplay of 288 match equivalent sessions per year.
- 3.95. The use of non-turf pitches by under 11 teams will assist in reducing the overall 163 grass match equivalent sessions additionally required.
- 3.96. South Bucks District Council needs to protect all secured and unsecured community use and non-available education cricket pitches across South Bucks in the Local Plan.
- 3.97. It is important that South Bucks District Council works with the ECB and Farnham Royal Cricket Club to ensure the clubs long term security of tenure through a secure lease.
- 3.98. There is also a need to ensure that there are sufficient quality non-turf pitches that are accessible for all clubs and in particular for use by midweek teams and junior U11s. The ECB recognise that research will need to be undertaken to identify the best sites and the preferences of potential and new players (paradoxically players often prefer 'traditional' turf facilities even if a non-turf pitch provides a better quality playing surface).

### HOCKEY KEY FINDINGS

#### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.99. There is 1 hockey AGP in South Bucks which is Beaconsfield High School and is an unsecured community use site in the ownership of Education. The hockey pitch is sand filled and on the quality inspection showed signs of wear and tear and requires replacement in the next 1 – 3 years (estimated). It is understood that the carpet will be replaced in time for the 2018/19 season.
- 3.100. There is 1 hockey club that plays competitive fixtures in South Bucks - Gerrards Cross Hockey Club and fields the following teams:
- **3 men's teams,**
  - **2 women's teams**
  - **10 junior teams between 6 – 18 years.**
- 3.101. Gerrards Cross Hockey Club men's and women's teams train at the Beaconsfield High School pitch on Thursday evenings 8.00pm – 9.30pm and the juniors train on Friday evenings between 5.15pm and 8.15pm. Adult matches are played on Saturdays and junior matches played on Sundays.
- 3.102. There are 20 available training slots during the week and 4.5 match slots are used by Gerrards Cross Hockey Club. There are currently 2.5 match slots used per week on a Saturday and 4 are available. If every junior team had a home game every week there would be a need for 5 match slots on a Sunday this would be achievable with a 9.00am start time but currently isn't necessary

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as the junior teams do not play every week. There is spare capacity for training and match play currently.

**ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND?**

- 3.103. The use of Beaconsfield High School is not a secured community use site and requires a formal community use agreement.

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- 3.104. In planning for the future, opportunities should be pursued to deliver community hockey clubs with secure access to playing, training and ancillary facilities for longer than a single season. With this in mind formal community use agreements need to be discussed with the management of Beaconsfield High School.

**ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED**

- 3.105. It is important that ancillary and pitch facilities are fit for purpose. The current pitch at Beaconsfield High School is ageing and needs replacing. Beaconsfield High School is aware of this and made an application to England Hockey for a grant. Unfortunately, they were unsuccessful due to the large number of applications.
- 3.106. The school are however, committed to undertaking this project and plan to put funds in themselves and fund raise for an additional £150,000 required. It is understood that the carpet will be replaced for the 2017/18 season.
- 3.107. Beaconsfield High School provide no facilities to offer refreshments for either spectators or post-match for the opposition team. In addition, there are no showers provided. The club have had to find an alternative venue post-match, and therefore reached an agreement with Beaconsfield Rugby Club. Overall, the lack of facilities at Beaconsfield High School results in a loss of adult members and junior members.
- 3.108. There is a requirement for the club to have social facilities where they play to remain sustainable.

**MAIN CHARACTERISTICS OF THE FUTURE SUPPLY AND DEMAND FOR PROVISION**

- 3.109. Gerrards Cross Hockey club have identified latent demand to be 1 men's team and 1 women's team. Any increase in junior teams the club has said would require additional coaches and the club has stated this is not possible at the moment. Population growth to 2036 has not identified any additional growth.
- 3.110. Since 2012 Hockey has seen a 65% increase of U16 players taking up Hockey within the club environment. This increase across all age groups is expected to continue especially with the success of the Rio Olympics and a home Women's World Cup during the summer of 2018. Unlike some sports, hockey can only be played competitively on sand or water based Artificial Grass Pitches (AGPs). Water based AGPs are not common and only found at elite sites, whereas sand based/sand dressed AGPs can be found on secondary school site, leisure centres and higher education establishments.
- 3.111. Due to the impact on hockey, it is appropriate to ensure that sufficient sand based AGPs are retained for the playing development of hockey within the local authority administrative area. To that end, a change of an Artificial Grass Pitch's surface or carpet may require a planning application, and as part of it the applicants will have to show that there is sufficient AGP provision available for hockey in the locality if the surface is changed. Otherwise planning permission will not be granted. Advice from Sport England and England Hockey should be sought prior to any planning application being submitted. (Sport England is currently taking legal advice on the matter of submission of planning applications for change of AGP surface).
- 3.112. It should also be noted that if the surface is changed, it could require the existing floodlights to be changed and in some instances noise attenuation measures may need to be put in place.
- 3.113. As part of the new England Hockey Strategy 'A Nation where Hockey matters' 2017-2021 a long-term aspiration is to double the number of people playing hockey in clubs by 2028."

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### ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

- 3.114. The current supply of hockey facilities in South Bucks will be sufficient to meet future demand. However, this is dependent on the protection of the main hockey pitch AGP at Beaconsfield High School and protection of the pitch in the Local Plan and a formal community use agreement in place. Sink funds will need to be in place to refurbish the carpet once this current carpet has been renewed.
- 3.115. Sport England consider that planning permission is required for a change of surface on artificial pitches and are currently seeking legal advice on this matter.
- 3.116. There is a need to improve social and changing provision at Beaconsfield High School for the club.

### RUGBY SUMMARY OF KEY FINDINGS

#### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.117. The audit of rugby pitches across South Bucks identifies that there are 9 sites with rugby pitches but only 5 sites stating they offer secure community use. The secured community use sites are:
  - **Cottage Park Road, Hedgerley (not currently used by a rugby club),**
  - **Cross Lane (Beaconsfield Rugby Club),**
  - **Farnham Common Sports Club (Drifters Rugby Club),**
  - **Farnham Park Playing Fields (Farnham Royal Rugby Club) and**
  - **Sports Field (Phoenix Rugby Club).**
- 3.118. Burnham Grammar School has a world Rugby 22 IRB compliant 3G rubber crumb pitch 119m x 73m floodlit that failed its quality accreditation test and can no longer be used for contact rugby.
- 3.119. There are rugby pitches provided at 4 other sites. 3 sites have stated that their rugby facilities are not available for community use these are:
  - **Beaconsfield High School Sports Facilities**
  - **Caldicote Preparatory School**
  - **Davenies School**
- 3.120. One other site Burnham Grammar School has stated that its 2 junior rugby pitches are available for community use. There is currently no identified community use of these rugby pitches.
- 3.121. **Beaconsfield Rugby Club** lease the land on which their pavilion at Cross Lane sits from Beaconsfield Town Council on a 15 year lease. The club also has access to a field owned by Hall Barn Estates. This land is adjacent to the main pitch sites on the other side of Cross Lane. The land has no formal markings for rugby but is used for training their 600+ minis and juniors. The loss of this site (which is technically unsecure) would be disastrous for the club.
- 3.122. **Drifters Rugby Club Farnham Common Sports Club:** The club would struggle if they lost the use of the adjacent junior school playing fields for its mini programme on Sundays. There are no junior pitches marked out on the junior school site.

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- 3.123. **Farnham Royals Rugby Club:** Pitches are maintained by the District Council.
- 3.124. **Phoenix Rugby Club:** current lease expires 2029 but set to be renewed.
- 3.125. Beaconsfield Rugby Club has the most number of teams 18, followed by Drifters Rugby Club 14 teams, Farnham Royals Rugby Club 5 teams and Phoenix Rugby Club 5 teams.

### ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT AND FUTURE DEMAND

- 3.126. All community use and non-community use rugby pitches require protection in the Local Plan. Although not formally marked out for rugby areas such as Farnham Common Junior School Playing Fields and the field opposite Crossways owned by Hall Barn Estates need protecting in the Local Plan.
- 3.127. Clubs such as Beaconsfield and Phoenix Rugby Club need to address their leases and be able to be in a position to apply for additional funding to improve facilities.
- 3.128. There is a current shortfall of 7.25 match and training equivalent sessions. This increases to 11.25 match and training equivalent sessions in 2036 (Includes latent demand and future population growth).
- 3.129. The peak period of demand for rugby is a Saturday. Excluding Cottage Park Road, Hedgerley, there are currently 9 Senior Rugby Union pitches available providing secured community use across South Bucks and there is demand for 6 rugby match equivalent sessions on a Saturday afternoon. At peak time of play there is an under play of 3 match equivalent sessions.
- 3.130. All clubs have sufficient pitches at peak match times on a Saturday, but the pitches are over used for training midweek and Sunday mornings.
- 3.131. Beaconsfield Rugby Club and Drifters Rugby Club Farnham Common Sports Club would benefit from additional pitches with floodlights or access to a rugby world 22 compliant 3G rubber crumb pitch.
- 3.132. There is a need to protect the unsecured World rugby compliant 22 3G pitch and grass pitches at Burnham Grammar School. This pitch is not currently registered with the RFU so can only be used for tag rugby.

### ACCESSIBLE SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.133. It is important that ancillary and pitch facilities are fit for purpose. The following quality issues have been raised as part of the consultation:
  - **Beaconsfield Rugby Club Cross Lane:** The clubhouse is in good condition but the club has a requirement to undertake several projects to enable the building to cater for the demand from junior rugby.
  - **Drifters Rugby Club Farnham Common Sports Club:** A good site, with large ancillary facilities that are in good condition. Recently re roofed the clubhouse. Containers need reorganising on site.
  - **Farnham Royals Rugby Club:** Clubhouse has been refurbished to meet criteria regarding safeguarding etc. Currently lost a pitch because of poor quality.
  - **Phoenix Rugby Club:** Need additional coaches to increase junior and min participation

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**WHAT IS THE OVERALL QUALITY LEVEL?**

- 3.134. Future investment in quality enhancement is required to sustain and grow the clubs based in South Bucks, floodlights and improvements to pitch drainage and access to a 3G world rugby regulation 22 compliant rubber crumb pitch are required.

**CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY**

## **4. KEY FINDINGS CHILTERN DISTRICT**

### **FOOTBALL SUMMARY OF KEY FINDINGS**

#### **MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND**

- 4.1. There are 239 teams playing football in Chiltern District. These teams include 40 adult 11 v 11 men's teams and 4 women's teams. Included in these figures are 1 exported men's team and one women's team. 64 boy's youth 11 v 11 teams and 5 youth 11 v 11 girls' teams. This includes 14 exported youth boy's teams. 34 junior 9 v 9 boy's teams and 4 junior 9 v 9 girls' teams. This includes 7 exported junior boy's teams and 1 exported girls' team, 44 mini soccer 7 v 7 teams. This includes 3 exported mini soccer 7 v 7 teams, 44 mini 5 v 5 teams. This includes 5 exported mini 5 v 5 teams.
- 4.2. There are 23 secured community use playing pitch sites in Chiltern District providing community use football pitches for the adult 11 v 11 game. They provide 34 pitches with capacity for 69 match equivalent sessions weekly and 34 match equivalent sessions at peak time of play. There are 2 unsecured community use sites providing 4 pitches with capacity for 8 match equivalent sessions weekly and 4 match equivalent sessions at peak time of play.
- 4.3. There are 10 secured community use sites providing 13 youth 11 v 11 pitches. They provide 13 pitches with capacity for 27 weekly match equivalent sessions and 13 match equivalent sessions in the peak period. There are 5 unsecured community use sites providing 9 pitches with capacity for 17 weekly match equivalent sessions and 9 match equivalent sessions in the peak period.
- 4.4. There is demand on adult 11 v 11 pitches by youth teams. 2 sites Misborne School and Hervines Park have no 11 v 11 pitches and teams overplay adult pitches.
- 4.5. There are 4 secured community use playing pitch sites in Chiltern District providing secured community use football pitches for the junior 9 v 9 game. The 4 sites provide 7 pitches with capacity for 15 weekly match equivalent sessions and 7 match equivalent sessions in the peak period. There is overplay of 2 (1.5 rounded up) match equivalent sessions at peak time of play. There are 3 unsecured community use sites providing 3 pitches with capacity for 8 match equivalent sessions weekly.
- 4.6. There is 9 v 9 play over other sized pitches at Barn Meadow, Misbourne School, Prestwood Common and Mill Meadow.
- 4.7. There are 8 secured community use playing pitch sites currently providing 11 secured community use pitches for 7 v 7 mini soccer providing weekly capacity of 46 match equivalent sessions. There are 6 unsecured community use mini soccer 7 v 7 sites providing 8 pitches with a weekly capacity of 42 match equivalent sessions.
- 4.8. There are 2 sites Misbourne School (unsecured community use) and Prestwood Common (secured community use) where 7 v 7 is overplayed on other sized pitches.
- 4.9. There are currently 6 sites providing 8 secured community use pitches for 5 v 5 mini soccer. The 8 secured community use pitches provide capacity for 30 match equivalent sessions weekly. There is 1 unsecured community use site providing 1 pitch and 4 weekly match equivalent sessions.
- 4.10. In 2036 the projected need at peak time is for 20 adult 11 v 11 match equivalent sessions, 41 youth 11 v 11 match equivalent sessions, 22 junior 9 v 9 match equivalent sessions, 24 mini soccer 7 v 7 match equivalent sessions and 24 mini soccer 5 v 5 match equivalent sessions.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

4.11. The Football Association has identified that for a full size 3G rubber crumb pitch to be sustainable, there are 42 teams required to use the pitch for training purposes. On this basis, Chiltern District currently requires 6 x 3G rubber crumb full size pitches. When considering latent demand and future population growth to 2036 this requires 7 x 3G full size rubber crumb pitches in the future.

4.12. There is 1 adult poor quality pitch at risk to development. Windsor Road Recreation Ground.

### FOOTBALL SCENARIOS CHILTERN DISTRICT

#### IMPROVING PITCH QUALITY

4.13. Improving pitch quality on pitches means increased maintenance or pitch drainage improvements. This is to raise the quality standard from poor to either standard or good quality.

4.14. Raising the quality of pitches at some sites will increase pitch capacity and therefore help to accommodate overplay. In other situations, it might be best to move teams overplaying a pitch to the correct size pitch for the appropriate age group.

4.15. There are no adult pitches with overplay by adult teams. There are other team typologies that play on adult pitches.

4.16. There are 2 youth 11 v 11 sites that have over play weekly. These are:

- **Mill Meadow – 1 standard quality pitch if raised to good quality play would provide balanced weekly play.**
- **The National Epilepsy Centre – 1 standard quality pitch if raised to good quality, would provide spare weekly play.**

4.17. There are youth 11 v 11 pitches that have peak time overplay. These are:

- **The Playing Field Chalfont St Giles – 0.5 match equivalent overplay on adult pitch. Consider reconfiguring adult pitch to youth 11 v 11.**
- **Holmer Green Sports Association – 1 match equivalent overplay on 1 good quality youth 11 v 11 pitch. There is 0.5 match equivalent session spare on the adult pitch.**
- **Chiltern Hills Academy – 0.5 match equivalent overplay at peak time. Consider reconfiguring adult pitch to youth 11 v 11.**
- **Chesham Athletic – 1 match equivalent overplay at peak time. If the quality was raised from standard to good back to back games could be played.**
- **Mill Meadow - 1 standard quality pitch if raised to good quality peak time would allow for back to back games.**
- **Prestwood Common – 1 match equivalent overplay on adult pitch. Consider reconfiguring adult pitch to youth 11 v 11.**
- **National Epilepsy Centre – 1.5 match equivalents overplay. 1 adult pitch could be considered for reconfiguration. This would leave overplay of 0.5 match equivalent sessions which could be provided by back to back games every other week.**

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 4.18. There are 2 sites Misbourne School and Hervines Park where youth 11 v 11 overplay adult pitches. Misbourne School have 3 adult pitches overplayed by 1 youth 11 v 11 match equivalent session. Consider reconfiguring 1 adult pitch to youth 11 v 11. Hervines Park has 2 adult pitches with 2 youth 11 v 11 match equivalent sessions and 0.5 adult match equivalent sessions. Consider moving the Adult 0.5 match equivalent session and reconfiguring adult pitches to youth 11 v 11.
- 4.19. Junior 9 v 9 sites that have overplay at peak time of play. These are:
- **Misbourne School – 1.5 match equivalent sessions. Consider reconfiguring 1 adult pitch to junior 9 v 9 with back to back play at peak times.**
  - **Westwood Park - 1 standard quality pitch if raised to good quality peak time play with back to back play.**
- 4.20. Prestwood Common and Mill Meadow have no 9 v 9 pitches. Consider reconfiguring the 2<sup>nd</sup> adult pitch at Prestwood Common to junior 9 v 9. Mill Meadow Playing Fields has space for provision of a junior 9 v 9 pitch.
- 4.21. There are 2 sites Misbourne School and Prestwood Common that do not have 7 v 7 pitches but have match equivalent sessions for mini soccer 7 v 7.
- 4.22. All other mini soccer 7 v 7 match equivalent sessions can be catered for on 7v7 pitches. These teams tend to play at staggered kick off times at peak time of play and the match equivalent sessions can be met within the weekly capacity. Weekly capacity is 88 match equivalent sessions and weekly demand including peak time is 22 match equivalent sessions.
- 4.23. There are 5 sites that do not have 5 v 5 pitches but have match equivalent sessions for mini soccer 5 v 5. These are Misbourne School, Holmer Green, The Moor, Chesham Cricket Club and Prestwood Common. These match equivalent sessions are over played on other pitch typologies.
- 4.24. All other mini soccer 5 v 5 match equivalent sessions can be catered for on 5 v 5 pitches. These teams tend to play at staggered kick off times at peak time of play and the match equivalent sessions can be met within the weekly capacity. Weekly capacity is 30 match equivalent sessions and weekly demand including peak time is 20 match equivalent sessions.
- 4.25. There is a poor quality pitch at Windsor Road 1 adult pitch (this pitch may be lost to development),
- 4.26. In the age of austerity and Local Authority budget constraints alternatives to improving pitch quality need to be looked at. The alternative to natural grass pitches is the provision of 3G rubber crumb pitches for training and competitive matches.

### SCENARIO 3G RUBBER CRUMB - CHILTERN DISTRICT

- 4.27. The PPS has not identified any 3G rubber crumb pitches across Chiltern District.
- 4.28. Based upon the FA training model for 3G rubber crumb pitches of 42 teams to 1 3G pitch there is a current shortfall of 6 full size 3G rubber crumb pitches. This shortfall rises to 7 in 2036.
- 4.29. If all competitive matches for teams currently playing 9 v 9, 7 v 7 and 5 v 5 football on natural grass pitches moved to 3G rubber crumb there would be a need for 7 full size 3G rubber crumb pitches for these typologies of the game at their respective peak time.
- 4.30. If 50% of mini soccer and junior 9 v 9 football played on natural grass pitches moved to 3G rubber crumb the need would be 4 x 3G rubber crumb pitches.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 4.31. Chesham United FC would like to change their stadia pitch to a 3G rubber crumb and provide a 3G surface on their tarmac training area. The club is also looking at potential new ground facilities within Chesham which would be built and provide training and playing facilities for not only the first team but also the ladies, youth and junior sides and if an agreed site is given the go ahead, it is hoped that this can be in place for 2020.
- 4.32. Misbourne School have been actively seeking funding and support for a 3G pitch but have not been successful with the FA or other avenues at this time. The school are hoping that if it expands as a school that the Local Authority may fund an element of the 3G pitch but this looks doubtful. The school currently have raised about £30k towards a pitch so not near what is needed in terms of approximately £500k. They are still exploring other avenues but would welcome support in funding for a 3G pitch.
- 4.33. Chalfont Community College has a hard court tennis site they would like to transform into a 3G rubber crumb pitch.
- 4.34. Chiltern Hills Academy is working towards delivering a 3G rubber crumb pitch which would also be Rugby World 22 compliant.

### IS THERE ENOUGH ACCESSIBLE AND SECURED COMMUNITY USE PROVISION CURRENTLY AND IN THE FUTURE

#### ADULT 11 v 11

- 4.35. The adult 11 v 11 current demand can be met from existing match equivalent sessions. The assessment has identified that currently there are 38 pitches providing 38 match equivalent sessions at peak time of play.
- 4.36. Current demand is for 14 match equivalent sessions at peak time of play. There are 34 pitches providing 34 match equivalent sessions played at secured community use sites and 4 pitches providing 4 match equivalent sessions at unsecured community use sites. These unsecured community use sites will require formal community use agreements to be put in place. The secured and unsecured match equivalent sessions provide 24 spare match equivalent sessions at peak time of play. An additional match equivalent session is available at peak time of play at The Playing Field Chartridge. This makes 25 spare adult 11 v 11 match equivalent sessions.
- 4.37. In 2036 the PPS identifies a projected need for 20 adult 11 v 11 match equivalent sessions at peak time of play. This will require 20 pitches. With the existing 34 adult 11 v 11 pitches in secured community use providing 34 match equivalent sessions at peak time of play, there would be 14 spare adult match equivalent sessions. With the 4 unsecured community use match equivalent sessions having formal community use agreements in place and the Playing Field at Chartridge there would be 19 spare adult 11 v 11 match equivalent sessions in 2036.
- 4.38. The PPS identifies a need for 7 3G rubber crumb pitches by 2036 to meet football team training requirements. These pitches with FA 3G pitch registration could be used for adult 11 v 11 match equivalent sessions at peak time of play. With these added to spare match equivalent sessions at peak time, this equates to 26 adult 11 v 11 match equivalent sessions spare.

#### YOUTH 11 v 11

- 4.39. The current shortfall of 11 youth 11 v 11 match equivalent sessions is based on teams playing home and away at peak time of play. The figure also incorporates 7 match equivalent session requirements from exported teams (teams based in Chiltern District but play home games in neighbouring authorities).

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

4.40. If match equivalent sessions are played on a home and away basis the demand in 2036 is for 41 match equivalent sessions to be played on 41 pitches. There are currently 13 match equivalent sessions available in secured community use and 9 in unsecured community use totalling 22 match equivalent sessions. There will be a need to provide formal community use agreements at the unsecured community use sites. This means there will be a need for 19 match equivalent sessions and 19 additional pitches in 2036.

4.41. 2 youth 11 v 11 pitches are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments.

4.42. The remaining 17 pitches could be provided by reconfiguring spare adult 11 v 11 pitches to youth 11 v 11 pitches.

### JUNIOR 9 V 9

4.43. There are currently 10 available pitches providing 10 match equivalent sessions at peak time of play. 7 pitches are in secured community use provide 7 match equivalent sessions. There is a need to put in place formal community use agreements to secure the remaining 3 match equivalent sessions. The demand at peak time of play is for 12 match equivalent sessions. The current shortfall 2 and requirements by exported teams 4 match equivalent sessions totals a current shortfall of 6 match equivalent sessions.

4.44. In 2036 the PPS identifies a projected need for 22 pitches providing 22 match equivalent sessions at peak time of play. There are currently 7 secured community use pitches providing 7 match equivalent sessions and 3 unsecured community use match equivalent sessions that will require formal community use agreements. This leaves a shortfall of 12 match equivalent sessions at peak time of play.

4.45. Population growth identifies 1 new junior 9 v 9 pitch, providing 1 match equivalent session at peak time of play, to be provided from new housing development. This leaves a shortfall of 11 match equivalent sessions.

4.46. The shortfall of 11 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play to 3G rubber crumb pitches.

### MINI SOCCER 7 V 7

4.47. Overall demand is currently being met for 7 v 7 match equivalent sessions across Chiltern District. The demand in 2036 is 24 match equivalent sessions. There are currently 11 mini soccer pitches in secured community use that provide a weekly capacity for 46 match equivalent sessions. There are sufficient 7 v 7 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 7 v 7 match equivalent sessions.

### MINI SOCCER 5 V 5

4.48. Overall demand is currently being met for 5 v 5 match equivalent sessions across Chiltern District. The demand in 2036 is for 24 match equivalent sessions. There is a current weekly capacity for 30 mini soccer 5 v 5 match equivalent sessions with secured community use. There are sufficient 5 v 5 match equivalent sessions to meet future demand. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.

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4.49. The following unsecured community use sites will require formal community use agreements to be in place to safeguard future community use:

- **Misbourne School**
- **Chiltern Hills Academy**
- **Dr Challoners Grammar School**
- **Chalfont Community College**
- **Chesham Grammar School**
- **Brushwood Junior School**

**IS PROVISION ACCESSIBLE AND OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED?**

4.50. The site assessments carried out determine the ‘carrying capacity’ of a football pitch. This capacity determines the number of matches a pitch can take per week without having a detrimental effect on the quality. A pitch receives a score identified through the assessment that determines the quality as ‘good’, ‘standard’ or ‘poor’. The effect this has on carrying capacity for adult pitches is as follows:

- **Poor = 1 match equivalent carrying capacity per week**
- **Standard = 2 match equivalent carrying capacity per week**
- **Good = 3 match equivalent carrying capacity per week**

4.51. For Youth Football 11 v 11 and 9 v 9 pitches, carrying capacity is affected differently due to the difference in nature and length of play. The effect of the quality scores on these pitches is as follows:

- **Poor = 1 match equivalent carrying capacity per week**
- **Standard = 2 match equivalent carrying capacity per week**
- **Good = 4 match equivalent carrying capacity per week**

4.52. For Mini soccer 7 v 7 and 5 v 5 pitches, the quality score affects carrying capacity as follows:

- **Poor = 2 match equivalent carrying capacity per week**
- **Standard = 4 match equivalent carrying capacity per week**
- **Good = 6 match equivalent carrying capacity per week**

4.53. The quality of pitches across Chiltern District is assessed below. There are 6 football pitch sites audited as good quality pitches these are shown in table 4.1 below.

**Table 4.1: Chiltern District wide ‘Good’ Quality Football Pitches**

PITCH PROVISION – SITE	PITCH QUALITY RATING
Spratley Meadow – Adult Pitches	Good
Holmer Green Sports Association – Adult Pitches	Good
Penn and Tylers Green Sports Association – Adult Pitches	Good
The Playing Fields Chalfont St Giles – Adult pitches	Good

# CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

PITCH PROVISION – SITE	PITCH QUALITY RATING
Mill Meadow Playing Fields – Adult Pitches	Good
The Meadow Amey lane – Adult Pitches	Good
Dr Challoners School – Youth 11 v 11	Good
National Centre for Epilepsy – Mini 7 v 7	Good

4.54. All of the good quality pitch sites are in secured community use.

4.55. Table 4.2 below identifies the 16 football sites audited as ‘Standard’ quality.

**Table 4.2 Chiltern District wide ‘Standard’ Quality Football Pitches**

PROVISION – SITE	PITCH QUALITY RATING
Misbourne School	Standard
Westwood Park	Standard
National Centre for Epilepsy - Youth 11 v 11, 5 v 5 pitches	Standard
Barn Meadow	Standard
Hervines Park	Standard
Gold Hill Common	Standard
Buryfield Recreation Ground	Standard
Seer Green Recreation Ground	Standard
Sprinter Leisure Centre	Standard
Prestwood Common	Standard
Chalfont Community College	Standard
Chiltern Hills Academy	Standard
Mill Meadow – Youth 11 v 11 pitches, 5 v 5 pitches	Standard
The Moor	Standard
Brushwood Junior School	Standard
The Playing Field Chalfont St Giles – Youth 11 v 11	Standard
Thorpe House School	Standard
Seer Green Church of England School	Standard
Chesham Cricket Club	Standard
Little Kingshill Combined School	Standard
Robertswood School	Standard
St Joseph’s Catholic Primary School	Standard

4.56. Table 4.3 shows the ‘poor’ quality football pitches across Chiltern District. There are 4 sites with poor quality pitches.

**Table 4.3 Chiltern District wide ‘Poor’ Quality Football Pitches**

PITCH PROVISION – SITE	PITCH RATING
Ashley Drive Recreation Ground – 5 v 5 1 pitch	Poor
Marston Field – youth 11 v 11 1 pitch	Poor
Codmore Field – Adult 11 v 11 2 pitches	Poor
Bellingdon Village Hall Adult 11 v 11 1 pitch	Poor

**CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
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PITCH PROVISION – SITE	PITCH RATING
Windsor Road Recreation Ground 1 adult pitch	Poor
Chesham Athletic Amersham & Wycombe College 1 adult 11 v 11 pitch	Poor

- 4.57. Poor natural drainage and compaction of the ground are issues at several of the grass football pitch sites and these are rated as 'Poor' quality.
- 4.58. Berks and Bucks FA should consider looking at the poor and standard sites as part of the Pitch Improvement Plan when the Local Facility plans are developed.
- 4.59. Some clubs have expressed their concerns with regards to pitches. Barn Meadow a multi-pitch site is a key facility for youth football in the town.
- 4.60. Codmore Field: One pitch is heavily sloped and requires some levelling to improve the pitch.
- 4.61. Hervines Park: Site is very sloping.
- 4.62. Marston Field: The pitches are severely sloped and have poor access down a single track lane.
- 4.63. Mill Meadow: An enclosed pitch with a seated stand, with a good quality pitch, although Chesham United are looking at changing this to a 3G surface and would allow external bookings to enable a revenue stream in the future. There is also a tarmac area that used to be used for small sided training games, which the club would also like to change to an AGP surface. The club are also looking at new sites to bring the club closer together (ladies and youth teams).
- 4.64. The Playing Fields: A standard quality site that is maintained by the club and the parish council. The football club have reached a standard where specific requirements are made on their ground. This entails taking the perimeter fencing up and down every season.
- 4.65. It is important that fit for purpose ancillary provision (changing and social facilities) are provided. There is a need to ensure that existing facilities (changing rooms etc) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.
- 4.66. There are a number of sites where new changing rooms or improvements are required. The number of changing rooms that require renewing or refurbishing identifies the need to rationalise adult football to key sites and improve the ancillary facilities on these key sites. The identified sites are listed below but priority needs to be given to multi-pitch sites as they deliver more outcomes and enable more cost-effective maintenance – not all sites can be improved.
- **Barn Meadow:** The ancillary facilities are old and require new modern facilities.
  - **Codmore Field:** The ancillary facilities need to be refurbished.
  - **Marston Field:** the site's ancillary burnt down several years ago and requires replacement.
  - **Mill Meadow:** The changing room facilities are of very poor quality and are in need of improvements. The club would also like to add provision for women's football.
  - **Prestwood Recreation Ground:** Poor ancillary facilities that require upgrading

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

### SCENARIO WINDSOR RECREATION GROUND LOSS OF SITE TO DEVELOPMENT

- 4.67. The site is owned by Chiltern District Council. There is one adult football pitch and a children's play area. The Belmont Sports and Social Club building is South of the play area. This is owned by Chiltern District Council and leased to the Belmont Club.
- 4.68. In the 2016/17 season the adult pitch was played on by Old Belmont Pugilists a Chesham Sunday League team. The Chesham Sunday League has reduced in team numbers in the past few years and Old Belmont Pugilists FC have since folded. The pitch at Windsor Road was not used in the 2017/18 football season.
- 4.69. The 1 adult pitch has been audited as a 'Poor' quality pitch with maximum capacity of 1 match equivalent session per week (1 game per week).
- 4.70. There is a need to protect all natural grass football pitches due to the shortfall in youth 11 v 11 pitches and junior 9 v 9 pitches.
- 4.71. The PPS Assessment shows that all currently used playing field sites require protection and therefore cannot be deemed spare to requirements because of shortfalls now and in the future. Therefore, based on the outcomes of the PPS, local planning policy should reflect this situation.
- 4.72. Lapsed, disused and poor quality sites should also be protected from development or replaced as there is a requirement for playing field land to accommodate more pitches to meet the identified shortfalls.
- 4.73. Any proposed development at Windsor Road will need to meet Sport England's Policy Exemption 4 below:
- **Policy Exemption E4:**
    - 'The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development'.
  - **Possible Solutions**
    - Existing adult spare capacity 1 pitch to be reconfigured to youth 11 v 11.
    - Any development on the site would require mitigation. Developer contributions could possibly provide funding towards a new 3G pitch.

### CRICKET SUMMARY OF KEY FINDINGS CHILTERN DISTRICT

#### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 4.74. There are 24 cricket clubs providing 60 adult men's teams, 2 women's teams, 90 junior boys' teams and 5 junior girl's teams.
- 4.75. The total capacity for natural grass cricket pitches across Chiltern District is 1008 match equivalents per season. The demand is for 912 match equivalent sessions per season. This leaves a theoretical underplay of 176 match equivalent sessions.
- 4.76. Current demand is being met with over play at Ballinger Waggoner's CC (16 games per season), Chalfont St Peter's CC (6 games per season), Chesham CC the Meadows (1 game per season), Chesham CC Chartridge Playing Fields (6 games per season), Chenies and Latimer CC (10 games per season) and The Lee CC (2 games per season).
- 4.77. Peak demand is on a Saturday and this needs to be considered as only one game can be played on 1 square. Some clubs have to play at other sites other than their home ground.

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- 4.78. There are no unsecured community use sites used by cricket clubs in Chiltern District.
- 4.79. There are a number of clubs that require facility improvements.
- 4.80. **Amersham Cricket Club:** The site has two squares but only two sets of changing rooms, meaning senior matches cannot be held at the same time comfortably. The club has strong links with the local community and has set up a shared social membership arrangement with the local rugby club.
- 4.81. **Barn Meadow:** The club would like covers if possible but the site is a public area so may be difficult. Site is used on most days of the week by school teams and Old Challoners (local side). The ancillary is old and needs replacing.
- 4.82. **Chalfont Park:** Chalfont St Peter's Cricket Club has ever since the storm of 2013 suffered without any Pavilion other than a marquee, which is very poor. The pavilion has now been completed. The club would like to develop disability cricket at the site, and would like some support with this. Other priorities they have are to weed the outfield and add an additional net to help with junior training.
- 4.83. **Chesham Cricket Club:** The cricket club has some of the best facilities in the county. Chesham CC is a large club with circa 15 junior teams, 7 senior teams, 2 girls' teams and one ladies team. The pitch is very well maintained by the club. The major issue with the pitch is the poor quality non-turf pitch, which is nearly 20 years old and clearly in need of being replaced. The clubs main issue with the site is the cost of maintaining the surrounding trees, which they feel that they require some financial support to maintain. The club have recently spent £36,000 on new nets. The pavilion on site has recently been refurbished and is in good condition. The club received a loan from the ECB for this; however, they are now struggling to pay this back. The club still feel the pavilion is unfinished and need approx. £50,000 to complete the project.
- 4.84. **Cholesbury Common:** Hawridge and Cholesbury Cricket Club. The club have a growing junior section, and want to expand this further by providing a non-turf pitch and they have a relatively new ECB-approved two lane net.
- 4.85. **Coleshill Cricket Club:** good quality village cricket provision, with a well maintained outfield and square protected by a secure surrounding fence. The ancillary facility is also in adequate condition but beginning to show signs of age. The club have installed their own practice net facility, which showed some safety concerns, specifically bubbling in the surface.
- 4.86. **Holmer Green Sports Association:** large sports association site with standard quality cricket facilities. Ancillary facilities are in need of improvement, with the changing rooms specifically being in poor condition. The club provided a non-turf pitch in 2016 and new cricket nets in 2018.
- 4.87. **Knotty Green Cricket Club:** A club with a large and growing junior section, with good pitches and several qualified coaches within the club. Although to expand this they require a new non-turf pitch and sight screens.
- 4.88. **Ley Hill Cricket Club:** a rural site based in the grounds of a country estate. The field is surrounded by trees, which can cause debris on the field. The Pavilion has recently undergone a substantial refurbishment. During consultation, the club reported having suffered several thefts and being victims of minor petty crime, as a precaution they have installed security shutters to deter future criminal activity. The ground itself is quite small and, although the club has good relationships with its neighbours, there is a slight issue with balls being lost into gardens.
- 4.89. **Little Missenden Cricket Club:** They highlighted the need for a new roller, as the current one is old and of poor quality. Used for games on a Sunday, also hosts some of the Lee CC junior games, and junior county games. The nets are old, and need replacing as does the net matting. The club have recently refurbished the clubhouse through a grant and club funds.

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- 4.90. **Manor Park:** Previously built new nets without planning permission, which was challenged by local community so they had to take them down. So currently have no proper nets, which is now a priority for the site.
- 4.91. **Penn & Tylers Green Cricket Club:** The club wish to open up an old pavilion for community use. They also stated that they need new nets, a new roller. The club have replaced windows and doors in the pavilion. The outfield has also been flattened and reseeded.
- 4.92. **Penn Street Cricket Club:** Nets are in very poor condition, they looked into improving these but would likely need more land from the surrounding woods to allow this
- 4.93. **Playing Fields of Chartridge:** The site is maintained but in a lower standard condition - equivalent to other village recreation grounds
- 4.94. **The Common:** Chesham Bois CC a small club that is at the heart of the village. The pitch is of standard quality, however the groundsman mentioned that he would like some support with maintenance of the pitch. The priority for the club is to update the changing rooms.
- 4.95. **Chalfont St Giles The Playing Fields:** A standard quality site that is maintained by the club and the parish council. The club have just received club mark, which they hope will help them over the next few years in regards to grant applications. They have a thriving youth section, however they are currently struggling for senior playing members. The main priority for the club is to update the changing facilities and obtain better maintenance equipment. The changing and bar facilities are not in good condition and should be replaced/refurbished imminently.

### ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND

- 4.96. In the 2018 season, there is capacity for 1088 match equivalents per season and the demand is for 912 match equivalent sessions per season. This leaves a theoretical underplay of 176 match equivalent sessions.
- 4.97. There are no community use cricket clubs playing on unsecured cricket facilities across Chiltern District.
- 4.98. Overall across Chiltern District there is sufficient current supply to meet current demand for cricket. There are 6 sites where there is over play. Ballinger Waggoners is overplayed due to junior cricket, Chalfont St Peter Cricket Club because of junior use and overplay could be reduced by providing a non-turf pitch. Chesham Cricket Club both grounds are slightly over played by 1 and 6 match equivalent sessions per season. Chenies and Latimer CC (10 games per season) and The Lee CC (2 games per season).
- 4.99. All overplay could be distributed to cricket facilities with spare match equivalent sessions.

### CRICKET PITCHES ARE THEY ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 4.100. The cricket pitches at the club-operated sites are good and all but 2 sites Barn Meadow and Sprinters Leisure Centre are club operated.
- 4.101. There are improvements required to clubhouse facilities and, provision of equipment and practice facilities. It is important that ancillary facilities and equipment are fit for purpose.
- 4.102. The club and ECB consultation has reported:

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 4.103. **Amersham Cricket Club:** The site has two pitches but only two sets of changing rooms, meaning senior matches cannot be held at the same time comfortably.
- 4.104. **Barn Meadow:** The club would like covers if possible but the site is a public area so may be difficult. The changing facilities need replacing.
- 4.105. **Chalfont Park:** Chalfont St Peter's Cricket Club Priorities are to weed the outfield and add an additional net to help with junior training.
- 4.106. **Chesham Cricket Club:** The major issue with the pitch is the poor quality non-turf pitch, which is nearly 20 years old and clearly in need of being replaced and the cost of maintaining the surrounding trees, The club have had a loan from the ECB and are struggling to pay this back and still feel the pavilion is unfinished and need approx. £50,000 to complete the project.
- 4.107. **Cholesbury Common:** Hawridge and Cholesbury Cricket Club. The club have a growing junior section, and want to expand this further by providing a non-turf pitch.
- 4.108. **Coleshill Cricket Club:** The ancillary facility is beginning to show signs of age and needs refurbishing. The club have installed their own practice net facility, which showed some safety concerns, specifically bubbling on the surface.
- 4.109. **Holmer Green Sports Association:** Ancillary facilities are in need of improvement, with the changing rooms specifically being in poor condition.
- 4.110. **Knotty Green Cricket Club:** The club requires a new non-turf pitch and sight screens.
- 4.111. **Ley Hill Cricket Club:** The ground itself is quite small and, although the club has good relationships with its neighbours, there is a slight issue with balls being lost into gardens.
- 4.112. **Little Missenden Cricket Club:** They highlighted the need for a new roller, as the current one is old and of poor quality. The nets are old, and need replacing as does the net matting.
- 4.113. **Manor Park:** Previously built new nets without planning permission, which was challenged by local community so they had to take them down. So currently have no proper nets, which is now a priority for the site.
- 4.114. **Penn & Tylers Green Cricket Club:** The club want to open up an old pavilion for community use. They also stated that they need new nets and a new roller.
- 4.115. **Penn Street Cricket Club:** Nets are in very poor condition, they looked into improving these but would likely need more land from the surrounding woods to allow this.
- 4.116. **The Common:** Chesham Bois CC a small club that is at the heart of the village. The pitch is of standard quality, however the groundsman mentioned that he would like some support with maintenance of the pitch. The priority for the club is to update the changing rooms.
- 4.117. **Chalfont St Giles the Playing Fields:** The main priority for the club is to update the changing facilities and obtain better maintenance equipment. The changing and bar facilities are not in good condition and should be replaced/refurbished imminently.

### FUTURE SUPPLY AND DEMAND FOR PROVISION

- 4.118. The future match equivalent session requirements for latent demand per season equate to 44 games per season and future population growth requirements equate to 24 games per season. The total additional games per season would be 68 games per season. Theoretically this can be met from the theoretical underplay of 176 match equivalent sessions.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 4.119. Despite what the team generation rates tell us there is demand for cricket nationally from women and girl's. The Sport England Active Lives Survey 2016, 9.2% of players that had played twice in the last 28 days were female. There is likely to be an increase in girl's and women's cricket. 1 women's team and 3 girl's junior team.
- 4.120. The future ethnic make-up of the projected population increase in Chiltern District will have an effect on the Team Generation Rates for cricket since we know that 35% of the playing population comes from the South Asian community and that statistically they are 5 times more likely to play cricket than anybody else. The overall Chiltern District South Asian population in 2011 was 5,046. If the South Asian community increases in line with population projections of 8.5% by 2036 the figure would be 5,474. An increase of 428. The likelihood is that teams will increase more than the team generation rates suggest by a further 1 adult team and 1 junior team.
- 4.121. The ECB All Stars Cricket Initiative for 2017 aimed at 5 – 8-year olds, proved to be very successful nationally and attracted 37,000 children and the target number for 2018 has been raised considerably. The aim is for this initiative to remain in place and when children are too old for All Stars a large percentage will then join traditional junior cricket and over time result in an increase in the number of adult players as they transition into traditional cricket – which could lead to a greater demand for cricket than under the current PPS methodology.
- 4.122. The older population is also increasing midweek cricket and more 55+ teams are beginning to participate.
- 4.123. With the All Stars Cricket Initiative, over 55 development of teams and the South Asian community developing cricket the PPS has made the following assumptions:
- **South Asian Cricket Initiative 1 adult teams = 13 match equivalent sessions per year**
  - **South Asian Cricket Initiative 1 junior teams = 6 match equivalent sessions per year.**
  - **All Stars cricket 2 junior teams = 12 match equivalent sessions per year.**
  - **Over 55's 2 adult teams = 26 match equivalent sessions per year.**
- 4.124. The total additional match equivalent sessions per season for latent demand and future population growth would be 68 match equivalent sessions and the 4 cricket development initiatives 88 match equivalent sessions per year. Overall total of 156 match equivalent sessions per year. This is within the current theoretical underplay of 176 match equivalent sessions per year.
- 4.125. The use of non-turf pitches by under 11 teams will assist in reducing the overall 156 grass match equivalent sessions additionally required.
- 4.126. Chiltern District Council needs to protect all secured and unsecured community use and non-available education cricket pitches across Chiltern District in the Local Plan.
- 4.127. There is also a need to ensure that there are sufficient quality non-turf pitches that are accessible for all clubs and in particular for use by midweek teams and junior U11s. The ECB recognise that research will need to be undertaken to identify the best sites and the preferences of potential and new players (paradoxically players often prefer 'traditional' turf facilities even if a non-turf pitch provides a better quality playing surface).

# CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

### HOCKEY KEY FINDINGS

#### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 4.128. There are 2 hockey AGPs in Chiltern District. **Amersham and Wycombe College:** The site is leased to Amersham and Chalfont Hockey Club. The club has raised funds for a new clubhouse and pitch, which was officially opened in September 2017. The club have been using the AGP since January 2017. The second pitch is **Dr Challoner Grammar School:** The 11-year-old pavilion was refurbished this year and more than adequate for current provision. The AGP was resurfaced in August 2017. This was funded from the schools own resources and they have received planning permission for 3<sup>rd</sup> party out of hours use. However, this pitch is of insufficient size for competitive hockey matches.
- 4.129. There is 1 hockey club that plays competitive fixtures in Chiltern District:
- Amersham and Chalfont Hockey Club – Established in 2001 through the merger of Amersham and Chalfont St. Peter hockey clubs, the club is one of the largest adult hockey clubs in Bucks with a total of 13 adult teams. Plus, over 450 junior players, making the club the 8th biggest junior section in England. There are 7 men's teams (including a Vintage over 60s X1), 6 women's teams, an over 40's Sunday team, Sunday mixed and national cup competition team and 25 junior teams aged between 6 – 18 years.
  - The U6s (Mixed) have informal games amongst themselves in most sessions and sometimes able to get fixtures with other clubs depending on how many players the club have.
  - The U8's and U10's (Mixed) get a chance to play in the local 5 a side league. There are 2 under 10 boy's teams and 1 under 10 girls team and 1 under 8's team.
  - The top U10s (separate Boys & Girls) play in the Chiltern In2Hockey (U12's) League and also in the County round of the England Hockey Club Championships.
  - The U12s (Boys & Girls) play in the Chiltern U12's League and also in the County round of the England Hockey Club Championships. There are 4 boy's teams and 4 girl's teams.
  - The U14 girls play in the Home Counties Girls League. There are three U14 girls squads, two squads play in the development league and one squad plays in the senior league. The top side also plays in the England Hockey U14 Club Competition.
  - The U14 Boys senior side plays in the Mercian Boys League, plus an A&C team in the development league. The top side is entered in the England Hockey U14 Club Competition.
  - The U16 girls play in the Home Counties Girls League. There are two U16 girls' squads; one squad plays in the development league and one squad plays in the senior league. The top side plays in the England Hockey U16 Club Competition.
  - There are two U16 boys' sides. The top team plays in the Mercian Boys League and will also take part in the England Hockey U16 outdoor and indoor hockey competitions. The second team plays in the Mercian Challenge League.
  - The U18 girls play in the Home Counties Girls League and also in the England Hockey Board U18 Club Competition.
  - The U18 boys are a joint team with Gerrards Cross HC and have entered the 2nd tier Mercian league and have also entered the EHB Indoor competition.

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

**ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND?**

- 4.130. Amersham and Chalfont Hockey Club currently use 19.25 hrs per week for training slots Monday – Friday evenings and Sundays on their pitch at Amersham and Wycombe College. This use is secured community use. Demand for match slots currently outstrips supply of available match slots on the AGP at Amersham and Wycombe College. The club does use Dr Challoner Grammar School. The junior teams under 6's, 8s and 10s do not play every week.
- 4.131. The Dr Challoner AGP is actually not officially usable for matches as it is too narrow (due to the space constraints of the site it was built to fit the space, rather than to the size required for hockey). Amersham and Chalfont Hockey Club use it for matches when they have to, given the lack of alternatives and its nearness to the club, but only for lower teams.
- 4.132. As Doctor Challoner Grammar School is not the correct size for competitive league hockey then a second pitch that is the correct size will be required.

**ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED**

- 4.133. It is important that ancillary and pitch facilities are fit for purpose. The current AGPs at Amersham and Wycombe College and Dr Challoners School have new carpets (2017) and new or refurbished changing facilities. However, as previously stated the Dr Challoners Grammar School pitch is not the correct size for league matches.

**MAIN CHARACTERISTICS OF THE FUTURE SUPPLY AND DEMAND FOR PROVISION**

- 4.134. Population growth projects 1 additional girls' team.
- 4.135. Amersham and Chalfont Hockey Club are close to providing an additional women's team. The Club believes the potential growth of the sport locally is limited by the lack of facilities. The club had to run a waiting list last season 2017/18 for juniors and looks certain to be in the same position this season. And this is with all advertising/ promotion of the club having been stopped.
- 4.136. From the current playing base of 600 paid up members (adults and juniors) at the hockey club, the club believes there is potential to grow to nearer the 800-900 mark if the facilities were available.
- 4.137. Despite the club having its own facility, the club has had to juggle its fixtures and hire facilities in Wycombe and Three Rivers districts as well as at Dr Challoner Grammar School.
- 4.138. School hockey is quite large in Chiltern District:
  - **Dr Challoners Boys - own pitch, needs met (although the pitch is actually too small for a competitive hockey pitch).**
  - **Dr Challoner Girls - travel the short distance to the Amersham & Chalfont pitch for training and matches 3 times per week September to March after school.**
  - **Chesham Grammar - no regular access to a pitch, can only try to get the Monday slot at the hockey club after school for matches (Friday is never used for school matches). The school are currently working on a planning application for their own pitch.**
  - **Amersham School - Amersham School has the opportunity to purchase access to the hockey clubs facility for PE lessons, but does not have the funds to do so.**
  - **Chalfont Community College - have a half size multi-use surface. Currently do very little hockey, but if they wanted to do more, they would need access to a full size pitch for matches.**

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 4.139. One of the main drivers of the demand is the amount of hockey now played in primary schools. The main state primary schools that play hockey are Robertswood, St Josephs, St Mary's Amersham, Elangeni, Woodside and Little Chalfont in Chiltern District, and Gerrards Cross CofE in South Bucks. Some, but less, hockey is also played at Chalfont St Giles, Waterside and Chalfont Academy. And of course a number of the private schools play - The Beacon, Chesham Prep, Davenies, Gayhurst, etc. The Amersham and Chalfont Hockey Club has been active in developing the number of children playing the sport at most of these schools, via both PE and after-school clubs.
- 4.140. One solution would be to build on the training areas/ netball courts that the Amersham and Chalfont Hockey Club have planning permission for. These did not get built in 2017 as the club run out of money. England Netball are willing to make a small contribution but the club has to pay back most or all of its debt before building this facility, as well as build up a sinking fund for the carpet resurfacing. So the club are some years from building this part of the facility as it stands, unless financial support is available.
- 4.141. A second solution would be to support a new pitch at Chesham Grammar School.
- 4.142. As part of the new England Hockey Strategy 'A Nation where Hockey matters' 2017-2021 a long term aspiration is to double the number of people playing hockey in clubs by 2028."
- 4.143. Since 2012 Hockey has seen a 65% increase of U16 players taking up Hockey within the club environment. This increase across all age groups is expected to continue especially with the success of the Rio Olympics and a home Women's World Cup during the summer of 2018. Unlike some sports, hockey can only be played competitively on sand or water based Artificial Grass Pitches (AGPs). Water based AGPs are not common and only found at elite sites, whereas sand based/sand dressed AGPs can be found on secondary school sites, leisure centres and higher education establishments.
- 4.144. Due to the impact on hockey, it is appropriate to ensure that sufficient sand based AGPs are retained for the playing development of hockey within the local authority administrative area. To that end, a change of an Artificial Grass Pitch's surface or carpet may require a planning application, and as part of it the applicants will have to show that there is sufficient AGP provision available for hockey in the locality if the surface is changed. Otherwise planning permission will not be granted. Advice from Sport England and England Hockey should be sought prior to any planning application being submitted. (Sport England is currently taking legal advice on the matter of submission of planning applications for change of AGP surface).
- 4.145. It should also be noted that if the surface is changed, it could require the existing floodlights to be changed and in some instances noise attenuation measures may need to be put in place.

### ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

- 4.146. The current supply of hockey facilities in Chiltern District will not be sufficient to meet future demand. A second pitch is required. 2 sites should be considered. 1 an additional pitch at Amersham and Chalfont Hockey Club or Chesham Grammar School. Sink funds will need to be in place to refurbish the carpets.
- 4.147. Sport England consider that planning permission is required for a change of surface on artificial pitches and are currently seeking legal advice on this matter.

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

## RUGBY SUMMARY OF KEY FINDINGS

### MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 4.148. The audit of rugby pitches across Chiltern District identifies that there are 11 sites with rugby pitches but only 2 sites stating they offer secure community use. The secured community use sites are:
- **Chiltern Hills Academy, (Chesham Rugby Club)**
  - **Weedon Lane (Amersham and Chiltern Rugby Club)**
- 4.149. There are rugby pitches provided at 9 other sites. All 9 sites have stated that their rugby facilities not available for community use these are:
- **Chesham Grammar School**
  - **Dr. Challoners Grammar School**
  - **Gayhurst School**
  - **Holmer Green Senior School**
  - **Misbourne School**
  - **Priory Road**
  - **The Amersham School**
  - **The Beacon School**
  - **The Chalfonts Community College**
- 4.150. **Amersham and Chiltern Rugby Football Club Weedon Lane:** The rugby pitches are maintained and owned by the rugby club with a groundsman and a contractor annually top dresses and verti drains the pitches. The Club has said that the pitches are well used 5 nights a week and then on Saturdays and Sundays. The site is currently at capacity, especially for Minis, some of which have to use Hervines Park. This is a Park owned by Amersham Town council quite close to the Weedon Lane ground. There are no rugby pitches marked out at Hervines Park and the park is used as an overspill. This means there is a loss of potential revenue from parents at the club site. There is space to add two further pitches at the main site, but at present the site is too sloped for this to happen. However, there is potential in the future to level this space but currently this is not the clubs priority.
- 4.151. The club has completed several substantial projects such as the new car park, drainage systems on three pitches so they can play rugby all year round, solar panels on the roof and a borehole for their water. The club is now turning its attention towards the clubhouse. There is a planned extension which will allow for a gym, a kit shop and better storage. The plans have been done but it is a big challenge.
- 4.152. **Chesham Rugby Club Chiltern Hills Academy:** The club rated the pitches as standard and the club maintains the pitches and spends up to £10k yearly. Teams train for a total of approximately 5 hours weekly on a separate floodlit training area. The club has a purpose built clubhouse on site (completed August 2018) and conforms to RFU standards with four changing rooms, social area, kitchen, and shop and physio room. The pitches are of good quality, flat and with fair drainage. The school would like to progress a full sized 3G AGP in collaboration with the club which would be WR22 compliant with the club guaranteed a certain number of hours of use of the AGP for training purposes once complete.

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

**ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT AND FUTURE DEMAND**

- 4.153. All community use and non-community use rugby pitches require protection in the Local Plan. Although not formally marked out for rugby areas such as Hervines Park need protecting in the Local Plan.
- 4.154. Chesham Rugby Football Club demand for training and match equivalent sessions is 13.5 and capacity is 4.5 match equivalent sessions. There is a deficit of 9 match equivalent sessions per week. The club does state that it doesn't train on its grass pitches and that it trains elsewhere on the grounds. If this is the case then the demand for match only equivalent sessions is 6.75 and there is a deficit of 2.25 match equivalent sessions.
- 4.155. Amersham & Chiltern Rugby Club demand for training and match equivalents is 12.5 and capacity is 10. This provides a deficit of 2.5 match equivalent sessions per week.

There is a current shortfall across Chiltern District of 11.5 match and training equivalent sessions per week if Chesham RUFC train on their pitches or a current shortfall of 4.75 match and training equivalent sessions weekly if they train elsewhere on the site. This increases to 20.25 match and training equivalent sessions in 2036 or 12.75 match equivalent sessions per week if Chesham RUFC train elsewhere other than the pitches on site (Includes latent demand and future population growth).

- 4.156. The peak period of demand for rugby is a Saturday. There are currently 7 Senior Rugby Union pitches available providing secured community use across Chiltern District and there is demand for 4 rugby match equivalent sessions on a Saturday afternoon. At peak time of play there is an under play of 3 match equivalent sessions.
- 4.157. All clubs have sufficient pitches at peak match times on a Saturday, but the pitches are over used for training.
- 4.158. Amersham and Chiltern Rugby Club require additional pitches particularly for training and there is land available.
- 4.159. Chesham rugby club in collaboration with Chiltern Hills Academy would like to progress a full sized 3G AGP in collaboration with the club which would be WR22 compliant with the club guaranteed a certain number of hours of use of the AGP for training purposes once complete.

**ACCESSIBLE SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED**

- 4.160. It is important that ancillary and pitch facilities are fit for purpose. The following quality issues have been raised as part of the consultation:
  - **Amersham and Chiltern Rugby Club:** The site is currently at capacity, especially for Minis, some of which have to use Hervines Park. This is a Park owned by Amersham Town council quite close to the Weedon Lane ground. There are no rugby pitches marked out at Hervines Park and the park is used as an overspill. This means there is a loss of potential revenue from parents at the club site. There is space to add two further pitches at the main site, but at present the site is too sloped for this to happen. However, there is potential in the future to level this space but currently this is not the clubs priority. The clubs current priority is a planned extension to the club house to allow for a gym, a kit shop and better storage.
  - **Chesham Rugby Club Chiltern Hills Academy:** The pitches are of good quality, flat and with fair drainage. The club has a purpose built clubhouse on site (completed August 2018) and conforms to RFU standards with four changing rooms, social area, kitchen, and shop and physio room. The school would like to progress a full sized 3G AGP in collaboration with the club which would be WR22 compliant with the club guaranteed a certain number of hours of use of the AGP for training purposes once complete.

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

**WHAT IS THE OVERALL QUALITY LEVEL?**

- 4.161. Future investment in quality enhancement is required to sustain and grow the clubs based in Chiltern District, floodlights and improvements to changing and pavilions plus access to a 3G world rugby regulation 22 compliant rubber crumb pitch are required.

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

## 5. STRATEGY FRAMEWORK AND ACTION PLAN FOR ENABLING FUTURE DELIVERY OF PLAYING PITCH PROVISION

- 5.1. The PPS and Action Plan has been developed from research and analysis of playing pitch provision and usage within Chiltern and South Bucks District Council and this is provided in Appendix 1 Stage C South Bucks District Council Playing Pitch Analysis and Assessment and Appendix 2 Stage C Chiltern District Council Playing Pitch Analysis and Assessment.
- 5.2. This section sets out a strategy to enable the delivery of Football, Cricket, Hockey, and Rugby Union. The PPS provides a framework for delivery with partners and sets out aspirations and provides a priority list for when funding becomes available.
- 5.3. The identified outputs for the PPS are:
  - **Provide a framework to support medium and long-term facilities planning for the delivery of sports and leisure in Chiltern and South Bucks District Councils.**
  - **A clear needs analysis for developers regarding future sports and recreation facility needs in Chiltern and South Bucks District Council areas.**
  - **A robust framework to assist the allocation of developer contributions (through S106 money or the Regulation 123 list of CIL funded infrastructure) for sports and recreation provision in Chiltern and South Bucks District Councils.**
  - **To identify priority sports for the area based on National Governing Bodies targets and local community needs.**
  - **To develop a priority list for investment and use of resources secured through developer contributions.**
- 5.4. The PPS framework and action plan focusses on the 5 points above and these points are addressed throughout the Priority Sports Specific Actions and Individual Site Action Plans.
- 5.5. The strategy framework focuses on the following three principles:
  - **Protect:** The strategy seeks to make sure that the right amount of playing pitches and ancillary facilities of the right quality are in the right place. It promotes the protection of existing provision and recognises the benefits of multi pitch hub sites by:
    - Highlighting sites which have a particular significance for sport and seek to designate them as a local recreational space through the Development Plan process (see NPPF paragraphs 96 and 97)
    - Negotiate security of tenure for clubs at playing pitch sites
  - **Enhance:** Key partners such as Chiltern and South Bucks District Councils, local schools, Private and Voluntary Sector Sports Clubs, and NGBs must work together to maximise the full potential of playing pitch assets and the long-term sustainability of these assets and recognise that an improvement in quality and ongoing maintenance can have an impact on the capacity of use. The strategy will do this by:
    - Improving the quality of the playing surface by providing improved maintenance and as a last resort drainage, by undertaking and supporting improvements and enhancement at sites that do not meet required quality standards, supporting clubs that require improved facilities in order to play at a higher standard, ensuring that pitches have a period of rest and recovery where appropriate.
    - Provision of enhanced ancillary facilities where they are required – 3G rubber crumb pitches, floodlighting and changing
    - Ensure that clubs have access to sufficient training facilities
    - Identification of sites for further development

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- **Provide:** In times of public sector austerity, investment needs to be directed at sites which will provide the best impact and highest increase in participation. It is the policy of Chiltern and South Bucks District Council's to support projects and sports clubs that are able to demonstrate sustainable long-term development, increase participation and support those clubs that have achieved the appropriate accreditations e.g. Clubmark and or Charter Standard and provide player and sports development pathways. The strategy looks at:
  - Addressing capacity in junior and mini football by ensuring that all teams are playing on pitches of the right size.
  - Addressing the need for artificial grass pitches to meet increasing and changing demand for AGP surfaces for both training and competition in football, hockey and rugby and other pitch sports.
  - Providing the required number and type of pitches on-site, or appropriate provision off-site, to meet the specific needs of residential development proposals.

### PRIORITY SPORT SPECIFIC ACTIONS

- 5.6. All existing playing field land is protected by the Local Development Plan for Chiltern and South Bucks District Councils. Sport England policies and the NPPF to deliver current and future needs.
- 5.7. As a priority for all partners on the Steering Group there is a need for Chiltern and South Bucks District Councils, Football Foundation, Berks and Bucks County Football Association, England Hockey, ECB and Bucks Cricket, Rugby Football Union and Sport England to work together to provide a local investment plan to ensure the successful implementation of this PPS.
- 5.8. The Football, Cricket, Rugby and Hockey individual sport specific actions are shown in the table below.
- 5.9. The action plans are given a priority:
  - **PRIORITY 1.** Delivered against or worked towards within three years (ahead of the first full review of the PPS)
  - **PRIORITY 2.** Delivered within 6 years
  - **PRIORITY 3.** No specific date – In many instances the action is a general support for clubs or other bodies to progress with ground improvements and is not necessarily an action the Councils or the Playing Pitch Steering Group have control over.

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Table 5.1: Individual Sport Specific Action Plans

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
<b>FOOTBALL</b>						
PROTECT	Football 1.	All football pitches across Chiltern and South Bucks District Councils should be protected in the Local Plan unless suitable equivalent or better replacements are provided.	All existing pitches and sites that have been previously used as playing fields across Chiltern and South Bucks District Councils.	1	Chiltern and South Bucks District Councils	Low
PROTECT	Football 2.	Ensure formal Community Use Agreements are in place with Education establishments providing football pitches and 3G rubber crumb pitches for community use.	All Schools, Colleges, Higher Education facilities used by clubs.	2	Chiltern and South Bucks District Councils / Berks & Bucks CFA Council / Schools / Academies / Colleges and Higher Education	Low
PROTECT	Football 3.	Ensure clubs have appropriate levels of security of tenure at playing pitch sites where feasible to secure the long-term future of the club.	All relevant clubs:	2	Chiltern and South Bucks District Councils/ Parish & Town Councils/ Clubs.	Medium
ENHANCE	Football 4.	Continue to support junior clubs to develop with the management and improvement of facilities and ensure security of tenure of playing facilities for junior clubs either through leasing or community asset transfers so clubs can become sustainable in the future.	<b>Chiltern District Council</b> <ul style="list-style-type: none"> <li>• Chalfont St Peter FC</li> <li>• Chesham Utd FC</li> <li>• Prestwood Colts FC</li> <li>• Chalfont Saints FC</li> <li>• Chesham Athletic FC</li> <li>• Holmer Green FC</li> <li>• Penn &amp; Tyler FC</li> <li>• Chalfont Wasps FC</li> <li>• Westwood Park FC</li> <li>• Kings Church FC</li> <li>• St Joseph's FC</li> <li>• St James FC</li> <li>• Robertswood Rangers</li> <li>• AFC Lightening</li> <li>• Seer Green</li> </ul> <b>South Bucks District Council</b> <ul style="list-style-type: none"> <li>• Gerrards Cross &amp; Fulmer FC</li> <li>• Beaconsfield Town FC</li> <li>• Burnham Juniors</li> <li>• Delaford Colts</li> <li>• Holy Family</li> <li>• St Peters</li> <li>• Higher Denham Rangers</li> <li>• Martin Baker</li> <li>• Thorpe House</li> </ul>	2	All site owners, Berks & Bucks CFA. FF	Low
ENHANCE	Football 5.	There will be a need to improve the quality of 'Poor' quality football pitches to provide the required level of good quality natural grass pitches.	Chiltern District Council <ul style="list-style-type: none"> <li>➢ Marston Field</li> <li>➢ Codmore Field</li> <li>➢ Bellington Village Hall</li> <li>➢ Windsor Road (subject to loss to development)</li> <li>➢ Chesham Athletic Amersham &amp; Wycombe College</li> </ul>	1	Site Owners / Berks & Bucks CFA	High

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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>South Bucks District Council</p> <ul style="list-style-type: none"> <li>➢ Gerrards Cross Common</li> <li>➢ Higher Denham Community Hall</li> <li>➢ Holloways Park</li> </ul>			
ENHANCE	Football 6.	There will be a need to improve the standard of non-playing pitch facilities including access and car parking and the quality of changing rooms to provide segregated changing for male and females where feasible.	<p>Priority Sites:</p> <p>Chiltern District Council</p> <ul style="list-style-type: none"> <li>➢ Barn Meadow</li> <li>➢ Codmore Field (Funding in hand)</li> <li>➢ Marston Field</li> <li>➢ Mill Meadow</li> <li>➢ Prestwood Recreation Ground</li> </ul> <p>South Bucks District Council</p> <ul style="list-style-type: none"> <li>➢ Beaconsfield Town FC</li> <li>➢ King Georges Field - Fulmer</li> <li>➢ Farnham Park Playing Fields (Master Plan)</li> <li>➢ Gerrards Cross Common (No Current changing facilities)</li> <li>➢ Iver Heath Recreation Ground</li> <li>➢ Martin Baker's</li> <li>➢ Polish Association (Slough)</li> <li>➢ Richings Park Sports Club</li> <li>➢ Stanley Jones Field</li> <li>➢ The Gore(Carpark)</li> <li>➢ Wooburn Green Lane</li> <li>➢ George Pitcher Memorial Ground</li> </ul>	2	Football clubs, South Bucks & Chiltern District Councils, Football Foundation and Berks and Bucks CFA, Parish and Town Council's	High
PROVIDE	Football 7.	<b>Provide a solution to meet current, identified latent demand and future demand to 2036 – all pitch typologies.</b>	<p><b>Chiltern District Council - Meeting Latent and Future Demand 2036</b></p> <p>Future demand for Adult 11 v 11 match equivalent sessions can be met from current match equivalent sessions.</p> <p>The following unsecured community use sites will require formal community use agreements to be in place to safeguard future community use for all football typologies:</p> <ul style="list-style-type: none"> <li>• Misbourne School</li> <li>• Chalfont Community College</li> <li>• Chiltern Hills Academy</li> <li>• Brushwood Junior School</li> <li>• Chesham Grammar School</li> <li>• Dr Challoner Grammar School</li> <li>• St Joseph's Catholic Primary School</li> <li>• Seer Green C of E School</li> <li>• Thorpe House School</li> <li>• Robertswood School</li> <li>• Little Kingshill Combined School</li> </ul>	2	Chiltern and South Bucks District Councils/ Parish & Town Councils, Football Foundation, Berks & Bucks CFA.	High

Chiltern District Council - Meeting Latent and Future Demand 2036 –Youth 11 v 11

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p><b>Teams</b></p> <p>Youth 11 v 11 pitches (2), Junior 9 v 9 (1) are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments.</p> <p>Spare adult pitches (19) should be reconfigured to youth 11 v 11 pitches.</p> <p><b>Chiltern District Council Meeting Latent and Future Demand 2036 – Junior 9 v 9, Mini Soccer 7 v 7 Teams and 5 v 5 Teams</b></p> <p>Shortfall of 11 x 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play.</p> <p>There are sufficient 7 v 7 match equivalent sessions to meet future demand.</p> <p>Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 7 v 7 match equivalent sessions.</p> <p>There are sufficient 5 v 5 match equivalent sessions to meet future demand.</p> <p>Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.</p> <p><b>South Bucks District Council - Meeting Latent and Future Demand 2036 – Adult Teams</b></p> <p>Future demand for Adult 11 v 11 match equivalent sessions can be met from current match equivalent sessions.</p> <p>The following unsecured community use sites will require formal community use agreements to be in place to safeguard future community use:</p> <ul style="list-style-type: none"> <li>• Burnham Grammar School – Requires a formal community use agreement to be in place. Facility currently provides for 1 adult pitch.</li> <li>• Beaconsfield High School – Requires a formal community use agreement to be in place. Facility currently provides for 1 adult pitch.</li> </ul> <p>There may well be a loss of 2 adult grass pitches at Evreham Sports Centre in the future (2021) this should be mitigated by providing a minimum of 1 full size 3G pitch at Farnham Park.</p> <p>The loss of the 2 adult grass pitches at Evreham Sports Centre will be covered by 2 x 3G pitches at Farnham Park Playing Fields (1 to replace the 2 adult pitches and 1 to replace the loss of the 60m x 40m 3G pitch at Evreham Sports Centre).</p> <p><b>South Bucks District Council - Meeting Latent and Future Demand 2036 – Youth 11 v 11 Teams</b></p> <p>The projected demand in 2036 is for 27 youth 11 v 11 match equivalent sessions. There are currently 4 match equivalent sessions available. This is based on the Wilton Park (East) development replacing the existing 2 youth 11 v 11 pitches following the housing development.</p> <p>This means there is an additional need for 23 match equivalent sessions.</p>			

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>The need can be met by:</p> <ul style="list-style-type: none"> <li>• A formal community use agreement will need to be put in place with Beaconsfield High School to safeguard community use in the future and reconfiguration of an adult pitch to youth 11 v 11. This means there will be a need for 22 additional youth 11 v 11 pitches in 2036.</li> <li>• Youth 11 v 11 pitches (3) are required because of population increases and these should be provided by developer contributions. However, it would be good practice to use Sport England's New Housing Development Calculator to identify playing pitch needs for new developments. Reduces the need to 19 additional youth 11 v 11 pitches in 2036.</li> <li>• The 8 adult 11 v 11 pitches that are spare could be reconfigured to youth 11 v 11 pitches. Farnham Park has 5 spare adult pitches at peak time of play currently. This would reduce the need for additional youth 11 v 11 pitches to 11.</li> <li>• The remaining 11 youth 11 v 11 pitches could be provided through reconfiguring 9 v 9, 7 v 7 and 5 v 5 grass pitches that become redundant once teams move onto 3G rubber crumb for training and competitive games.</li> <li>• There is a need to address overplay of youth 11 v 11 at George Pitcher Memorial Ground – Provision of a 3G pitch would assist in this process.</li> </ul> <p><b>South Bucks District Council Meeting Latent and Future Demand 2036 –Junior 9 v 9 Teams</b></p> <p>In 2036 the PPS identifies a need for 24 pitches providing 24 match equivalent sessions at peak time of play. With the current 9 secured community use pitches providing 9 match equivalent sessions and 1 unsecured match equivalent session requiring a formal community use agreement at Gerrards Cross Church of England School. This leaves a shortfall of 14 match equivalent sessions at peak time of play.</p> <p>Population growth identifies a need for 2 new junior 9 v 9 pitches, providing 2 match equivalent sessions at peak time of play, to be provided from new housing development. This leaves a shortfall of 12 match equivalent sessions.</p> <p>These 12 9 v 9 match equivalent sessions should be accommodated on new 3G rubber crumb pitches by moving 50% of 9 v 9 match play.</p> <p><b>South Bucks District Council Meeting Latent and Future Demand 2036 – Mini Soccer 7 v 7 Teams</b></p> <p>The demand in 2036 is for 16 match equivalent sessions at peak time of play. There will be a projected shortfall of 6 match equivalent sessions. This shortfall should be met by moving mini soccer 7 v 7 onto 3G rubber crumb pitches.</p> <p><b>South Bucks District Council Meeting Latent and Future Demand 2036 – Mini Soccer 5 v 5 Teams</b></p> <p>There are sufficient mini soccer grass pitches to meet future demand in 2036. Potentially the development of 3G rubber crumb pitches as central venues for match play would replace the need for grass 5 v 5 match equivalent sessions.</p>			

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
PROVIDE	Football 8.	Provide off site payments to enhance football facilities across Chiltern and South Bucks Districts for use by residents of new developments.	Use Sport England's new Development Calculator for each new development to obtain developer contributions. The developer contributions should be directed towards improving poor quality pitches to standard and improving pitches and ancillary requirements identified in the individual site action plans if the site is considered to be within the catchment of a new development.	2	Chiltern and South Bucks District Councils and other Stakeholders.	
<b>Cricket</b>						
PROTECT	Cricket 1.	All cricket pitches across the Chiltern and South Bucks Districts should be protected in the Local Plan unless suitable equivalent or better replacements are provided.	All existing pitches and sites that have been previously used as playing fields across Chiltern and South Bucks Districts.	1	Chiltern and South Bucks District Councils.	Low
PROTECT	Cricket 2.	Ensure clubs have appropriate levels of security of tenure at playing pitch sites where feasible to secure the long-term future of the club.  Seek to ensure community use agreements are in place at unsecured community use sites.	<b>South Bucks District Council</b>  Farnham Royal Cricket Club - lease required.  Farnham Common Junior School - community use agreement required.	1	South Bucks District Council /ECB / Owners / Tenants.	High  Low
ENHANCE	Cricket 3.	Chiltern and South Bucks District Councils in partnership with the ECB and Bucks Cricket to work together to improve the quality of cricket pitches, through developer contributions and accessing funding through the ECB Grant Aid and Pitch Advisory Scheme.  Any improvements undertaken should seek to ensure that facilities are in line with ECB standards as well as meeting specifications for the local leagues	Chiltern District Council  • Sprinters Leisure Centre • Barn Meadow	1	Chiltern District Council, ECB and Bucks Cricket.	High
ENHANCE	Cricket 4.	Ensure that ancillary facilities meet club needs and requirements to ensure sustainability of use.	<b>Chiltern District Council</b>  Amersham Cricket Club: The site has two pitches but only two sets of changing rooms, meaning senior matches cannot be held at the same time comfortably. Need for additional changing rooms.  Barn Meadow: The changing facilities need replacing and the cricket club would like covers.  Chalfont Park: Chalfont St Peter's Cricket Club Priorities are weed the outfield and add an additional net to help with junior training.  Chesham Cricket Club: There is a poor quality non-turf pitch, which is nearly 20 years old and clearly in need of being replaced. The club have had a loan from the ECB and still feel the pavilion is unfinished and need approx. £50,000 to complete the project.  Cholesbury Common: Hawridge and Cholesbury Cricket Club. The club have a growing junior section, and want to expand this further by providing a non-turf pitch.  Coleshill Cricket Club: The ancillary facility is beginning to show signs of age and needs refurbishing. The club have installed their own practice net facility, which showed some safety concerns, specifically bubbling on the surface.  Holmer Green Sports Association: Ancillary facilities are in need of improvement, with the changing rooms specifically being in poor condition.  Knotty Green Cricket Club: The club requires a new non-turf pitch and sight screens.  Ley Hill Cricket Club: The ground itself is quite small and, although the club has good	2	Chiltern and South Bucks District Councils, ECB, Bucks Cricket, Site Owners and Cricket Clubs	High

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>relationships with its neighbours, there is a slight issue with balls being lost into gardens. Need to look at netting.</p> <p>Little Missenden Cricket Club: highlighted the need for a new roller and need to replace net matting.</p> <p>Manor Park: Previously built new nets without planning permission, which was challenged by local community so they had to take them down. So currently have no proper nets, which is now a priority for the site.</p> <p>Penn &amp; Tylers Green Cricket Club: The club want to open up an old pavilion for community use, need new nets, a new roller.</p> <p>Penn Street Cricket Club: Nets are in very poor condition, they looked into improving these but would likely need more land from the surrounding woods to allow this.</p> <p>The Common: Chesham Bois CC The priority for the club is to update the changing rooms.</p> <p>The Playing Fields: The main priority for the club is to update the changing facilities and obtain better maintenance equipment. The changing and bar facilities are not in good condition and should be replaced/refurbished.</p> <p><b>South Bucks District Council</b></p> <p>Farnham Common Cricket Club: Remove current container area and containers all together, and purchase a new roller.</p> <p>Farnham Royal Cricket Club: In the long term they would like to relocate the ancillary facilities away from the houses, and into a two tier building. But their main development plans would be renovating the current scoring hut.</p> <p>Gerrards Cross Sports Club: the club would like to relay patio and replace furniture as they have a lot of spectators and a new mower for the outfield..</p> <p>Stoke Green Cricket Club: a new roller, new sightscreen and new nets and develop a games hall.</p> <p>Beaconsfield Cricket Club - Wilton Park: Aspiration to redevelop the ground and provide a cricketing centre of excellence with a new pavilion and indoor cricket provision, improved pitches and enhanced supporting facilities. Currently working with developers to bring this to fruition. This would require release of Green Belt land and some new build residential development will be needed to help fund the improvements. Beaconsfield Cricket Club and Inland Homes would like to work with the District Council to help deliver this new facility.</p> <p>Denham Cricket Club: require a non-turf pitch.</p> <p>Taplow Cricket Club: require a new score board.</p> <p>Burnham Cricket Club: are looking at providing a non-turf pitch in the future to help with junior training and matches.</p>			

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
		club base.	Chiltern District Council  Chesham Cricket Club Ley Cricket Club Amersham Cricket Club South Bucks District Council Stoke Green Cricket Club Farnham common Cricket Club			
PROVIDE	Cricket 6.	Provide a solution for under and oversupply in the future to 2036.	<p><b>South Bucks Cricket requirements 2018 – 2036.</b></p> <p>The total additional match equivalent sessions per season for latent demand and future population growth is 118 and the cricket development initiatives require 163 match equivalent sessions per year. This is within the current theoretical underplay of 288 match equivalent sessions per year.</p> <p>The use of non-turf pitches by under 11 teams will assist in reducing the overall 182 grass match equivalent sessions additionally required. The ECB recognise that research will need to be undertaken to identify the best sites and the preferences of potential and new players (paradoxically players often prefer ‘traditional’ turf facilities even if a non-turf pitch provides a better quality playing surface).</p> <p><b>Chiltern Cricket requirements 2018 – 2036.</b></p> <p>The total additional match equivalent sessions per season for latent demand and future population growth and the cricket development initiatives 156 match equivalent sessions per year. This is within the current theoretical underplay of 176 match equivalent sessions per year.</p> <p>The use of non-turf pitches by under 11 teams will assist in reducing the overall 133 grass match equivalent sessions additionally required.</p>	1 - 3	Chiltern and South Bucks District Councils Council, other site owners, Clubs, ECB and Hampshire Cricket	Low
PROVIDE	Cricket 7.	Provide off site payments to enhance cricket facilities across Chiltern and South Bucks Districts for use by residents of new developments.	Use Sport England's new Development Calculator for each new development to obtain developer contributions towards improving pitches and ancillary facilities identified within the individual site action plans if the site is considered to be in the catchment of a new development.	1 – 3	Chiltern and South Bucks District Councils and other Stakeholders	Low - High
<b>RUGBY</b>						
PROTECT	Rugby 1.	All Rugby pitches in Chiltern and South Bucks Districts should be protected unless suitable equivalent or better replacements are provided.	All existing pitches and sites that have been previously used as playing fields and remain of potential value,	1	Chiltern and South Bucks District Councils	Low
PROTECT	Rugby 2.	Seek to ensure unsecured community use rugby pitches have a formal community use agreement in place.	<p><b>South Bucks District Council</b></p> <p>Drifters Rugby Club Farnham Common Sports Club: The club would struggle if they lost the use of the adjacent junior school playing fields for its mini programme on Sundays. There are no junior pitches marked out on the junior school site. Requires formal community use agreement Farnham Common Junior School.</p>	1	Chiltern and South Bucks District Councils / RFU / Clubs.	Low
PROTECT	Rugby 3.	Ensure clubs have appropriate levels of security of tenure at playing pitch sites where feasible to secure the long-term future of the club.	<p><b>South Bucks District Council</b></p> <p>Beaconsfield Rugby Club lease the land on which their pavilion at Cross Lane sits from</p>	1	Chiltern and South Bucks District Councils, RFU. Clubs.	Low

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>Beaconsfield Town Council on a 15 year lease. The club also has access to a field owned by Hall Barn Estates. This land is adjacent to the main pitch sites on the other side of Cross Lane. The land has no formal markings for rugby but is used for training their 600+ minis and juniors. The loss of this site (which is technically unsecure) would be disastrous for the club. The site needs to be secured through a formal agreement.</p> <p>Phoenix Rugby Club: current lease expires 2029 but set to be renewed.</p>			
ENHANCE	Rugby 4.	Improve the quality, availability and carrying capacity of existing rugby pitches to meet current and future needs of clubs. Particular emphasis on improving maintenance and installing drainage and access to floodlit training facilities.	<p><b>Chiltern District Council</b></p> <p>Future investment in quality enhancement is required to sustain and grow the clubs based in Chiltern District floodlights and improvements to changing and pavilions plus access to a 3G world rugby regulation 22 compliant rubber crumb pitch are required.</p> <p>Additional pitches could be provided at Amersham and Chiltern Rugby Club if a slope could be dealt with. Otherwise agreements over the long term use of Hervines Park as an overspill for mini rugby need to be considered.</p> <p>Chiltern Hills Academy would like to progress a full sized 3G AGP in collaboration with Chesham Rugby Club which would be World Rugby 22 compliant with the club guaranteed a certain number of hours of use for training purposes.</p> <p><b>South Bucks District Council</b></p> <p>Beaconsfield Rugby Club and Drifters Rugby Club Farnham Common Sports Club would benefit from additional pitches with floodlights or access to a rugby world 22 compliant 3G rubber crumb pitch.</p> <p>There is a need to protect the unsecured World rugby compliant 22 3G pitch and grass pitches at Burnham Grammar School.</p>	1 - 3	Chiltern and South Bucks District Councils, RFU. Clubs.	High
ENHANCE	Rugby 5.	Support the improvement of all ancillary facilities to the required NGB standard.	<p><b>Chiltern District Council</b></p> <p>Amersham and Chiltern Rugby Club: The clubs current priority is a planned extension to the club house to allow for a gym, a kit shop and better storage.</p> <p><b>South Bucks District Council</b></p> <p>Beaconsfield Rugby Club Cross Lane: The clubhouse is in good condition but the club has a requirement to undertake several projects to enable the building to cater for the demand from junior rugby.</p> <p>Drifters Rugby Club Farnham Common Sports Club: A good site, with large ancillary facilities that are in good condition. Recently re roofed the clubhouse. Containers need reorganising on site.</p>	1	Chiltern and South Bucks District Councils, RFU	High
PROVIDE	Rugby 6.	Provide a solution for under and oversupply in the future to 2036.	<p><b>Chiltern District Council</b></p> <p>There is a current shortfall across Chiltern District of 11.5 match and training equivalent sessions per week if Chesham RUFC train on their pitches. If the club trains elsewhere on the site current shortfall drops to 4.75 match and training equivalent sessions' weekly. This increases to 20.25 match and training equivalent sessions in 2036 or 12.75 match equivalent sessions per week if Chesham RUFC train elsewhere other than the pitches on site (Includes latent demand and future population growth)</p> <p>The peak period of demand for rugby is a Saturday. There are currently 7 Senior Rugby</p>	1 - 3	Chiltern and South Bucks District Councils., Rugby Clubs, RFU	High

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>Union pitches available providing secured community use across Chiltern District and there is demand for 4 rugby match equivalent sessions on a Saturday afternoon. At peak time of play there is an under play of 3 match equivalent sessions.</p> <p>All clubs have sufficient pitches at peak match times on a Saturday, but the pitches are over used for training midweek and junior and mini rugby matches and training on Sundays.</p> <p>Amersham and Chiltern Rugby Club require additional pitches particularly for training and there is land available.</p> <p><b>South Bucks District Council</b></p> <p>There is a current shortfall of 7.25 match and training equivalent sessions. This increases to 11.25 match and training equivalent sessions in 2036 (Includes latent demand and future population growth).</p> <p>The peak period of demand for rugby is a Saturday. Excluding Cottage Park Road, Hedgerley, there are currently 9 Senior Rugby Union pitches available providing secured community use across South Bucks and there is demand for 6 rugby match equivalent sessions on a Saturday afternoon. At peak time of play there is an under play of 3 match equivalent sessions.</p> <p>All clubs have sufficient pitches at peak match times on a Saturday, but the pitches are over used for training midweek and junior and mini rugby training and matches on a Sunday morning.</p> <p>Beaconsfield Rugby Club and Drifters Rugby Club Farnham Common Sports Club would benefit from additional pitches with floodlights or access to a rugby world 22 compliant 3G rubber crumb pitch.</p> <p>There is a need to protect the unsecured World rugby compliant 22 3G pitch and grass pitches at Burnham Grammar School.</p>			
PROVIDE	Rugby 7.	Provide off site payments to enhance rugby facilities across Chiltern and South Bucks District Councils for residents of new developments.	Use Sport England's new Development Calculator for each new development to obtain developer contributions towards improving pitches and ancillary facilities identified within the individual site action plans. If the site is considered to be in the catchment of a new development.	1 – 3	Chiltern and South Bucks District Councils and other Stakeholders.	Low - High

HOCKEY

PROTECT	Hockey 1.	All hockeys suitable sand-based ATPs in Chiltern and South Bucks District Councils are required to be protected.	All existing pitches and sites that have been previously used as hockey AGPs and remain of potential value	1	Chiltern and South Bucks District Councils	Low
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CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
		<p>Change of use of existing hockey artificial turf pitches to 3G rubber crumb pitches should be discussed and agreed with Chiltern and South Bucks District Councils, the Football Foundation, England Hockey and the Rugby Football Union.</p> <p>The change of use may require planning permission in the future. Sport England is currently seeking legal advice.</p>		1	Chiltern and South Bucks District Councils, Football Foundation, England Hockey, RFU	Low
PROTECT	Hockey 2.	Seek to ensure security of unsecured community use sites by providing formal community use agreements.	<b>Chiltern District Council</b> Dr Challoners Grammar School <b>South Bucks District Council</b> Beaconsfield High School	1	Chiltern and South Bucks District Councils, England Hockey, site owners and hockey clubs.	Low
PROTECT	Hockey 3.	It is important to ensure that those AGPs used for hockey and provide community use have prioritised peak time match slots and training slots for hockey use.	Clubs and schools,	1	Clubs / Local Authority / NGB / Schools / Academies and Higher Education	Low
ENHANCE	Hockey 4.	Ensure sink funds are in place for sand based AGPs to renew carpets and floodlighting.	<b>Chiltern District Council</b> Amersham & Wycombe College Dr Challoners Grammar School <b>South Bucks District Council</b> Beaconsfield High School	1	Schools / Clubs / England Hockey	Medium
PROVIDE	Hockey 5.	Provide a solution for under and oversupply in the future to 2036.	<b>Chiltern District Council</b> The current supply of hockey facilities in Chiltern District is sufficient to meet competitive league match requirements. A second pitch is required and there are currently 2 options to consider: <ul style="list-style-type: none"> <li>• Provide a 2<sup>nd</sup> pitch at Amersham and Gerrards Cross Hockey Club.</li> <li>• Provide a hockey AGP at Chesham Grammar School.</li> </ul> <b>South Bucks District Council</b> The current supply of hockey facilities in South Bucks will be sufficient to meet future demand. However, this is dependent on the protection of the main hockey pitch AGP at Beaconsfield High School and protection of the pitch in the Local Plan and a formal community use agreement in place. Sink funds will need to be in place to refurbish the carpet once this current carpet has been renewed. There is a need to investigate clubhouse provision for Gerrards Cross Hockey Club to assist with retention of adult and junior members.	1 - 3	Chiltern and South Bucks District Councils, England Hockey.	High
<b>FTP 3G / AGP</b>						
PROTECT	FTP 3G /AGP 1.	Protect all existing FTP 3G and AGPs currently in use for hockey, football and rugby unless better quality facilities are provided.	All existing pitches	1	Chiltern and South Bucks District Councils	Low

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STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
PROTECT	World Rugby 22 IRB Compliant AGP2.	Ensure that there remain sufficient World Rugby 22 IRB compliant AGPs to fulfil rugby needs currently and in the future by retaining World Rugby 22 compliant pitches that are strategically important for rugby and formal community use agreements are in place.	Seek to reinstate RFU registration of World Rugby 22 IRB compliant pitch at Burnham Grammar School.  Work with Chiltern Hills Academy and Chesham Rugby Club to provide a World Rugby 22 Compliant 3G Pitch.	1	Chiltern and South Bucks District Councils / Rugby Clubs/ RFU/.	Low
PROTECT	AGP 3.	Ensure that there remain sufficient sand based/dressed facilities to fulfil hockey need at both the current time and in the future by retaining sand-based facilities that are strategically important for hockey and formal community use agreements are in place.	<b>Chiltern District Council</b>  Amersham Wycombe College Dr Challoners Grammar School  Investigate 2 options for an additional hockey AGP to meet competitive league standards:  1. Provide a 2nd pitch at Amersham and Gerrards Cross Hockey Club. 2. Provide a hockey AGP at Chesham Grammar School.  <b>South Bucks District</b>  Beaconsfield High School	1	Chiltern and South Bucks District Council	Low
PROVIDE	FTP 3G / AGP 5.	Provide sufficient 3G pitches across Chiltern and South Bucks Districts By 2036 to meet FA training requirements.  The strategic work of identifying appropriate sites should continue following into Stage E of the PPS.	<b>Chiltern District Council</b>  Provide a maximum of 7 3G rubber crumb pitches:  Chesham United FC would like to change their stadia pitch to 3G rubber crumb and provide a 3G surface on their tarmac training. The club are also looking at potential new ground facilities within Chesham which would be built and provide training and playing facilities for not only the first team but also the ladies, youth and junior sides and if an agreed site is given the go ahead, it is hoped that this can be in place for 2020.  Misbourne School have been actively seeking funding and support for a 3G pitch but have not been successful with the FA or other avenues at this time. The school are hoping that if it expands as a school that the Local Authority may fund an element of the 3G pitch but this looks doubtful. The school currently have raised about £30k towards a pitch so not near what is needed in terms of approximately £500k. They are still exploring other avenues but would welcome support in funding for a 3G pitch.  Chalfont Community College has a hard court tennis site they would like to transform into a 3G rubber crumb pitch.  Chiltern Hills Academy is working towards delivering a World Rugby 22 compliant 3G rubber crumb pitch.  An additional 2 x 3G pitch sites will be required as well as the above. The National Epilepsy Centre and Penn and Tyler Green Football Club could be considered due to overplay at the National Epilepsy Centre and the number of teams exported by Penn and Tyler green Football Club.  <b>South Bucks District Council</b>  The PPS has identified 1 full size 3G rubber crumb pitch at Burnham Grammar School with floodlights and the pitch holds FA registration status. There are 2 smaller sized 3G	1	Chiltern and South Bucks District Councils, FF, Bucks CFA.	High

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

STRATEGIC OBJECTIVE.	RECOMMENDATION No.	RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>rubber crumb pitches at Burnham Park Academy 60m x 40m and Evreham Sports Centre 60m x 35m. These 2 3G pitches are not registered with the FA.</p> <p>The Evreham Sports Centre 3G will possibly be lost in 2021 and will require replacing.</p> <p>By 2036 there will be a maximum requirement for 5 3G rubber crumb pitches.</p> <p>There is currently 1 FA registered pitch at Burnham Grammar School. The remaining 4 should be considered at Farnham Park Playing Fields, Stanley Jones Playing Field, and or George Pitcher Memorial Ground.</p> <p>Ensure new sites can accommodate floodlights, changing (male and female), toilets (male and female), car parking and shelters.</p> <p>Ensure all new 3G pitches are assessed and placed on the FA Register for 3G Pitches and the registration is maintained.</p>			

# CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS

## PLAYING PITCH STRATEGY

### GENERAL ACTIONS

- 5.10. The tables below identify the general Planning Policy recommendations, PPS Development recommendations and the general actions which are followed by the site by site action plans.
- 5.11. The actions are given priorities and relevant potential delivery partners are highlighted. By being highlighted as a potential delivery partner, partners are not obligated to fund or facilitate the action, but they should be involved in the project.
- 5.12. The action plans are given a priority:
- **PRIORITY 1. Delivered against or to be worked towards within three years (ahead of the first full review of the PPS)**
  - **PRIORITY 2. Delivered within 6 years**
  - **PRIORITY 3. No specific date – In many instances the action is a general support for clubs or other bodies to progress with ground improvements and is not necessarily an action the Council or the PPS Steering Group have control over.**

### COSTS

- 5.13. The strategic actions have also been ranked as low, medium or high based on cost. The brackets in which these sit are:
- **(L) -Low - less than £50k;**
  - **(M) -Medium - £50k-£250k;**
  - **(H) -High £250k and above.**

5.14. These are based on Sport England's estimated facility costs Quarter 2 2016.

### FUNDING PLAN

- 5.15. In addition to using the planning system to lever in developer contributions, it is recognised that external partner funding will need to be sought to deliver much of the action plan. 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 e.g. look to apply for grants and work with NGBs and Sport England to seek partnership funding for a number of projects.

### MONITORING AND REVIEW

- 5.16. It is important that the PPS Steering group keep this strategy alive. This will be achieved by:
- **Monitoring the delivery of the recommendations and actions.**
  - **Providing up to date annual supply and demand for pitch stock.**
  - **Addressing changing trends and formats for the different pitch sports as they develop and monitoring participation of these changes and trends.**
- 5.17. The on-going monitoring of the PPS will be led by Chiltern and South Bucks District Councils and will be linked to the PPS Steering Group. The PPS will be updated every 3 – 5 years to fit in with Planning Policy reviews with an annual review of supply and demand data.
- 5.18. Sport England recommends that a process should be put in place to ensure regular monitoring of how the recommendations and action plan are being delivered. This monitoring should be led by the local authority and supported by all members of, and reported back to, the steering group.

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- 5.19. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery. This should form an on-going role of the steering group.
- 5.20. As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the Steering Group, then Sport England and the NGBs would consider the PPS and the information on which it is based to be out of date as per Sport England's Playing Pitch Guidance.
- 5.21. Once the PPS is complete the role of the steering group should evolve so that it:
- **Acts as a focal point for promoting the value and importance of the PPS and playing pitch provision in the area.**
  - **Monitors, evaluates and reviews progress with the delivery of the recommendations and action plan.**
  - **Shares lessons learnt from how the PPS has been used and how it has been applied to a variety of circumstances.**
  - **Ensures the PPS is used effectively to input into any new opportunities to secure improved provision and influence relevant programmes and initiatives.**
  - **Maintains links between all relevant parties with an interest in playing pitch provision in the area.**
  - **Reviews the need to update the PPS along with the supply and demand information and assessment work on which it is based. Further to review the group should either:**
    - 1. Provide a short annual progress and update paper;**
    - 2. Provide a partial review focussing on particular sport, pitch type and/or sub area; or**
    - 3. Lead a full review and update of the PPS document (including the supply and demand information and assessment details).**
- 5.22. The steering group should meet at relevant points throughout the year to ensure that this role is progressed. This could be at six months and a year on from when the steering group signed off the PPS and/or arranged to tie in with the different seasons of the sports and any meetings with the NGBs.
- 5.23. Ideally the PPS could be reviewed on an annual basis from the date it is formally signed off by the Steering Group. The Steering Group including the NGBs will update the demand and supply information. This will help to maintain the momentum and commitment that would have been built up when developing the PPS. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.
- 5.24. An annual review should not be regarded as a particularly resource intensive task. However, it should highlight:
- **How the delivery of the recommendations and action plan has progressed, and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others)**
  - **How the PPS has been applied and the lessons learnt**
  - **Any changes to particularly important sites and/or clubs in the area (e.g. the most used or high-quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues**

## CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS PLAYING PITCH STRATEGY

- **Any development of a specific sport or particular format of a sport or recent information e.g. the FA modelling for 3G pitch requirements.**

- **Any new or emerging issues and opportunities.**

5.25. There is further information in Section E of Sport England's Playing Pitch Strategy guidance.

5.26. The table below provides general Planning Policy recommendations and PPS Development recommendations.

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

Table 5.2: General Planning & Playing Pitch Strategy Development Recommendations

GENERAL PLANNING & PLAYING PITCH STRATEGY DEVELOPMENT	ACTION
GENERAL RECOMMENDATIONS FOR PLANNING	<p>Agree the following Actions for the Local Plan. Appropriate Allocations for playing fields should be set out within the new Local Plan</p> <ul style="list-style-type: none"> <li>• The policies within the new Local Plan, should be in accordance with the NPPF, which seeks to protect playing pitches unless 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.</li> <li>• Planning consent should include appropriate conditions and/or be subject to CIL or a Section 106 Agreement. Where developer contributions are applied agreement must be completed specifying the amount and timing of sums to be paid. (Sport England's New Development Calculator for New Developments should be used to identify new need from a development and will guide on pitch development, maintenance and sink fund costs.</li> <li>• The Infrastructure Delivery Plan and the Community Infrastructure Levy Charging Schedule (if the Council commits to producing a CIL) should include locations and costed projects for investment in playing pitch facility provision and maintenance for sites.</li> <li>• Where new pitches are provided changing rooms should be located on site as a minimum for adult use including provision for women and girls, or as a minimum, toilet facilities should be provided for junior and mini football use and including toilets for women and girls.</li> <li>• There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must be equivalent or better.</li> <li>• Where schools or higher education establishments seek planning permission for outdoor playing pitches and/or artificial grass pitches the planning conditions must stipulate a formal community use agreement is put in place with the School and the Local Authority to provide for community use of the facility.</li> <li>• When planning applications are approved for new 3G pitches or AGPs planning conditions must stipulate that all 3G pitches meet FIFA quality standards and are placed on the FA 3G pitch register and that floodlights are provided on 3G and AGPs.</li> </ul>

### INDIVIDUAL SITE ACTION PLANS CHILTERN DISTRICT COUNCIL

5.27. The following provides information on individual sites.

Table 5.3: Individual Site Action Plans Chiltern District Council

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Spratleys Meadows</b> (Club – Secured)  Sports: Football: 2 x adult 11 v 11.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Misbourne School</b> (Education – Unsecured)  Sports: Football: 3 x adult 11 v 11, 1 junior 9 v 9, 1 mini 7 v 7, 1 mini 5 v 5.  Rugby: 1 adult pitch	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	The school is currently raising funds towards a 3G rubber crumb pitch.  Encourage the school through planning to provide a formal community use agreement and ensure the 3G pitch meets FIFA standards and obtains FA Registration on the FA 3G pitch register.		Misbourne School / Berks & Bucks CFA/ Football Foundation/ Chiltern District Council	High
<b>Westwood Park</b> (Local Authority – Secured)  Sports: Football: 2 x Adult 11 v 11, 2 youth 11 v 11, 1 junior 9 v 9 pitch, 1 mini 7 v 7, 1 mini 5 v 5.  Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>National Centre for Epilepsy</b> (Secured)  Sports: Football: 3 x adult 11 v 11, 1 youth 11 v 11, 1 junior 9 v 9, 3 mini 7 v 7, 1 mini 5 v 5.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  Look to safeguard future use of this site for Chalfont Saints FC.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	Consider the site for provision of a 3G rubber crumb pitch.		Berks & Bucks CFA/ Football Foundation/ Chiltern District Council	High
<b>Barn Meadow</b> (Local Authority – Secured)  Sports: Football: 1 x adult 11 v 11, 1 youth 11 v 11, 1 mini 7 v 7, 1 mini 5 v 5.  Cricket: Challengers Cricket Club Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Need to consider enhancing quality of cricket pitch and provision of cricket covers. Seek access to funding through the ECB Grant Aid and Pitch Advisory Scheme.			
	PROVIDE	Changing rooms need to be renewed for youth football and cricket.		Clubs / ECB/ Chiltern District Council/ Football Foundation / Berks & Bucks CFA.	High

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Chesham Athletic – Amersham &amp; Wycombe College</b> (Club – Secured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Sports: Football: 1 x adult 11 v 11	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Amersham &amp; Chalfont Hockey Club – Amersham &amp; Wycombe College (Chesham Campus)</b>  (Club lease – Secured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Sports: Hockey: Sand dressed 110m x 70m	<b>ENHANCE</b>				
	<b>PROVIDE</b>	Club should be encouraged to provide a sink fund for replacement carpet and flood lights for the hockey AGP.  Consider the site to provide a 2 <sup>nd</sup> full size competitive Hockey AGP.	2	Amersham & Chalfont Hockey Club	Medium
			1	Amersham & Chalfont Hockey Club/ England Hockey/ Chiltern District Council.	
<b>Windsor Road Recreation Ground</b> (Local Authority – Secured Use)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Sports: Football: 1 x adult 11 v 11		This site is a possible future housing development site. If lost mitigation of funding will be required to re-provide or contribute towards a 3G rubber crumb pitch.			High
	<b>ENHANCE</b>	If adult 11 v 11 pitch is not developed for housing. The pitch should be improved from poor quality to standard quality and considered for future use as a youth 11 v 11 pitch.	2	Chiltern District Council	Low
	<b>PROVIDE</b>				
<b>Bellingdon Village Hall</b> (PCC – Secured Use)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Sports: Football: 1 x adult 11 v 1	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Holmer Green Sports Association</b> (Leased to Sports Association Secured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Sports: Football:  2 adult 11v11, 1 youth 11v11, 1 junior 9v9, 1 mini soccer 7v7.	<b>ENHANCE</b>	Ancillary facilities are in need of improvement, with the changing rooms specifically being in poor condition.	3	Holmer Green Sports Association and Cricket Club	Medium
Cricket:  Squares x 1.	<b>PROVIDE</b>				
<b>Penn &amp; Tylers Green Sports Club</b> (Trust Secured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Sports: Football 2 x adult 11 v 11	<b>ENHANCE</b>	The club wish to open up an old pavilion for community use.  Require new nets, a new roller.	3	ECB/ Penn & Tylers Green Sports Club	
Cricket: Squares x 1	<b>PROVIDE</b>	Consider provision of 3G rubber crumb pitch.	2	Chiltern District Council/ Football Foundation / Berks & Bucks CFA.	High

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Hervines Park</b> (Town Council – Secured)  Sports: <b>Football</b> 1 adult 11 v 11, 2 junior 9 v 9, 1 mini 7 v 7	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
		Although no rugby pitches are marked out at Hervines Park the park is used as an overspill for mini and junior rugby. The continued rugby use needs to be protected.	1	Parish Council / Rugby Club / RFU	
	ENHANCE				
<b>The Playing Fields Chalfont St Giles</b> (Parish Council – Secured Use)  Sports: <b>Football:</b> 2 x adult 11 v 11 pitches, 1 youth 11 v 11,  Cricket: Chalfont St Giles CC Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Chalfont St Giles Cricket Club requires better maintenance equipment.	3	Chalfont St Giles CC	Low
	PROVIDE	Need to refurbish changing facilities	2	Chalfont St Giles CC/ Football Club / Parish Council	Medium
<b>Mill Meadow Playing Fields</b> (Leased To Club – Secured Use)  Sports: <b>Football:</b> 1 x adult 11 v 11, 2 youth 11 v 11, 2 mini 7 v 7, 2 mini 5 v 5.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	Changing rooms are in need of replacing. This should only be considered if Chesham Utd decide to stay at the ground. The club is currently looking at alternative facilities to bring the clubs many teams under one site with 3G pitch provision as well.  The club has considered reconfiguring this grass pitch as a 3G rubber crumb	3	Chesham United/ Chiltern and South Bucks District Councils/ Berks and Bucks CFA/ Football Foundation.	
<b>The Meadow Amy Lane</b> (Sports Trust– Secured Use).  Sports: <b>Football:</b> 1 x adult 11 v 11,	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Codmore Field</b> (Parish Council – Secured Use).  Sports: <b>Football:</b> 2 x adult 11 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Seek assistance from the FAs Pitch Improvement Plan to carry out an assessment to improve pitch quality and then seek funding to implement recommendations if required.	1	Berks & Bucks CFA/ Parish Council	
	PROVIDE	Funding has been provided to refurbish ancillary facilities	1	Parish Council/Sport England	
<b>Gold Hill Common</b> (Parish Council – Secured)  Sports – <b>Football:</b> 1 x adult 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Buryfield Recreation Ground</b> (Parish Council – Secured) Sports – Football: 1 x adult 11 v 11 pitch	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				Medium – high
	PROVIDE				High
<b>Seer Green Recreation Ground</b> (Parish Council – Secured Use)  Sports:  Football: 1 x adult 11 v 11, 2 mini 7 v 7.  Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Sprinters Leisure Centre</b> (Local Authority– Secured)  Sports: Football: 1 x adult 11 v 11 pitches  Cricket: Squares x 1 Non-Turf Pitch x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Improve the quality of cricket pitches, through developer contributions and accessing funding through the ECB Grant Aid and Pitch Advisory Scheme.  Seek to improve the drainage of the pitches.			Low
	PROVIDE				Low
<b>Prestwood Common</b> (Parish Council – secured)  Sports: Football: 3 x adult 11 v 11, 1 youth 11 v 11,	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Prestwood Recreation Ground</b> (Chiltern District Council – Secured Use)  Sports: Football: 1 x adult 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Ancillary facilities require refurbishment			2
	PROVIDE				
<b>Chalfont Community College</b> (Education – Unsecured use)  Sports: Football: 1 x adult 11 v 11  Sand dressed AGP 70m x 30m  Rugby: 1 junior pitch	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	This site requires a formal community use agreement to be in place to safeguard community use in the future.			
	PROVIDE	There are additional pitches that could be used by the community 2 youth 11 v 11.  Carry out a feasibility to replace old hard court tennis courts on the College site with 3G rubber crumb pitch.			2
				Chalfont Community College/ Chiltern District Council/ Football Foundation/ Berks & Bucks CFA.	

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Chiltern Hills Academy</b> (Education – Unsecured use).	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Sports: Football: 1 x adult 11 v 11, 1 youth 11 v 11, 1 junior 9 v 9 (not available for use),		This site requires a formal community use agreement to be in place to safeguard community use in the future.			
Cricket: Square x 1 Not available for community use Non-Turf Pitch x 1 Not available for community use.  Rugby: 2 adult pitches (Chesham RUFC). 2 School rugby pitches.	<b>ENHANCE</b>  <b>PROVIDE</b>		2	RFU/ Chesham RUFC	Medium
		The School are working towards a World Rugby 22 Compliant 3G rubber crumb pitch. There must be a formal community use agreement in place and the 3G pitch should meet RFU standards and seek and maintain registration on the RFUs World Rugby 22 Pitch Register.  It must be noted that for Rugby use of the 3G pitch it must be World Rugby 22 IRB Compliant or only tag rugby can be played and training limited to the same on a 3G pitch.	1	Chiltern Hills Academy/ RFU/ Chesham Rugby Club Football Foundation/ Berks & Bucks CFA. Chiltern District Council.	High
<b>Weedon Lane – Amersham &amp; Chiltern RUFC</b> (Club – Secured use).	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Sports: Rugby: 5 adult pitches	<b>ENHANCE</b>  <b>PROVIDE</b>		3	Amersham and Chiltern RFU/ RFU	Medium
		There is space to add two further pitches at the main site, but at present the site is too sloped for this to happen. However, there is potential in the future to level this space but currently this is not the clubs priority.  The clubs current priority is a planned extension to the club house to allow for a gym, a kit shop and better storage.	2	Amersham and Chiltern RFU/ RFU/ Chiltern District Council	Medium
<b>Chesham Athletic The Moor</b> , (Town Council)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Sports: Football: 1 x adult 11 v 11.	<b>ENHANCE</b>  <b>PROVIDE</b>				
<b>Dr Challoner Grammar School</b> (Education – unsecured Use)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Sports: Football: 1 x youth 11 v 11		There is a need for a formal community use agreement to be in place to safeguard community use in the future.	1		
Cricket: Squares x 1 not available for community use.  Sand dressed AGP 100m x 70m	<b>ENHANCE</b>  <b>PROVIDE</b>		1	Chiltern District Council/ Dr Challoners Grammar School.	
Rugby: 1 adult pitch		The school should be encouraged to provide a sink fund to provide for the future refurbishment of the AGP carpet and floodlights,			

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Marston Field</b> (Parish Council – unsecured use)  Sports: Football: 1 x youth 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	The site should be considered for a visit by FA Pitch Improvement Programme to look at improving the 'Poor' quality pitch.	1	Berks & Bucks CFA/ Parish Council	Low
	PROVIDE	There is a need to consider replacement changing facilities or at least toilets since the previous changing facilities burnt down.	2	Parish Council	Medium
<b>Brushwood Junior School</b> (Education – unsecured)  Sports: Football: 1 x youth 11 v 11, 1 junior 9 v 9, 1 mini 7 v 7,	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  There is a need for a formal community use agreement to be in place to safeguard future community use.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				Low
<b>Thorpe House School</b> (Education – Unsecured)  Sports Football: 1 x junior 9 v 9, 1 mini 7 v 7.  Cricket: Not available for community use.  Squares x 1 Non Turf Pitch x 1  Sand dressed AGP 33m x 20m  Rugby: 2 junior pitches.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  There is a need for a formal community use agreement to be in place to safeguard future community use.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	Need to encourage the school to provide a sink fund to replace the non-turf pitch and AGP carpets when required.	1	Thorpe House School	Medium
<b>Seer Green Church of England School</b> (Education – Unsecured)  Sports – Football: 1 x junior 9 v 9	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Chesham Cricket Club – The Meadow</b> (Club – Secured)  Sports: Football: 1x mini 7 v 7  Cricket: Squares x 1 Non -Turf Pitch x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	The poor quality non-turf pitch, is in need of replacement.	2	Chesham Cricket Club	Low
	PROVIDE	The pavilion on site has recently been refurbished and is in good condition. The club received a loan from the ECB for this; however, they are now struggling to pay this back. The club still feel the pavilion is unfinished and need approx. £50,000 to complete the project.	3	Chesham Cricket Club	Medium

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Little Kingshill Combined School</b> (Education - unsecured)  Sports: Football: 1x mini 7 v 7	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	This site requires a formal community use agreement to be in place to safeguard community use in the future.			
	PROVIDE				
<b>Robertswood School</b> (Education – unsecured)  Sports: Football: 1 MINI 7 v 7, 1 MINI 5 v 5.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	This site requires a formal community use agreement to be in place to safeguard community use in the future.			
	PROVIDE				
<b>St Joseph's Catholic Primary</b> (Education – Unsecured)  Sports – Football: 2 x mini 7 v 7, 2 mini 5 v 5.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	This site requires a formal community use agreement to be in place to safeguard community use in the future.			
	PROVIDE				
	ENHANCE				
	PROVIDE				
<b>Amersham Cricket Club – Shardeloes</b> (Club – secured)  Sports: Cricket: Squares x 2 Non Turf Pitch x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	The site has two pitches but only two sets of changing rooms, meaning senior matches cannot be held at the same time comfortably. There is a need for additional changing facilities.			
<b>Amersham Cricket Club - Little Kingshill</b> (Club – Secured)  Sports: Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Ballinger Common</b> (Owned by Parish Council leased to Ballinger Waggoners Cricket Club – Secured)  Sports: Cricket: Squares x 1 Non-Turf pitch x 1	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
<b>Chalfont Park</b> (Club – secured)  Sports: Cricket: Chalfont St Peter Cricket Club. Squares x 1.	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.  The club would like to develop disability cricket at the site, and would like some support with this. Other priorities they have are to weed the outfield and add an additional net to help with junior training.	1	Chiltern District Council  Chalfont St Peter Cricket Club/ ECB	Low
<b>Chenies &amp; Latimer Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Squares x 2.	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
<b>Amersham Hill Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1 1 non-turf pitch	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
<b>Cholesbury Common</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.  Provide a non-turf pitch to assist with expansion of junior cricket	1 2	Chiltern District Council  Hawridge and Cholesbury Cricket Club/ ECB	Low
<b>Knotty Green Cricket Club – Forty Green Road</b> (Parish Council – secured)  Sports: Cricket: Square x 1	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.  Club require sight screens  Provide a non-turf pitch to assist with expansion of junior cricket	1 3 2	Chiltern District Council  Knotty Green Cricket Club  Knotty Green Cricket Club/ ECB	Low
<b>Coleshill Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	PROTECT  ENHANCE  PROVIDE	This site should be protected unless suitable equivalent or better replacements are provided.  Practice net facility should be looked at to ensure it meets health and safety requirements.	1 1	Chiltern District Council  Coleshill Cricket Club / ECB	Low

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Great Missenden Pelicans Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Hyde Heath Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Ley Hill Cricket Club</b> (Town Council – secured)  Sports: Cricket: Square x 1 Non-turf pitch x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Investigate Net screening to neighbouring gardens to provide a ball stop prevention.			
	PROVIDE				
<b>Little Missenden Misfits Cricket Club</b> (Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Need for a new roller and practice nets.			
	PROVIDE				
<b>Manor Park (The Lee Cricket Club)</b> (Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Nets are a priority for the cricket club			
	PROVIDE				
<b>Penn Street Cricket Club</b> (Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Need to consider portable nets as permanent nets are not possible due to lack of land.			
	PROVIDE				
<b>Playing Fields of Chartridge</b> (Parish Council – secured)  Sports: Cricket: Square x 1 Non-turf pitch x 1  Football: 1 adult 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	1 adult football pitch could be brought back into use or reconfigured as a youth 11 v 11 pitch.			

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Chesham Bois Cricket Club – The Common</b> (Parish Council – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE	Groundsman would like assistance with maintenance	2	Chesham Bois Cricket Club / ECB	Low
	PROVIDE	Changing rooms require refurbishing	3	Parish Council	
<b>Cricket Ground opposite Hit and Miss Public House Penn Street</b> (Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Winchmore Hill Cricket Ground</b> (Club – secured)  Sports: Cricket: Square x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				
<b>Chesham Grammar School</b> (Education – unsecured)  Sports: Football: 3 adult 11v11 Cricket: Square x 1 Rugby: 2 adult.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE	Consider provision of a Hockey AGP to meet school needs and competitive hockey league standards.	2	Chesham Grammar School/ England Hockey/ Chiltern District Council/ Amersham and Gerrards Cross Hockey Club	High
St Leonards Parish Hall Playing Field. (Parish Council – secured)  Sports; Football: 1 adult 11v11.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	ENHANCE				
	PROVIDE				

Sites with playing pitches unavailable for community use				
Chesham Prep School	<b>PROTECT</b> - These sites should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
Great Missenden C of E School				
Holmer Green Senior School				
The Amersham Academy				
Chartridge Combined School				
Gayhurst School				
Hawridge and Cholesbury C of E School				
Holmer Green Junior School				
Ley Hill Primary school				
Little Chalfont Primary School				
Prestwood Junior School				
The Beacon School				
Thomas Harding Junior School				
Waterside Combined School				
Woodside Junior School				
Woodrow High House				

### INDIVIDUAL SITE ACTION PLANS SOUTH BUCKS DISTRICT COUNCIL

5.28. The following provides information on individual sites.

Table 5.4: Individual Site Action Plans South Bucks District Council

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Beaconsfield High School</b> (Education – Unsecured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	South Bucks District Council	Low
Sports: Football: 1 x adult 11 v 11.  Sand Dressed AGP 100m x 60m	<b>ENHANCE</b>				
Cricket: 1 Non Turf pitch  Rugby: 1 adult pitch	<b>PROVIDE</b>	The school are currently fund raising to provide a new sand dressed AGP for hockey.  Once the carpet has been refurbished the school needs to be encouraged to provide a sink fund for future carpet and floodlight replacements.	1	Beaconsfield High School/ Gerrards Cross Hockey Club/ EH.	
<b>Bellshill Recreation Ground</b> (Parish Council – Secured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Football: 1 x adult 11 v 11,	<b>ENHANCE</b>				
<b>Burnham Grammar School</b> (Education – Unsecured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	South Bucks District Council	Low
Sports: Football: 1 x Adult 11 v 11,  3G Full Size FA registered	<b>ENHANCE</b>				
Rugby: 2 junior pitches	<b>PROVIDE</b>	The 3G full size pitch is a registered FA 3G pitch but has lost its World Rugby 22 IRB complaint registration.  The School should be encouraged to maintain both rugby and football registration of the pitch.  A sink fund should be encouraged so the school can refurbish the carpet and floodlights when required.	1 1 1	South Bucks District Council / Berks and Bucks CFA /RFU	
<b>Dorney Village Hall</b> (Parish Council - Secured)	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Football: 1 x adult 11 v 11	<b>ENHANCE</b>				
	<b>PROVIDE</b>				

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Evreham Sports Centre</b> (Local Authority – Secured)  Sports: Football: 2 x adult 11 v 11  3G Rubber Crumb Pitch 60m x 35m	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  This facility could close in 2021.	1	South Bucks District Council	Low
	ENHANCE				
	PROVIDE	Replacement provision if this site is lost in 2021 should include new full size 3G pitch provision possible at Farnham Park Playing Fields (minimum 1 maximum 2). This should be provided before current facilities close.	1	South Bucks District Council/ Berks & Bucks CFA/ Football Foundation.	High
<b>Farnham Park Playing Fields-Complex</b> (Local Authority– Secured)  Sports: Football: 7 x adult 11 v 11, 1 youth 11 v 11, 1 mini 5 v 5,  Rugby: 2 adult pitches (Farnham Royal RUFC)  Softball and Baseball – 4 dedicated pitches	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE				
	PROVIDE	Provide minimum of 1 3G maximum of 2 3G pitches to replace loss of grass and small 3G pitch at Evreham Sports Centre.	1	South Bucks District Council/ Berks & Bucks CFA/ Football Foundation.	High
<b>George Pitcher Memorial Ground</b> (Parish Council – Secured Use)  Sports: Football: 3 x adult 11 v 11, 2 junior 9 v 9, 2 mini 5 v 5,	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Buck District Council	Low
	ENHANCE	There is a need to improve car parking to relieve congestion in nearby streets.	1.	Burnham Parish Council	Low
	PROVIDE	Burnham Juniors play at the site and currently overplay pitches require a 3G pitch. Consider the site for a future 3G pitch.	1	South Bucks District Council/ Berks & Bucks CFA/ Football Foundation.	High
<b>Gerrards Cross Common</b> (Parish Council – Secured Use)  Sports: Football: 1 x adult 11 v 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	The pitch is of 'Poor' quality should be considered under the FA Pitch Improvement Programme	1	Parish Council/ Berks & Bucks CFA	
	PROVIDE	There are no changing facilities. As a minimum toilet facilities should be provided. Consideration should be given to reconfiguring adult pitch to a youth 11 v 11 pitch	1	Parish Council/ Berks & Bucks CFA	
<b>Holloways Park</b> (Sports Club – Secured)  Sports: Football: 1x adult 11 v 11, 4 mini 7 v 7	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	Lease needs to be renewed 8 years remaining	1	Beaconsfield SYOB.	
	PROVIDE	Beaconsfield SYOB would like to turn the pitch into a 3G pitch. This will be dependent on the lease and external funding.	3	Beaconsfield SYOB	

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Iver Heath Recreation Ground</b> (Parish Council - Secured)  Sports: Football 1 x adult 11 v 11 -	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	Parish Council are looking at Pavilion and Car Parking refurbishments	1	Parish Council	
	PROVIDE				
<b>Iver Recreation Ground</b> (Parish Council – Secured)  Sports: <b>Football</b> 1 adult 11 v 11, 1 youth 11 v 11, 1 mini 7 v 7, 2 mini 5 v 5,	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE				
	PROVIDE	Parish Council considering building new pavilion	1	Parish Council	
<b>King Georges Field Fulmer</b> (Parish Council – Secured Use)  Sports: Football: 1 x adult 11 v 11, 1 junior 9 v 9  Sand Dressed AGP 33m x 35m  Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	The changing rooms need refurbishing	2	Parish Council	Low
	PROVIDE	The Parish Council should be encouraged to provide a sink fund to replace the carpet on the AGP when required	1	Parish Council	Low
<b>Polish Association Slough</b> (Private – Secured Use)  Sports: Football: 2 x adult 11 v 11, 1 mini 5 v 5	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	There is a need to replace the aged changing facilities	3	Polish Association	Medium
	PROVIDE				
<b>Richings Park Sports Club</b> (Private – Secured Use).  Sports: Football: 2 x adult 11 v 11, 1 junior 9 v 9.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	Need to refurbish changing facilities	3	Richings Park Sports Club	Medium
	PROVIDE				
<b>Stanley Jones Field</b> (Club – Secured Use).  Sports: Football: 2 x adult 11 11, 1 junior 9 v 9, 1 mini 7 v 7, 1 mini 5 v 5.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	There is a need to refurbish changing rooms	3	Taplow FC	
	PROVIDE				

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>The Gore</b> (Private – Secured) Sports – Football: 1 x adult 11 v 11	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	The car park is in need of relaying	2	South Bucks District Council	Low
	PROVIDE				
<b>WILTON PARK BEACONSFIELD CRICKET CLUB</b> (PRIVATE – CLUB SECURED)  SPORTS: CRICKET: SQUARES 2	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE				
	PROVIDE	Beaconsfield Cricket Club and Inland Homes have an aspiration to deliver a cricket centre of excellence, to comprise a new pavilion, new indoor cricket centre, improved pitches and enhanced supporting facilities.  This is dependent on release of Green Belt land. Beaconsfield Cricket Club would like to work with South Bucks District Council to help deliver this new facility. Some new build residential development will be needed to help fund the improvements to the cricket club.	1	South Bucks District Council/ Beaconsfield Cricket Club/ Inland Homes/ ECB.	High
<b>Wilton Park (East)</b> (Private Development Site Ex MoD Land) – Secured)  Sports – Football: 2 x adult 11 v 11 pitch, 1 junior 9 v 9.	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	This is a development site with an application for outline planning			
	PROVIDE	The Wilton Park development proposals will deliver at least 2 hectares of formal open-air sports pitches to directly replace the existing amount of land at Wilton Park (East) currently made available for use as public space. The sports pitches are likely to be relocated from their current position, towards the western boundary of the site, where they will be within easy walking and cycling distance of Beaconsfield, and easily accessible by bus or car via a new vehicle access via the Pyebush Roundabout. The replacement land and facilities must be of at least the same standard as that which currently exists.  The PPS suggests a requirement for youth 11 v 11 pitches, 9 v 9 pitches.	1	South Bucks District Council/ Berks and Bucks CFA	
<b>Wooburn Green Lane Field</b> (Trust – Secured Use)  Sports: Football: 3 x adult 11 v 11, 1 junior 9 v 9	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	The changing facilities are poor and require refurbishment	3	Trust/ Berks and Bucks CFA	Medium
	PROVIDE				

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Burnham Park Academy</b> (Education – Unsecured)  Sports: Football: 1 x 11 youth 11 pitches  Cricket: 1 non-turf pitch  3G pitch 60m x 40m	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	South Bucks District Councils	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	The school should be encouraged to provide a sink fund to be able to refurbish the 3G pitch carpet and floodlights when required. The school should also be encouraged to seek registration of the pitch on the FA 3G pitch register.	1	Burnham Park Academy	Medium
<b>Gerrards Cross Church of England School</b> (Education – Unsecured)  Sports: Football: 1 x junior 9 v 9, 1 x mini 7 v 7	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	South Bucks District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>High Denham Community Hall</b> (Parish Council – Secured Use)  Sports: Football: 1 x junior 9 v 9	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	<b>ENHANCE</b>	Pitch is 'Poor' quality and should be considered under the FA Pitch Improvement Programme	2	Parish Council / Berks and Bucks CFA	Low
	<b>PROVIDE</b>	.			
<b>Martin Baker's Sports &amp; Social Club</b> (Private – Secured use)  Sports: Football: 1 x junior 9 v 9	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	<b>ENHANCE</b>	Private Works Sports and Social Club previously closed down.			
	<b>PROVIDE</b>				
<b>St Peter's C of E Combined School</b> (Education – Unsecured use).  Sports: Football: 1 mini 5 v 5.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This site requires a formal community use agreement to be in place to safeguard community use in the future.	1	South Bucks District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Stoke Park Trust, (Private - Secured</b>  Sports: Football:	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	<b>ENHANCE</b>				

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

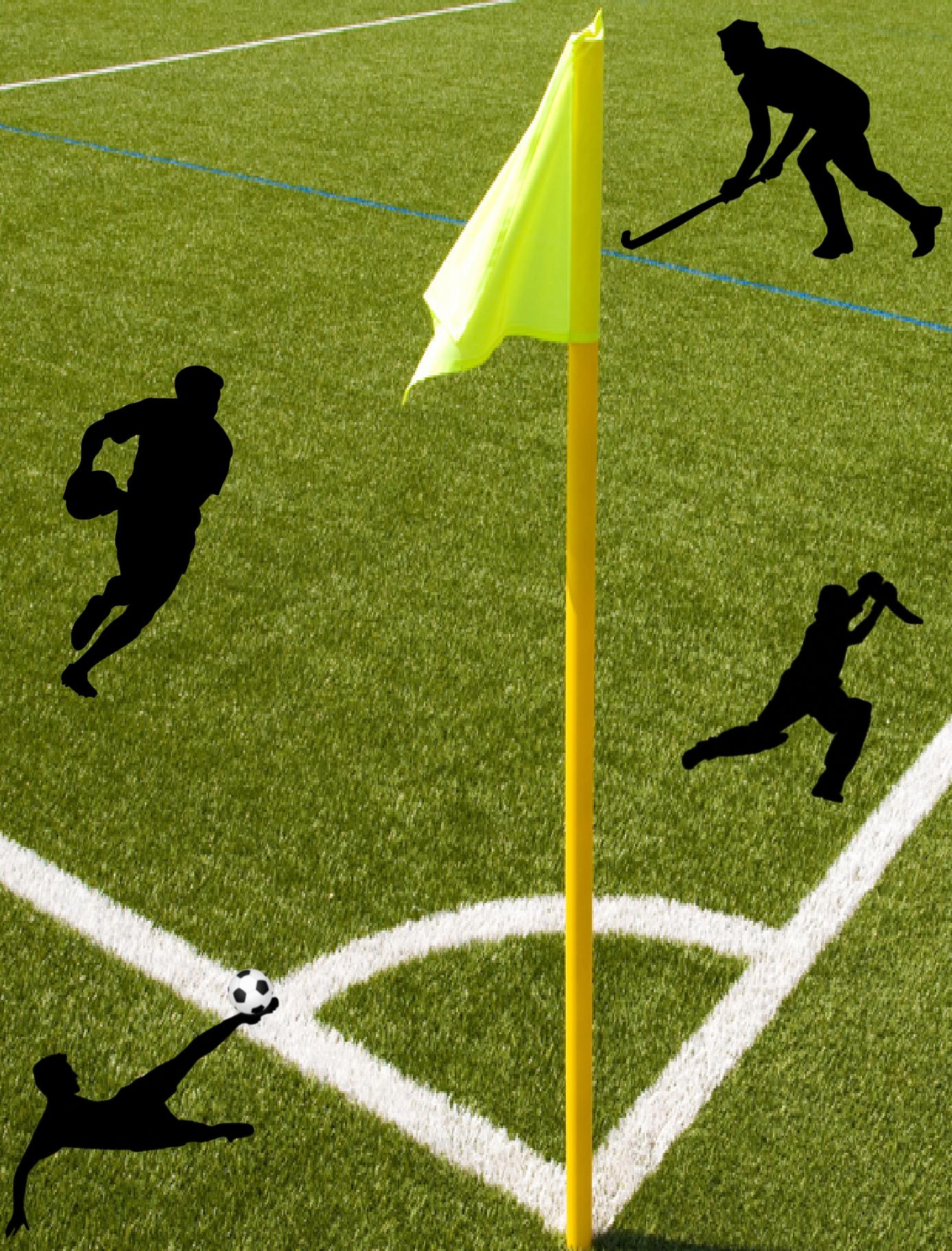
SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
1 mini 5 v 5.	PROVIDE				
<b>Denham Cricket Club – Cheapside Lane</b> (Club lease – secured Use)  Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	Club require a non-turf pitch	2	Denham Cricket Club/ ECB	Low
	PROVIDE				
<b>Farnham Common Sports Club</b> (Club – secured use)  Sports:  Cricket: Squares x 1  Rugby: 3 adult pitches (Drifters RFC)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	There is a need to reorganise or remove containers from site.	3	Farnham Common Cricket Club and Drifters Rugby Club	Low
	PROVIDE	There is a need for additional floodlighting of rugby pitches to assist with training.	2	Drifters Rugby Club/ RFU/ South Bucks District Council	Low
<b>Farnham Common Junior School</b> (Education – unsecured)  SPORTS:  FOOTBALL: 3 MINI  CRICKET: SQUARES X 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
		There is a need for a formal community use agreement to be in place			
	ENHANCE				
<b>Farnham Royal Cricket Club</b> (Club lease – Secured)  Sports Cricket:  Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
		Cricket Club need to renew lease	1	Farnham Royals Cricket Club / ECB	
	ENHANCE	Need to refurbish scoreboard hut	1	Farnham Royals Cricket Club	Low
	PROVIDE	Cricket club have a long term plan to move the pavilion away from housing.	3	Farnham Royals Cricket Club	
<b>Gerrards Cross Cricket Club – Dukes Lane</b> (Club – Secured)  Sports – Cricket: Squares x 1	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	The club would like to relay patio and replace furniture as they have a lot of spectators. Club also need a new mower for the outfield	2	Gerrards Cross Cricket Club	Low
	PROVIDE				
<b>Burnham Cricket Club – Memorial Ground</b> (Club – Secured)  Cricket:	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
	ENHANCE	Club requires new nets and a non-turf pitch	2	Burnham Cricket Club / ECB	Low

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
Squares x 2 Non Turf Pitch x 1	PROVIDE				
Sefton Park (Business Park - Secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Cricket: Squares x 1	ENHANCE				
<b>Stoke Green Cricket Club</b> (Club – Secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: CRICKET: SQUARES X 1	ENHANCE	Club would like a new roller, new sightscreen and new nets. Also looking to develop a games hall.	3	Stoke Green Cricket Club	
<b>Taplow Cricket Club Ten Acres</b> (Club – Secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports – Cricket: Squares x 1	ENHANCE	Require a new scoreboard	2	Taplow Cricket Club	Low
<b>Cottage Park Road Hedgerley</b> (Parish Council – secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Rugby: 1 adult pitch	ENHANCE				
<b>Cross Lane Beaconsfield Rugby Club</b> (Club – secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Cricket: Squares x 2 Non Turf Pitch x 1	ENHANCE	Pavilion is owned by rugby club. Club currently negotiating lease of pitches.			
	PROVIDE	The clubhouse is in good condition but the club has a requirement to undertake several projects to enable the building to cater for the demand from junior rugby.	2	Beaconsfield Rugby Club/ RFU	Medium
<b>Sports Field – Phoenix Rugby Club</b> (Club leased – Secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Sports: Rugby: 2 adult pitches, 1 junior pitch.	ENHANCE	Lease expires 2029 need to renegotiate.	1	Phoenix Rugby Club	Low
	PROVIDE				

CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS  
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Sites with playing pitches unavailable for community use</b>					
Teiyko School	<b>PROTECT</b>	These sites should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
Caldicote Prep School					
Davenies School					
Hotspur School					
Lent Rise Combined School					
St Mary & All Saints C of E Primary School					



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South Bucks District Council

Healthy Communities Policy Advisory Group 2<sup>nd</sup> October 2018

Cabinet 11<sup>th</sup> October 2018

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<b>SUBJECT:</b>	<i>Chiltern and South Bucks Open Spaces Strategy</i>
<b>REPORT OF:</b>	<i>Director of Services – Steve Bambrick</i>
<b>RESPONSIBLE OFFICER</b>	<i>Head of Healthy Communities - Martin Holt</i>
<b>REPORT AUTHOR</b>	<i>Leisure &amp; Communities Manager - Paul Nanji Tel: 01494 <a href="#">732110</a> <a href="mailto:paul.nanji@southbucks.gov.uk">paul.nanji@southbucks.gov.uk</a></i>
<b>WARD/S AFFECTED</b>	<i>All</i>

## 1. Purpose of Report

- 1.1 On 12th June 2018 the draft Chiltern and South Bucks Open Space Strategy was presented to members. The report detailed the strategy's key findings and recommendations in relation to the quality and supply of open spaces/parks across the district.
- 1.2 To verify the strategy's accuracy, Healthy Communities Policy Advisory Group requested that it be subject to an additional further round of public consultation with the district's Town and Parish Councils and other key stakeholders.
- 1.3 The attached updated strategy reflects the feedback captured through the additional consultation.
- 1.4 Cabinet is requested to formally adopt the strategy so that it can be used to inform the emerging Local Plan and support local Town and Parish Councils and other community groups improve facilities.

The PAG is asked to advise the Portfolio Holder on the following recommendation to Cabinet:

### RECOMMENDATION

**That members recommend to the Portfolio Holder for Healthy Communities that Cabinet formally approve the South Bucks and Chiltern Open Space Strategy and utilise its findings to support the implementation of the new Chiltern and South Bucks Local Plan.**

## 2. Reasons for Recommendation

- 2.1 The South Bucks and Chiltern Open Space Strategy is a key document in helping inform the new Local Plan.

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2.2 Improving access and the quality of open space provision contributes directly to improving the health and wellbeing of residents. Also an up to date audit of South Bucks existing open space provision will enable Parish Councils, Town Councils and local community groups to attract inward investment by providing robust evidence of existing shortfalls in provision.

### **3. Content of report**

3.1 In March 2016 Chiltern and South Bucks Councils jointly commissioned a specialist consultant, Strategic Leisure, to undertake an Open Space Strategy. The Strategy's key aims were to:

- Inform and support the newly emerging Chiltern and South Bucks Local Plan to provide a concise, robust and comprehensive evidence base that enables both Councils to develop planning policies which are sufficient to withstand scrutiny at an Examination in Public.
- Increase participation in by bringing together key community organisations to develop a co-ordinated approach to effectively manage recreational and open space provision.
- Achieve a joined-up strategy with localised priorities to develop sustainable facilities that support increased participation.
- Support community groups and others to access external funding.

3.2 The scope of the open space assessment criteria is detailed below with each site visit involving both a qualitative and quantitative assessment:

- Public parks and gardens
- Amenity greenspace
- Provision for children and young people
- Allotments and community gardens
- Recreation grounds (where applicable)
- Accessible areas of countryside on the urban fringe
- Cemeteries

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- Civic Spaces
- Natural and semi-natural greenspaces

3.3 The methodology employed to reach the strategy's conclusions included a number of elements which are detailed below:

- Review of national, regional and local strategies and policy documents relevant to the exercise.
- Use of quantitative standards in accordance principles contained in the PPG17 Companion Guide (i.e. by applying a local standard based on new Fields in Trust standards to different types of open spaces grouped in accordance with the PPG17 typology in terms of ha per 1,000 population).
- Division of open spaces into typology consisting of a number of different and discrete amenity "types".
- Creation of a qualitative template to include key elements of design and maintenance.
- Qualitative on-site assessment of open spaces distributed throughout Chiltern and South Bucks in accordance with the National Planning Policy Framework (NPPF) and the principles contained in the Planning Policy Guidance (PPG) 17 Companion Guide.
- Analysis of results to qualitatively assess the condition of open spaces.
- Use of accessibility standards as defined by the Fields in Trust Guidance Document.
- Defining of a parish questionnaire, distribution to all parishes within Chiltern and South Bucks and analysis of questionnaire results.
- Drafting key conclusions relating to the current state of open spaces in Chiltern and South Bucks.
- Drafting recommendations relating to the significance of open space Chiltern and South Bucks and Chiltern in relation to the Local Plan.

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3.4 Following the site assessments a range of key findings were identified. These included evidence of:

- A very large supply of parks and gardens in the district, largely due to sizeable accessible land-holdings such as Burnham Beeches, Black Park and Cliveden.
- Open spaces in the district being clean and well-maintained at the time of audit, particularly parks and gardens.
- Play sites needing new safety surfacing to avoid risk in future, with some unconnected to footpaths or vehicle parking, resulting in a long walk across grass
- Signage needs improvement to make open spaces of all types more welcoming, and to create a "sense of place."
- A shortage of play sites, partially owing to a lack of available informal space (kick a bout, picnic areas, etc.). The Fulmer area in particular is deficient.
- The district having healthy quantities of natural and semi-natural greenspace which is accessible to residents and other visitors.
- Amenity greenspace being well-provided, with some large open spaces such as Gerrards Cross Common.
- All settlements with the exception of Gerrards Cross having large quantities and good distribution of accessible natural and semi-natural greenspace.
- Adequate provision of allotments.
- More use of tree planting and natural landscaping in the form of floral or managed grass meadow would improve biodiversity, provide shade, and improve appearance.

#### **4. Consultation**

4.1 Following completion of the draft strategy it was agreed by the Healthy Communities Policy Advisory Group that there should be an additional round of consultation with key stakeholders to verify the accuracy and content of the document. Town and Parish Councils were given an additional month to report back issues specific to their respective localities. Collectively these two rounds of

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consultation provided invaluable information which has been used to improve the accuracy of the strategy.

- 4.2 This has included updating and incorporating the correct site names of all the assessed sites, capturing any improvements which have recently been undertaken, updating any inaccuracies in the strategy's findings for specific sites and ensuring the population data used is accurate to identify any shortfall and over-supply in provision.
- 4.3 Looking ahead given the ongoing changes to open space provision Town and Parish councils along with local community groups will be encouraged to provide information of any improvements to the district councils. This will allow the strategy to be regularly updated and accurately reflect local needs.
- 4.4 Internally, the Council's Planning and Economic Development Department has supported the strategy throughout its development, advising on key issues such as population growth, planning issues and settlement sizes.

## **5. Corporate Implications**

- 5.1 Financial – There are no direct financial implications to the Council arising from the report.
- 5.2 Legal – NPPF guidelines require local authorities to
  - Avoid any erosion of recreational function and maintain and enhance the character of open spaces
  - Ensure that open spaces do not suffer from encroachment (from traffic flows, etc.)
  - Protect and enhance rights of way
  - Consider the impacts of development on biodiversity and nature conservation.

## **6. Links to Council Policy Objectives**

- 6.1 Sustainable Environment – The strategy will help protect the district's green infrastructure and facilitate improved provision for residents to access both now and in the future.

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- 6.2 Safe, Healthy and Active Communities – South Bucks District Council has a duty to consider the health and wellbeing of its community, enabling improved access and provision of open spaces would directly support this as well as strengthen partnership working with Town and Parish Councils and the voluntary sector.

## 7. **Next Steps**

- 7.1 Once adopted the strategy will be presented to key stakeholders including Town and Parish Councils and local environmental community groups so that they are aware of its key findings and recommendations.
- 7.2 Following this the strategy will be promoted on social media and made available on the Council's website to support stakeholders in funding bids to improve provision in their local communities as well as help inform the new Chiltern and South Bucks Local Plan.

<b>Background Papers:</b>	Appendix 1 – Chiltern and South Bucks Open Space Strategy
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**SOUTH BUCKS AND CHILTERN COUNCILS:**

**JOINT OPEN SPACE STUDY**

**FINAL REPORT  
AUGUST 2018**

Classification: OFFICIAL-SENSITIVE [COMMERCIAL]



# **CLASSIFICATION: OFFICIAL-SENSITIVE [COMMERCIAL]**

# **CLASSIFICATION: OFFICIAL-SENSITIVE (COMMERCIAL)**

# **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

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Appendix

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## **CLASSIFICATION: OFFICIAL-SENSITIVE (COMMERCIAL)**

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### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

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### **1. OVERVIEW/SUMMARY**

#### **OVERVIEW**

- 1.1. Open space facilities can make a very positive contribution to emotional and physical well-being, by ensuring that towns and villages are attractive places to live and work in. They are also a key contributing factor in providing adequate opportunities for people to maintain healthy lifestyles.
- 1.2. Chiltern and South Bucks District Councils are in the process of finalising their new Joint Local Plan for the period up to 2036. A comprehensive, robust and up-to-date evidence base is necessary in relation to open space provision in order to inform the Local Plan. An Open Space Strategy has therefore been commissioned by both Councils, covering the period of the Local Plan, up to and including 2036. This approach has been endorsed by Sport England and sits alongside the Playing Pitch Strategy and Built Facility Strategy that have been undertaken in parallel to this study.

#### **SUMMARY**

- 1.3. To provide Chiltern and South Bucks District Councils with a clear and robust Open Space Strategy, using a comprehensive evidence gathering process, this report provides:
  - **An audit and assessment using a number of relevant open space typologies;**
  - **An analysis of long term requirements in terms of quality, quantity and accessibility so that future provision meets local need;**
  - **An identification of deficits and surpluses; and**
  - **A clear set of recommendations and actions, at both a local authority and settlement level.**
- 1.4. Given the length of the strategy and the potential for changing open space requirements following the issue of this strategy, it is noted that Local Plan policies and strategies will need to be flexible enough to respond to updating of this evidence base throughout the Plan period.

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## **2. BACKGROUND**

- 2.1. Chiltern and South Bucks are currently in the process of preparing their new joint Local Plan. This will replace the adopted Local Plan and Core Strategy documents. This assessment has undertaken a qualitative and quantitative evaluation of the existing and future needs of the community for the following types of open space that exist within the Districts of Chiltern and South Bucks :
- **Public Parks and Gardens**
  - **Amenity Greenspace**
  - **Provision for Children and Young People**
  - **Allotments and Community Gardens**
  - **Recreation Grounds (where applicable)**
  - **Accessible areas of Countryside on the Urban Fringe**
  - **Cemeteries**
  - **Civic Spaces**
  - **Natural and Semi-Natural Greenspaces.**
- 2.2. A methodology was adopted which is in accordance with the National Planning Policy Framework (NPPF) and its predecessor, Planning Policy Guidance 17 (PPG17). Some very small spaces (less than 0.2 ha and of limited amenity value) were excluded, as were sites of over 25 ha.
- 2.3. The study reviews and builds on the Open Space and Recreation Studies published in 2015 and 2005, and the Local Plan's "Issues and Options Paper."
- 2.4. The study was completed in September 2017. Since that time changes have occurred which may affect some of the content of this report. However, it will be regularly updated by both Chiltern District Council and South Buckinghamshire District Council.
- 2.5. Consultation was conducted with parishes in both districts. This sought views on the quality, quantity and accessibility of green space in those parishes. Some anecdotal information was also obtained relating to the desire for additional facilities in each parish's open spaces.

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- 2.6. The assessment takes into consideration the potential loss of Evreham Sports Centre and the impact of not having the sports fields and astro-turf playing pitch. Strategic options for the sites in Farnham Park Playing Fields, the South Buckinghamshire Golf Course, and the South Buckinghamshire Golf Academy, and the Wilton Park development in Beaconsfield in accordance with the Supplementary Planning Document are specifically considered. The reason for considering these particular sites as part of the Open Space Strategy is that they impact upon the quantity and accessibility of open space in the District, and in particular in the visitor catchment around them. These impacts are therefore examined in detail in this report.
- 2.7. It should be noted that lack of transport has been a barrier to reaching many of the larger open spaces in both districts. This is mitigated in part by the network of open spaces available at a local level, but has made accessibility to more significant spaces such as country parks, public parks and gardens and larger play areas difficult for many communities.
- 2.8. Some conclusions are being drawn in relation to the need for actions in service as well as in planning terms. A number of actions were formulated and included in an action plan for consideration in the short, medium, and long term.

### **STRATEGIC OVERVIEW**

### **PPS GUIDANCE**

- 2.9. At the national level, before the replacement of all Planning Policy Statements (PPSs) by the National Planning Policy Framework in March 2012, there were a number which dealt with planning issues in detail. These Planning Policy Statements have now been superseded or replaced by the National Planning Policy Framework (NPPF).

### **PPG17**

- 2.10. The Government issued planning policy guidelines for local authorities in the form of PPG 17 and Companion Guide to PPG17: Assessing Needs and Opportunities. They were first published on 13 September 2001. Although withdrawn on 7 March 2014, the guidelines were not replicated in succeeding enactments and guidelines and are therefore still relevant as an evidence base. The PPG17 guidelines contained a number of recommendations which are directly relevant to this study.
- 2.11. One policy relates to areas of open space or recreational facilities of high quality or particular importance as a local amenity. These should be recognized by local authorities and given protection through appropriate policies and plans.
- 2.12. In terms of action which local authorities should be taking, they were advised through the PPG17 guidelines to:

**Avoid any erosion of recreational function and maintain and enhance the character of open spaces**

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- Ensure that open spaces do not suffer from encroachment (from traffic flows, etc.)
- Protect and enhance rights of way
- Consider the impacts of development on biodiversity and nature conservation.

2.13. In general, local authorities should:

- Promote accessibility to open space and the countryside
- Carefully consider safety and security in open spaces
- Improve their quality
- Meet regeneration needs through the provision of open space
- Consider using surplus land for open space purposes
- Consider the needs of visitors and tourists through open space provision.

2.14. PPG17 gives specific guidance in terms of defining how the quality of parks and open spaces can be audited. This guidance has been used to assess the quality of open spaces throughout Chiltern and South Bucks Districts.

#### **FIELDS IN TRUST REVIEW OF STANDARDS FOR OUTDOOR PLAY, SPORT AND RECREATION**

2.15. Local authorities have traditionally used the National Playing Field Association's "Six Acre Standard." This helped ensure that every man, woman and child in Great Britain should have the opportunity of participating in outdoor recreational activity within a reasonable distance of home during leisure hours. The National Playing Field Association urged all local authorities to adopt a minimum standard of provision of 5 acres ( $20,000\text{ m}^2$ ) of public open space for every 1,000 people, of which at least 4 acres ( $16,000\text{ m}^2$ ) should be set aside for team games, tennis, bowls and children's playgrounds.

2.16. Since then, the National Playing Field Association has kept the recreational space standard under regular review. It now stands as the Six Acre Standard, recommending 6 acres ( $24,000\text{ m}^2$ ) per 1,000 head of population as a minimum necessity for space. The National Playing Field Association

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has since been superseded by Fields in Trust. FIT has conducted research which has indicated that 81% of local planning authorities' express quantity standards for open space as "hectares per 1,000 population." This has enabled comparison across England and Wales, and is the most widely used metric for open space standards.

- 2.17. The median level of provision for Designated Play Space was 0.25 hectares per 1,000 population. This corresponds to the Fields In Trust benchmark standard. The median accessibility standard was 100m for Local Areas of Play (LAPs), 400m for Local Equipped Areas for Play (LEAPs), and 1,000m for Neighbourhood Equipped Areas for Play (NEAPs). Accessibility standards have often been expressed in terms of walking time rather than distance.
- 2.18. Of relevance to future planning of open space requirements in Chiltern and South Bucks are the new benchmark guidelines contained in Fields in Trust's "Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard." These are shown in figures 2.1 and 2.2 below.
- 2.19. These national standards are used later in sections 7 and 8, and have been used in conjunction with local standards in order to calculate quantitative standards.
- 2.20. It is considered that the best approach is to utilise national standards if there is loss of existing provision; and that these should be used for future provision unless there is a change of circumstances, in which case it may be considered necessary to apply local standards to calculate the provision of new facilities (see Annex A).

**Table 2.1: FIT Recommended Benchmark Guidelines – Formal Open Space**

OPEN SPACE TYPOLOGY	QUANTITY GUIDELINE (HECTARES PER 1,000 POPULATION)	WALKING GUIDELINE (WALKING DISTANCE: METRES FROM DWELLINGS)
EQUIPPED/DESIGNATED PLAY AREAS	0.25	LAPs – 100m LEAPs – 400m NEAPs – 1,000m
AMENITY GREENSPACE	0.60	480m
PARKS AND GARDENS	0.80	710m

Note: The FIT benchmark guidelines do not include quantity guidelines for civic spaces, cemeteries, churchyards and other burial grounds.

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Table 2.2: FIT Quality Guidelines for Formal Open Space

- ✓ Quality appropriate to the intended level of performance, designed to appropriate technical standards.
- ✓ Located where they are of most value to the community to be served.
- ✓ Sufficiently diverse recreational use for the whole community.
- ✓ Appropriately landscaped.
- ✓ Maintained safely and to the highest possible condition with available finance.
- ✓ Positively managed taking account of the need for repair and replacement over time as necessary.
- ✓ Provision of appropriate ancillary facilities and equipment.
- ✓ Provision of footpaths.
- ✓ Designed so as to be free of the fear of harm or crime.
- ✓ Local authorities can set their own quality benchmark standards for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation.
- ✓ Local authorities can set their own quality benchmark standards for play areas using the Children's Play Council's Quality Assessment Tool.

### **GREEN INFRASTRUCTURE OPPORTUNITIES ZONES**

2.21. At its board meeting of 12 June 2018 the Buckinghamshire and Milton Keynes Natural Environment Partnership approved the final version of the Green Opportunities Map and accompanying documents. This shows Green Infrastructure Opportunities Zones, and is of relevance as they relate to Buckinghamshire for the purposes of this report. These are strategic scale areas identified as having one or more characteristics considered to be of value from a green infrastructure perspective; contain established networks or concentrations of green infrastructure which increase their potential for effectiveness; face specific common threats or challenges; and/or are areas for focus when considering creating or maintaining large resilient networks or hubs.

Appendix

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

### **3. KEY AIMS**

3.1. The key aims for the study are as follows:

- 1. Informing and supporting the newly emerging Chiltern and South Bucks Local Plan to provide a concise, robust and comprehensive evidence base that enables both Councils to develop planning policies which are sufficient to withstand scrutiny at an Examination in Public.**
- 2. Increasing participation in recreational facilities by bringing together key community organisations to develop a co-ordinated approach to effectively manage recreational and open space provision.**
- 3. Achieving a joined-up strategy with localised priorities to develop sustainable facilities that support increased participation.**
- 4. Supporting community groups and others to access external funding.**

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### **4. METHODOLOGY**

#### **ELEMENTS**

4.1. The methodology employed included a number of elements:

- **Review of national, regional and local strategies and policy documents relevant to the exercise**
- **Nationally recognised criteria are used to set quality, quantity and access standards**
- **Division of open spaces into typology consisting of a number of different and discrete amenity “types”**
- **Creation of a qualitative template to include key elements of design and maintenance**
- **Qualitative on-site assessment of open spaces distributed throughout Chiltern and South Bucks in accordance with the NPPF and the principles contained in the PPG17 Companion Guide**
- **Analysis of results to qualitatively assess the condition of open spaces**
- **Use of quantitative standards in accordance principles contained in the PPG17 Companion Guide (i.e. by applying a local standard based on new Fields in Trust standards to different types of open spaces grouped in accordance with the PPG17 typology in terms of ha per 1,000 population)**
- **Use of accessibility standards as defined by the Fields in Trust Guidance Document**
- **Defining of a parish questionnaire and distribution to all parishes within Chiltern and South Bucks**
- **Analysis of questionnaire results**
- **Drafting key conclusions relating to the current state of open spaces in Chiltern and South Bucks**
- **Playing Pitch and Indoor Facilities Strategies have been produced separately in tandem with this Open Space Strategy**
- **Drafting recommendations relating to the significance of open space in Chiltern and South Bucks in relation to the Local Plan**

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- Separate Playing Pitch and Indoor Facilities Strategies were conducted to cover other forms of recreation.

#### **CONSTRAINTS**

4.2. There were a number of constraints to this study. These were as follows:

- This part of the assessment was confined to open spaces, and does not include outdoor or indoor sports areas. These are part of the complementary Playing Pitch and Indoor Facilities Strategies
- Sites of less than 0.2 ha and of little amenity value were generally excluded in line with PPG17 methodology guidelines
- In a limited number of cases, recreation grounds were found to have some more general amenity value for outdoor recreation other than just outdoor sport (usually in the form of pitches for football, hockey, etc., and wickets for cricket). In these cases, they have been included as part of the qualitative study
- A number of the responses to the parish and town council consultation exercise were anecdotal in nature (i.e. they requested respondents to give their views in the form of comments rather than by asking them to respond using a rating system)
- The study was conducted in the summer and autumn of 2016, with evaluation of results being carried out by the spring of 2017. Improvements and changes have since taken place which have not, therefore, been included. However, Chiltern District Council and South Bucks District Council will regularly refresh the Strategy
- Quantitative national guidelines have not been produced for allotments. However, the Thorpe Report of 1969 recommended a standard of 0.2 ha per thousand population, which has been chosen as the most definitive guideline
- There are no quantitative guidelines relating to the amenity use of cemeteries, therefore assessments have been limited to qualitative criteria for this category
- It should be noted that, in the main, sites have been included which are publicly owned and maintained, and fully accessible to the public. However, there are some sites in private ownership which offer landscape value and an enhanced "sense of place." These are separately listed in the annexes.

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##### **CONSULTATION**

##### **CHILTERN DISTRICT**

4.3. A consultation exercise was conducted which consisted of a questionnaire to all parishes within Chiltern District. Detailed responses by Parish are shown in Annex D. Consultation covered the following areas in accordance with the PPG17 methodology pursued in line with the objectives of the study:

- **A general question about the importance of open space in each parish**
- **A question about the quality of open space as perceived split between:**
- **Parks and Gardens:** usually multi-functional in terms of provision and serving a fairly wide catchment. May contain playgrounds and other facilities including sports pitches
- **Amenity Greenspace:** smaller open spaces with provision usually confined to the immediate neighbourhood. Not multi-functional and usually consisting of lawn and sometimes trees
- **Children and young people:** playgrounds and similar facilities for children and teens
- **Allotments:** allotment garden areas
- **Cemeteries:** either active or redundant in terms of burial
- **Civic Spaces:** Usually hard surfaced and consisting of small areas such as squares and war memorial areas.
- **A question about the quantity and accessibility of open space in the above categories**
- **A general question about improvements you would like to see in those categories.**

4.4. Findings indicating the issues arising from consultation are shown in Annex D. These are shown by Parish.

4.5. The following codes are used to qualify responses in relation to "Importance to Health:"

**V = very important**

**F = fairly important**

**N = not very important**

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4.6. The question relating to importance to health was:

***"How important do you think it is to have green spaces for people's mental, emotional and physical health near to where they live?"***

4.7. The response to this was unanimous. All parishes felt that green spaces were "very important" for people's mental, emotional and physical health.

4.8. In relation to questions relating to the quality and quantity and accessibility of green space by parish, the following codes were used:

**E = excellent**

**G= good**

**A = average**

**BA = below average**

**P = poor**

4.9. Responses were received in relation to the question:

***"How would you rate the quality of green space by type in the parish?"***

4.10. There were a number of issues which are significant in relation to quality:

- **Parks and Gardens are generally "good," or "excellent," although one parish recorded only "average"**
- **Natural/Semi-Natural Greenspaces and Accessible Countryside were generally regarded as "good" or "excellent," although some accessible areas of countryside were recorded as "average"**
- **Amenity Greenspaces elicited a variety of responses**
- **Facilities for Children and Young People were generally "good" or "average," but two were "below average"**
- **Allotments were generally perceived favourably, but there were responses of "below average," and "poor"**
- **Cemeteries were perceived reasonably well, although two responses of "below average" were received**
- **Civic Spaces were seen in the main to be "good" or "average."**

4.11. There were responses from parishes relating to the adequacy of provision. The question was:

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***"How would you rate the adequacy of supply of green space in terms of quantity and accessibility by type in the parish?"***

4.12. Responses were as follows:

- Parks and Gardens are generally “average,” or “excellent,” in terms of provision. Four had no such provision
- Natural/Semi-Natural Greenspaces and Accessible Countryside were generally regarded as “excellent” through to “average.” One had no provision
- Amenity Greenspaces were perceived as either “excellent” or “average” in terms of supply
- Facilities for Children and Young People were mostly “good” or “average,” but one was “below average,” and one parish had no provision
- Allotments were generally perceived to be “excellent” through to “average,” with one “below average.” One parish had no provision
- Cemeteries were perceived as generally “excellent” or “good,” but four were “average” or “below average,” and one had no provision
- Civic Spaces were seen in the main as well provided, but five parishes had no such provision.

4.13. A third question for parishes related to the need for improvements. The question was:

***"What improvements would you like to see to green space by type in the parish?"***

4.14. In relation to improvements, key issues are:

- More facilities are needed, particularly for young people, with “green” play and equipment for youths
- More facilities such as seating in Parks and Gardens
- Entrances need improvement
- Better maintenance is necessary

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- Access (footpaths, etc.) needs improving
- Better car parking provision
- Other (better signage, landscaping, etc.).

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##### **SOUTH BUCKINGHAMSHIRE**

4.15. A consultation exercise was conducted which consisted of a questionnaire to all parishes within South Bucks. Details are included at Annex D. This covered the following areas in accordance with the PPG17 methodology pursued in accordance with the objectives of the study:

- **A general question about the importance of open space in each parish**
- **A question about the quality of open space as perceived split between:**
- **Parks and Gardens:** usually multi-functional in terms of provision and serving a fairly wide catchment. May contain playgrounds and other facilities including sports pitches
- **Amenity Greenspace:** smaller open spaces with provision usually confined to the immediate neighbourhood. Not multi-functional and usually consisting of lawn and sometimes trees
- **Children and young people:** playgrounds and similar facilities for children and teens
- **Allotments:** allotment garden areas
- **Cemeteries:** either active or redundant in terms of burial
- **Civic Spaces:** Usually hard surfaced and consisting of small areas such as squares and war memorial areas.
- **A question about the quantity and accessibility of open space in the above categories**
- **A general question about improvements you would like to see in those categories.**

4.16. Findings indicating the issues arising from consultation are shown in Annex D. These are shown by Parish.

4.17. The following codes are used to qualify responses in relation to "Importance to Health:"

**V = very important**

**F = fairly important**

**N = not very important**

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4.18. The question relating to importance to health was:

***“How important do you think it is to have green spaces for people’s mental, emotional and physical health near to where they live?”***

4.19. The response to this was unanimous. All parishes felt that green spaces were “very important” for people’s mental, emotional and physical health.

4.20. For questions relating to the quality and quantity and accessibility of green space by parish, the following codes were used:

**E = excellent**

**G= good**

**A = average**

**BA = below average**

**P = poor**

4.21. Responses were received in relation to the question:

***“How would you rate the quality of green space by type in the parish?”***

4.22. There were a number of issues which are significant in relation to quality:

- **Parks and Gardens are generally “good,” or “average.” One rated them “excellent”**
- **Natural/Semi-Natural Greenspaces and Accessible Countryside were generally regarded as “good” or “excellent”**
- **Amenity Greenspaces elicited a variety of responses**
- **Allotments were generally perceived as “average,” as were Cemeteries and Civic Spaces.**

4.23. There were responses from parishes relating to the adequacy of provision. The question was:

***“How would you rate the adequacy of supply of green space in terms of quantity and accessibility by type in the parish?”***

4.24. Responses varied, but of note was the response that a number thought that Allotments were under-provided.

4.25. A third question for parishes related to the need for improvements. The question was:

***“What improvements would you like to see to green space by type in the parish?”***

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4.26. In relation to improvements, key issues are:

- **Better entrances needed**
- **More facilities such as seating**
- **Better maintenance is necessary**
- **Access (footpaths, etc.) needs improving**
- **Other (better signage, landscaping, etc.).**

### **QUALITY AUDIT METHODOLOGY**

4.27. Open spaces were divided using the typology shown in Annex B, which is based on PPG17. This was clarified in the brief provided by the client. The PPG17 Companion Guide stated that: "Quality standards can obviously vary according to the primary and secondary purposes of different forms of provision and their level within any adopted hierarchy of provision. They are not absolute measures, but reasonable aspirations and benchmarks against which to measure the quality of any existing open space or sports facility in order to determine the need for enhancement." Accordingly, a number of measures were used based on this guidance, and including:

- **Cleanliness and maintenance**
- **Security and safety**
- **Ancillary facilities (toilets, footpaths, etc.)**
- **Transport access**
- **Wider benefits (social inclusion, health, economic, etc.)**
- **Specific issues affecting potential for development**
- **Welcome**
- **Climate change adaptation**
- **General site access, including less able bodied**
- **Information and signage**
- **Overall potential for improvement**

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4.28. A number of factors for each of the above were scored up to a maximum of five points, and an average rating was calculated for each of the above categories. Total points were compared to a maximum possible score. This was expressed as a percentage to produce a rating for each open space. These defined qualitative provision as:

- **Very poor (1 point)**
- **Average (3 points)**
- **Very good (5 points)**
- **Poor (2 points)**
- **Good (4 points)**

4.29. All audited sites were categorised using the typology, and are shown in Annex C.

4.30. Results are displayed in accordance with the agreed typology and are shown as:

- **Public Parks and Gardens**
- **Provision for Children and Young People**
- **Recreation Grounds (where applicable)**
- **Cemeteries**
- **Natural and Semi-Natural Greenspaces**
- **Amenity Greenspace**
- **Allotments and Community Gardens**
- **Accessible areas of Countryside on the Urban Fringe**
- **Civic Spaces**

4.31. Qualitative issues for both Districts by type are shown in Table 4.1.

**Table 4.1: Quality Issues in South Bucks and Chiltern**

OPEN SPACE TYPE	ISSUE
PARKS AND GARDENS	<ul style="list-style-type: none"><li>• Parks are not welcoming enough</li><li>• More information needed for visitors</li></ul>
AMENITY GREENSPACE	<ul style="list-style-type: none"><li>• Standards variable dependent upon care taken by local parish or town council</li><li>• Absence of welcoming signage/information/bins</li><li>• Grass maintenance only average</li><li>• Absence or shortage of benches</li></ul>

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OPEN SPACE TYPE	ISSUE
RECREATION GROUNDS	<ul style="list-style-type: none"><li>Absence of welcoming signage/information</li><li>Very little landscaping (e.g. tree planting in areas will outside touchlines, or meadow planting for interest and biodiversity)</li><li>Absence or shortage of benches and other ancillary facilities (e.g. litter bins)</li></ul>
CIVIC SPACES	<ul style="list-style-type: none"><li>More information needed</li><li>Bench shortage in places</li></ul>
CHILDREN'S PLAY AREAS AND FACILITIES FOR YOUNG PEOPLE	<ul style="list-style-type: none"><li>Very variable standards</li><li>Lack of signage</li><li>More exciting equipment needed in places</li><li>Some shortfall in terms of benches and bins</li></ul>
SEMI/NATURAL GREENSPACE	<ul style="list-style-type: none"><li>Low standards of maintenance</li><li>Lack of information</li><li>Poor accessibility</li></ul>
CEMETERIES	<ul style="list-style-type: none"><li>Cemeteries average or good</li><li>Poor signage/bins and seats in short supply</li><li>Some memorials are leaning and may need testing</li></ul>
ALLOTMENTS	<ul style="list-style-type: none"><li>Mostly poor or average</li><li>Very difficult to find, and unwelcoming to potential new users</li><li>Modest facilities</li><li>Poor boundaries in places</li></ul>
ACCESSIBLE AREAS OF COUNTRYSIDE ON THE URBAN FRINGE	<ul style="list-style-type: none"><li>Poor accessibility</li><li>Low standards of maintenance</li><li>Unwelcoming</li></ul>

4.32. The results of the qualitative audit are divided initially by district, i.e. by separating South Bucks and Chiltern Districts. They are sub-divided by type, with a brief analysis of each.

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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

4.33. The scoring system uses the key criteria adopted for the only international accredited Green Flag Award. This covers all types of open space included in this review. It includes the following criteria:

- **Cleanliness and maintenance** – including vandalism and graffiti; litter; dog fouling; noise; equipment; and general maintenance
- **Welcome** – entrances, heritage and history; landscaping; interpretation; and lighting
- **Security and safety** – boundaries; equipment; surfaces; roads/footpaths; buildings; and trees
- **Landscape** – planting; tree cover; habitats; and grass areas
- **Climate change adaptation** – biodiversity; natural drainage; green corridors; and shade
- **Ancillary facilities** – footpaths; toilets; seating; catering; parking; and litter bins
- **General** – entrance to site; roads, footpaths and cycleway access; and disabled access
- **Transport** – cycleway access; walking access; and public transport access
- **Information and signage** – clear; appropriate; and adequate.

4.34. Points were awarded for each criterion in each category, and averaged over each of the above nine criteria. In some cases, elements were not applicable to a particular open space, and were therefore excluded.

4.35. Weightings were then applied as follows to provide an overall score:

- **Cleanliness and maintenance** (15%)
- **Welcome** (15%)
- **Security and safety** (15%)
- **Landscape** (10%)
- **Climate change adaptation** (5%)
- **Ancillary facilities** (10%)
- **General** (15%)
- **Transport** (10%)
- **Information and signage** (5%).

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## **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

### **QUANTITY REVIEW METHODOLOGY**

4.36. Analysis of the audit findings has identified a number of issues relating mainly to the quantity of open spaces in Chiltern and South Bucks. These, combined with a simple analysis of the distribution of different green space “types” and of relevant national standards (in particular Fields in Trust Guidelines for Formal Open Space) also leads to some conclusions relating to the quantity and accessibility of provision.

4.37. The methodology used in this study has been as follows, to:

- **Identify from the study the total area (ha) of open space in each category**
- **Utilise Fields in Trust standards (in ha per 1,000 people) contained in the latest Guidance Notes for each open space type as defined using the PPG17 typology.**
- **Use population statistics to create local standards in ha/1,000 population (median average across the plan area). These are population figures provided by the Office for National Statistics for the year 2014 and projected for the year 2036.**
- **Study these local standards to identify shortfalls and surpluses in each analysis area.**

4.38. In some cases, national, quantitative standards have been superseded by advice provided by Fields in Trust in their document: “Guidance for Outdoor Sport and Play Beyond the Six Acre Standard - England.” The setting of these standards accords with guidance provided in relation to “Greenspaces or Sport and Recreation Facilities (October 2015)” which states: “The easiest way to express a quantity standard is a combination of a unit of a ‘useful area’ of provision and a population, such as X sqm/person (mainly for indoor provision) or Y ha/1,000 people (mainly for open spaces and outdoor sports provision).

**Table 4.2: Quantitative Open Space Standards by Open Space Type**

GROUP	NATURAL AND SEMI-NATURAL GREENSPACE	PARKS AND GARDENS	AMENITY GREENSPACE	EQUIPPED PLAY
NATIONAL STANDARD	1.8ha/1,000	0.8ha/1,000	0.6 ha/1,000	0.2ha/1,000
SOURCE	Fields in Trust Guidelines	Fields in Trust Guidelines	Fields in Trust Guidelines	Fields in Trust Guidelines

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4.39. It has been recommended that use of the National FIT Standard is applied to all types shown in figure 4.2 as the most definitive and nationally accepted set of standards for informal open space.

4.40. An analysis has been conducted of key settlements for both Districts. This is shown at Annex C. It defines performance against national standards for the main settlements in Chiltern and South Bucks. In order to increase its accuracy for individual settlements, potential growth has been included where it is anticipated that more housing accommodation will be provided. This allows for an accurate assessment to be made up to the year 2036, as well as for population figures provided for the current period (as defined for individual wards in the 2011 census). These key settlements have been aligned with appropriate ward areas as indicated in Annex C.

#### **ACCESSIBILITY AUDIT METHODOLOGY**

4.41. The PPG17 Companion Guide states that: "Distance thresholds are a very useful planning tool, especially when used in association with a Geographical Information System (GIS). For example, it is possible to identify the percentage of households within a distance threshold of any particular provision or to compare possible locations for new provision to determine which will be the most effective."

4.42. Fields in Trust recommended benchmark guidelines have also been used in relation to Parks and Gardens, Natural/Semi-Natural Greenspace, and Amenity Greenspace (Table 4.3.). They are also available for equipped play areas and other related provision. See Table 4.4. Equipped/designated play areas are designated as:

- **Local Areas for Play (LAPs) aimed at very young children;**
- **Locally Equipped Areas for Play (LEAPs) aimed at children who can go out to play independently; and**
- **Neighbourhood Equipped Areas for Play (NEAPs) aimed at older children.**

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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

**Table 4.3: Accessibility Standards for Informal Open Space for Based on Fields in Trust Benchmark Guidelines (Oct 2015)**

OPEN SPACE TYPOLOGY	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
PARKS AND GARDENS	710 m	<ul style="list-style-type: none"><li>● Green Flag standard</li><li>● Appropriately landscaped</li><li>● Positive management</li><li>● Provision of footpaths</li><li>● Designed to be free of the fear of harm or crime</li></ul>
NATURAL/SEMI NATURAL GREENSPACES	720 m	<ul style="list-style-type: none"><li>● Appropriately landscaped</li><li>● Positive management</li><li>● Provision of footpaths</li><li>● Designed to be free of the fear of harm or crime</li></ul>
AMENITY GREENSPACE	480 m	<ul style="list-style-type: none"><li>● Appropriately landscaped</li><li>● Positive management</li><li>● Provision of footpaths</li><li>● Designed to be free of the fear of harm or crime</li></ul>

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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

**Table 4.4: Accessibility Standards for Play Provision Based on Fields in Trust Benchmark Guidelines (Oct 2015)**

OPEN SPACE TYPOLOGY	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
EQUIPPED/DESIGNATED PLAY AREAS	LAPs – 100m LEAPs – 400m NEAPS – 1,000m	<ul style="list-style-type: none"><li>• Quality appropriate to the intended level of performance, designed to appropriate technical standards.</li><li>• Located where they are of most value to the community to be served.</li><li>• Sufficiently diverse recreational use for the whole community.</li><li>• Appropriately landscaped.</li><li>• Maintained safely and to the highest possible condition with available finance.</li><li>• Positively managed taking account of the need for repair and replacement over time as necessary.</li><li>• Provision of appropriate ancillary facilities and equipment.</li><li>• Provision of footpaths.</li><li>• Designed so as to be free of the fear of harm or crime.</li></ul>
OTHER OUTDOOR PROVISION (MUGAS AND SKATEBOARD PARKS)	700m	

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

## 5. GREEN SPACE QUALITY AUDIT CHILTERN DISTRICT

- 5.1. The quality audit was conducted in the summer and autumn of 2016. It should therefore be noted that improvements and changes may have occurred since that time which are not included in this report.

### RECREATION GROUNDS – CHILTERN DISTRICT

- 5.2. Results of the quality audit for Recreation Grounds and for all other open space categories are shown as Annex B.
- 5.3. Recreation Grounds are generally outside the remit of this Open Space Study. However, although it is inappropriate to apply qualitative or accessibility standards, some sites have been audited for quality. The reason for this is that some sites cannot be merely classified as providing outdoor sport pitches or other facilities. They can also include sizeable areas for informal recreation, seating and picnic areas, and other facilities. Sometimes these areas are the only form of open space serving a community's needs. Some sites are therefore analysed as shown in Annex B.
- 5.4. Issues relating to quality include:
- **There are 22 sites in this category which have wider social benefits. 17 of these are “average” in quality**
  - **Three are “good”**
  - **Two are “poor”**
  - **The poorer sites exhibited very little welcome, or were completely anonymous. In some cases, they were very difficult to find**
  - **There was more of an emphasis on the standards of maintenance for playing surfaces than on surrounding or outlying land**
  - **There was a marked absence of landscaping in most cases. Whilst it is appreciated that tree planting or other landscaping is inappropriate near pitch or outfield boundaries, there were few examples of landscaping to provide interest, shade and biodiversity even where fairly large areas of land were available**
  - **Access was poor in some cases, with no footpath provision even on poorly drained sites**
  - **Some lacked any form of seating or litter bins.**

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## **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

### **FACILITIES FOR CHILDREN AND YOUNG PEOPLE – CHILTERN DISTRICT**

5.5. Results of the quality audit for Facilities for Children and Young People are shown in Annex B.

5.6. Issues relating to quality include:

- **64% are “average”**
- **14% are “good”**
- **22% of the total number are “poor”**
- **In sites, which have been marked poor or average, many are poorly signposted. What signage exists tends towards the prohibitive “the use of this playground is for young children only,” “no dog fouling,” etc. Thus, there is little “welcome” for users**
- **Some rubberised safety surfacing is becoming uneven, or has been damaged. In some cases, this needs replacing**
- **Few include landscaping in the form of trees or shrub planting**
- **Many provide little shade to protect children or guardians from the sun**
- **Accessibility is an issue with a significant percentage, with no access path. This is exacerbated by poor positioning well away from the entrance to the open space in which they are located, necessitating a relatively long walk across grass**
- **Access for disabled or less able-bodied people is hampered by a lack of hard level surfaces**
- **There are some excellent examples of innovative play equipment, which is both exciting and imaginative. This includes the use of zip wires, “outdoor gym” and other recently installed items. In addition, it should be noted that improvements have been made since this report was drafted, e.g. renovation of the Barn Meadow site in Amersham Old Town.**
- **Some playgrounds have been forgotten, and contain relatively obsolete equipment which, although usually safe, is unenticing to use and shows no sign of recent maintenance in the form of new paint**

**Most are rather conventional in design, lacking any “green” element, even though green play is extremely popular.**

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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

#### **PUBLIC PARKS AND GARDENS – CHILTERN DISTRICT**

5.1. Results of the quality audit for Parks and Gardens are shown in Annex B.

5.2. Qualitative issues were as follows:

- **There are only six parks and gardens in Chiltern District**
- **All are either “average” or in one case “good”**
- **All are rather poorly signposted. There is insufficient in the way of either welcoming signage or landscaping to make people want to use the facilities**
- **Cleanliness and maintenance are generally quite good**
- **There is little in the way of biodiversity. Landscaping tends towards areas of lawn with some formal planting, but insufficient use of informal planting such as meadow or clumps of trees**
- **Most sites have limited access in the form of perimeter paths, making all-weather, all-season access difficult.**

#### **AMENITY GREENSPACE – CHILTERN DISTRICT**

5.3. Results of the quality audit for Amenity Greenspace are shown in Annex B.

5.4. There are a number of issues relating to quality:

- **Most sites are in the “average” or “good” range**
- **Five are “poor”**
- **Three were “very good”**
- **Grass cutting and litter collection were generally carried out to a high standard**
- **Nearly all had to be marked down in relation to signage. This was generally prohibitive in nature, warning people not to play games or cause dog fouling. Even some of the commons and other high-profile sites in this category were let down by lack of interesting and informative signage which can increase a “sense of place”**

**A few had nowhere to sit**

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- Many are poorly landscaped, with just an area of lawn and no tree or other planting.

#### **NATURAL AND SEMI-NATURAL GREENSPACE – CHILTERN DISTRICT**

5.5. Results of the quality audit for Natural and Semi-Natural Greenspace are shown in Annex B.

5.6. Issues relating to quality include:

- Nearly 60% are average
- 12% are “good,” and an equal percentage are “poor”
- Four sites are “very good”
- Standards of maintenance are generally quite good
- A few are very welcoming, but most have limited signage. Some just consist of a track or waymarking posts
- Given their heritage and history, as well as natural history, more explanatory signage would be appreciated by visitors
- There are some sites which have poor access, and consist of “desire lines” created by people who wish to use them
- Some lack any form of car parking or a lay-by, even those which are too far to walk from a settlement
- Many would benefit from seating.

#### **ACCESSIBLE COUNTRYSIDE ON THE URBAN FRINGE – CHILTERN DISTRICT**

5.7. Some sites fulfil the criteria to be considered as areas of Accessible Countryside on the Urban Fringe. They are areas of Natural or Semi-Natural Greenspace, usually woodland, and are to be found on the fringes of Chiltern District's main towns of Amersham and Chesham. They are considered independently in terms of quality because of their nature. Results of the quality audit for the seven sites in this category are shown in Annex B.

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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

5.8. These sites are generally not as well maintained as those in the Natural and Semi-Natural Greenspace category. Issues include:

- Two of the eight are in “poor” condition
- There is very little welcome for visitors
- Signage is confined almost exclusively to waymarking posts
- Cleanliness and maintenance is adequate. This may have as much to do with considerate users as positive intervention
- There are few facilities such as seating
- Scores would have been lower had it not been for the obvious positive benefit such sites have in terms of biodiversity and climate change adaptation
- Access is often “poor.” It would be difficult for less able-bodied people to walk in such areas.

#### **CEMETERIES – CHILTERN DISTRICT**

5.9. This consists of parish or town cemetery sites. All are suitable for outdoor recreational purposes, and usually have fine heritage and local interest value. Results of the quality audit for the seven sites in this category are shown in Annex B.

5.10. The quality issues relating to these sites is as follows:

- Generally, very well maintained
- Over 80% are in either the “good” or “very good” categories
- More information signage would have been welcome given the interesting and educational nature of both monuments and buildings
- Site access was generally adequate, although some paving was uneven, and may cause access difficulties for the less able-bodied
- Many were very well-landscaped, and a number had small areas of meadow which adds to their amenity and biodiversity value
- Benches and litter bins were in short supply at some sites.

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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

#### **CIVIC SPACES – CHILTERN DISTRICT**

5.11. These spaces are usually hard surfaced (i.e. are “grey” rather than “green” spaces), and are public spaces where people congregate, sometimes in association with another function (e.g. are adjacent to a war memorial, outside a library, etc.). Neither was included on the list of sites to be audited, but are sufficiently important that they have been added in terms of qualitative appraisal. Results of the quality audit for the 22 sites in this category are shown in Annex B.

5.12. The quality issues relating to these sites are few, and are as follows:

- **Twenty are either “good” or “very good” in qualitative terms**
- **All are exceptionally clean and well-maintained**
- **Many are attractively landscaped**
- **Access is generally excellent, for less able-bodied as well as able-bodied people**
- **Interpretation based on the historical and heritage value of sites and monuments would be a valuable addition**
- **Few improvements are necessary.**

#### **ALLOTMENTS – CHILTERN DISTRICT**

5.13. There are a significant number of allotment sites in Chiltern District. Results of the quality audit for the sites in this category are shown in Annex B. The quality issues relating to allotments are as follows:

- **The majority are “average” when compared to allotment sites in other parts of the United Kingdom**
- **One site scored poorly**
- **Four sites were “good”**
- **Two sites were “very good”**
- **Access was indifferent in most cases**

**Few were welcoming. What signage was apparent was usually prohibitive in nature**

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

- Some sites were almost impossible to find
- A few had seating and landscaping, but not many.

## **6. GREEN SPACE QUALITY AUDIT SOUTH BUCKS DISTRICT**

6.1. The quality audit was conducted in the summer and autumn of 2016. It should therefore be noted that improvements and changes may have occurred since that time which are not included in this report.

### **RECREATION GROUNDS – SOUTH BUCKS DISTRICT**

6.1. Results of the quality audit for Recreation Grounds for South Bucks are shown in Annex B.

6.2. As stated for Chiltern District, Recreation Grounds are generally outside the remit of this Open Space Study. However, although it is inappropriate to apply qualitative or accessibility standards, some sites have been audited for quality.

6.3. Issues relating to quality include:

- Seven of the 10 sites are in the “good” category
- Three are “average”
- All are clean and well-maintained
- Site access was only average in most cases, with a lack of hard surfaced entrances or perimeter footpaths
- Signage was poor, with very little “welcome” for visitors.

### **FACILITIES FOR CHILDREN AND YOUNG PEOPLE – SOUTH BUCKS DISTRICT**

6.4. Results of the quality audit for Facilities for Children and Young People are shown in Annex B.

6.5. Issues relating to quality include:

- 56% are “average”

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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

- 39% are “above average”
- Only one of the total number is “poor”
- Most are well maintained and clean
- Most are unwelcoming. There is no welcome signage, and in many cases the entrance is totally anonymous
- Some rubberised safety surfacing is in relatively poor condition
- Few were landscaped, despite the need to create attractive play areas which also provide shade for children and guardians
- There are some site access issues. Some involve a walk across a field with no access path. Some were too far from the entrance to the open space in which they are sited.
- Some more sites with challenging and interesting play equipment would encourage greater usage. However, it should be noted that some contained some new and exciting equipment.

#### **PUBLIC PARKS AND GARDENS – SOUTH BUCKS DISTRICT**

6.6. Results of the quality audit for Parks and Gardens are shown in Annex B.

6.7. Qualitative issues were as follows:

- There are 16 Parks and Gardens in South Bucks
- 69% are “good” or “very good”
- There are few major issues
- Information and signage could be used to a far greater extent to conform to a “Green Parks” welcoming standard
- Most are attractively landscaped, but few use informal landscapes (e.g. “meadow” or prairie planting) to provide variety and increase biodiversity

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- Some are provided by other landowners (e.g. the Cliveden Estate), but are nevertheless open to the public
- Only five of the total sites were classified as “average.”

#### **AMENITY GREENSPACE – SOUTH BUCKS DISTRICT**

6.8. Results of the quality audit for Amenity Greenspace are shown in Annex B.

6.9. There are a number of issues relating to quality:

- 45% are “average”
- 16% are “poor”
- One is “very poor”
- A handful looked badly neglected
- The rest are either “good” or “very good”
- Grass cutting and litter collection were generally carried out to a high standard
- As with Chiltern District sites, nearly all had to be marked down in relation to signage. This was generally prohibitive in nature, warning people not to play games or cause dog fouling.
- Some lacked seating or litter bins
- Many are poorly landscaped, with just an area of lawn and no tree or other planting.

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#### **NATURAL AND SEMI-NATURAL GREENSPACE – SOUTH BUCKS DISTRICT**

6.10. Results of the quality audit for Natural and Semi-Natural Greenspace are shown in Annex B.

6.11. Issues relating to quality include:

- **44% are average**
- **44% are “good”**
- **12% are “poor” or “very poor”**
- **With one or two notable exceptions, entrances were anonymous**
- **Access was poor in some cases, with tracks only, and an absence of all-weather footpaths**
- **Some lack car parking provision completely**
- **As with Chiltern District, and given their heritage and history, as well as natural history, more explanatory signage would be appreciated by visitors**
- **Many would benefit from seating.**

#### **ACCESSIBLE COUNTRYSIDE ON THE URBAN FRINGE – SOUTH BUCKS DISTRICT**

6.12. Some sites fulfil the criteria to be considered as areas of Accessible Countryside on the Urban Fringe. They are areas of Natural or Semi-Natural Greenspace, usually woodland, and are to be found on the fringes of urban areas in South Bucks, specifically Beaconsfield, Burnham, Denham, Slough (adjoining borough) and Iver. They are considered independently in terms of quality because of their nature. Results of the quality audit for the 11 sites in this category are shown in Annex B.

6.13. These sites are generally well maintained. Issues include:

- **10 of the total are either “good” or “average”**

**One site is “very good”**

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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

- Some boundaries are poorly defined
- Information and signage is lacking, despite the heritage and history of the sites
- The country parks offer unparalleled opportunities for varied activity on the urban fringe, and include catering, toilet, play and other facilities
- In some cases, car parking is lacking, and there are no clearly defined all-weather footpaths.

#### **CEMETERIES – SOUTH BUCKS DISTRICT**

6.14. This consists of two cemeteries and the parish churchyard in Old Beaconsfield. None were included on the list of sites to be audited. However, they are all significant green spaces from the standpoint of informal outdoor recreation. The woodland burial site is exceptional in terms of clearly defined and extensive opportunities for walking, and has excellent parking facilities. Results of the quality audit for the three sites in this category are shown in Annex B.

6.15. The quality issues relating to these sites is as follows:

- All three are either “good” or “very good”
- Information and signage could be better, although the woodland burial site had useful nature conservation boards
- All are well maintained and landscaped
- More seating and litter bins would be a welcome addition.

#### **CIVIC SPACES – SOUTH BUCKS DISTRICT**

6.16. These spaces are usually hard surfaced (i.e. are “grey” rather than “green” spaces), and are public spaces where people congregate, sometimes in association with another function (e.g. are adjacent to a war memorial, outside a library, etc.). Results of the quality audit for these sites in this category are shown in Annex B.

6.17. The quality issues relating to these sites are few, and are as follows:

- Standards are “very good” in qualitative terms
- Some war memorials need refurbishment in terms of inscriptions

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- Information signage would help to create a “sense of place” at these sites.

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

**ALLOTMENTS – SOUTH BUCKS DISTRICT**

6.18. Results of the quality audit for the sites in this category are shown in Annex B.

6.19. The quality issues relating to allotments are as follows:

- Half are “average”
- Two are “poor”
- Three are “good”
- In general, allotment sites in the District are well-maintained, particularly in comparison with other sites around the United Kingdom. The exception is that they are generally unwelcoming, or even anonymous, with examples of poor signage and a lack of information
- There are issues relating to the provision of solid boundary fencing which need to be resolved
- It would be difficult for a less able-bodied person to gain access (e.g. to tend raised beds).

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

## 7. FUTURE QUANTITY AND ACCESS CHALLENGES – CHILTERN DISTRICT

### QUANTITY CHALLENGES

#### PARKS AND GARDENS – CHILTERN DISTRICT

- 7.1. A quantitative analysis of “Parks and Gardens” for current and future population levels is shown as Table 7.1.

Table 7.1: Quantitative Analysis of Parks and Gardens across the Chiltern District

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERTSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERTSUPPLY 2036
Chiltern District	6	42.29	94,000	0.45	75.2	32.91	102,600	82.08	39.79



Deficit  
Oversupply

- 7.2. The standard for Parks and Gardens is **0.8 ha/1,000 population** (total amount of current provision / population).
- 7.3. At present, there is an undersupply of Parks and Gardens. This will increase as the population increase by nearly 10% by 2036, and will mean that the level of supply is at about half the guideline figure
- 7.4. It is important to realise that Chiltern District is very rural in character. Thus, the relative under-supply of Parks and Gardens can be balanced against ready access to the surrounding countryside, and by a relatively healthy supply of open space in other categories.
- 7.5. An analysis of facilities for Parks and Gardens for selected settlements in Chiltern District is shown in Annex C. This mirrors shortfalls across the District with the exception of Amersham and Little Chalfont. Both settlements have an adequate supply in accordance with the FIT standard. However, this quantity reduces as the population levels increase by 2036.

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## CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY

### AMENITY GREENSPACE – CHILTERN DISTRICT

- 7.6. A quantitative analysis of “Amenity Greenspace” for current and future population levels is shown as Table 7.2.

Table 7.2: Quantitative Analysis of Amenity Greenspace

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERTSUPPLY 2036
Chiltern District	37	21.27	94,000	0.23	56.4	35.13	102,600	61.56	40.29



Deficit  
Oversupply

- 7.7. The Fields in Trust guideline for this category is **0.6 ha/1,000 population**

- 7.8. There is a relative under-supply in this category. Care must be exercised in interpreting these figures for the same reasons as for Parks and Gardens. The District has much accessible countryside, and there is less need for application of these guidelines than would be the case in densely populated conurbations.

- 7.9. In line with the shortage of Amenity Greenspace across the District, all settlements have a deficit of supply against the national standard.

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## CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY

### PROVISION FOR CHILDREN AND YOUNG PEOPLE – CHILTERN DISTRICT

7.10. The Fields in Trust recommended standard for equipped/designated play areas is **0.25 ha/1,000 population**.

7.11. A quantitative analysis of provision for “Children and Young People” is shown as Table 7.3.

Table 7.3: Quantitative Analysis of Provision for Children and Young People

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERTSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERTSUPPLY 2036
Chiltern District	44	2.54	94,000	0.03	23.5	20.96	102,600	25.65	23.11



Deficit

Oversupply

7.12. As with South Buckinghamshire District, there is an under-supply of Provision for Children and Young People. This would be more crucial in an urbanised area where access to open space is far more critical. The guideline includes areas for informal play rather than just the area covered by equipment and free passage around it. Consideration may need to be given to increasing the quantity of land for informal play near equipped play areas in Parks and Gardens, Amenity Greenspace, and Recreation Grounds.

7.13. All settlements have an under-supply of Facilities for Children and Young People when compared with the FIT standard.

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## CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY

### NATURAL AND SEMI-NATURAL GREENSPACE – CHILTERN DISTRICT

7.14. The Fields in Trust guideline quantitative figure for Natural and Semi-Natural Greenspace is **1.8 ha per 1,000 population**.

7.15. A quantitative analysis of provision for “Natural and Semi-Natural Greenspace” is shown as Table 7.4.

Table 7.4: Quantitative Analysis of Natural and Semi-Natural Greenspace

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT / OVERTSUPPLY 2036
Chiltern District	34	950.89	94,000	10.1	169.2	781.69	102,600	184.68	766.21



Deficit

Oversupply

7.16. As can be seen from the table, there is a relative, and extensive, level of over-supply in this category. This is wholly consistent with the character of the area, and even accounting for an increase of nearly 10% in population by 2036, supply exceeds the guideline by over 500%. This should not necessarily be seen as an excess of open space in this type, but is certainly a reflection of the nature of the District.

7.17. Supply offsets shortfalls in other types of open space, including Amenity Greenspace and Parks and Gardens.

7.18. Six of the ten settlement areas in the District have levels of supply which are greater than the FIT standard, although Amersham and Little Chalfont will move from an adequate supply to a deficit as the population increases by 2036. Deficits at a local level are counterbalanced by excellent levels of supply in other areas in some cases. For instance, Chesham Bois has access to large holdings of Natural and Semi-Natural Greenspace whilst nearby Chesham shows a deficit.

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## CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY

### ALLOTMENTS – CHILTERN DISTRICT

- 7.19. There is no Fields in Trust guideline for allotments. However, the Thorpe Report arising from the Departmental Committee of Inquiry into Allotments, 1969, made 44 major recommendations. One was a recommendation that the standard level of provision should be **0.2 ha per 1,000 population**
- 7.20. There are 30 allotment sites in the District. The total area of these sites is over 50 ha. This is well in excess of the guideline figure of less than 19 ha indicated by applying the guideline. There is still a healthy supply after population growth to 2036. The results were corroborated by the parish consultation, where most parishes considered that there was a very good level of supply
- 7.21. A quantitative analysis of provision for “Allotments” is shown as Table 7.5.

Table 7.5: Quantitative Analysis of Allotments

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERTSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERTSUPPLY 2036
Chiltern District	30	52.02	94,000	0.52	18.8	33.22	102,600	20.52	31.5



Deficit  
Oversupply

- 7.22. Half of settlements have an oversupply of Allotments, and half are in deficit when compared to the Thorpe standard. However, it should be noted that there are a significant number of sites in the District which are not within the defined settlement areas, but are accessible to residents by vehicle.

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

### CEMETERIES AND CHURCHYARDS – CHILTERN DISTRICT

7.23. There are no defined guidelines in terms of quantitative standards for cemeteries. Any standard would be hindered by the different types of cemetery and churchyard currently encountered, including:

- **Churchyards which are still accepting burials**
- **Cemeteries which are still open for burial**
- **Churchyards which are redundant**
- **Cemeteries which are full**
- **Woodland burial.**

7.24. Any standard would also need to differentiate between the primary purpose of a cemetery or churchyard (i.e. for burial), and its purpose for informal recreation.

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

**ACCESSIBILITY CHALLENGES - CHILTERN DISTRICT**

**RECREATION GROUNDS – CHILTERN DISTRICT**

7.23. There are no standards for accessibility in relation to the amenity value Recreation Grounds as opposed to their value as outdoor sports facilities, which is explored in the Playing Pitch Strategy. However, they do have value as spaces which can be used for walking, contemplation, and other passive pursuits.

7.24. A map indicating location is shown as figure 7.1.

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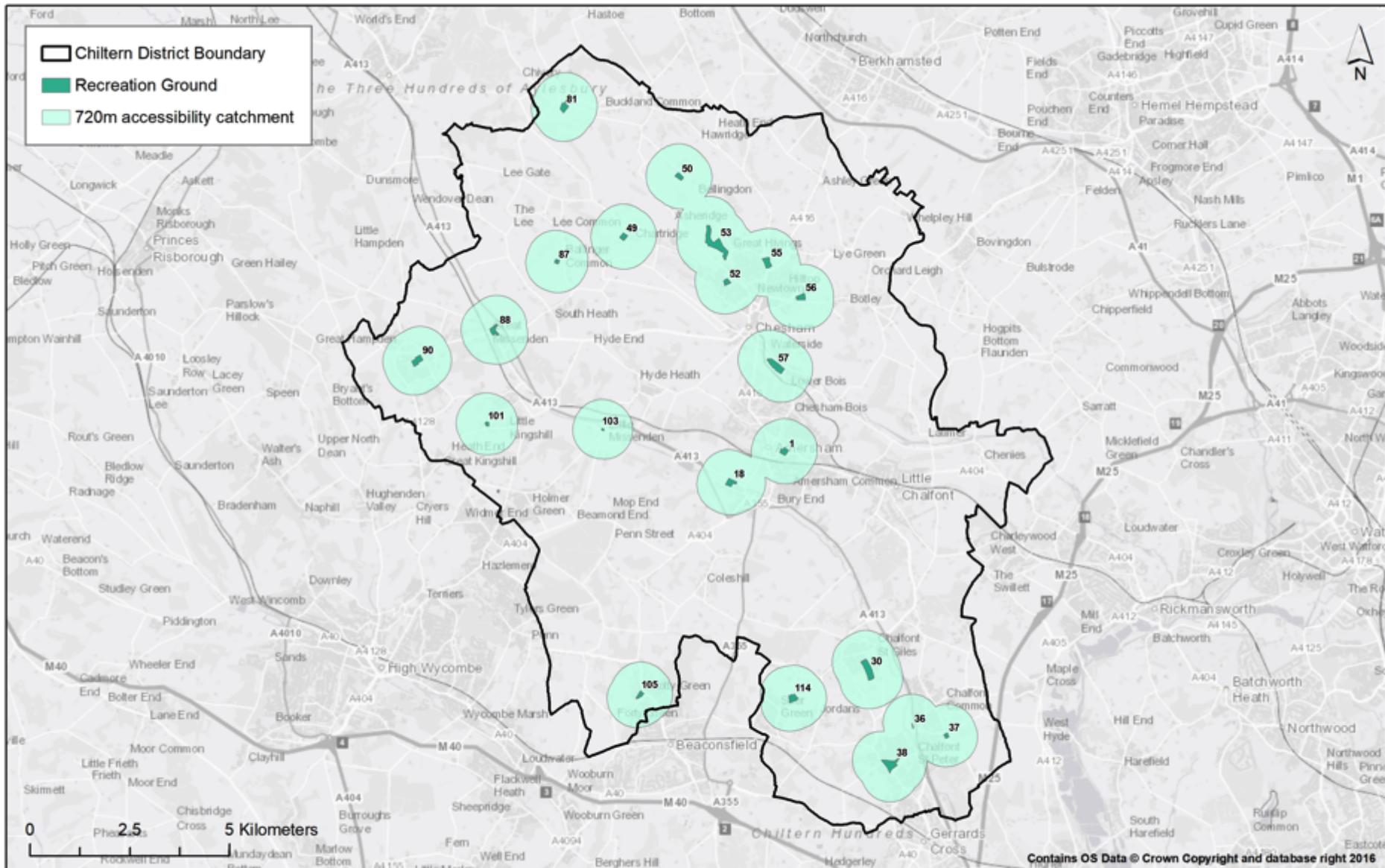
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Figure 7.1: Location of Recreation Grounds – Chiltern District

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### CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY



Recreation Grounds accessibility catchment

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

**PARKS AND GARDENS – CHILTERN DISTRICT**

7.25. The Fields in Trust standard for accessibility in relation to Parks and Gardens is **710 m** (approximately a 10-minute walk).

7.26. A map indicating accessibility is shown as figure 7.2.

7.27. There is a shortage of Parks and Gardens in the south of the District, and there is no provision below Little Chalfont. Some upgrading of existing open space to cover the relatively large communities in and around Chalfont St Giles, Chalfont Common, and Coleshill should be considered, particularly as populations increase over the forthcoming twenty years.

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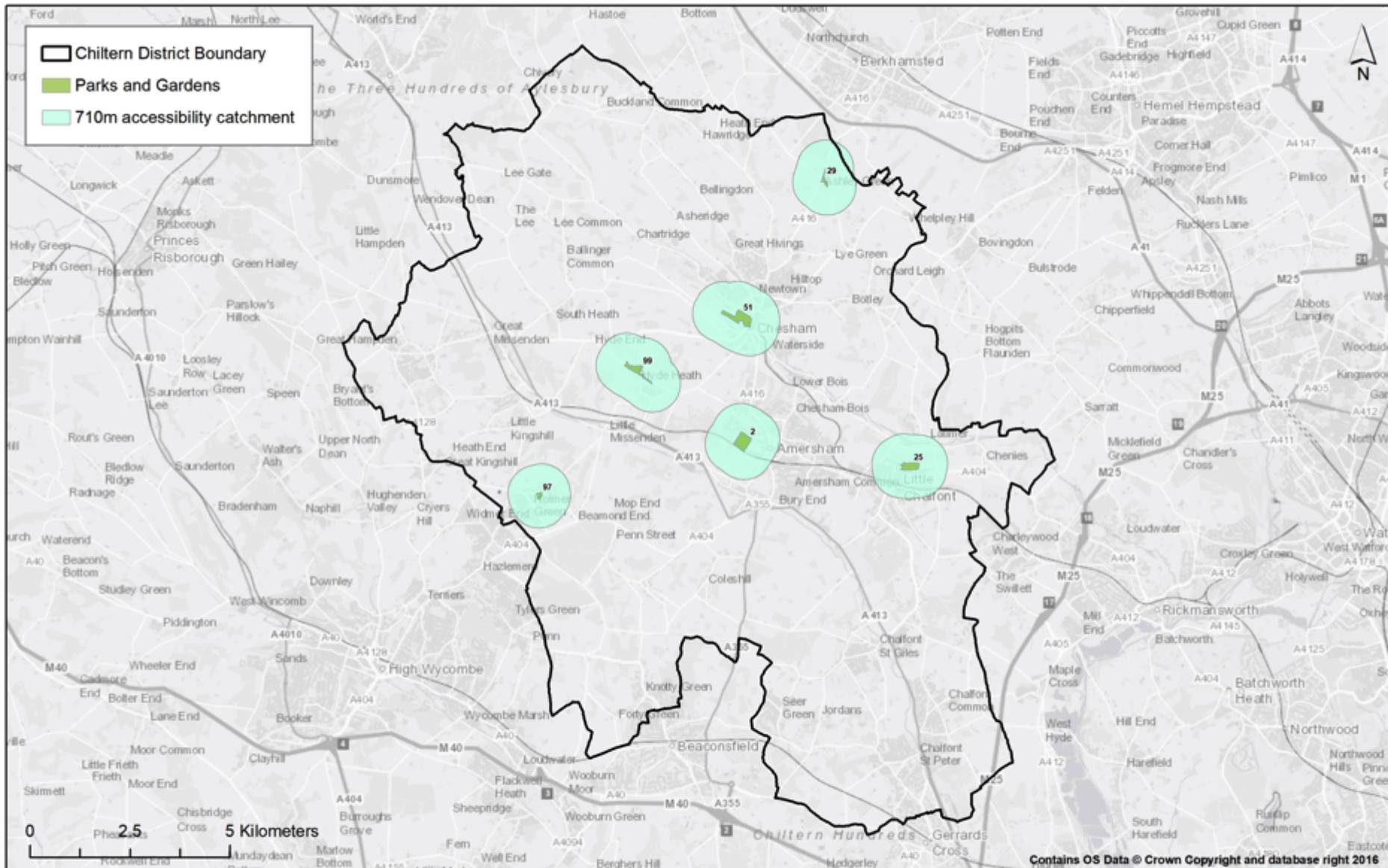
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Figure 7.2: Accessibility of Parks and Gardens using Fields in Trust walking standards – Chiltern District

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### CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY



Public Parks and Gardens accessibility catchment

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

#### AMENITY GREENSPACE – CHILTERN DISTRICT

7.28. The Fields in Trust standard for accessibility in relation to Amenity Greenspace is 480 m (approximately a 6-minute walk).

7.29. A map indicating accessibility is shown as figure 7.3.

7.30. Although the quantities of Amenity Greenspace are relatively low compared to national guidelines, their distribution is even across communities in Chiltern District

7.31. It will, however, be important to build small areas of this type in areas of new development.

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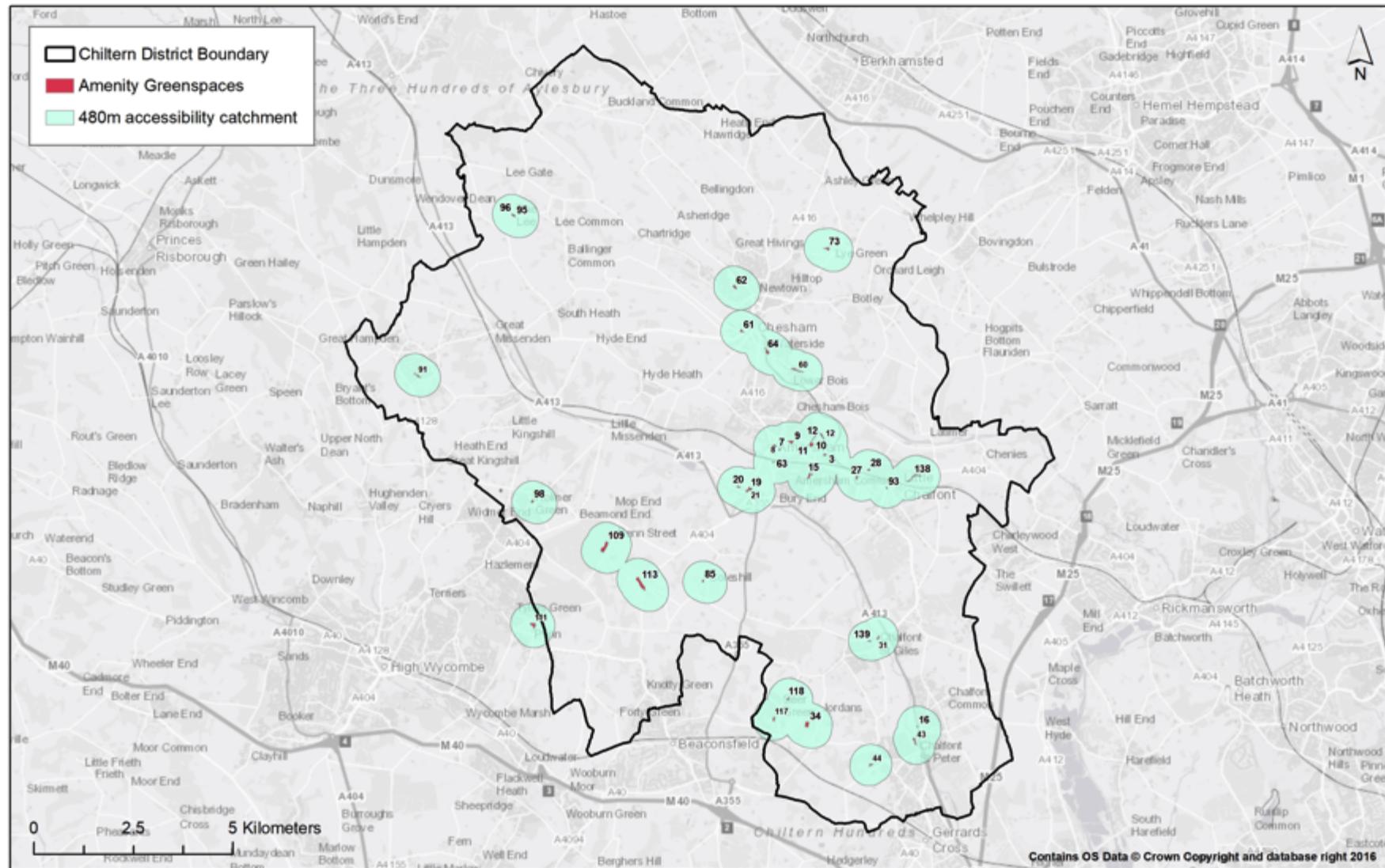
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Figure 7.3: Accessibility of Amenity Greenspace using Fields in Trust walking standards – Chiltern District

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# CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY



### Amenity Greenspaces accessibility catchment



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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

**PROVISION FOR CHILDREN AND YOUNG PEOPLE – CHILTERN DISTRICT**

7.32. The Fields in Trust standard for accessibility in relation to Amenity Greenspace is as follows:

- **Local Areas for Play (LAPs) aimed at very young children: 100m;**
- **Locally Equipped Areas for Play (LEAPs) aimed at children who can go out to play independently: 400m; and**
- **Neighbourhood Equipped Areas for Play (NEAPs) aimed at older children: 1,000m.**

7.33. Maps indicating accessibility is shown as figure 7.4.

7.34. The number of sites that offer Facilities for Children and Young People are fairly evenly distributed across the District

7.35. Intermediate-sized facilities (LEAPs) are scarce in the Coleshill and Chalfont St Giles areas

7.36. Larger facilities (NEAPs) offer opportunities for play across a wider catchment. Sites are fairly well distributed, but larger facilities of this type should be considered for the area to the west of the District (Homer Green, Tylers Green, and Penn)

7.37. There are standards which have been established by Fields in Trust for new provision. These are shown as table 7.8.

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Table 7.8: Recommended application of quantity benchmark guidelines – Equipped/Designated Play Space

SCALE OF DEVELOPMENT	LOCAL AREA FOR PLAY (LAP)	LOCALLY EQUIPPED AREA FOR PLAY (LEAP)	NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)
5-10 DWELLINGS	✓ ✓		
10-200 DWELLINGS	✓ ✓	✓ ✓	
201-500 DWELLINGS	✓ ✓	✓ ✓	Contribution
500+ DWELLINGS	✓ ✓	✓ ✓	✓ ✓

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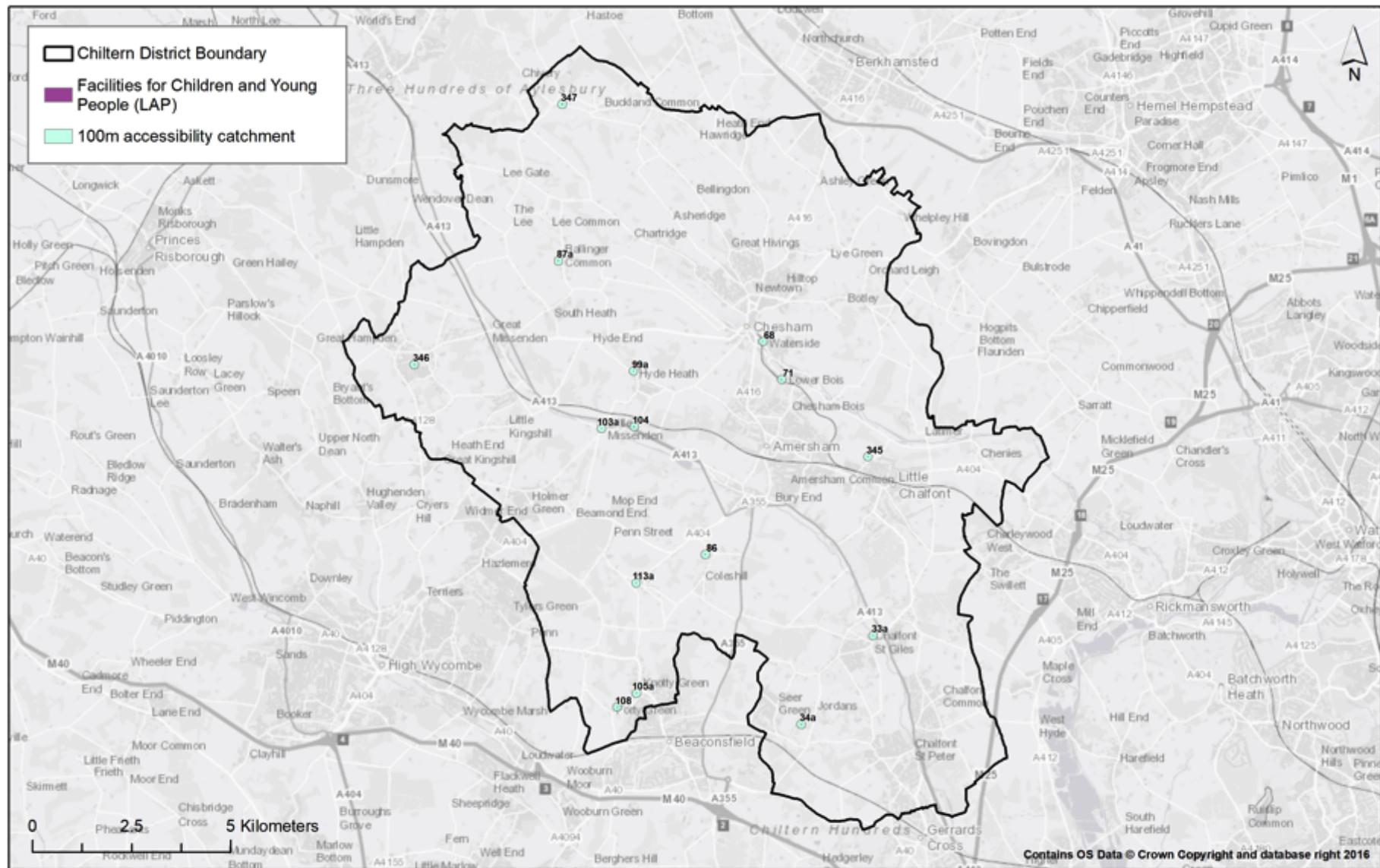
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Figure 7.4: Accessibility of Facilities for Children and Young People using Fields in Trust walking standards – Chiltern District

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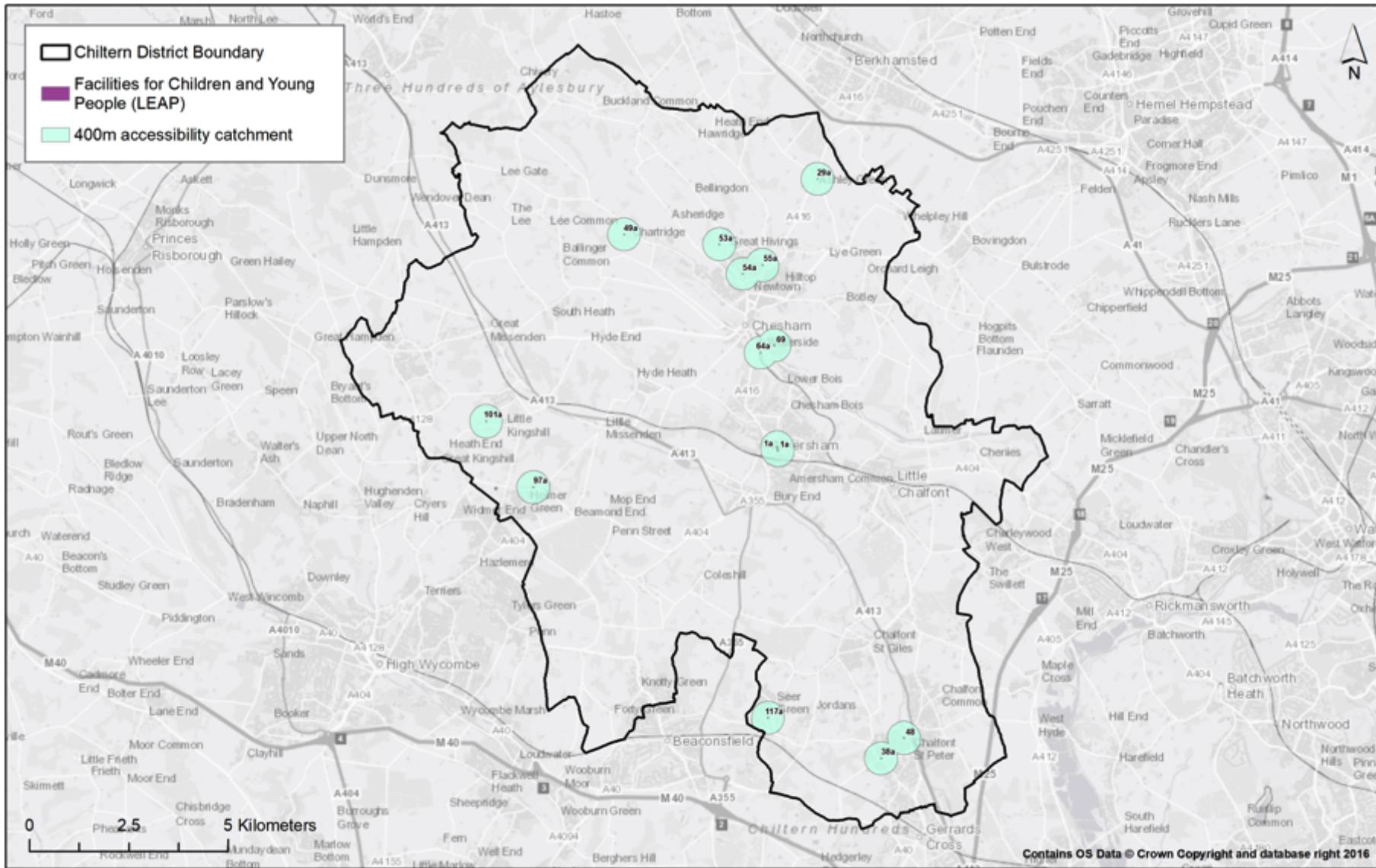


## **Facilities for Children and Young People (LAP) accessibility catchment**

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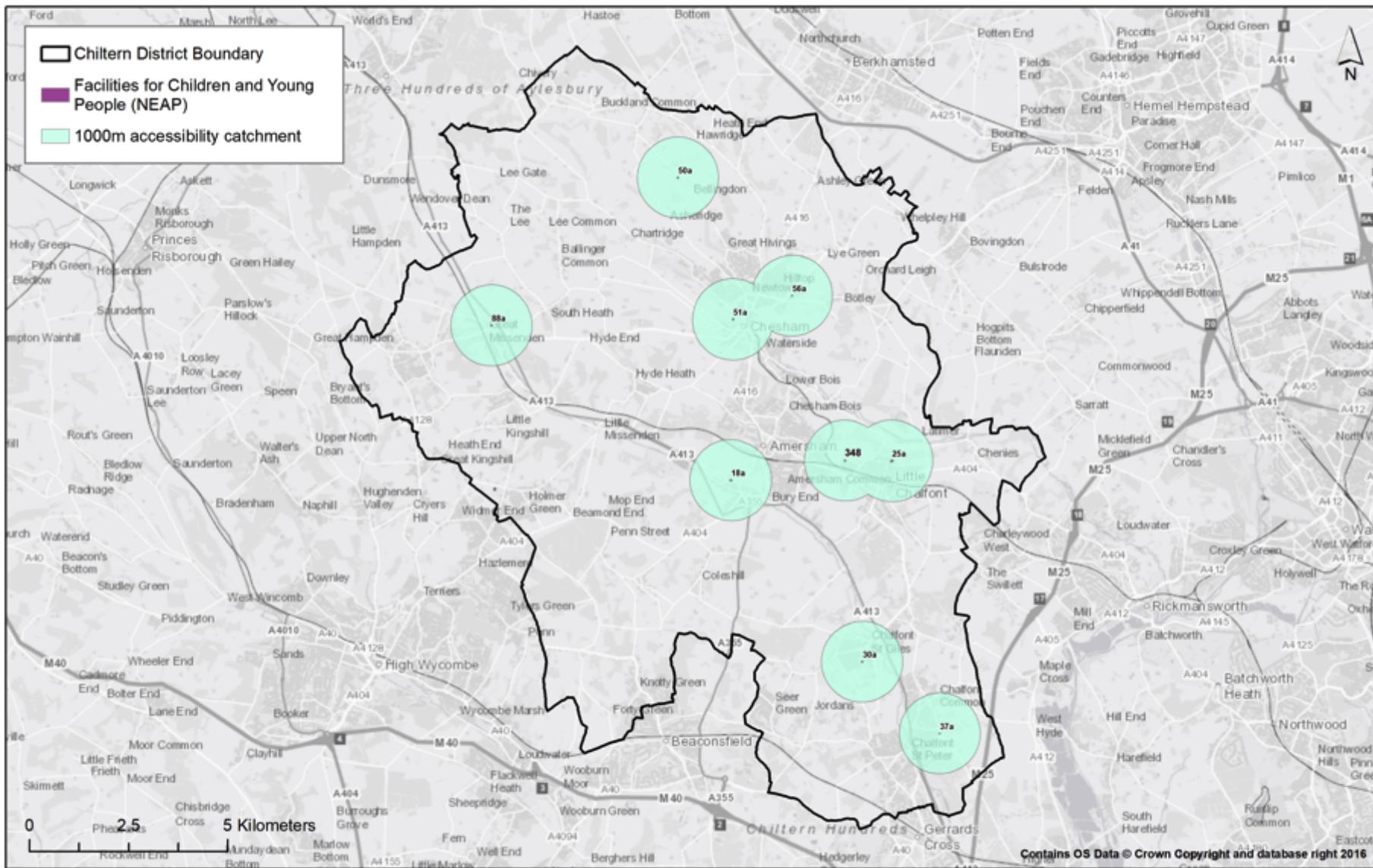


Facilities for Children and Young People (LEAP) accessibility catchment

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Facilities for Children and Young People (NEAP) accessibility catchment

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

### NATURAL AND SEMI- NATURAL GREENSPACE – CHILTERN DISTRICT

7.38. The Fields in Trust standard for accessibility in relation to Natural and Semi-Natural Greenspace is **720 m** (approximately a 10-minute walk)

7.39. A map indicating accessibility is shown as figure 7.5.

7.40. The supply across the District is relatively even. There is a healthy supply of this form of open space in Chiltern District, augmented by access to the countryside for informal recreation such as walking, cycling and horse riding

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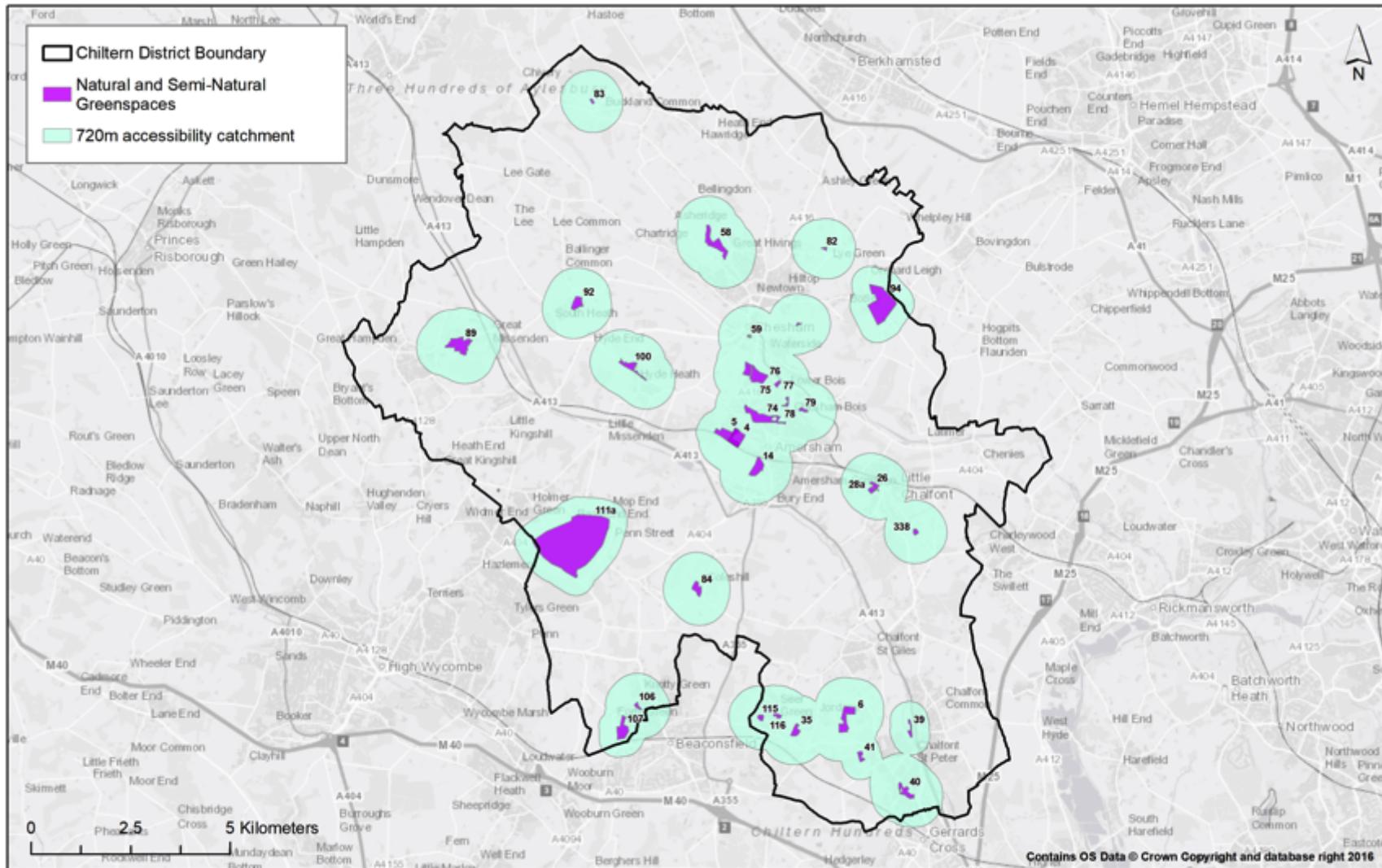
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Figure 7.5: Accessibility of Natural and Semi-Natural Greenspace using Fields in Trust walking standards – Chiltern District

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### CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY



Natural and Semi-Natural Greenspaces accessibility catchment



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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

### ACCESSIBLE COUNTRYSIDE ON THE URBAN FRINGE

- 7.41. Some Natural and Semi-Natural Greenspace is in the form of **Accessible Countryside on the Urban Fringe**. This is a useful contribution to current and projected need, and is shown as figure 7.6. It should be noted that degrees of accessibility do vary, and as indicated in the quality analysis, steps need to be taken in some cases to improve and connect the footpath network, and to increase the degree of signage, and particularly waymarking.

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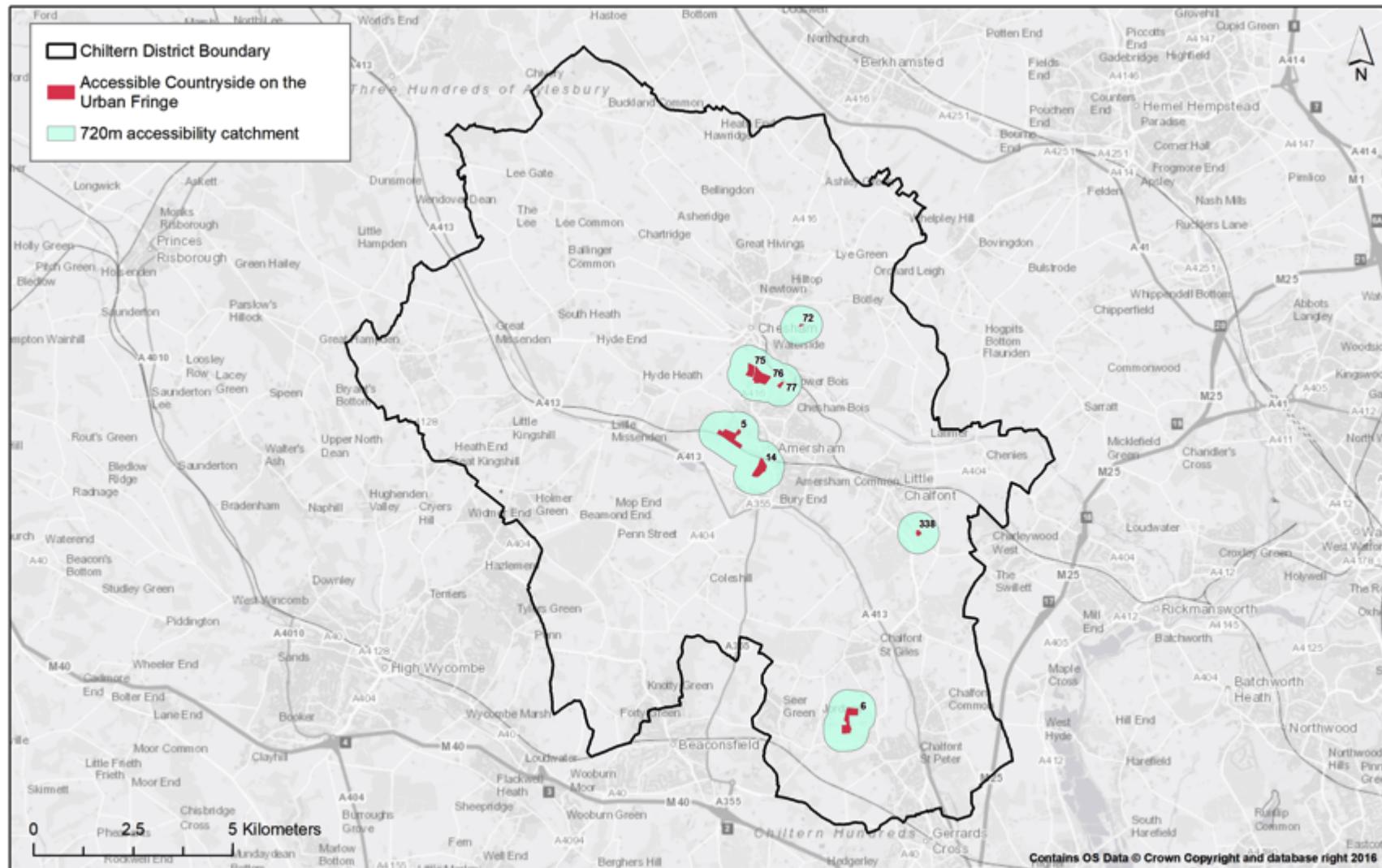
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Figure 7.6: Accessibility of Accessible Countryside on the Urban Fringe using Fields in Trust walking standards – Chiltern District

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**



Accessible Countryside on the Urban Fringe accessibility catchment



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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

##### **ALLOTMENTS – CHILTERN DISTRICT**

- 7.42. There is no Fields in Trust standard for accessibility in relation to Allotments. However, Greater London Authority guidelines for Allotments of local significance (all in South Bucks are only of local significance in terms of size) indicate a standard of **400m** (approximately a 5-minute walk). This is the only nationally-recognised standard, and is relevant in that it is linked to the Fields in Trust methodology of using walk times connected to distances from open space perimeters to outlying catchment areas
- 7.43. GLA standards for accessibility for Allotments and Cemeteries are shown as Table 7.11.
- 7.44. A map indicating accessibility is shown as figure 7.7.

**Table 7.11 GLA accessibility guidelines for Allotments and Cemeteries**

OPEN SPACE TYPOLOGY	REGIONAL SIGNIFICANCE (OVER 400 HA)	METROPOLITAN SIGNIFICANCE (60-400 HA)	DISTRICT SIGNIFICANCE (20-60 HA)	LOCAL SIGNIFICANCE
ALLOTMENTS	8km	3.2km	1.2km	400m
CEMETERIES	8km	3.2km	1.2km	400m

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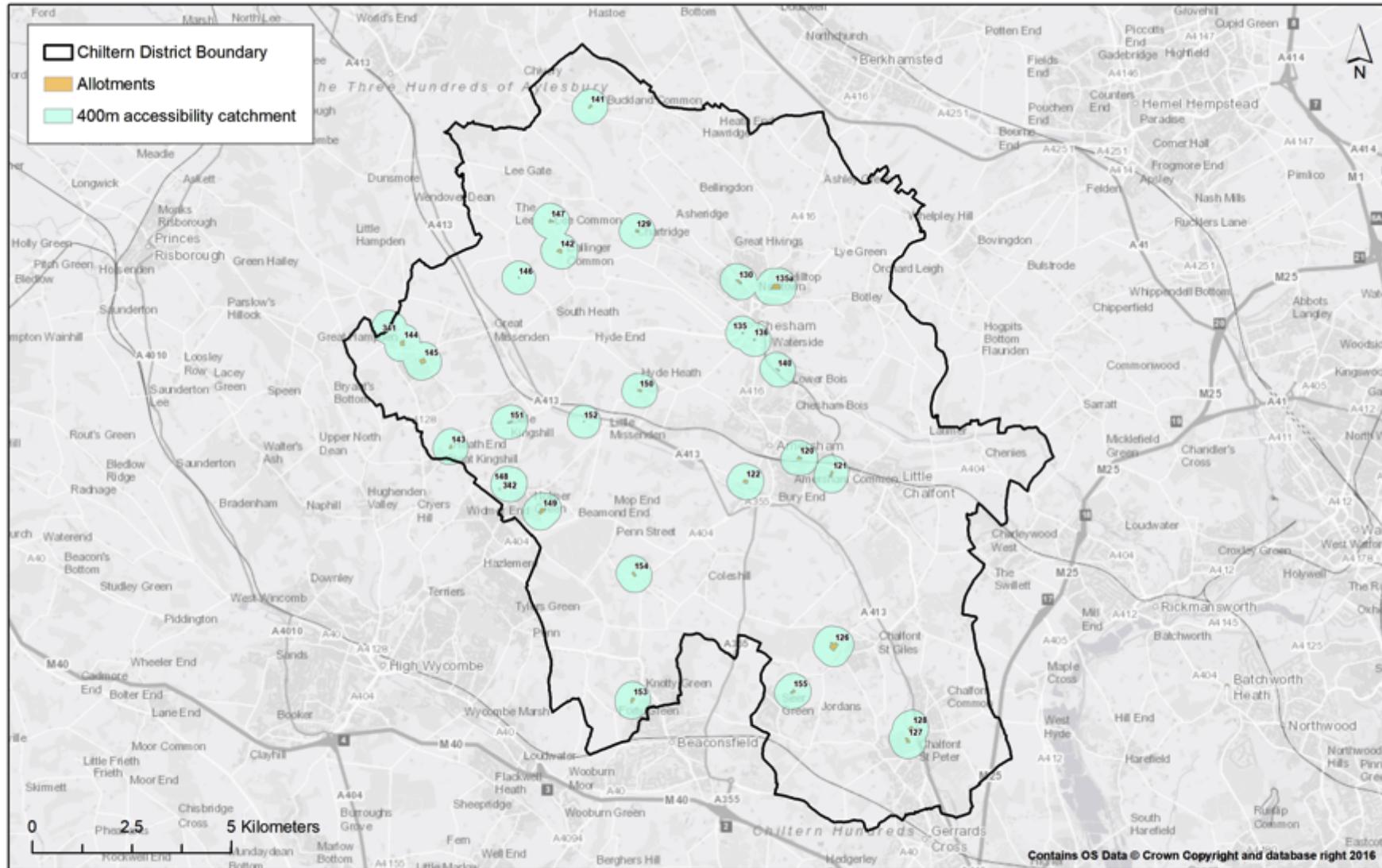
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Figure 7.7: Accessibility of Allotments using GLA standards – Chiltern District

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### CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY



Allotments accessibility catchment



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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

**CEMETERIES – CHILTERN DISTRICT**

- 7.45. There is no Fields in Trust standard for accessibility in relation to cemeteries for outdoor recreation. However, Greater London Authority guidelines for cemeteries of local significance indicate a standard of **400 m** (approximately a 5-minute walk) for those of local significance, and **1.2 km** for those of district significance – see Table 7.11. Greenacres Woodland Burial site falls within the latter category, and although independently managed, it provides extensive woodland amenity space with well interpreted walks over a considerable area.
- 7.46. A map indicating accessibility is shown as figure 7.8.

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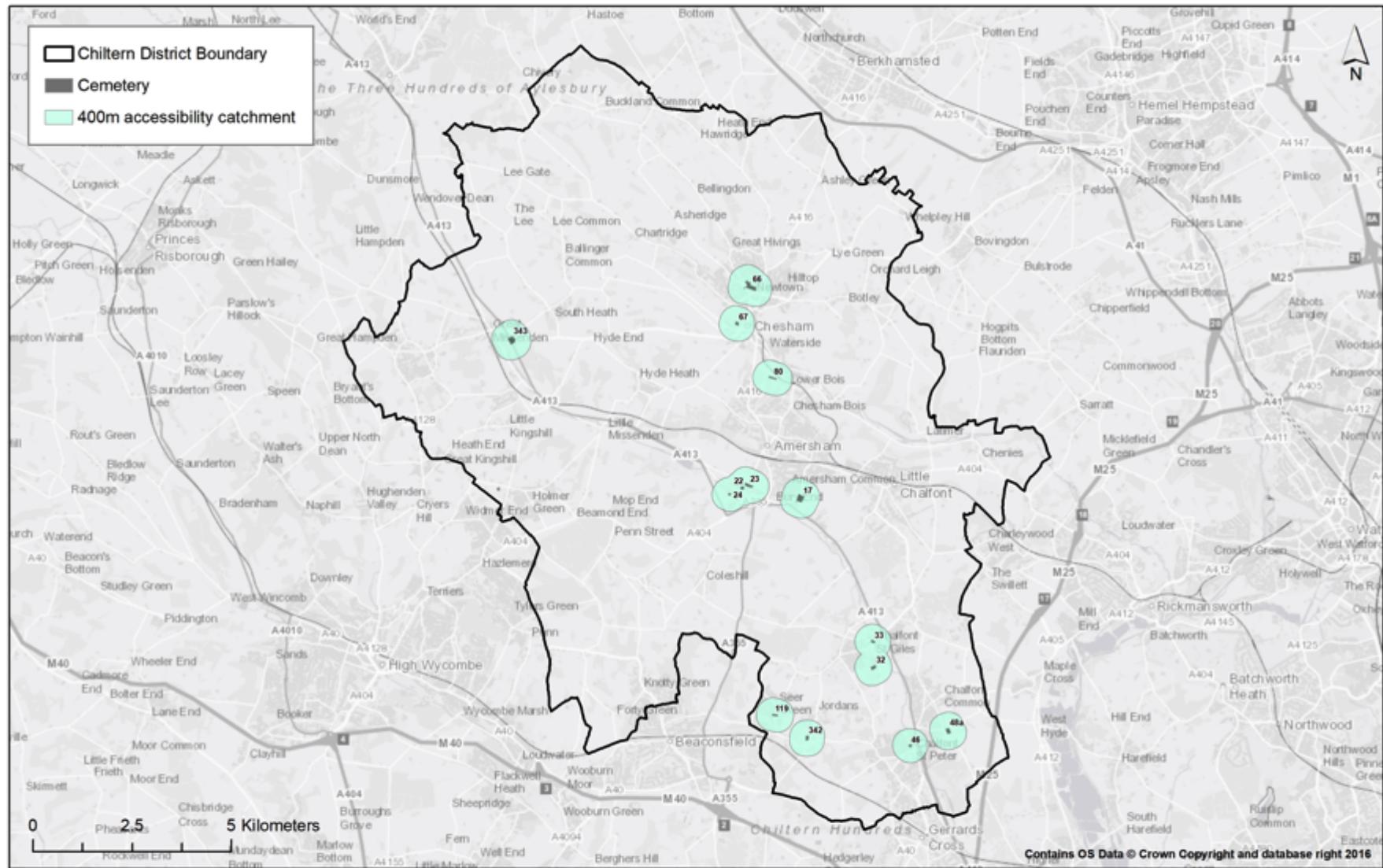
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Figure 7.8: Accessibility of Cemeteries using GLA standards – Chiltern District

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# CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY



### Cemeteries accessibility catchment



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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

**ACCESSIBLE PRIVATE OPEN LAND – CHILTERN BUCKS DISTRICT**

- 7.47. In order to differentiate between public and privately accessible open land, figure 7.9 indicates open space which is accessible, but managed privately. The quality audit is used to rate each open space in this category in accordance with its designation (Public Park and Garden, Natural and Semi-Natural Greenspace, etc.).

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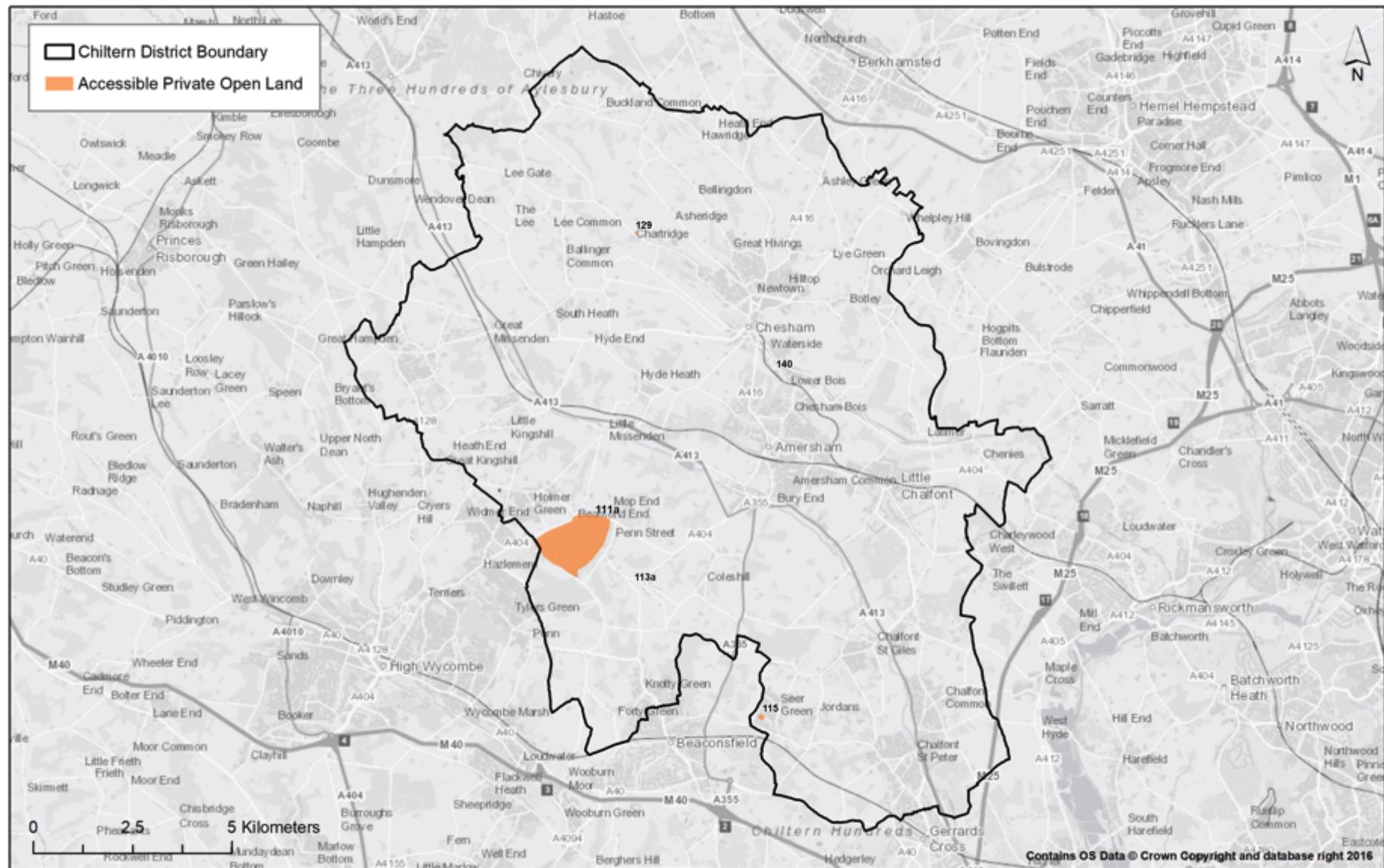
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Figure 7.9: Location of Accessible Private Open Land – Chiltern District

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**



## **Accessible Private Open Land**

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

## CIVIC SPACES

7.48. There is no Fields in Trust standard for accessibility in relation to Civic Spaces. However, these are an important resource in the District, and include its war memorials.

7.49. A map indicating location is shown as figure 7.10.

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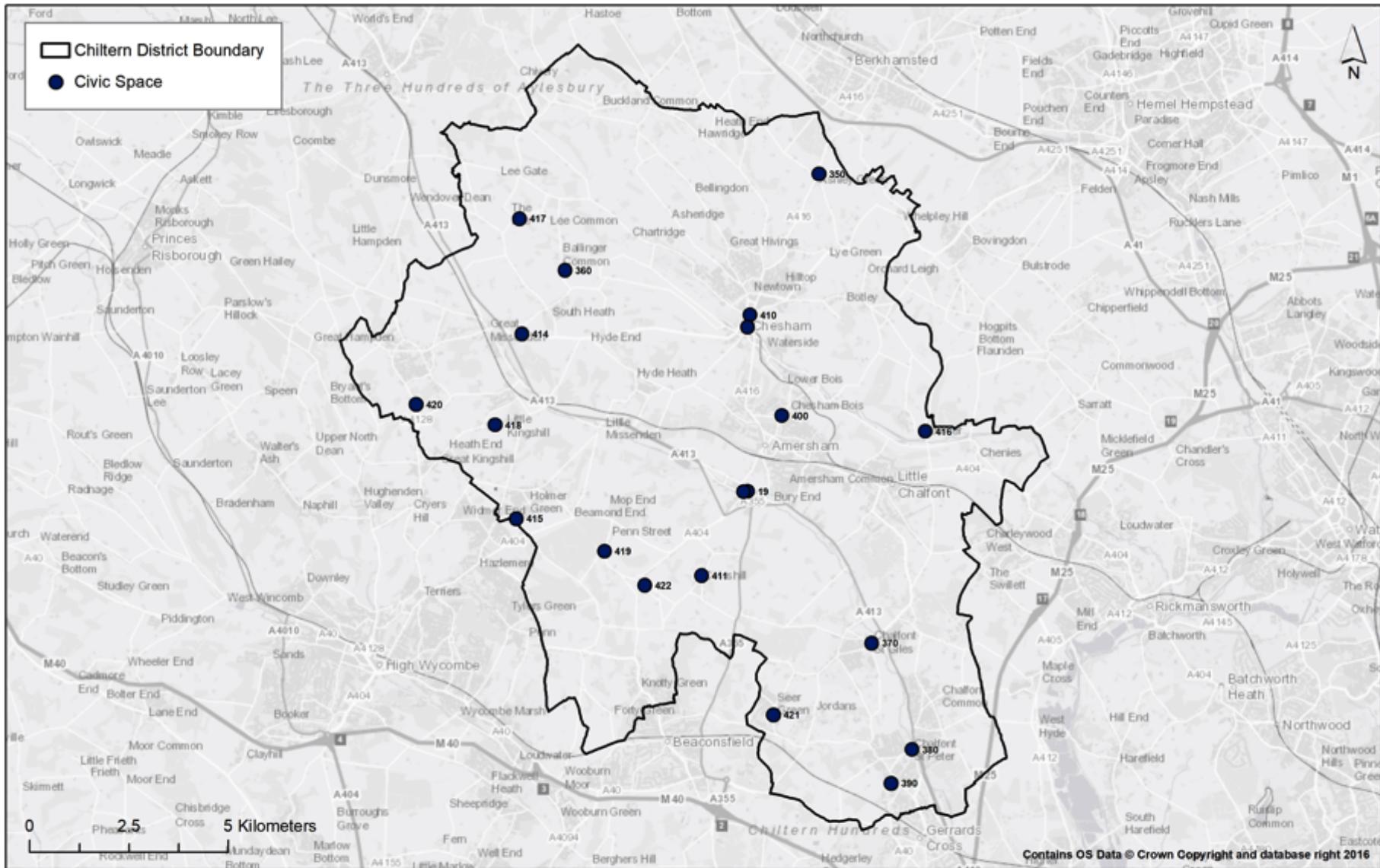
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

Figure 7.10: Location of Civic Spaces – Chiltern District

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### CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY



Civic Spaces

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

## 8. FUTURE QUANTITY AND ACCESS CHALLENGES – SOUTH BUCKS DISTRICT

### QUANTITY CHALLENGES

#### PARKS AND GARDENS – SOUTH BUCKS DISTRICT

- 8.1. South Bucks District is particularly well-provided with Parks and Gardens. In accordance with standard methodology traditionally applied to PPG17 studies, all open space which is accessible to the public should be included in calculations relating to quantity and accessibility. The District is privileged to have access to a number of sites of at least national significance. These include the Cliveden Estate and Burnham Beeches. As these sites are accessible to the public, and in accordance with information supplied by the client, these larger sites have been included in the quantitative analysis.
- 8.2. Projected population figures for 2036 show a 19% increase over 2014. At the current level of provision, the quantity of land available in this category decreases accordingly. Nevertheless, there is an abundance of open space of this type which is easily accessible to all residents of the District, as well as large numbers of external visitors from outside the District. Whilst there is a healthy supply of Parks and Gardens, the need to protect smaller sites must not be overlooked as these can be very valuable to local communities, particularly those where there is no or limited public transport (e.g. Iver Heath, Richings Park, and Iver Village).
- 8.3. A quantitative analysis of “Parks and Gardens” for current and future population levels is shown as Table 8.1.

Table 8.1: Quantitative Analysis of Parks and Gardens across the South Bucks District

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERTSUPPLY 2036
South Bucks District	16	903.4	68,500	13.2	54.8 ha	848.6 ha	81,800	65.4 ha	838.0 ha



Deficit  
Oversupply

- 8.4. The standard for Parks and Gardens is **0.8 ha/1,000 population** (total amount of current provision / population). This indicates that the requirement of 54.8 ha for the current population. However, the scale of provision in the District in the form of publicly accessible parks and gardens is way beyond the

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requirement. Because of the projected rise in population by 2036, a proportionately larger quantity is required (65.4 ha) in relation to the standard. However, supply is nevertheless well in excess of demand, and is likely to remain so.

- 8.5. An analysis of Parks and Gardens by selected key settlements within the District is shown at Annex C. This indicates that five settlements exceed the national standard, and three are in deficit. Beaconsfield, Gerrards Cross, Burnham and Taplow are particularly well-served by access to large Parks and Gardens.

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### AMENITY GREENSPACE – SOUTH BUCKS DISTRICT

- 8.6. There is fairly consistent coverage of Amenity Greenspace across the District. However, there is an oversupply, partly because there are some sites of considerable size (e.g. Gerrards Cross Common). It should be noted that some sites are below the guideline figure of 0.2 ha because of their significance, or because of the absence of other Amenity Greenspace in the area. The figure for 2014 is considerably in excess of the guideline figure of 0.6 ha/1,000 population. The figure decreases a little with population increase predicted for 2036, but is still in excess of the guideline. As with Parks and Gardens, care should be taken to protect smaller sites which can be of great value to local communities.
- 8.7. A quantitative analysis of “Amenity Greenspace” for current and future population levels is shown as Table 8.2.

Table 8.2: Quantitative Analysis of Amenity Greenspace

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERTSUPPLY 2036
South Bucks District	49	101.6	68,500	1.48	41.1 ha	60.5 ha	81,800	49.1 ha	52.5 ha



Deficit  
Oversupply

- 8.8. At a settlement level, some communities are in deficit in relation to Amenity Greenspace. However, some have access to levels which are more than adequate. Gerrards Cross in particular is very well served with Amenity Greenspace.

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### PROVISION FOR CHILDREN AND YOUNG PEOPLE – SOUTH BUCKS DISTRICT

- 8.9. The Fields in Trust recommended standard for equipped/designated play areas is **0.25 ha/1,000 population**. Some play areas were found whilst conducting the audit which are not included in official council records.
- 8.10. A quantitative analysis of provision for “Children and Young People” is shown as Table 8.3.
- 8.11. The current requirement is over 17 ha for the population of South Bucks. There is therefore a considerable deficit. This becomes wider as the population increases by nearly 20% by 2036.

Table 8.3: Quantitative Analysis of Provision for Children and Young People

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERTSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
South Bucks District	23	4.15	68,500	0.06	17.13	12.98	81,800	20.45	16.3



Deficit

Oversupply

- 8.12. All settlements have a shortfall in terms of supply for this category of provision in comparison with the FIT standard.

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## CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY

### NATURAL AND SEMI-NATURAL GREENSPACE – SOUTH BUCKS DISTRICT

- 8.13. The Fields in Trust guideline quantitative figure for Natural and Semi-Natural Greenspace is **1.8 ha per 1,000 population**.
- 8.14. There is an unprecedented quantity of accessible Natural and Semi-Natural Greenspace within the District. This amounts to over 1,050 hectares, and consists of many smaller areas of woodland and common as well as very large areas such as Black Park Country Park (162.34 ha) and Dropmore (213.29 ha). Even accounting for population increases by 2036, there is a large oversupply of open space in this category, reflecting the rural nature of the District and the availability of publicly accessible land.
- 8.15. A quantitative analysis of provision for “Natural and Semi-Natural Greenspace” is shown as Table 8.4.

Table 8.4: Quantitative Analysis of Natural and Semi-Natural Greenspace

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERTSUPPLY 2036
South Bucks District	41	1051	68,500	15.34	123.3 ha	927.7 ha	81,800	147.24 ha	903.76 ha



Deficit  
Oversupply

- 8.16. There is an excellent supply of Natural and Semi-Natural Greenspace in the District at a settlement level. Because of anticipated population growth, if no further increase in supply was achieved, access in Beaconsfield would move to a current excess of supply against national standard to a shortfall by 2036. Gerrards Cross is short of provision. However, all other settlements have an adequate supply which would even be maintained with rising anticipated population levels up to the year 2036.

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## **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

### **ALLOTMENTS – SOUTH BUCKS DISTRICT**

8.17. There are 10 allotment sites in the District. The total area of these sites is 18.7 ha. This is in excess of the current requirement of 13.7 ha. Even accounting for the need for a further 3.7 ha by 2036, there is still an oversupply of 2.34 ha.

8.18. A quantitative analysis of provision for “Allotments” is shown as Table 8.5.

**Table 8.5: Quantitative Analysis of Allotments**

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2014	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERTSUPPLY 2036
South Bucks District	10	18.7	68,500	0.27	13.7 ha	5.0	81,800	16.36 ha	2.34 ha



Deficit

Oversupply

8.19. At a settlement level, some settlements have an adequate level of supply, and some are in deficit.

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

### **CEMETERIES – SOUTH BUCKS DISTRICT**

8.20. There are no defined guidelines in terms of quantitative standards for cemeteries. Any standard would be hindered by the different types of cemetery and churchyard currently encountered, including:

- **Churchyards which are still accepting burials**
- **Cemeteries which are still open for burial**
- **Churchyards which are redundant**
- **Cemeteries which are full**
- **Woodland burial.**

8.21. Any standard would also need to differentiate between the primary purpose of a cemetery or churchyard (i.e. for burial), and its purpose for informal recreation.

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### ACCESSIBILITY CHALLENGES

#### RECREATION GROUNDS – SOUTH BUCKS DISTRICT

7.50. There are no standards for accessibility in relation to the amenity value Recreation Grounds as opposed to their value as outdoor sports facilities, which is explored in the Playing Pitch Strategy. However, they do have value as spaces which can be used for walking, contemplation, and other passive pursuits.

7.51. A map indicating location is shown as figure 8.1.

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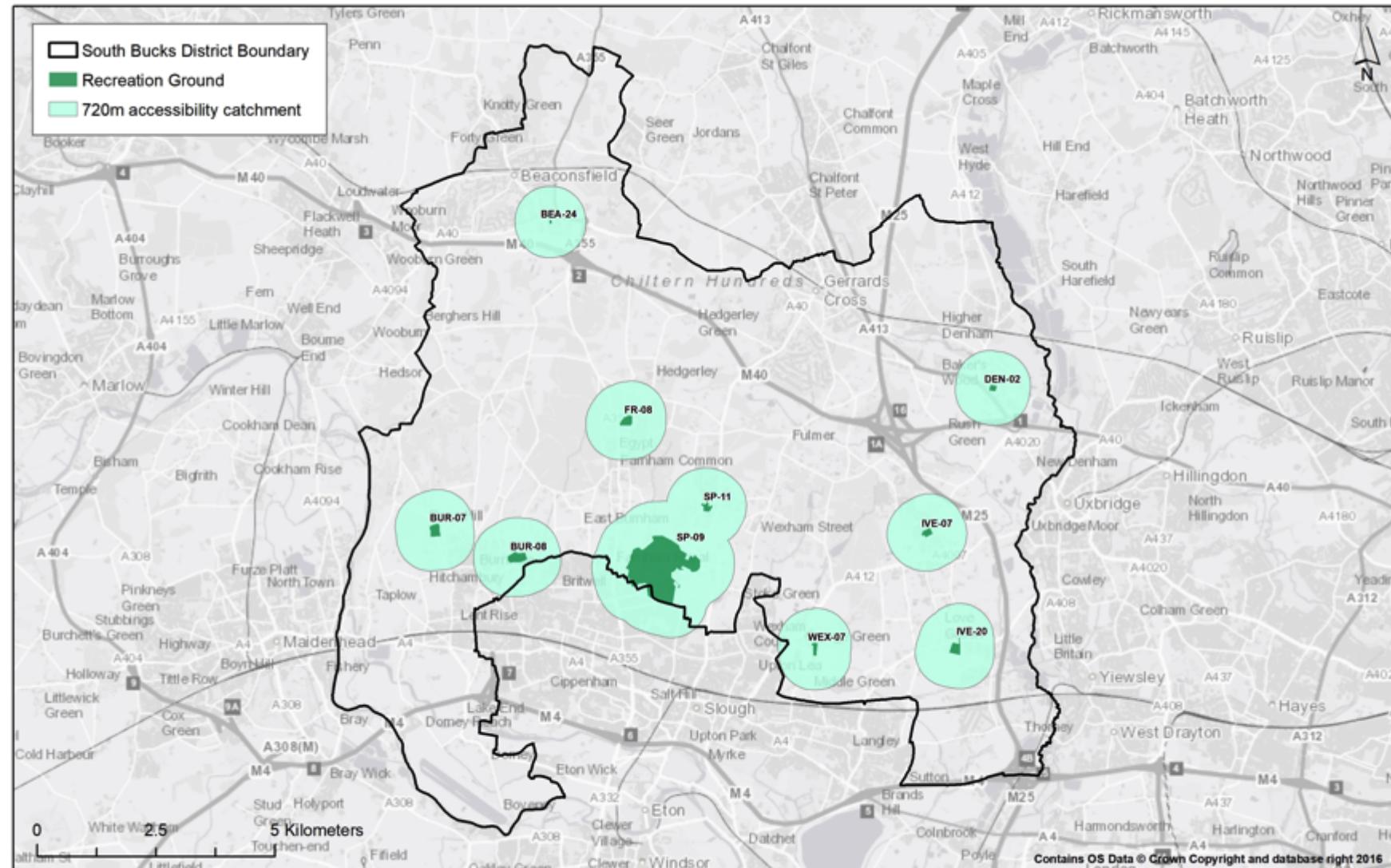
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Figure 8.1: Location of Recreation Grounds – South Bucks District

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Recreation Grounds accessibility catchment

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**PARKS AND GARDENS - SOUTH BUCKS DISTRICT**

- 8.22. The Fields in Trust standard for accessibility in relation to Parks and Gardens is **710 m** (approximately a 10-minute walk).
- 8.23. This standard must be used in conjunction with quantity standards. These are well in excess of requirement for current and projected populations for South Bucks. Nevertheless, a map indicating accessibility is shown as figure 8.2.
- 8.24. This does show some areas of shortfall in key areas of population, including Fulmer and Wexham. Parks such as Burnham Beeches, although managed by the Corporation of London, are fully accessible by car, and do compensate for local shortfall. It is unreasonable to expect open spaces in this designation to be extensively provided for small or isolated populations in rural areas, particularly as these are often compensated by access to large areas of accessible Natural and Semi-Natural Greenspace and countryside.

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Figure 8.2: Accessibility of Parks and Gardens using Fields in Trust walking standards – South Bucks District

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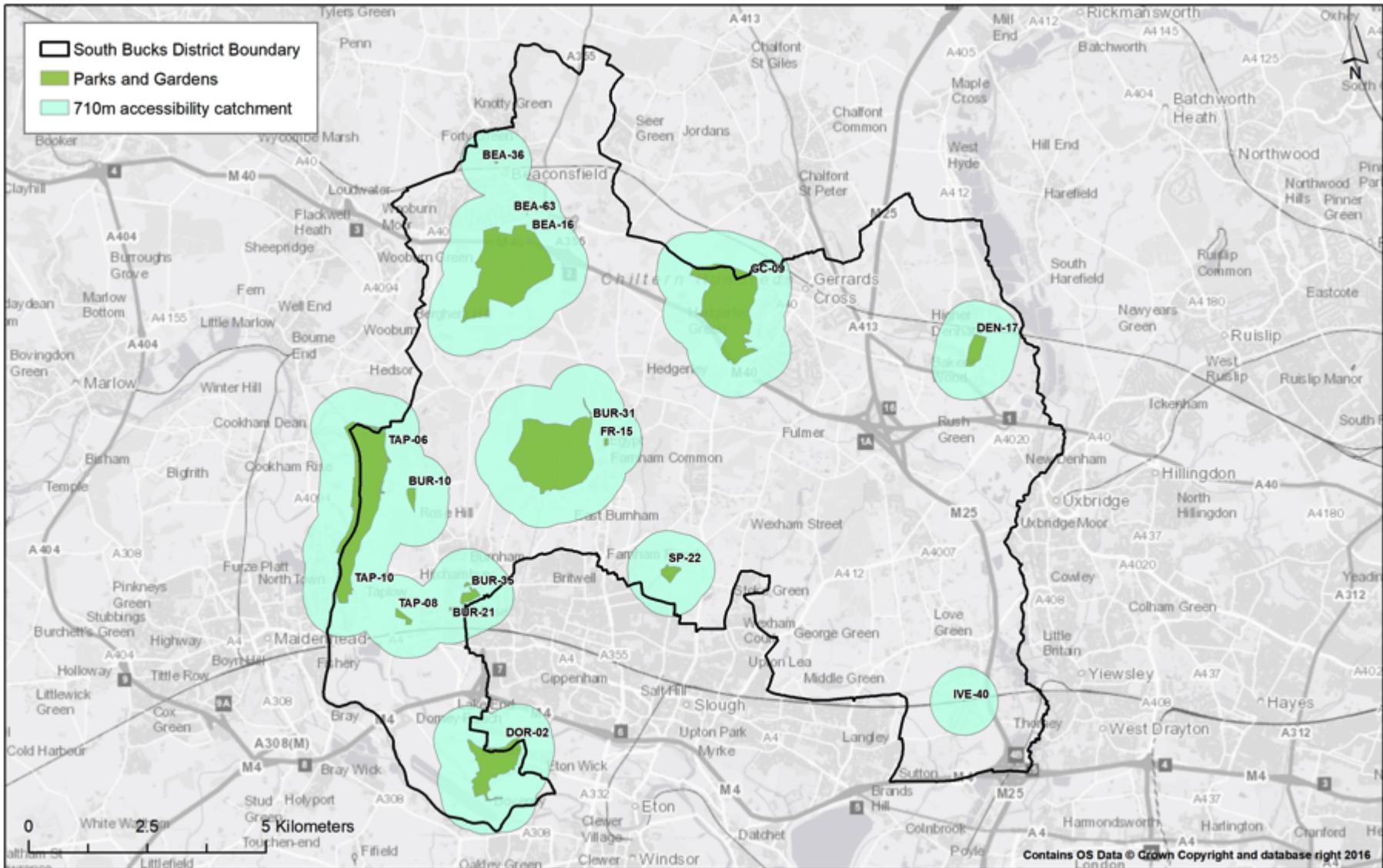
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Parks and Gardens accessibility catchment

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#### **AMENITY GREENSPACE – SOUTH BUCKS DISTRICT**

7.52. The Fields in Trust standard for accessibility in relation to Amenity Greenspace is 480 m (approximately a 6-minute walk).

7.53. A map indicating accessibility is shown as figure 8.3.

7.54. Most populated areas of the District are reasonably well supplied with Amenity Greenspace. In more urban and suburban areas this typically takes the form of areas of open space (usually grass areas) often forming part of residential areas. In rural areas, these Amenity Greenspaces can take the form of a village green. There are some areas which are relatively undersupplied (e.g. parts of Gerrards Cross and north Iver). However, some communities are much better served.

7.55. It will be important to build small areas of this type in areas of new development.

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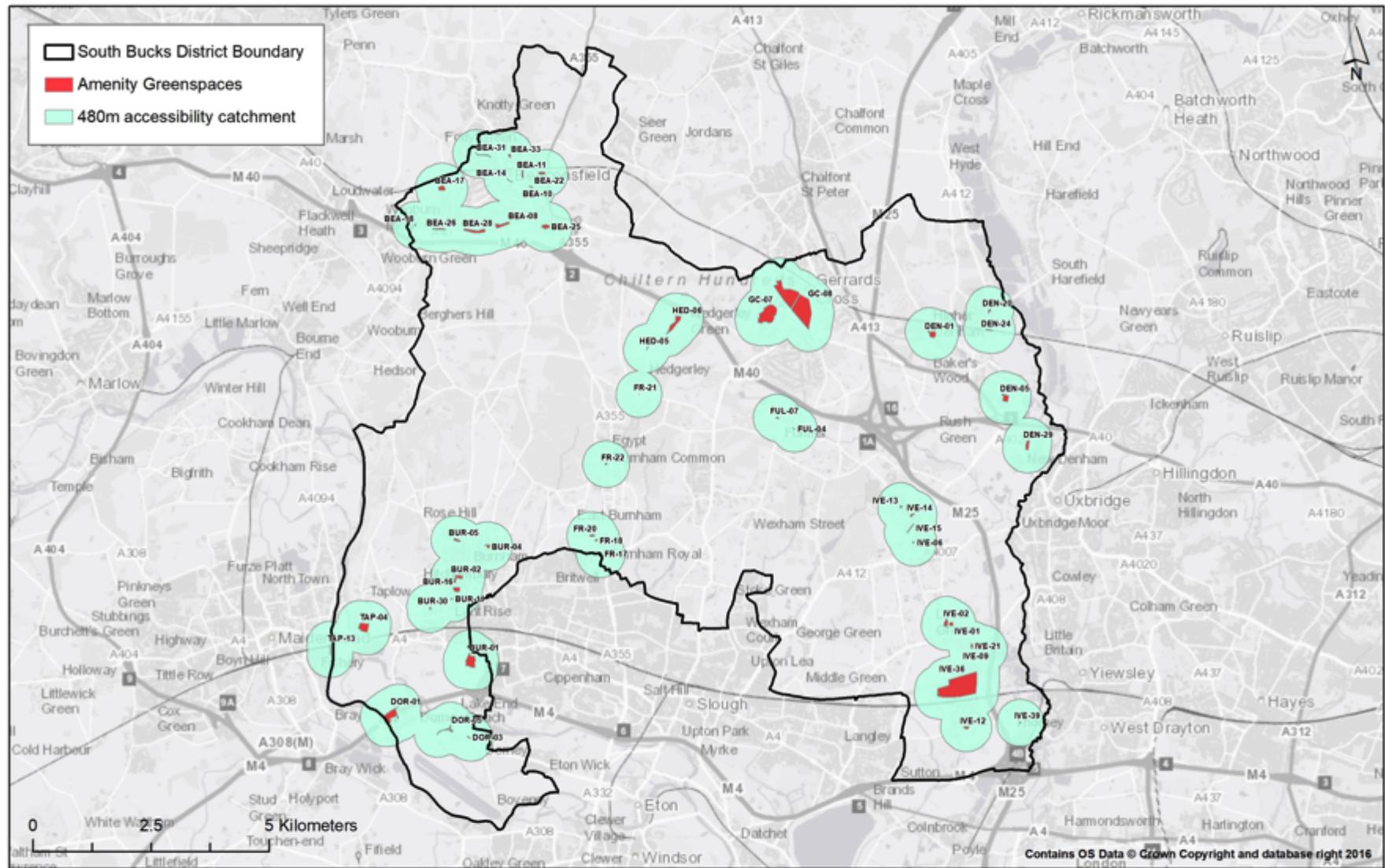
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**Figure 8.3: Accessibility of Amenity Greenspace using Fields in Trust walking standards – South Bucks District**

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Amenity Greenspaces accessibility catchment

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**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

**PROVISION FOR CHILDREN AND YOUNG PEOPLE – SOUTH BUCKS DISTRICT**

7.56. The Fields in Trust standard for accessibility in relation to Provision for Children and Young People is as follows:

- **Local Areas for Play (LAPs) aimed at very young children: 100m;**
- **Locally Equipped Areas for Play (LEAPs) aimed at children who can go out to play independently: 400m; and**
- **Neighbourhood Equipped Areas for Play (NEAPs) aimed at older children: 1,000m.**

7.57. Maps indicating accessibility are shown as figure 8.4.

7.58. There is a shortfall of provision in the Fulmer area. There is a particular shortfall in terms of access relating to the provision of Local Areas for Play (minimum activity zone of 100sqm) and Locally Equipped Areas for Play.

7.59. There are standards which have been established by Fields in Trust for new provision. These are shown as table 8.8.

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Table 8.8: Recommended application of quantity benchmark guidelines – Equipped/Designated Play Space

SCALE OF DEVELOPMENT	LOCAL AREA FOR PLAY (LAP)	LOCALLY EQUIPPED AREA FOR PLAY (LEAP)	NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)
5-10 DWELLINGS	✓ ✓		
10-200 DWELLINGS	✓ ✓	✓ ✓	
201-500 DWELLINGS	✓ ✓	✓ ✓	<b>Contribution</b>
500+ DWELLINGS	✓ ✓	✓ ✓	✓

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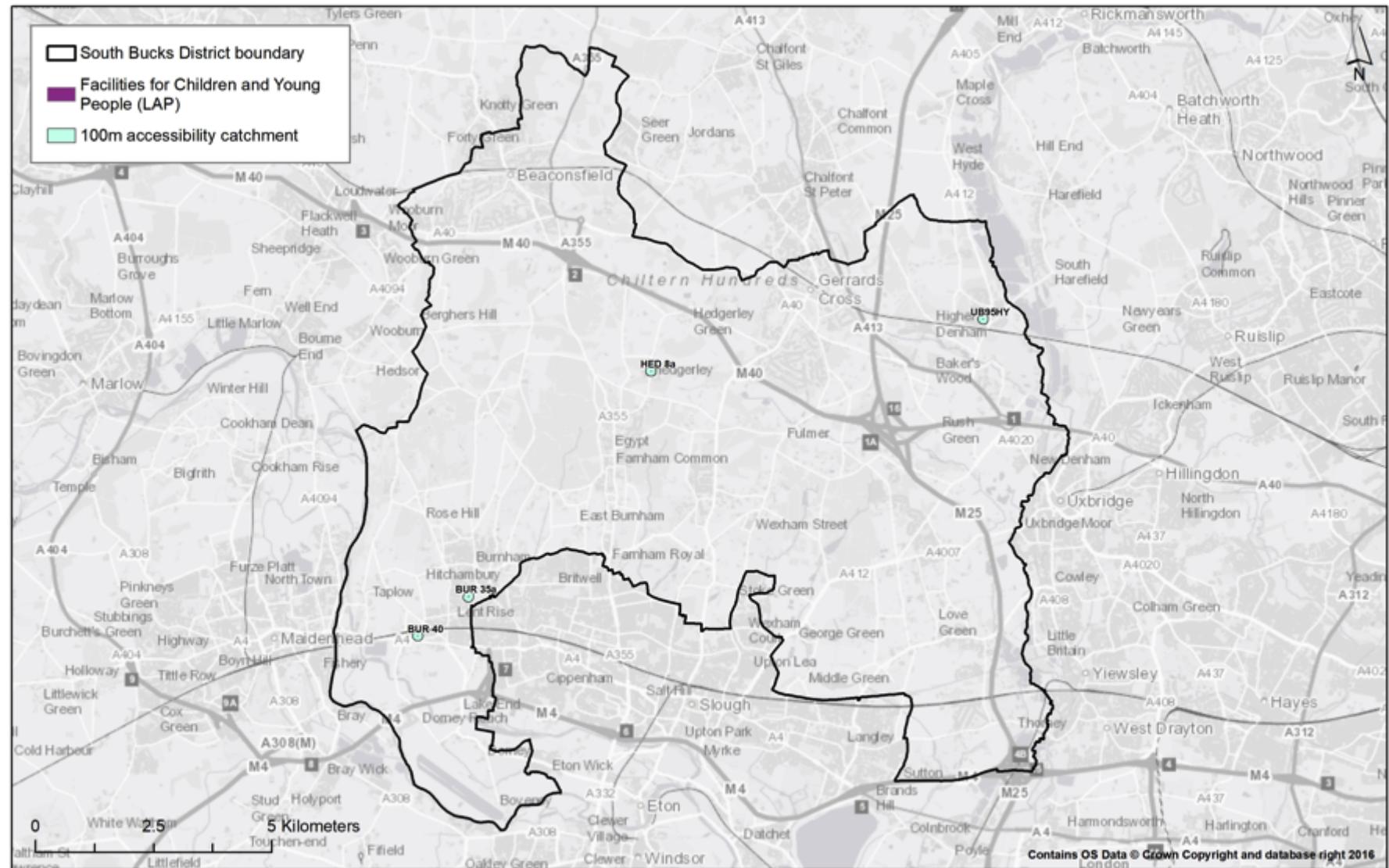
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Figure 8.4: Accessibility of Facilities for Children and Young People using Fields in Trust walking standards - LAPs, LEAPs and NEAPs – South Bucks District

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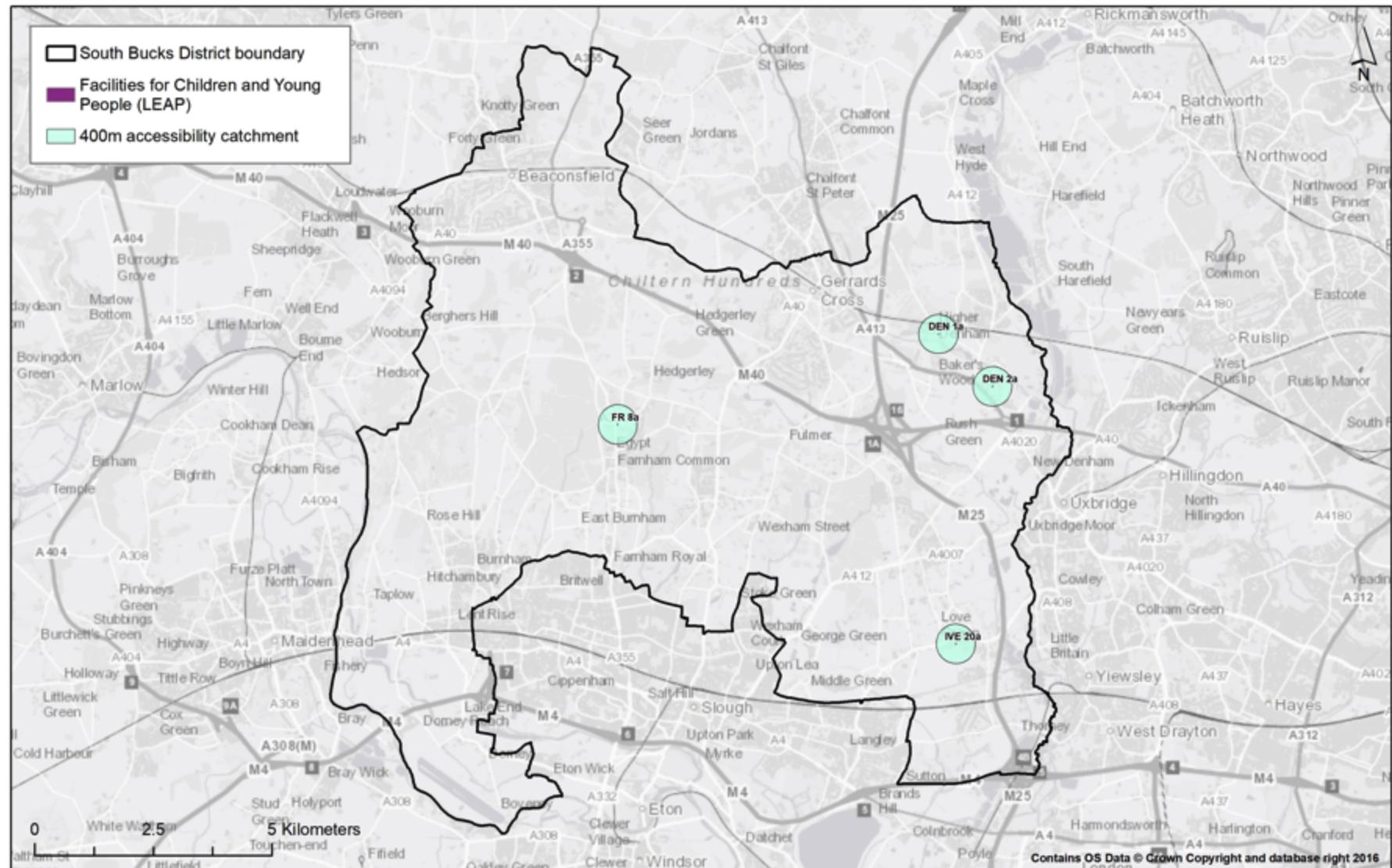


Facilities for Children and Young People (LAP) accessibility catchment

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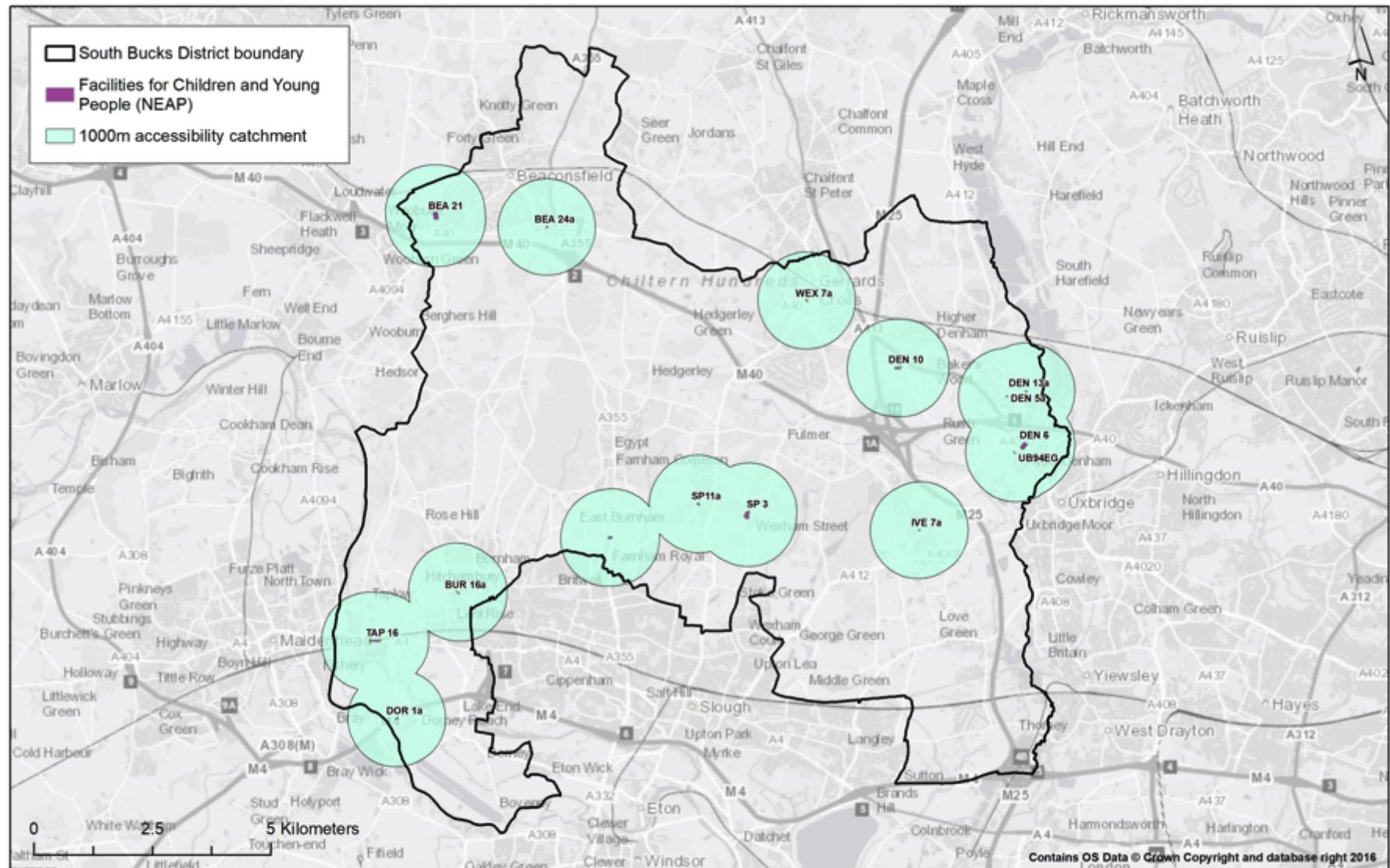


Facilities for Children and Young People (LEAP) accessibility catchment

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## **Facilities for Children and Young People (NEAP) accessibility catchment**

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#### NATURAL AND SEMI-NATURAL GREENSPACE – SOUTH BUCKS DISTRICT

7.60. The Fields in Trust standard for accessibility in relation to Natural and Semi-Natural Greenspace is **720 m** (approximately a 10-minute walk)

7.61. A map indicating accessibility is shown as figure 8.5.

7.62. There is an excellent supply of Natural and Semi-Natural Greenspace in and around all key settlements in South Bucks. However, it must be noted that some of the largest areas in this category are only partially accessible to the general public (e.g. Dropmore).

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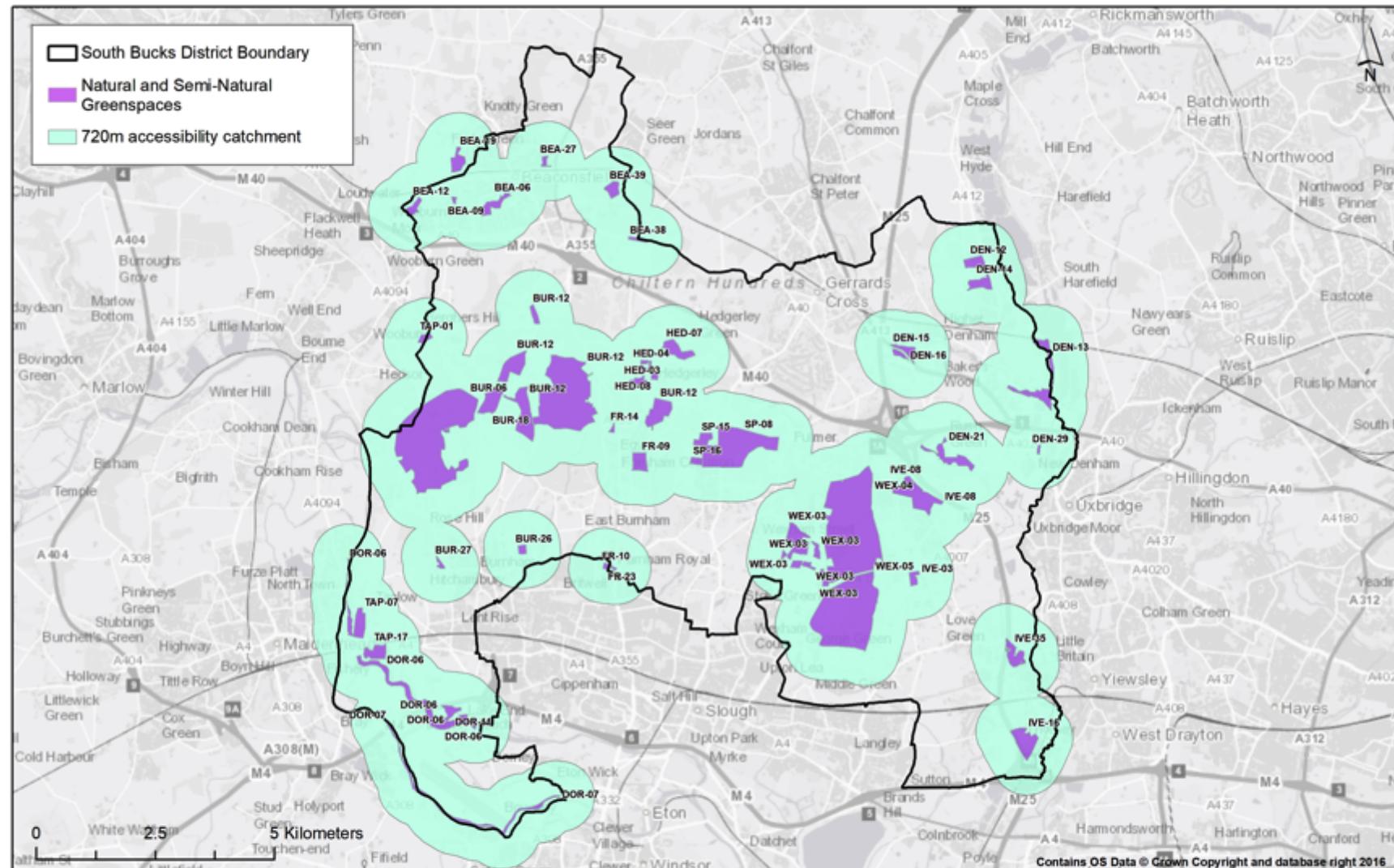
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Figure 8.5: Accessibility of Natural and Semi-Natural Greenspace using Fields in Trust walking standards – South Bucks District

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#### **Natural and Semi-Natural Greenspaces accessibility catchment**



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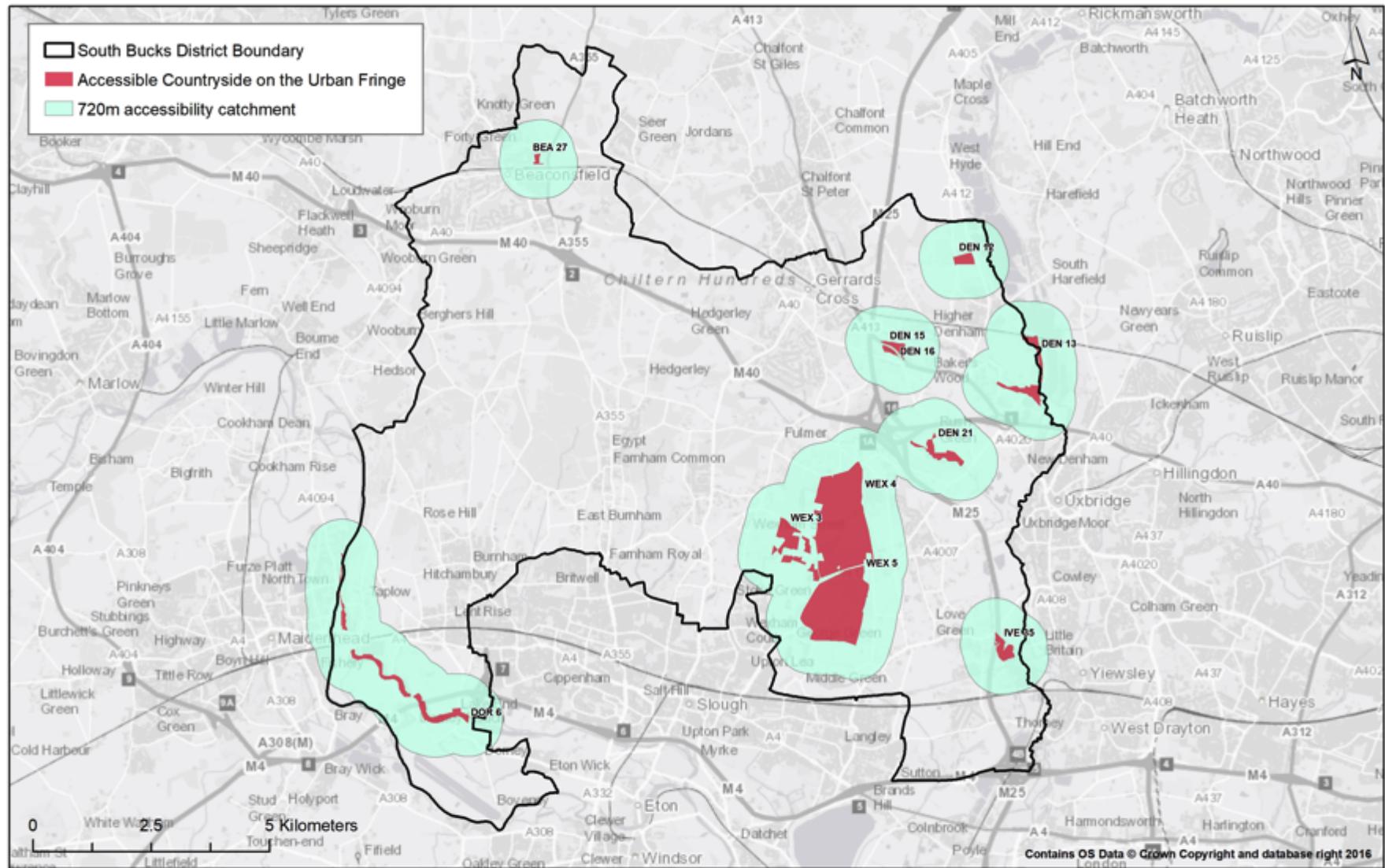
### ACCESSIBLE COUNTRYSIDE ON THE URBAN FRINGE

- 7.63. Some Natural and Semi-Natural Greenspace is in the form of **Accessible Countryside on the Urban Fringe**. This is a useful contribution to current and projected need, and is shown as figure 8.6. It should be noted that degrees of accessibility do vary, and as indicated in the quality analysis, steps need to be taken in some cases to improve and connect the footpath network, and to increase the degree of signage. This category includes the Dorney Reach, Colne Valley Country Park, and significant areas of woodland around Denham and Wexham.

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Accessible Countryside on the Urban Fringe accessibility catchment

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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

##### **ALLOTMENTS – SOUTH BUCKS DISTRICT**

- 7.64. There is no Fields in Trust standard for accessibility in relation to Allotments. However, Greater London Authority guidelines for Allotments of local significance (all in South Bucks are only of local significance in terms of size) indicate a standard of **400 m** (approximately a 5-minute walk)
- 7.65. GLA standards for accessibility for Allotments and Cemeteries are shown as Table 8.11.
- 7.66. A map indicating accessibility is shown as figure 8.7.
- 7.67. There is an adequate supply of allotments in the District. However, it can be seen that some areas (particularly urban and suburban communities) are deficient in terms of accessibility using the GLA guidelines.

**Table 8.11: GLA accessibility guidelines for Allotments and Cemeteries**

OPEN SPACE TYPOLOGY	REGIONAL SIGNIFICANCE (OVER 400 HA)	METROPOLITAN SIGNIFICANCE (60-400 HA)	DISTRICT SIGNIFICANCE (20-60 HA)	LOCAL SIGNIFICANCE
ALLOTMENTS	8km	3.2km	1.2km	400m
CEMETERIES	8km	3.2km	1.2km	400m

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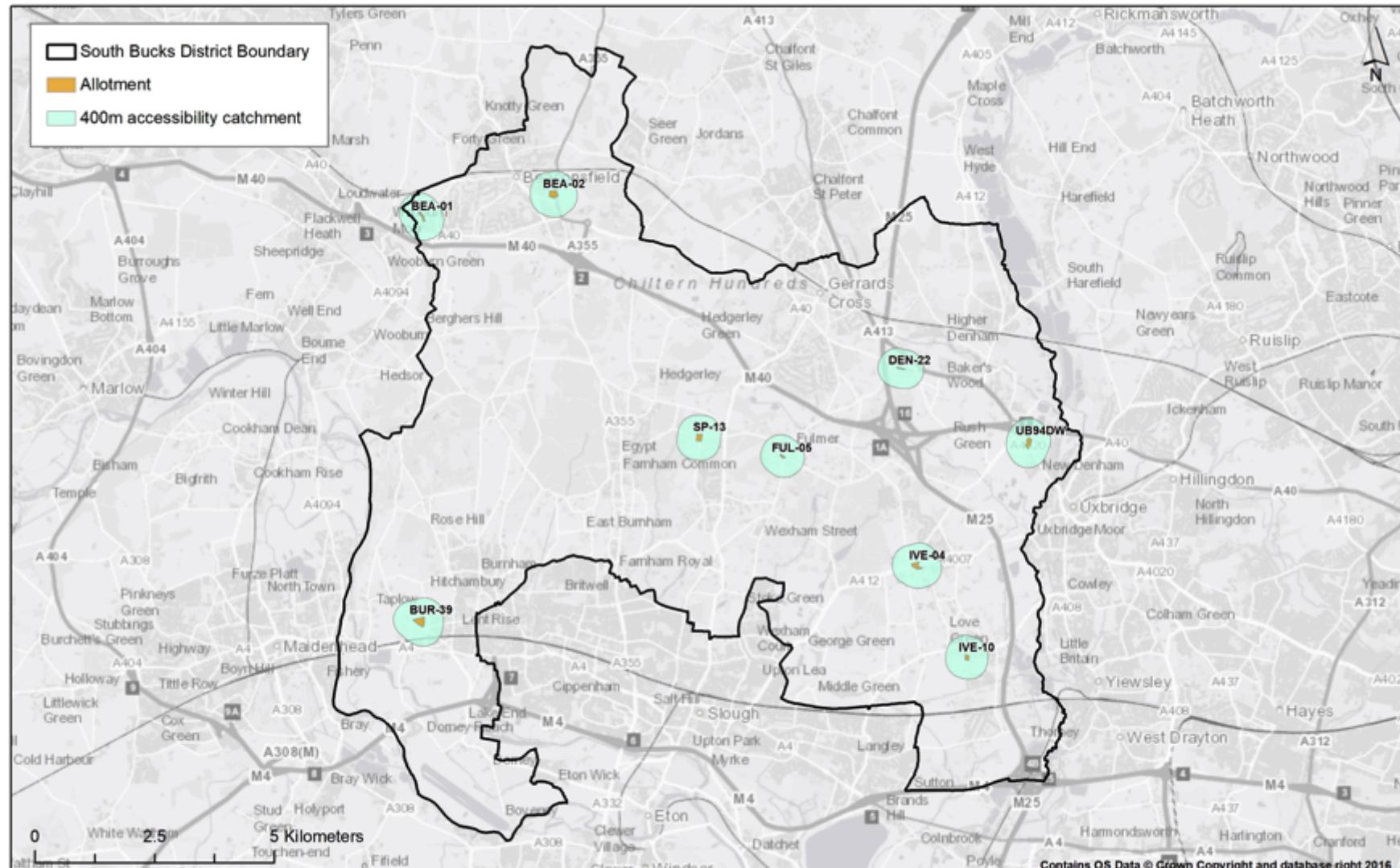
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Figure 8.7: Accessibility of Allotments using GLA standards – South Bucks District

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### Allotments accessibility catchment

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#### CEMETERIES – SOUTH BUCKS DISTRICT

- 7.68. There is no Fields in Trust standard for accessibility in relation to cemeteries for outdoor recreation. However, Greater London Authority guidelines for cemeteries of local significance indicate a standard of **400 m** (approximately a 5-minute walk) for those of local significance, and 1.2 km for those of district significance – see Table 8.11. Greenacres Woodland Burial site falls within the latter category, and although independently managed, it provides extensive woodland amenity space with well interpreted walks over.
- 7.69. A map indicating accessibility is shown as figure 8.8.

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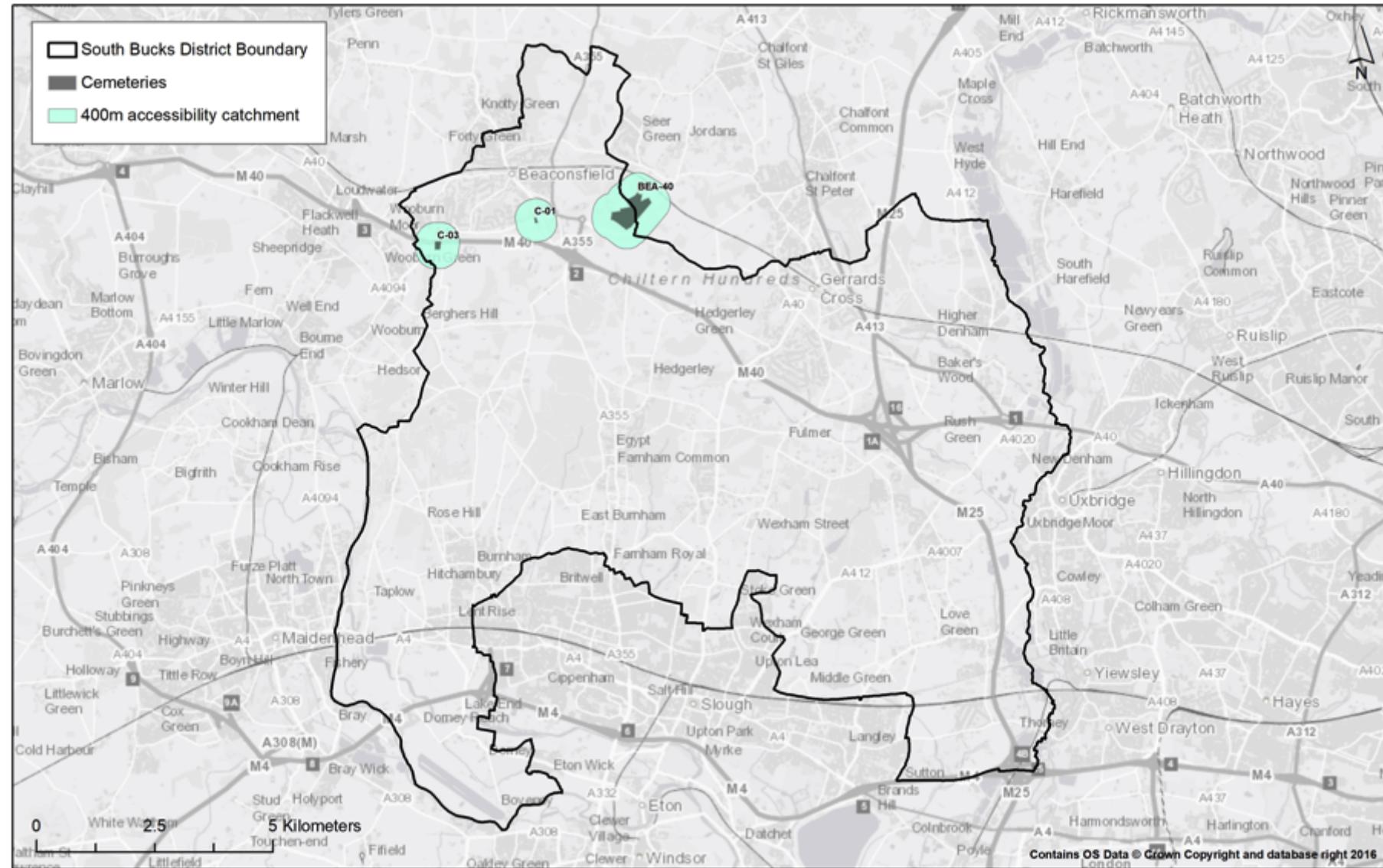
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Figure 8.8: Accessibility of Cemeteries using GLA standards – South Bucks District

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Cemeteries accessibility catchment

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**ACCESSIBLE PRIVATE OPEN LAND – SOUTH BUCKS DISTRICT**

7.70. In order to differentiate between public and privately accessible open land, figure 8.9 indicates open space which is accessible, but managed privately. The quality audit is used to rate each open space in this category in accordance with its designation (Public Park and Garden, Natural and Semi-Natural Greenspace, etc.).

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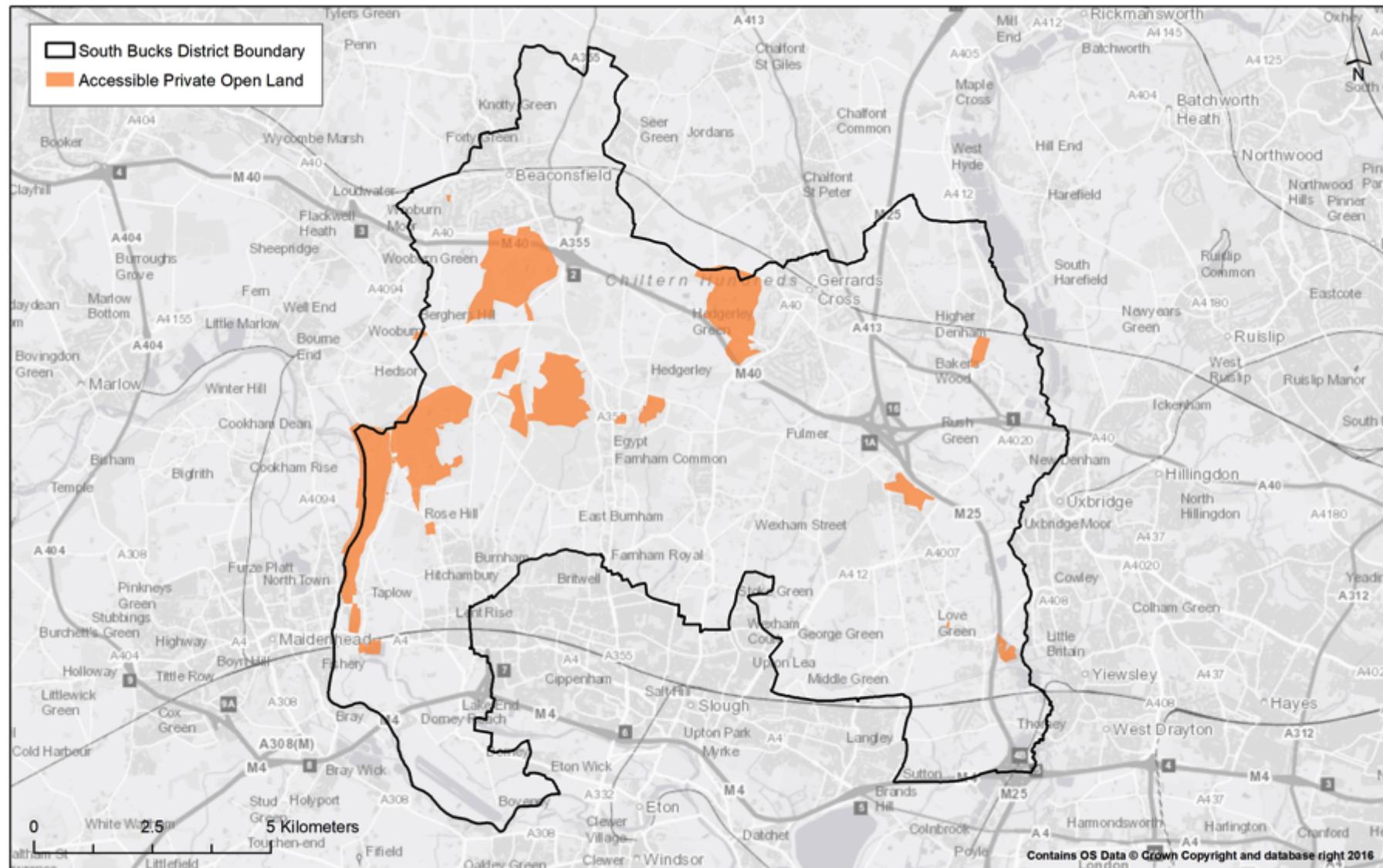
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Figure 8.9: Location of Accessible Private Open Land – South Bucks District

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Accessible Private Open Land

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## CIVIC SPACES

7.71. There is no Fields in Trust standard for accessibility in relation to Civic Spaces. However, these are an important resource in the District, and include its war memorials.

7.72. A map indicating location is shown as figure 8.10.

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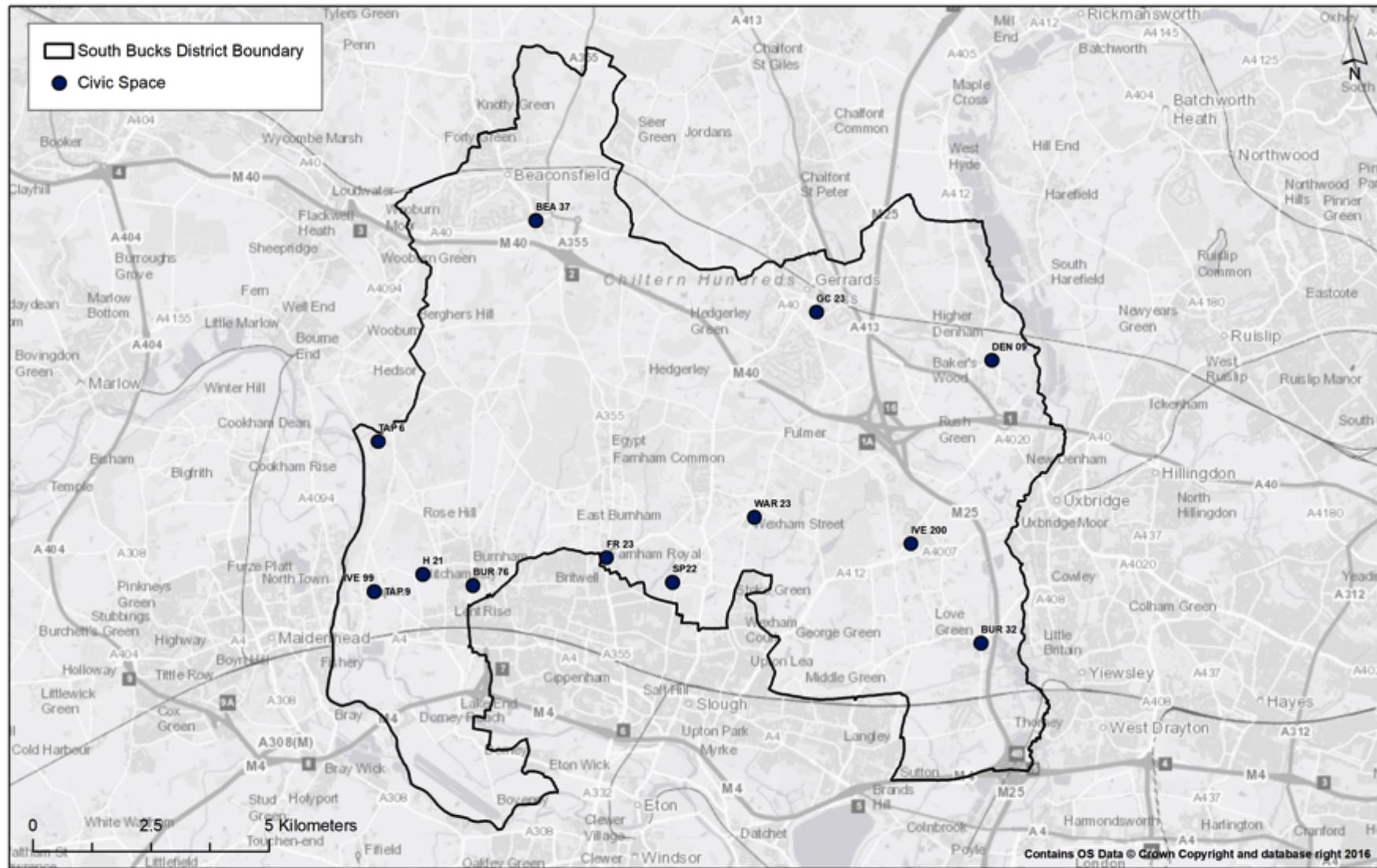
Figure 8.10: Location of Civic Spaces – South Bucks District

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Civic Spaces



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## 9. KEY FINDINGS

### CHILTERN DISTRICT

- 9.1. There are a number of key findings relating to the quality of sites in the District. The standard of maintenance was uniformly high, particularly in relation to litter collection and grass cutting. Sites could have been improved generally by making entrances more welcoming and by introducing informative signage to interpret the District's interesting heritage and history. Softening of many grass areas with natural meadow and tree planting would increase their landscape value and enhance biodiversity. Some playgrounds have rubber surfacing which may pose a risk to safety if not attended to.
- 9.2. There is a general shortage of interesting and exciting play space when compared to the national standard. The west of the District needs additional NEAP provision, and more LEAPs should be considered in the Coleshill and Chalfont St Giles areas. In addition, more Amenity Greenspace is needed. Public Parks and Gardens are required in some communities, particularly in the south of the District to the south of Little Chalfont. The District has very healthy quantities of Natural and Semi-Natural Greenspace which is accessible to residents and other visitors. There is a more than adequate supply of Allotments.

### SOUTH BUCKS DISTRICT

- 9.3. Open spaces in the District were clean and well-maintained at the time of audit, particularly Parks and Gardens. Some play sites need new safety surfacing to avoid risk in future, and some were unconnected to footpaths or vehicle parking, involving a long walk across grass. Signage could be improved to make open spaces of all types more welcoming, and to create a "sense of place." More use of tree planting and natural landscaping in the form of floral or managed grass meadow would improve biodiversity, provide shade, and appearance.
- 9.4. There is a very large supply of Parks and Gardens in the District, largely due to sizeable accessible landholdings such as Burnham Beeches and Cliveden. Amenity Greenspace is also well-provided, with some large open spaces such as Gerrards Cross Common. There is a shortage of play sites, partially owing to a lack of available informal space (kickabout, picnic areas, etc.). The Fulmer area in particular is deficient. All settlements with the exception of Gerrards Cross have large quantities and good distribution of accessible Natural and Semi-Natural Greenspace. The provision of Allotments is adequate.

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#### **CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

#### **SITES OF SPECIFIC STRATEGIC IMPORTANCE**

9.5. A number of key findings have been ascertained in relation to four sites identified by the client in the brief as of specific importance in relation to informing the emerging Chiltern and South Bucks Local Plan.

9.6. These sites with key findings are as follows:

- **Wilton Park, Beaconsfield:**

Key deficiencies should be addressed to include retention of existing trees of amenity value. Exciting play facilities should be introduced. Sustainable Urban Drainage System measures should be introduced to reduce flooding. In addition, biodiversity should be enhanced by the use of floral meadow and informal grassland. Greenways should be introduced to connect Wilton Park with nearby communities. Finally, good interpretation should be introduced to enhance people's "sense of place"

- **Academy Site, Stoke Poges:**

This site lends itself to the creation of a country park which would be open to the public all year, and providing a wide range of outdoor recreational facilities. Options should include enhancement of the treescape by strategic planting and management. Better interpretation and waymarking are also important at this site. Better facilities should include all-weather footpaths and cycle ways. It would also be worth considering the introduction of a "fitness trail" in conjunction with a "green gym" approach operated with the health partnership. Play facilities could include "green play" in keeping with the surrounding environment

- **Iver Heath Fields:**

If allocated for commercial and residential purposes, any proposed development should be limited so as to allow sufficient space for outdoor recreational usage. A range of habitats should be used to improve drainage from buildings and enhance biodiversity. Green corridors should be created through the site to create recreational opportunities, and to reduce pollution from motorised transport. The existing treescape should be carefully conserved.

9.7. Each of these sites are examined using the following methodology:

- **Background**

- **Situational analysis**

- **Consultation**

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- **Strategic options**

9.8. Each has been considered individually, and draws on key findings contained in this report. They are reproduced in full in Appendix E.

#### **RATIONALISATION OF EXISTING SITES**

9.9. There is some open space in the District, as identified in this Strategy, which might be more used by local communities if it was of a better quality, smaller, more defined, or provided a more beneficial amenity. The development of the Local Plan provides the opportunity to address this situation to benefit local communities.

9.10. Linked to the development of neighbourhood plans and the proposals therein, and/ or other proposals, there is opportunity for the Councils to consider development of a policy which could see the rationalisation, replacement or potentially the loss of defined public open space to secure a more beneficial public open space facility albeit on a reduced area. Clearly this concept would need to be in line with/have broad community support.

9.11. Such an approach, could, for example, support the redevelopment of a sports field for a mixed residential / public open space proposal which may be acceptable to the community. Such a proposal would be subject to overcoming the loss of sports pitches, possibly through the opportunity to develop 3G pitches in the local community on existing sports facilities.

9.12. This could be a policy approach allowing for the betterment of public open spaces by allowing the rationalisation, replacement or possibly the loss of open space. i.e. a disused football pitch could be replaced by a 3G pitch to deal with the playing pitch issues.

9.13. It is recommended that the Councils develop a policy allowing for the betterment of public open spaces by allowing the rationalisation, replacement or potentially the loss of defined open space with the material benefit of improving provision. Public Open Space would still be retained but would be re-designed to better meet and address the needs of the local community.

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## **10. ACTION PLAN**

10.1 The actions outlined in previous sections are included in the Action Plan. This is divided into the following:

- **Short-term actions – within the next three years**
- **Medium-term actions – three to five years**
- **Long-term actions – up to ten years.**

10.2 Each action is numbered as follows:

- “P” numbers (P1; P2; P3, etc.) indicate actions relating to planning issues
- “S” numbers (S1; S2; S3, etc.) indicate actions relating to service issues
- There is a section where actions are detailed
- Resources are indicated either in terms of sources of finance for implementation, or as officer time required for preparation and implementation
- The “Progress to Date” and “Review Date” sections are included for the client in order to allow for self-monitoring of progress.

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Table 10.1: Action Plan

SHORT TERM ACTIONS					
No.	ACTIONS	SECTION REF	RESOURCES REQUIRED	PROGRESS TO DATE	REVIEW DATE
P2	Draft Toolkit for enhancement of biodiversity with colleagues in green space management	12.8	Officer time both within Chiltern District and South Bucks EU projects (e.g. Green and Blue Space Adaptation for Urban Areas and Eco Towns (GRaBS))		
P3	Support proposals for new green corridors through Local Plan policy either through future planning proposals or on sites allocated in the Local Plan.	12.14	Chiltern District and South Bucks Officer time		
P4	Define developer contribution model based on best practice for improvements to the quality, quantity and accessibility of open space through the updating of the Councils' existing Planning Gain Guide and approach to calculating developer contributions.	12.31	Chiltern District and South Bucks Officer time		
P5	The national standards set out in this assessment to be used to protect existing open spaces and the local standards identified to be used to calculate provision of new facilities and spaces. This policy approach relating to quantity, quality and accessibility standards to be set out in adopted Local Plan policy.	12.37	Chiltern District and South Bucks Officer time		
S8	Devise programme of improvements to allotment sites	11.28	Chiltern and South Bucks Officer time and Town/Parish Councils time		

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MEDIUM TERM ACTIONS					
No.	ACTIONS	SECTION REF	RESOURCES	PROGRESS TO DATE	REVIEW DATE
P8	Assist Town and Parish Councils in conducting an appraisal of current and future demand for allotment plots throughout the Districts and adopt measures to acquire additional allotment land to meet future demand if necessary.	12.44	Chiltern and South Bucks Officer time/Town and Parish Councils/ Consultants Grant funding through Town and Parish Councils		
S2	Build an "iplay" playground, or introduce to an existing playground, and analyse usage.	11.4	Capital funding/ Sponsorship/ Developer contributions of £30K		
S4	Renovate existing playgrounds, or build new "green play" and "free play" areas	11.13	Capital funding/ Grant funding/ Developer contributions		
S5	Develop programme for introduction or replacement of information signage, including QR codes, in open spaces	11.16	Grant funding through Town and Parish Councils		
P2 S6	Selectively introduce areas of natural landscape to open spaces	12.8: 11.22	Revenue funding		

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LONG TERM ACTIONS					
No.	ACTIONS	SECTION REF	RESOURCES	PROGRESS TO DATE	REVIEW DATE
P1	Have regard to existing Landscape Character Assessments for all countryside areas when appropriate.	12.22	Chiltern and South Bucks Officer time		
P4/5/6	Meet quantitative shortfall of open space: <ul style="list-style-type: none"> <li>• Provide Park and Gardens provision in south of Chiltern District by upgrading facilities in other types of open space</li> <li>• Provide Amenity Greenspace as required in areas where this is deficient, particularly in Chiltern District</li> <li>• Expand the size of Facilities for Young People and Children to allow more space for informal play</li> </ul>	12.31; 12.37; 12.41	Developer funding		
P6	Conduct a strategic options appraisal of the provision of burial space throughout the District and adopt measures to increase the general availability (see also P4 above) of burial space in accordance with strategic appraisal	12.41	S Chiltern and South Bucks Officer time/Town and Parish Council Councils/Consultants Capital funding		

Appendix

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<b>SUBJECT:</b>	<i>GLL Leisure Contract Performance 2017</i>
<b>REPORT OF:</b>	<i>Councillor Patrick Hogan – Portfolio Holder Healthy Communities</i>
<b>RESPONSIBLE OFFICER</b>	<i>Martin Holt</i>
<b>REPORT AUTHOR</b>	<i>Claire Speirs – 01895 837306 claire.speirs@southbucks.gov.uk</i>
<b>WARD/S AFFECTED</b>	<i>All</i>

## 1. Purpose of Report

### RECOMMENDATION

To note the report.

### Reasons for Recommendations

The Council's leisure contract plays an important role in supporting the health and wellbeing of residents across South Bucks. As a result of this the Council places a strong emphasis monitoring the performance of the leisure centre operator, Greenwich Leisure Limited (GLL) who manage the Council's two leisure centres (Beacon Centre & Evreham Sports Centre) and provide a range of outreach sports programmes across the district. Collectively the leisure centres attract over 170,000 visits annually and generate an annual turnover of in excess of £500,000. GLL is a key local employer (particularly of young people) and provide key services to local residents that directly support several of the Council's key corporate objectives including reducing health inequalities and improving residents health and well-being.

## 2. Content of Report

Chiltern and South Bucks Leisure Advisory Board (LAB) undertakes an important governance role, providing scrutiny to ensure the contract is effectively delivered as well as providing a strategic overview of leisure in the district. This report outlines the overall performance of the South Bucks Leisure Contract with GLL from January 1<sup>st</sup> to December 31<sup>st</sup> 2017. The key themes covered, include visitor numbers, financial performance, service quality, energy usage and outreach community development work.

GLL performance report and annual accounts are attached as Appendices 1 and 2. In 2017 the key performance outcomes include:

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- The contract with GLL in 2017/18 provided a net income to the Council of £34,022.
- There was an overall contract deficit to GLL of -£81,537, however this represents an improvement of the previous year's (2016) performance which was -£133.6k
- An £19k increase of main activities including badminton and sports hall use
- An 8k increase of junior activities
- A £27k reduction in maintenance and service costs
- An £70k reduction in staffing due to revised ways of working across both centres
- An 11% decrease in attendance levels attributed to reduced usage at Evreham due to customer uncertainty as to whether the centre would be closing.
- Participation from the sports activities attracted 80,494 visits and gym usage attracted 90,096 visits
- Community outreach programme continues to thrive with £10K Active Bucks funding being secured to deliver a diverse range of activities including Pilates, yoga, outside fitness and walking football
- 100 students attended the South Bucks inter schools rowing competition at Evreham
- £6,300 secured through space hive crowd funding platform which enabled the installation of a new outdoor ping pong table in Burnham Park
- Over 500 people attended the 1<sup>st</sup> Iver family fun games at the Evreham Centre in partnership with the local parish church
- £10k secured from L&Q Housing Association that funded a range of exercise classes for residents in sheltered accommodation. The programme attracted 36 attendees, many of who previously did not take part in regular sports and physical activity
- Condition surveys took place at both leisure centres in 2017, this has informed future works to be carried out in the centres; several projects have commenced in 2018 including replacement of fire doors at both centres, new floor in the Evreham changing rooms and the replacement of the floor and bleacher seating at Beacon.

### **3. Consultation**

The report was developed in close partnership with senior managers from GLL.

### **4. Corporate Implications**

#### 5.1. Financial

All income generated at the centres is retained by GLL and a management fee is paid to SBDC by GLL. In 2017/18 the South Bucks contract management fees generated an income of £34K for SBDC. In 2018/19 the projected contract fees payment will increase to £45K.

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4.2 Environmental

None

4.3 Equalities

GLL delivers a range of activities that directly support of the Council's equality standards. These include reduced charges for older and younger people, targeted activities in disadvantaged communities and the delivery of the exercise rehabilitation schemes.

**5. Links to Council Objectives**

Work towards safer and healthier local communities

Promote healthier communities

- Plan our leisure provision for the future

**6. Next Step**

Feedback and comments from the Policy Advisory Group committee will be presented to the next Chiltern Leisure Advisory Board meeting in November 2018.

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## APPENDIX 1

### GLL-BETTER – SOUTH BUCKS PERFORMANCE REPORT 2017

#### Report

- 1 This report captures the key financial and operational performance of the South Bucks leisure contract against its financial year, 1 January 2017 – 31 December 2017. More detailed information regarding the contract's financial performance is detailed in **Appendix. 2**.

#### Finance – Revenue

- 2 Overall the contract has performed well with the total surplus of -£81,537 which is, a £133.6k increase on the previous year. This was achieved despite the challenging financial climate for the reasons detailed below.
  - An £19k increase of main activities including badminton and sports hall use
  - An 8k increase of junior activities
  - A £27k reduction in maintenance and services
  - An £70k reduction in staffing due to revised ways of working across both centres
- 3 The summary of the main financial issues arising from each leisure centre is detailed in the Table 1 below.

**Table 1 – Leisure Centres Financial Performance**

<b>The Beacon Centre</b>	Total income was £26k lower than the previous year. The key reason for this was a drop in adult fitness due to a low cost operator opening in the area.  Expenditure was £82k lower than the previous year and can be attributed to staff review on ways of working
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	Overall, the centre surplus increased by £56k
<b>Evreham Leisure Centre</b>	<p>Total income was £7k higher than the previous year, in addition expenditure reduced by £41k</p> <p>The key reasons for this were increased block booking opportunities on ATWP and sports hall. Health &amp; Fitness membership increased due to the news the centre would not be closing as anticipated</p> <p>Savings were made as per Beacon due to revised ways of working and team deployment.</p> <p>Overall, the centre surplus increased by £48k</p>
<b>Contract Overheads</b>	GLL overheads were £54,222 a fall of £10,525 compared to the previous year.
<b>Summary</b>	Collectively during 2017 the centres recorded a total surplus of -£81,537 and increase of £133,617 from the previous year.

### Finance – Capital

4. In 2017, GLL-Better did not invest from a capital perspective in the 2 centres.

### Usage

6. Attendance at the leisure centres decreased by 13%, mainly attributed to reduced usage at Evreham due to the potential of the centre closing
7. Participation from the sports activities attracted 80,494 visits and gym usage attracted 90,096 visits.

**Table 3 - Total Usage at the Leisure Centres**

2014	2015	2016	2017
185,533	171,916	195,552	170,590

## **Monitoring Service Quality**

9. The Council undertakes monthly monitoring inspections to ensure that each centre is providing a good quality service. Inspection data combined with customer feedback highlighted positive improvements but also revealed inconsistent standards in cleaning and in the promptness of addressing maintenance issues. These concerns have been raised through the Leisure Advisory Board and will be closely monitored moving forward. Average inspection scores for 2017 at Beacon Centre is 83%, Evreham is 78%.

## **Health & Safety**

10. The Council undertakes six monthly audits to assess a range of policies and procedures including each centre's Safeguarding policy and Asbestos Management Plan. Audit findings revealed that overall the operator continues to deliver safe services through good quality health and safety practices.

## **Community Development**

12 In addition to the operating the Council's leisure centre facilities, GLL also provide a community development function comprising of three outreach officers. One is dedicated to South Bucks. These officers are based with the Council's community team and deliver an extensive range of projects that have benefited local communities. Over the last twelve months these have included:

- £10 Active Bucks funding secured for Pilates, yoga, outside fitness and walking football
- 100 students attended Inters schools rowing competition at Evreham
- £6.3k secured through space hive crowd funding platform for outdoor ping pong in Burnham park
- Over 500 people attended the 1<sup>st</sup> Iver family fun games @ Evreham in partnership with the local parish church group
- £10k secured for exercise classes for residents in sheltered accommodation with 36 attendees

## **Conclusion**

13. The leisure contract financial performance for the period January 2017 to December 2017 delivered a negative surplus of £81,537.

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14. The contract has successfully delivered an extensive range of outreach community activities that support the Councils key corporate aims and objectives.

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