



## **Overview and Scrutiny Committee (SBDC)**

**Monday, 8 October 2018 at 6.00 pm**

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

### **S U P P L E M E N T A G E N D A**

Item 8

*Appendix for Chiltern and South Bucks Playing Pitch Strategy (Pages 3 - 110)*

Item 9

*Appendix 1 - Chiltern and South Bucks Open Space Strategy (Pages 111 - 240)*

**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: Overview and Scrutiny Committee (SBDC)**

Councillors: M Bradford (Chairman)  
P Bastiman (Vice-Chairman)  
M Bezzant  
D Dhillon  
T Egleton  
M Lewis  
D Saunders  
P Kelly

**Date of next meeting – Tuesday, 29 January 2019**

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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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## **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

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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	<p>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.</p> <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).

## 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->

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[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



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- **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.

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**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>	<p>Adult 11 v 11 - Demand is being met for adult match equivalent sessions. 20 spare match equivalent sessions in secured community use.</p> <p>Junior 11 v 11 – Shortfall 11 match equivalent sessions based on home and away play each week.</p> <p>Junior 9 v 9 – Current shortfall 6 match equivalent sessions.</p> <p>Mini Soccer 7 v 7 – Current Demand is being met for mini 7v7 matches</p> <p>Mini Soccer 5 v 5 – Current Demand is being met for mini 5 v 5 match</p>	<p>Adult 11 v 11 – Demand can be met from existing supply.</p> <p>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.</p> <p>Junior 9 v 9 – Shortfall 11 match equivalent sessions.</p> <p>Mini Soccer 7 v 7 – Demand can be met from current supply.</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 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.

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### 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

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- 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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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
<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 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.
<b>FOOTBALL (GRASS PITCHES)</b>	<p>Adult 11 v 11 – Current demand is being met for adult match equivalent sessions.</p> <p>Junior 11 v 11 – Shortfall 14 match equivalent sessions based on home and away play each week.</p> <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>Adult 11 v 11 – Future demand can be met from existing secured community use pitches.</p> <p>Junior 11 v 11 shortfall of 23 junior 11 v 11 match sessions based on home and away play each week.</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>



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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 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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- 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.

## 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  
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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 %

SOUTH BUCKS AND CHILTERN DISTRICT COUNCILS  
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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.

### 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 overplayed. 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.

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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.

**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.

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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

### 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.



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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.**

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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.

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- 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.

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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**

<b>PITCH PROVISION – SITE</b>	<b>PITCH QUALITY RATING</b>
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

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<b>PITCH PROVISION – SITE</b>	<b>PITCH QUALITY RATING</b>
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**

<b>PROVISION – SITE</b>	<b>PITCH QUALITY RATING</b>
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**

<b>PITCH PROVISION – SITE</b>	<b>PITCH RATING</b>
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 team, 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 club's 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 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.

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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 it's 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.**

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- 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 are 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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- **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.

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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>						
<b>PROTECT</b>	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
<b>PROTECT</b>	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
<b>PROTECT</b>	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
<b>ENHANCE</b>	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.	<p><b>Chiltern District Council</b></p> <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> <p><b>South Bucks District Council</b></p> <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
<b>ENHANCE</b>	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.	<p>Chiltern District Council</p> <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

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> <p><b>Chiltern District Council - Meeting Latent and Future Demand 2036 –Youth 11 v 11</b></p>	2	South Bucks and Chiltern District Councils/ Parish & Town Councils, Football Foundation, Berks & Bucks CFA.	High

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>			

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  <ul style="list-style-type: none"> <li>• Sprinters Leisure Centre</li> <li>• Barn Meadow</li> </ul>	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>  <p>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.</p> <p>Barn Meadow: The changing facilities need replacing and the cricket club would like covers.</p> <p>Chalfont Park: Chalfont St Peter's Cricket Club Priorities are weeding the outfield and add an additional net to help with junior training.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Holmer Green Sports Association: Ancillary facilities are in need of improvement, with the changing rooms specifically being in poor condition.</p> <p>Knotty Green Cricket Club: The club requires a new non-turf pitch and sight screens.</p> <p>Ley Hill Cricket Club: The ground itself is quite small and, although the club has good</p>	2	South Bucks and Chiltern District Council, ECB, Bucks Cricket, Site Owners and Cricket Clubs	High

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>			
<b>PROVIDE</b>	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



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 Councils 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

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

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>			
<b>PROVIDE</b>	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 -

<b>HOCKEY</b>						
<b>PROTECT</b>	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.	<p><b>Chiltern District Council</b></p> <p>Dr Challoners Grammar School</p> <p><b>South Bucks District Council</b></p> <p>Beaconsfield High School</p>	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.	<p><b>Chiltern District Council</b></p> <p>Amersham &amp; Wycombe College Dr Challoners Grammar School</p> <p><b>South Bucks District Council</b></p> <p>Beaconsfield High School</p>	1	Schools / Clubs / England Hockey	Medium
PROVIDE	Hockey 5.	Provide a solution for under and oversupply in the future to 2036.	<p><b>Chiltern District Council</b></p> <p>The current supply of hockey facilities in Chiltern District is sufficient to meet competitive league match requirements.</p> <p>A second pitch is required and there are currently 2 options to consider:</p> <ol style="list-style-type: none"> <li>1. Provide a 2<sup>nd</sup> pitch at Amersham and Gerrards Cross Hockey Club.</li> <li>2. Provide a hockey AGP at Chesham Grammar School.</li> </ol> <p><b>South Bucks District Council</b></p> <p>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.</p> <p>There is a need to investigate clubhouse provision for Gerrards Cross Hockey Club to assist with retention of adult and junior members.</p>	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

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:  <b>1.</b> Provide a 2nd pitch at Amersham and Gerrards Cross Hockey Club. <b>2.</b> 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.  South Bucks District Council  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

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>			

## SOUTH BUCKS AND CHILTERN 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 sits 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>• <b>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.</b></li> <li>• <b>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.</b></li> <li>• <b>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.</b></li> <li>• <b>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.</b></li> <li>• <b>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.</b></li> <li>• <b>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.</b></li> <li>• <b>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.</b></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.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<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	<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	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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.	1	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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<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.	<b>PROTECT</b>	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
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	Consider the site for provision of a 3G rubber crumb pitch.	2	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: Challoners Cricket Club Squares x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	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.	3	Club / ECB/ Chiltern District Council	Medium
	<b>PROVIDE</b>	Changing rooms need to be renewed for youth football and cricket.	2	Clubs / ECB/ Chiltern District Council/ Football Foundation / Berks & Bucks CFA.	High

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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Amersham &amp; Chalfont Hockey Club – Amersham &amp; Wycombe College (Chesham Campus)</b>  (Club lease – Secured)  Sports: Hockey: Sand dressed 110m x 70m	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<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  1	Amersham & Chalfont Hockey Club  Amersham & Chalfont Hockey Club/ England Hockey/ Chiltern District Council.	Medium
<b>Windsor Road Recreation Ground</b> (Local Authority – Secured Use)  Sports: Football: 1 x adult 11 v 11	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  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.	1	Chiltern District Council	Low  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>Bellington Village Hall</b> (PCC – Secured Use)  Sports: Football: 1 x adult 11 v 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<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.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<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
	<b>PROVIDE</b>				
<b>Penn &amp; Tylers Green Sports Club</b> (Trust Secured)  Sports: Football 2 x adult 11 v 11  Cricket: Squares x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<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	
	<b>PROVIDE</b>	Consider provision of 3G rubber crumb pitch.	2	Chiltern District Council/ Football Foundation / Berks & Bucks CFA.	High

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	<b>PROTECT</b>	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	
	<b>ENHANCE</b>				
<b>The Playing Fields Chalfont St Giles</b> (Parish Council – Secured Use)  Sports: Football: 2 x adult 11 v 11 pitches, 1 youth 11 v 11,  Cricket: Chalfont St Giles CC Square x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	Chalfont St Giles Cricket Club requires better maintenance equipment.	3	Chalfont St Giles CC	Low
	<b>PROVIDE</b>	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: Football: 1 x adult 11 v 11, 2 youth 11 v 11, 2 mini 7 v 7, 2 mini 5 v 5.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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: Football: 1 x adult 11 v 11,	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Codmore Field</b> (Parish Council – Secured Use).  Sports: Football: 2 x adult 11 11	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	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	
	<b>PROVIDE</b>	Funding has been provided to refurbish ancillary facilities	1	Parish Council/Sport England	
<b>Gold Hill Common</b> (Parish Council – Secured) Sports – Football: 1 x adult 11 v 11	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				

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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				Medium – high
	<b>PROVIDE</b>				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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	Improve the quality of cricket pitches, through developer contributions and accessing funding through the ECB Grant Aid and Pitch Advisory Scheme.	1	Chiltern District Council in partnership with the ECB and Bucks Cricket	Low
		Seek to improve the drainage of the pitches.	1	Berks & Bucks CFA/ Parish Council	Low
	<b>PROVIDE</b>				
<b>Prestwood Common</b> (Parish Council – secured)  Sports: Football: 3 x adult 11 v 11, 1 youth 11 v 11,	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Prestwood Recreation Ground</b> (Chiltern District Council – Secured Use)  Sports: Football: 1 x adult 11 v 11	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	Ancillary facilities require refurbishment	2	Parish Council	
	<b>PROVIDE</b>				
<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	<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	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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.	



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.	<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	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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	RFU/ Chesham RUFC	Medium
			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).  Sports: Rugby: 5 adult pitches	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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	Amersham and Chiltern RFU/ RFU	Medium
<b>Chesham Athletic The Moor, (Town Council)</b>  Sports: Football: 1 x adult 11 v 11.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
		There is a need for a formal community use agreement to be in place to safeguard community use in the future.	1		
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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.	

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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	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
	<b>PROVIDE</b>	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,	<b>PROTECT</b>	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
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				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.	<b>PROTECT</b>	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
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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	<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	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	The poor quality non-turf pitch is in need of replacement.	2	Chesham Cricket Club	Low
	<b>PROVIDE</b>	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

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Little Kingshill Combined School</b> (Education - unsecured)  Sports: Football: 1x 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	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Robertswood School</b> (Education – unsecured)  Sports: Football: 1 MINI 7 v 7, 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	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>St Joseph’s Catholic Primary</b> (Education – Unsecured)  Sports – Football: 2 x mini 7 v 7, 2 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	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Amersham Cricket Club – Shardeloes</b> (Club – secured)  Sports: Cricket: Squares x 2 Non Turf Pitch x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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.	2	Chiltern District Council/ Cricket Club/ ECB	
<b>Amersham Cricket Club - Little Kingshill</b> (Club – Secured)  Sports: Cricket: Squares x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				

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SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>Ballinger Common</b> (Owned by Parish Council leased to Ballinger Waggoners Cricket Club – Secured)  Ballinger Waggoners Cricket Club  Sports: Cricket: Squares x 1 Non-Turf pitch x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Chalfont Park</b> (Club – secured)  Sports: Cricket:  Chalfont St Peters Cricket Club. Squares x 1.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	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	Chalfont St Peter's Cricket Club/ ECB	Low
	<b>PROVIDE</b>				
<b>Chenies &amp; Latimer Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Squares x 2.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Amersham Hill Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1 1 non-turf pitch	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Cholesbury Common</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	Provide a non-turf pitch to assist with expansion of junior cricket	2	Hawridge and Cholesbury Cricket Club/ ECB	Low
<b>Knotty Green Cricket Club – Forty Green Road</b> (Parish Council – secured)  Sports: Cricket: Square x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	Club require sight screens	3	Knotty Green Cricket Club	Low
	<b>PROVIDE</b>	Provide a non-turf pitch to assist with expansion of junior cricket	2	Knotty Green Cricket Club/ ECB	Low
<b>Coleshill Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	Practice net facility should be looked at to ensure it meets health and safety requirements.	1	Coleshill Cricket Club / ECB	Low
	<b>PROVIDE</b>				

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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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Hyde Heath Cricket Club</b> (Cricket Club – secured)  Sports: Cricket: Square x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Ley Hill Cricket Club</b> (Town Council – secured)  Sports: Cricket: Square x 1 Non-turf pitch x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	Investigate Net screening to neighbouring gardens to provide a ball stop prevention.	3	Ley Hill Cricket Club	Low
	<b>PROVIDE</b>				
<b>Little Missenden Misfits Cricket Club</b> (Club – secured)  Sports: Cricket: Square x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	Need for a new roller and practice nets.	2	Little Missenden Misfits Cricket Club/ECB	Low
	<b>PROVIDE</b>				
<b>Manor Park (The Lee Cricket Club)</b> (Club – secured)  Sports: Cricket: Square x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	Nets are a priority for the cricket club	2	The Lee Cricket Club	Low
	<b>PROVIDE</b>				
<b>Penn Street Cricket Club</b> (Club – secured)  Sports: Cricket: Square x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	Need to consider portable nets as permanent nets are not possible due to lack of land.	3	Penn Street Cricket Club	Low
	<b>PROVIDE</b>				
<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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	1 adult football pitch could be brought back into use or reconfigured as a youth 11 v 11 pitch.	2	Parish Council	

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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>	Groundsman would like assistance with maintenance	2	Chesham Bois Cricket Club / ECB	Low
	<b>PROVIDE</b>	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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Winchmore Hill Cricket Ground</b> (Club – secured)  Sports: Cricket: Square x 1	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>Chesham Grammar School</b> (Education – unsecured)  Sports: Football: 3 adult 11v11 Cricket: Square x 1 Rugby: 2 adult.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	Chiltern District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				

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	Low
Chesham Prep School				
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)  Sports: Football: 1 x adult 11 v 11.  Sand Dressed AGP 100m x 60m	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
		This site requires a formal community use agreement to be in place to safeguard community use in the future.			
Cricket: 1 Non Turf pitch Rugby: 1 adult pitch	<b>ENHANCE</b>				
	<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)  Sports: Football: 1 x adult 11 v 11,	<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>				
	<b>PROVIDE</b>				
<b>Burnham Grammar School</b> (Education – Unsecured)  Sports: Football: 1 x Adult 11 v 11,  3G Full Size FA registered  Rugby: 2 junior pitches	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
		This site requires a formal community use agreement to be in place to safeguard community use in the future.			
	<b>ENHANCE</b>				
	<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)  Sports: Football: 1 x adult 11 v 11	<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>				
	<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	<b>PROTECT</b>	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
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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	<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>				
	<b>PROVIDE</b>	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,	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Buck District Council	Low
	<b>ENHANCE</b>	There is a need to improve car parking to relieve congestion in nearby streets.	1.	Burnham Parish Council	Low
	<b>PROVIDE</b>	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	<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>	The pitch is of 'Poor' quality should be considered under the FA Pitch Improvement Programme	1	Parish Council/ Berks & Bucks CFA	
	<b>PROVIDE</b>	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	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.	1	South Bucks District Council	Low
		Lease needs to be renewed 8 years remaining	1	Beaconsfield SYOB.	
	<b>PROVIDE</b>	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	

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 .	<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>	Parish Council are looking at Pavilion and Car Parking refurbishments	1	Parish Council	
	<b>PROVIDE</b>				
<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,	<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>				
	<b>PROVIDE</b>	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	<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>	The changings room need refurbishing	2	Parish Council	Low
	<b>PROVIDE</b>	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	<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>	There is a need to replace the aged changing facilities	3	Polish Association	Medium
	<b>PROVIDE</b>				
<b>Richings Park Sports Club</b> (Private – Secured Use).  Sports: Football: 2 x adult 11 v 11, 1 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>	Need to refurbish changing facilities	3	Richings Park Sports Club	Medium
	<b>PROVIDE</b>				
<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.	<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>	There is a need to refurbish changing rooms	3	Taplow FC	
	<b>PROVIDE</b>				

SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
<b>The Gore</b> (Private – Secured) Sports – Football: 1 x adult 11 v 11	<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>	The car park is in need of relaying	2	South Bucks District Council	Low
	<b>PROVIDE</b>				
<b>WILTON PARK BEACONSFIELD CRICKET CLUB</b> (PRIVATE – CLUB SECURED)  SPORTS:  CRICKET: SQUARES 2	<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>				
	<b>PROVIDE</b>	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.	<b>PROTECT</b>	This site should be protected unless suitable equivalent or better replacements are provided.  This is a development site with an application for outline planning	1	South Bucks District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>	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	<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>	The changing facilities are poor and require refurbishment	3	Trust/ Berks and Bucks CFA	Medium
	<b>PROVIDE</b>				

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.  Private Works Sports and Social Club previously closed down.	1	South Bucks District Council	Low
	<b>ENHANCE</b>				
	<b>PROVIDE</b>				
<b>St Peter's C of E Combined School</b> (Education – Unsecured use).  Sports: Football: 1 mini 5 v 5.  Sand filled AGP 35m x 25m	<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>				

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.  There is a need for a formal community use agreement to be in place	1	South Bucks District Council	Low
	ENHANCE				
	PROVIDE				Low
<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 pith	2	Burnham Cricket Club / ECB	Low

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				
	PROVIDE				
<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	
	PROVIDE				
<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
	PROVIDE				
<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				
	PROVIDE				
<b>Cross Lane Beaconsfield Rugby Club</b> (Club – secured)	PROTECT	This site should be protected unless suitable equivalent or better replacements are provided.  Pavilion is owned by rugby club. Club currently negotiating lease of pitches.	1	South Bucks District Council	Low
Sports: Cricket: Squares x 2 Non Turf Pitch x 1	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				



SITE NAME / OWNERSHIP	STRATEGY AIM	ACTION	PRIORITY	PARTNERS	COST
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Sites with playing pitches unavailable for community use					
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 AND CHILTERN COUNCILS:**

**JOINT OPEN SPACE STUDY**

**FINAL REPORT  
AUGUST 2018**



**CLASSIFICATION: OFFICIAL-SENSITIVE [COMMERCIAL]**  
**CLASSIFICATION: OFFICIAL-SENSITIVE (COMMERCIAL)**  
**CHILTERN AND SOUTH BUCKS JOINT OPEN SPACE STUDY**

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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.

## **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.



- 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 m<sup>2</sup>) of public open space for every 1,000 people, of which at least 4 acres (16,000 m<sup>2</sup>) 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 m<sup>2</sup>) 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.

### **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.**



## **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**

- **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:

*“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.).

**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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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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**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

- 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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**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>





## **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.**

## 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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**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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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.**



### **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**

- **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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- **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.



### 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”**

- **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.

**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).**

## 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/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 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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**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/ OVERSUPPLY 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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**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/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Chiltern District	44	2.54	94,000	0.03	23.5	20.96	102,600	25.65	23.11



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.

**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 / OVERSUPPLY 2036
Chiltern District	34	950.89	94,000	10.1	169.2	781.69	102,600	184.68	766.21



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.



**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/ OVERSUPPLY	POPULATION 2036	REQUIREMENT BY 2036	DEFICIT/ OVERSUPPLY 2036
Chiltern District	30	52.02	94,000	0.52	18.8	33.22	102,600	20.52	31.5



- 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.

### 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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**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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Figure 7.1: Location of Recreation Grounds – Chiltern District







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**PARKS AND GARDENS – CHILTERN DISTRICT**

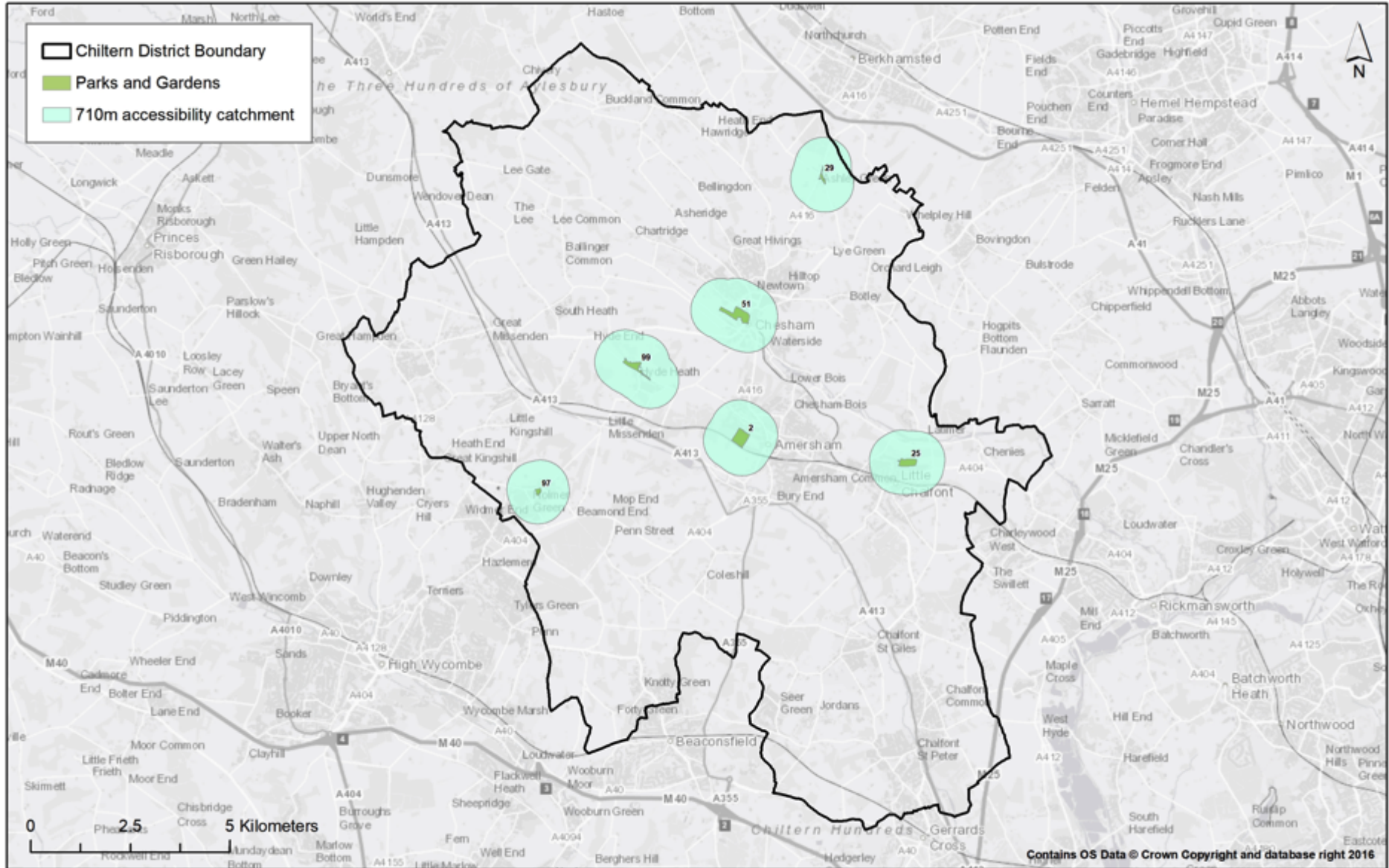
- 7.25. The Fields in Trust standard for accessibility in relation to Parks and Gardens is **710 m** (approximately a 10-minute walk).
- 7.26. A map indicating accessibility is shown as figure 7.2.
- 7.27. There is a shortage of Parks and Gardens in the south of the District, and there is no provision 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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Figure 7.2: Accessibility of Parks and Gardens using Fields in Trust walking standards – Chiltern District

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**Public Parks and Gardens accessibility catchment**

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**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.

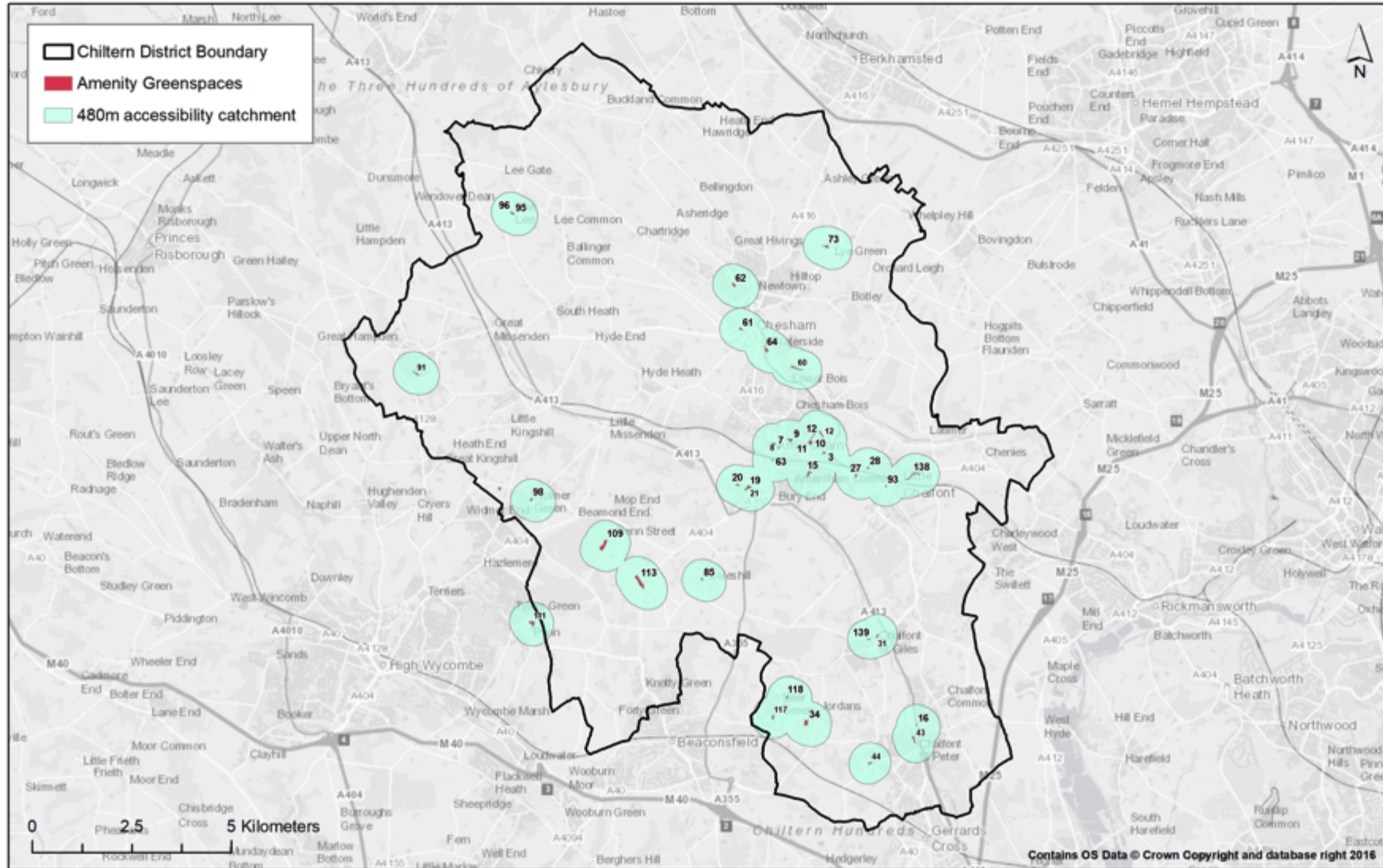


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Figure 7.3: Accessibility of Amenity Greenspace using Fields in Trust walking standards – Chiltern District



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**Amenity Greenspaces accessibility catchment**



**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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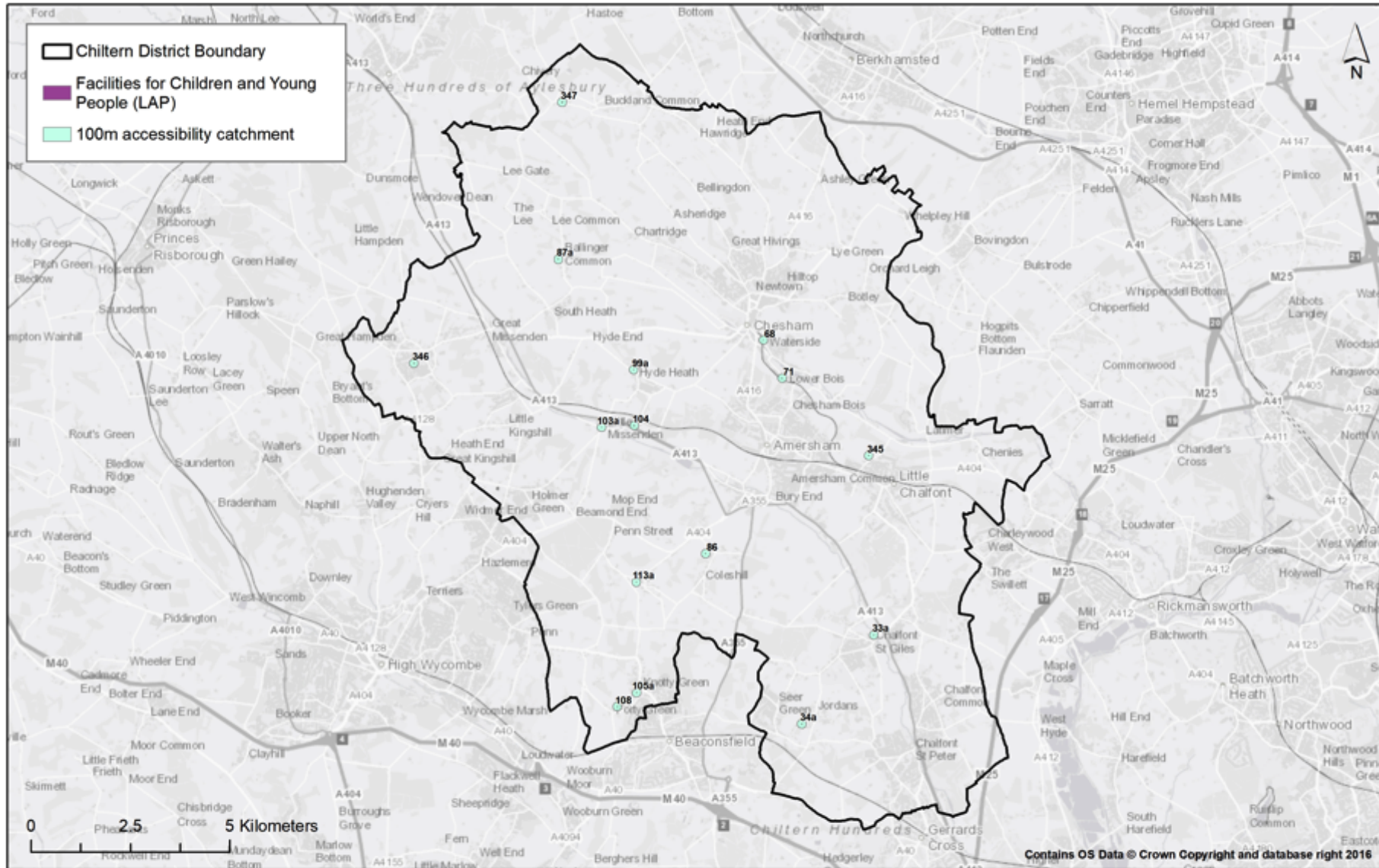
**Table 7.8: Recommended application of quantity benchmark guidelines – Equipped/Designated Play Space**

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	✓ ✓	✓ ✓	<b>Contribution</b>
500+ DWELLINGS	✓ ✓	✓ ✓	✓ ✓

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Figure 7.4: Accessibility of Facilities for Children and Young People using Fields in Trust walking standards – Chiltern District

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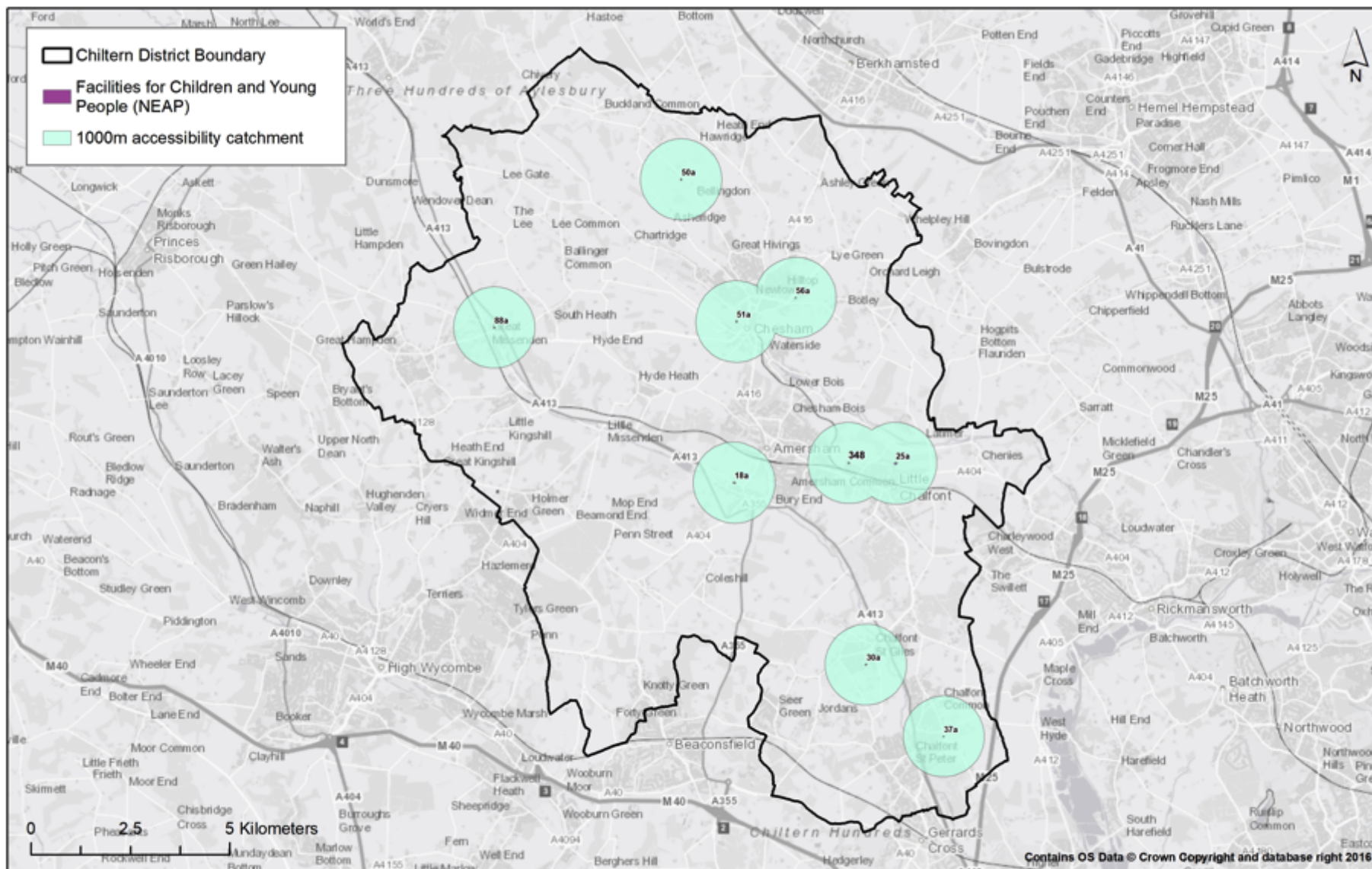
**Facilities for Children and Young People (LAP) accessibility catchment**







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**Facilities for Children and Young People (NEAP) accessibility catchment**

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**NATURAL AND SEMI- NATURAL GREENSPACE – CHILTERN DISTRICT**

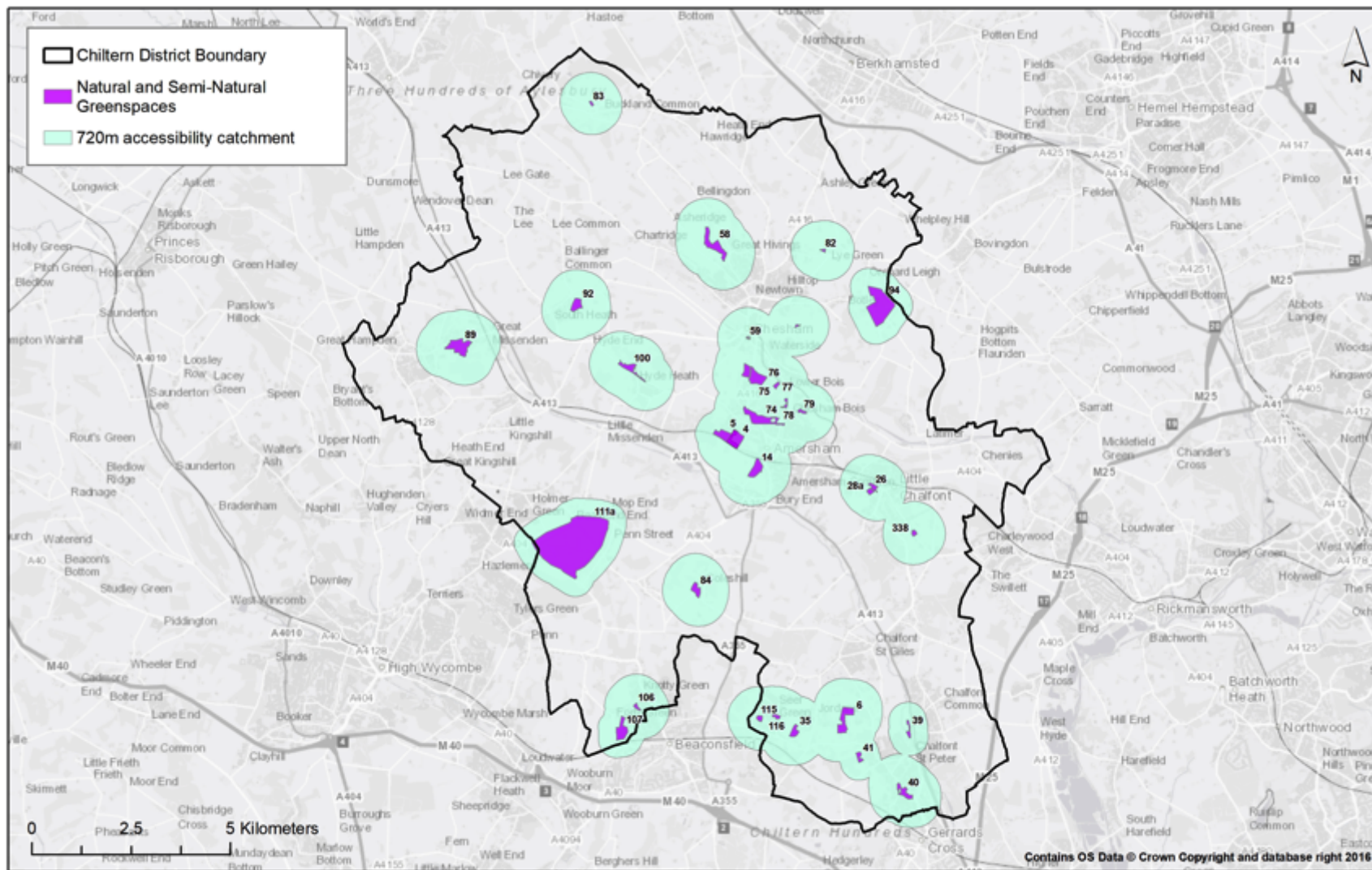
- 7.38. The Fields in Trust standard for accessibility in relation to Natural and Semi-Natural Greenspace is **720 m** (approximately a 10-minute walk)
- 7.39. A map indicating accessibility is shown as figure 7.5.
- 7.40. The supply across the District is relatively even. There is a healthy supply of 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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Figure 7.5: Accessibility of Natural and Semi-Natural Greenspace using Fields in Trust walking standards – Chiltern District

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**Natural and Semi-Natural Greenspaces accessibility catchment**



**ACCESSIBLE COUNTRYSIDE ON THE URBAN FRINGE**

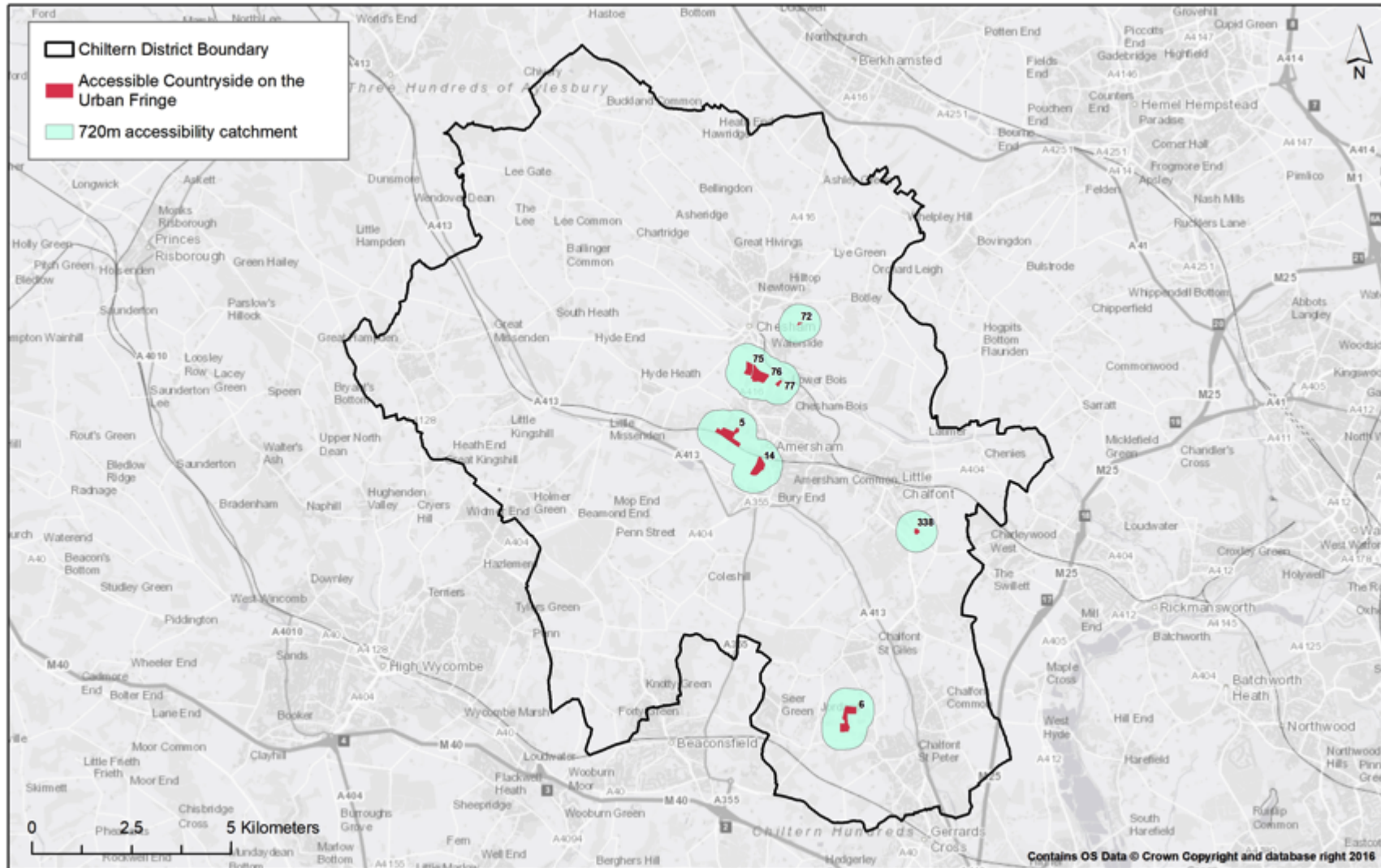
7.41. Some Natural and Semi-Natural Greenspace is in the form of **Accessible Countryside on the Urban Fringe**. This is a useful contribution to current and projected need, and is shown as figure 7.6. It should be noted that degrees of accessibility do vary, and as indicated in the quality analysis, 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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Figure 7.6: Accessibility of Accessible Countryside on the Urban Fringe using Fields in Trust walking standards – Chiltern District

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**Accessible Countryside on the Urban Fringe accessibility catchment**





**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.

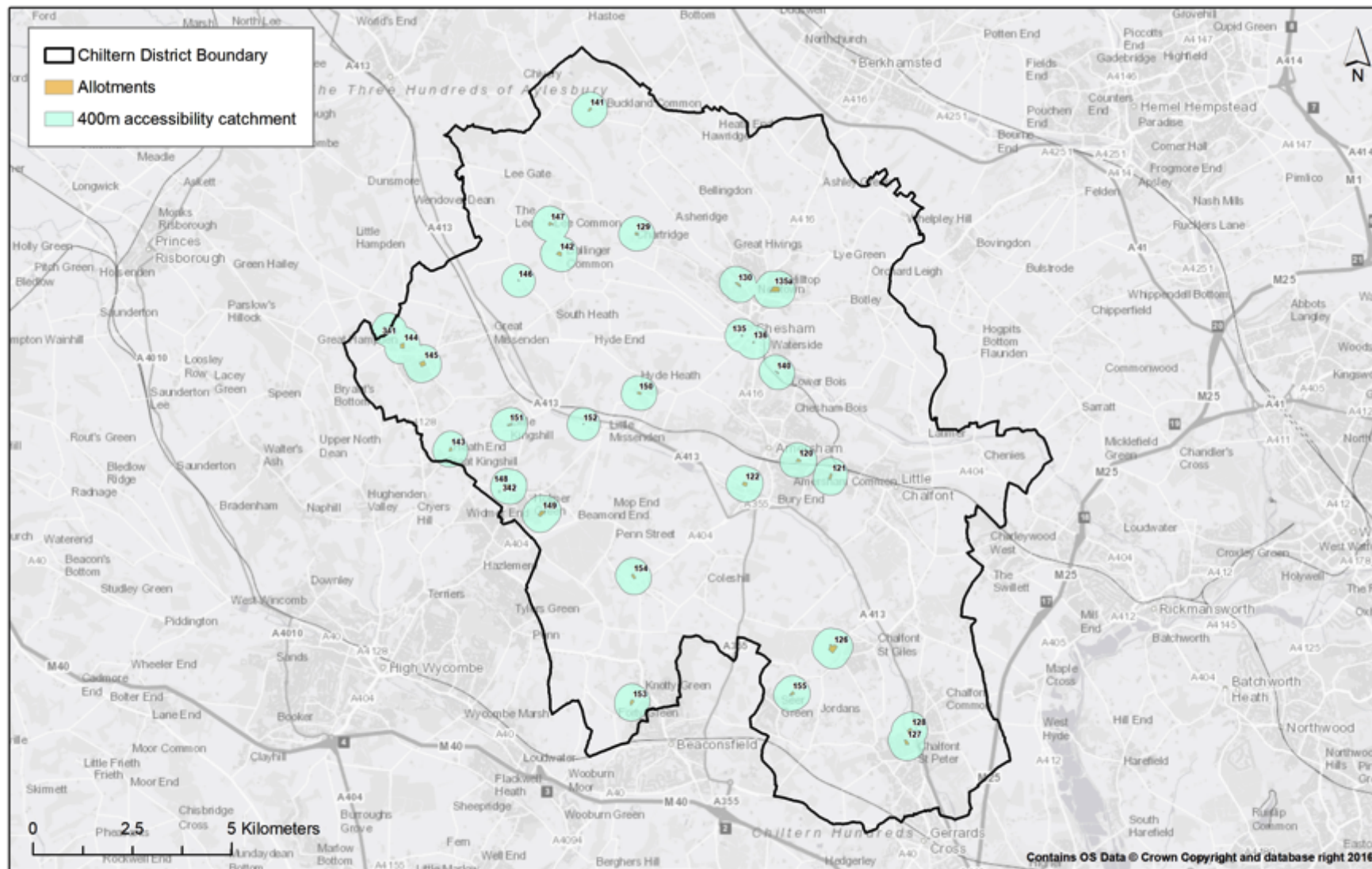
**Table 7.11 GLA accessibility guidelines for Allotments and Cemeteries**

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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Figure 7.7: Accessibility of Allotments using GLA standards – Chiltern District

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**Allotments accessibility catchment**





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**CEMETERIES – CHILTERN DISTRICT**

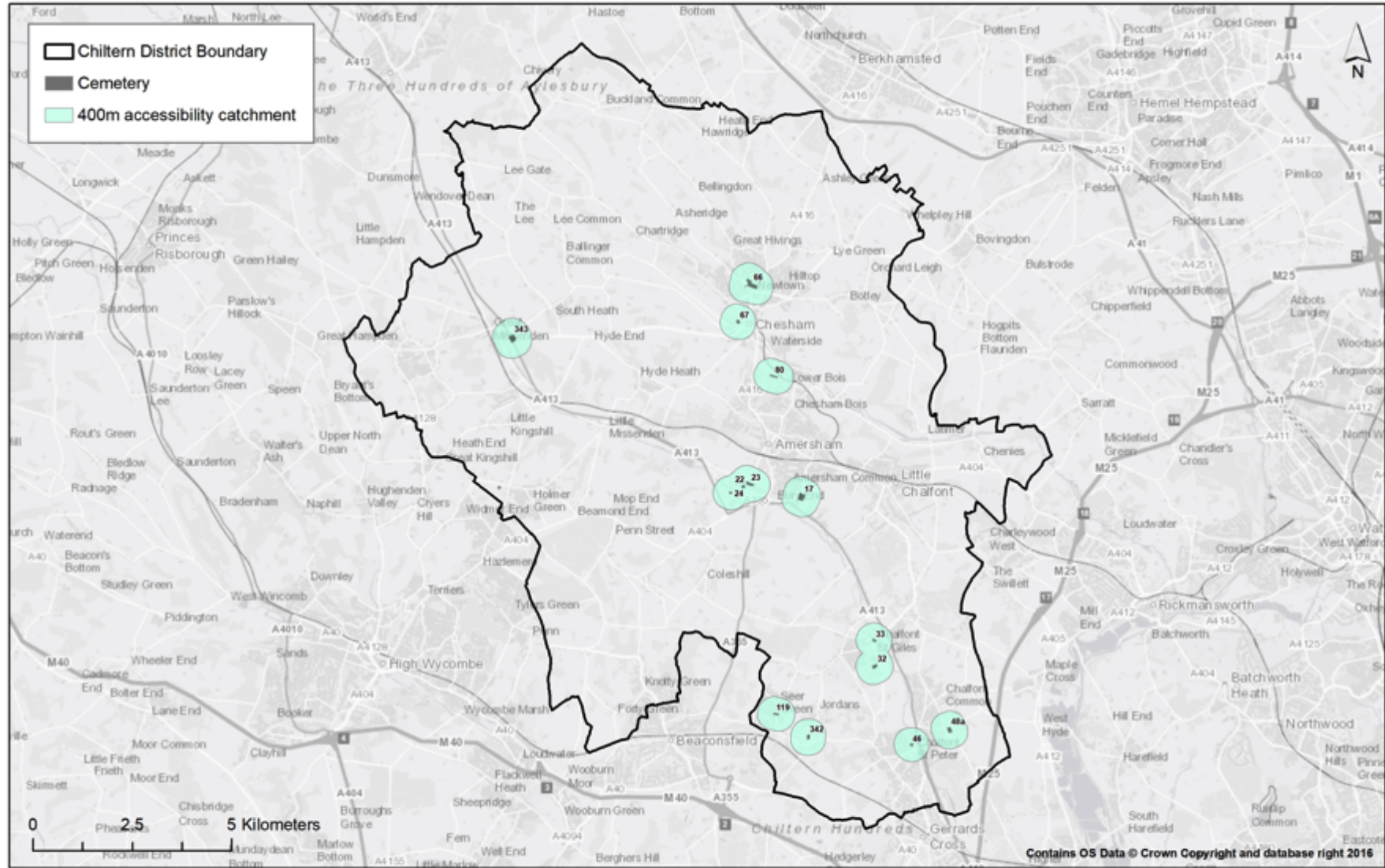
- 7.45. There is no Fields in Trust standard for accessibility in relation to cemeteries for outdoor recreation. However, Greater London Authority guidelines for cemeteries of local significance indicate a standard of **400 m** (approximately a 5-minute walk) for those of local significance, and **1.2 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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Figure 7.8: Accessibility of Cemeteries using GLA standards – Chiltern District



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**Cemeteries accessibility catchment**



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**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.).

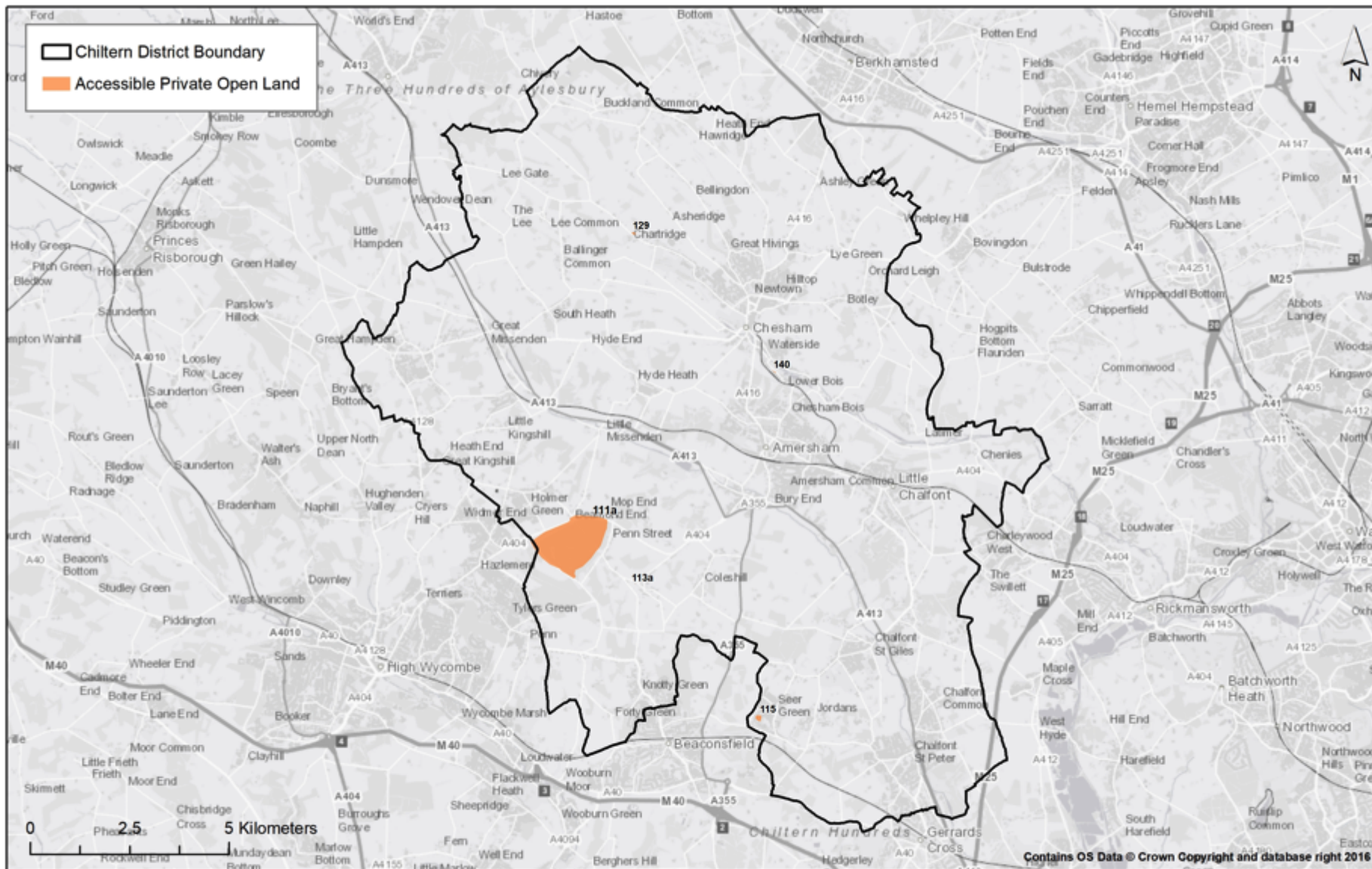
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Figure 7.9: Location of Accessible Private Open Land – Chiltern District





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**Accessible Private Open Land**

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**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.

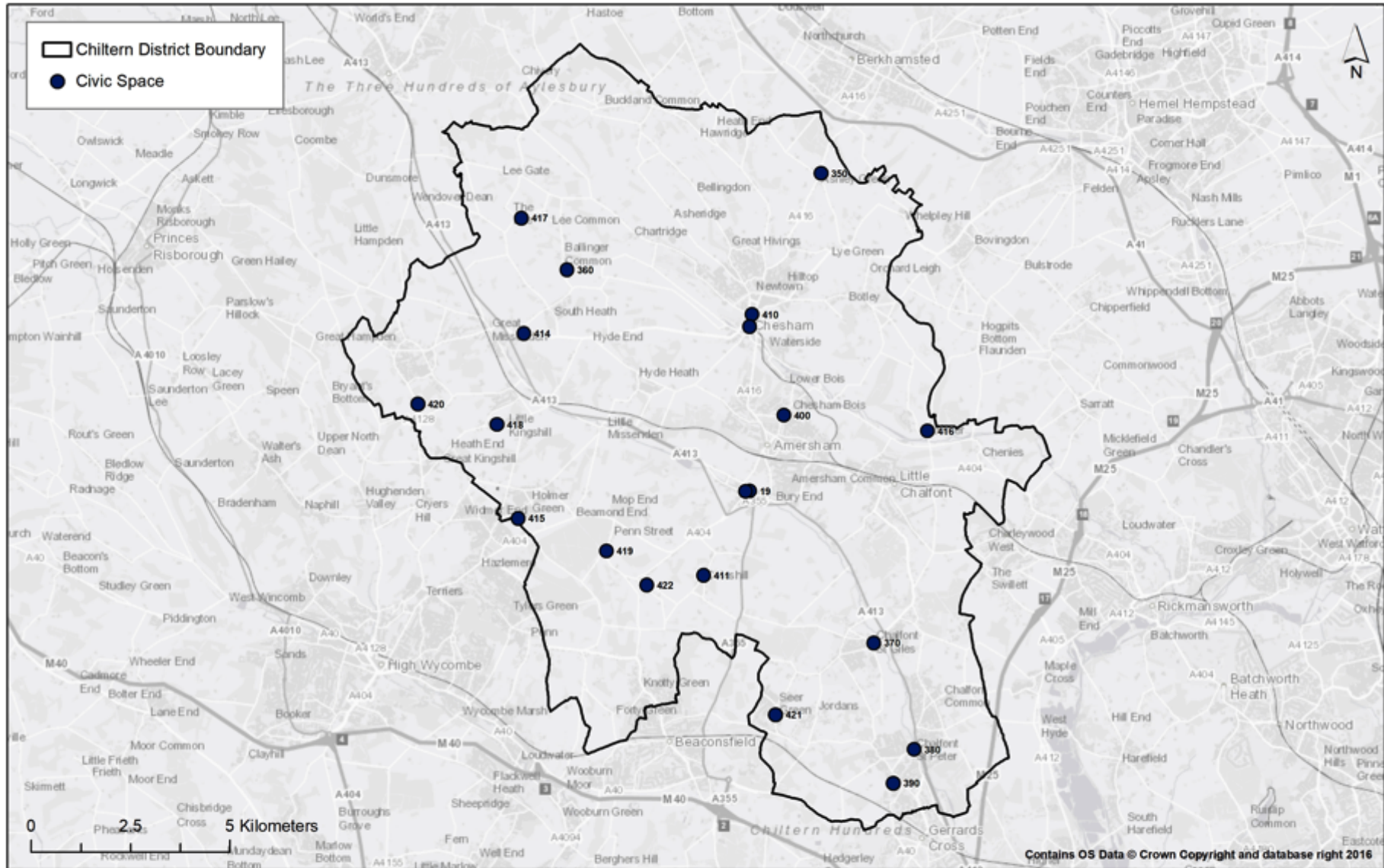
7.49. A map indicating location is shown as figure 7.10.



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Figure 7.10: Location of Civic Spaces – Chiltern District

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**Civic Spaces**

## 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/ OVERSUPPLY 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.

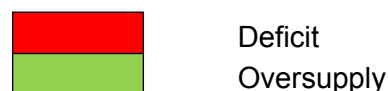
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**AMENITY GREENSPACE – SOUTH BUCKS DISTRICT**

- 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/ OVERSUPPLY 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



- 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/ OVERSUPPLY	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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**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/ OVERSUPPLY 2036
South Bucks District	41	1051	68,500	15.34	123.3 ha	927.7 ha	81,800	147.24 ha	903.76 ha



- 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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**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/ OVERSUPPLY 2036
South Bucks District	10	18.7	68,500	0.27	13.7 ha	5.0	81,800	16.36 ha	2.34 ha



8.19. At a settlement level, some settlements have an adequate level of supply, and some are in deficit.

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**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**

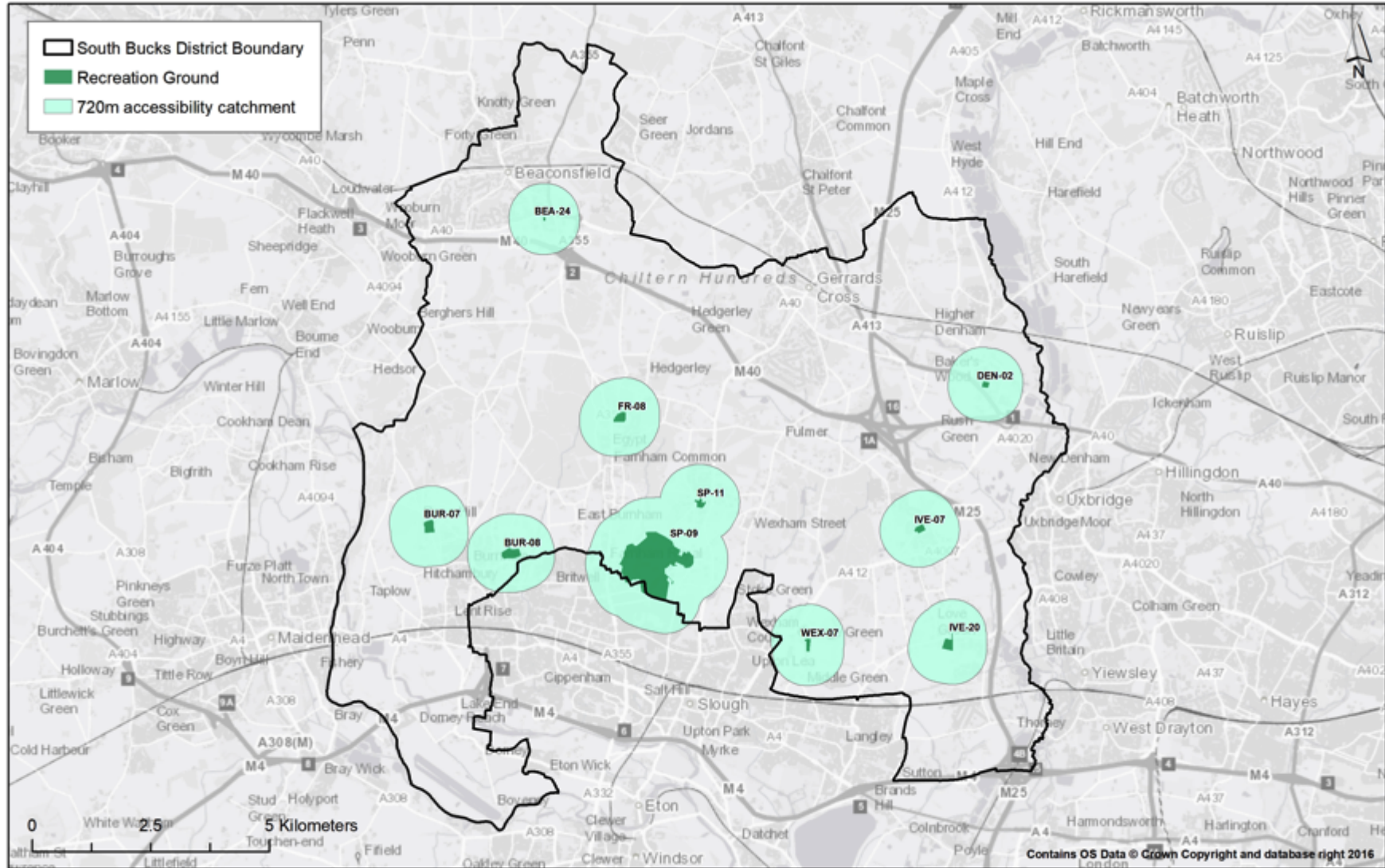
- 7.50. There are no standards for accessibility in relation to the amenity value Recreation Grounds as opposed to their value as outdoor sports facilities, which is explored in the Playing Pitch Strategy. However, they do have value as spaces which can be used for walking, contemplation, and other passive pursuits.
- 7.51. A map indicating location is shown as figure 8.1.



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Figure 8.1: Location of Recreation Grounds – South Bucks District

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**Recreation Grounds accessibility catchment**



**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.



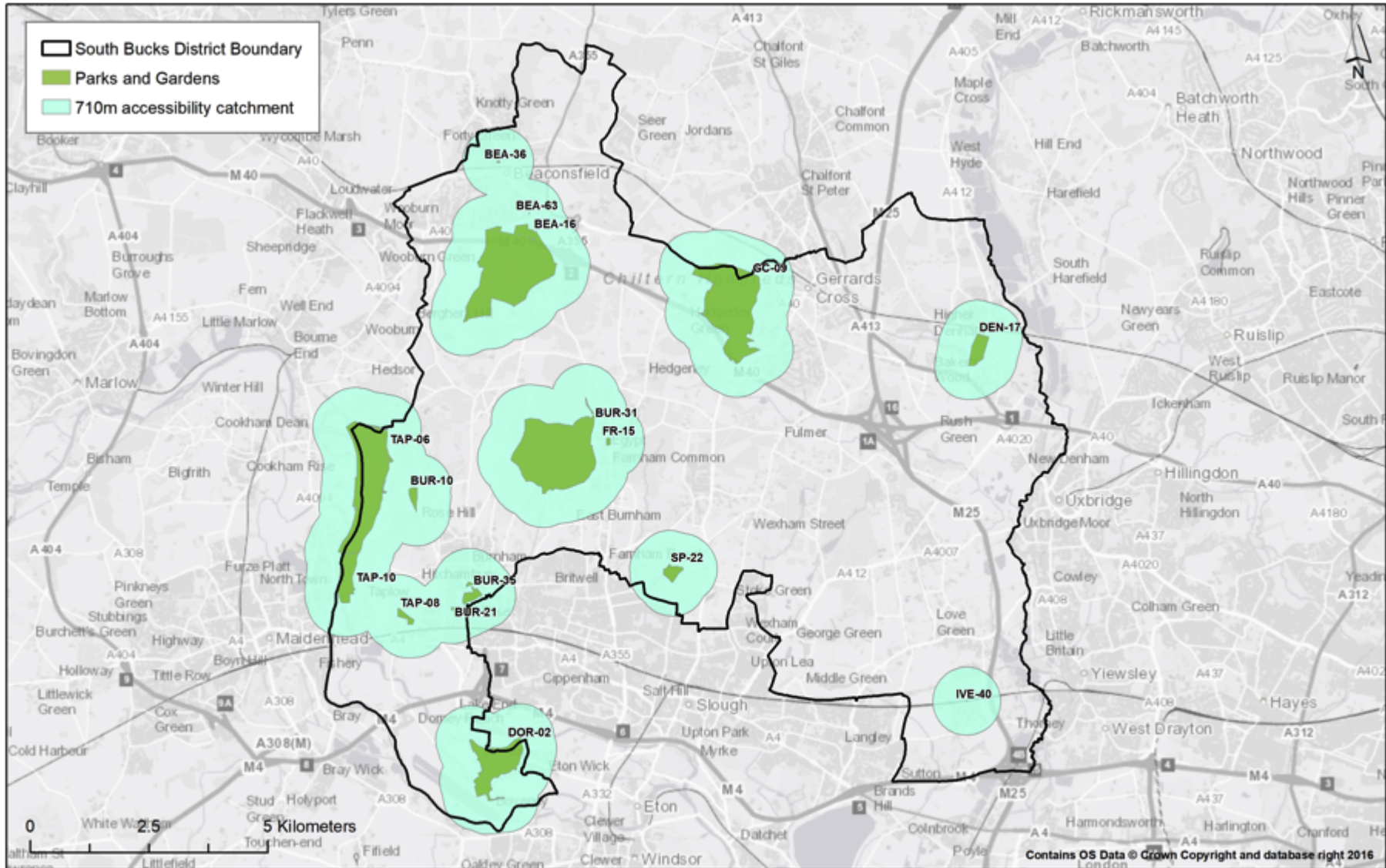
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Figure 8.2: Accessibility of Parks and Gardens using Fields in Trust walking standards – South Bucks District





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**Parks and Gardens accessibility catchment**

**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.

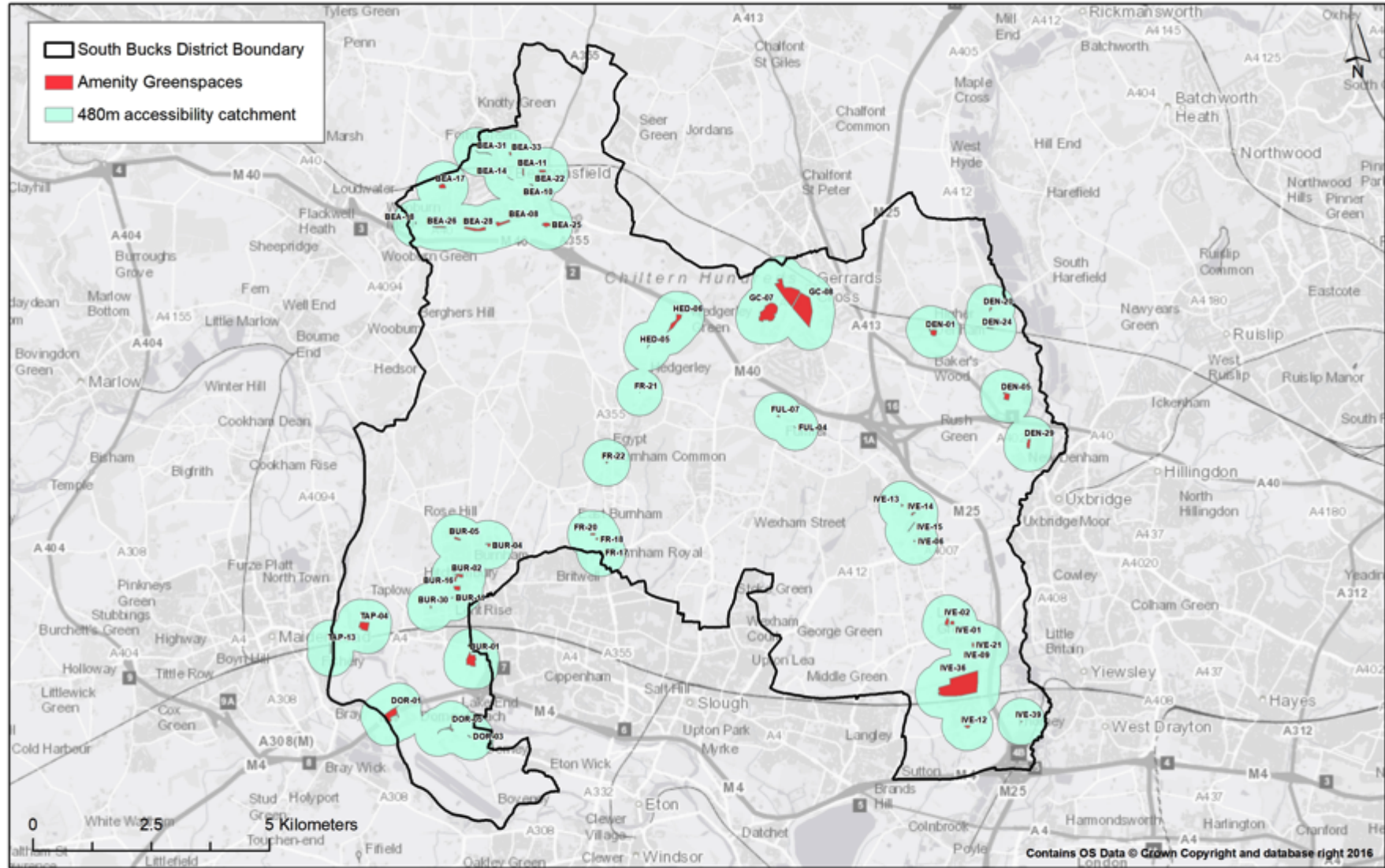
7.55. It will be important to build small areas of this type in areas of new development.

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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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**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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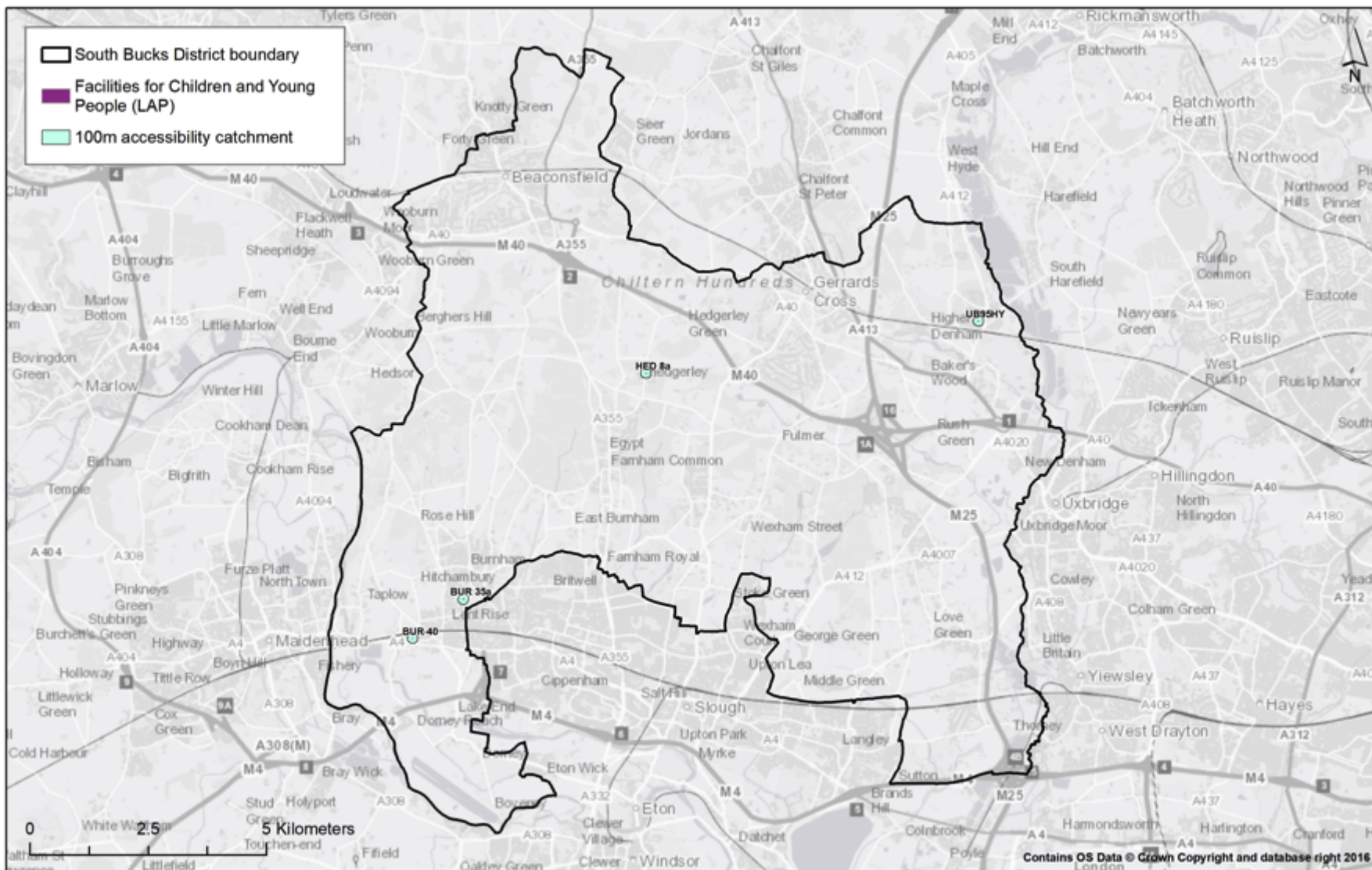
**Table 8.8: Recommended application of quantity benchmark guidelines – Equipped/Designated Play Space**

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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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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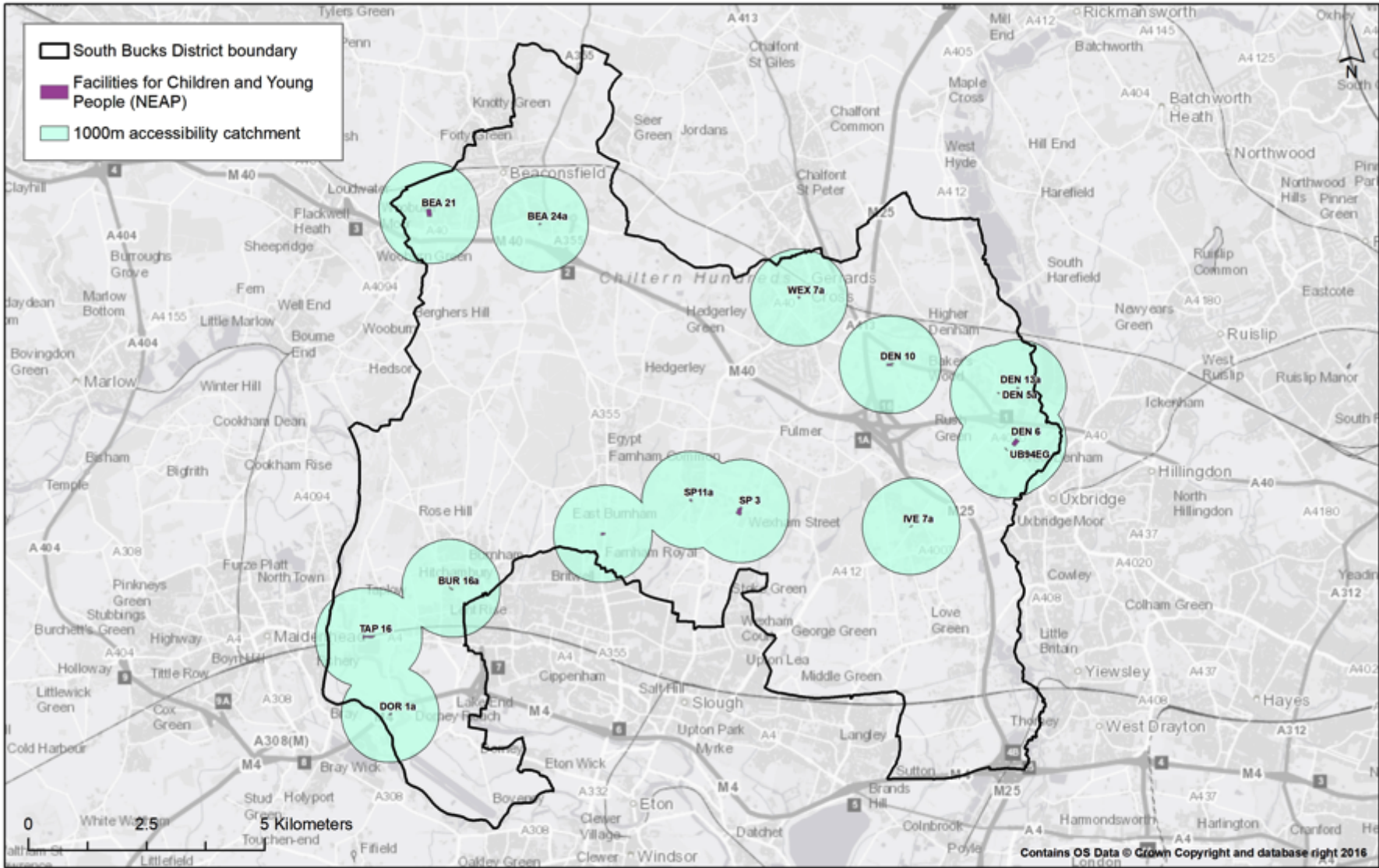


**Facilities for Children and Young People (LAP) accessibility catchment**





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**Facilities for Children and Young People (NEAP) accessibility catchment**



**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)

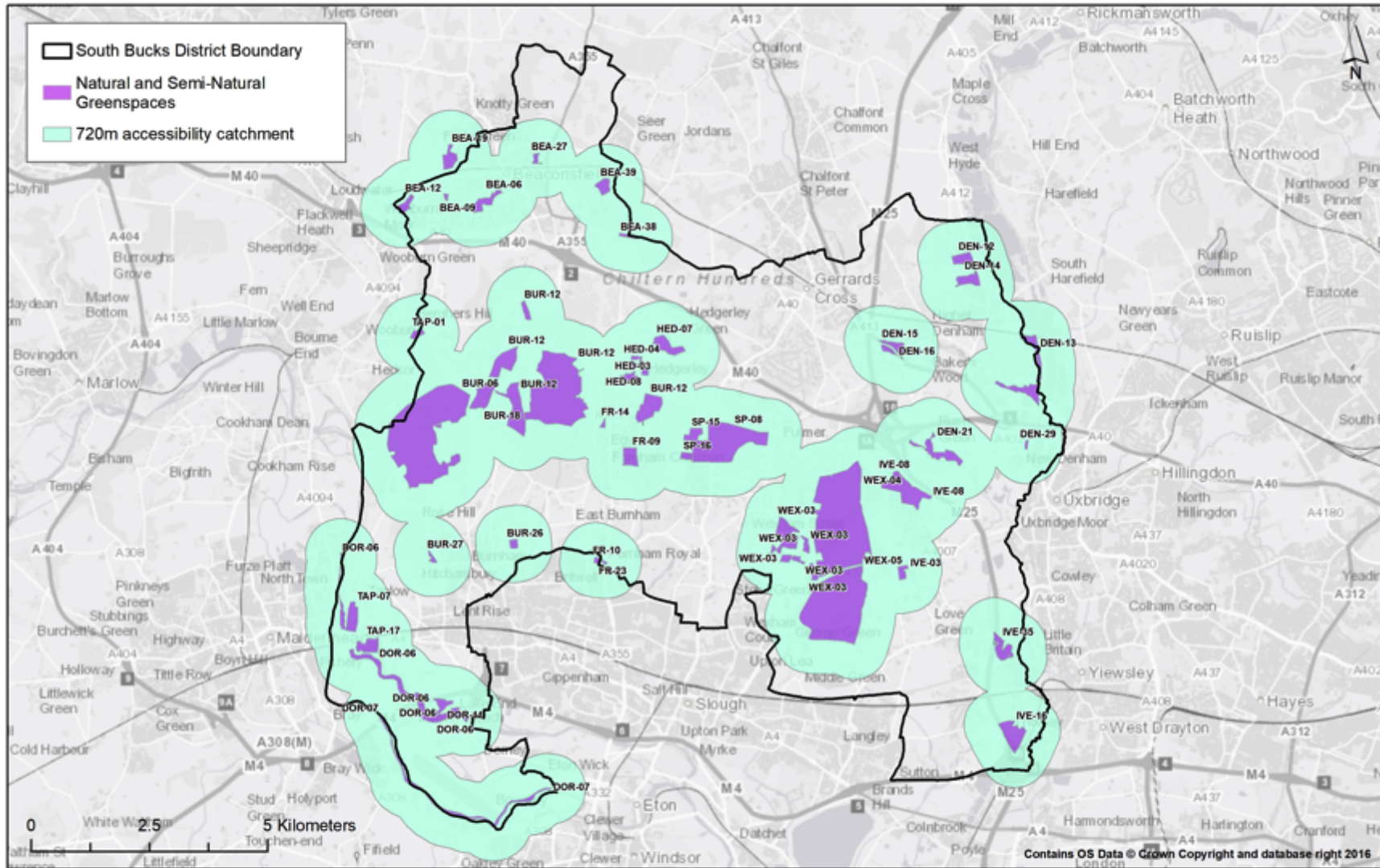
7.61. A map indicating accessibility is shown as figure 8.5.

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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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**





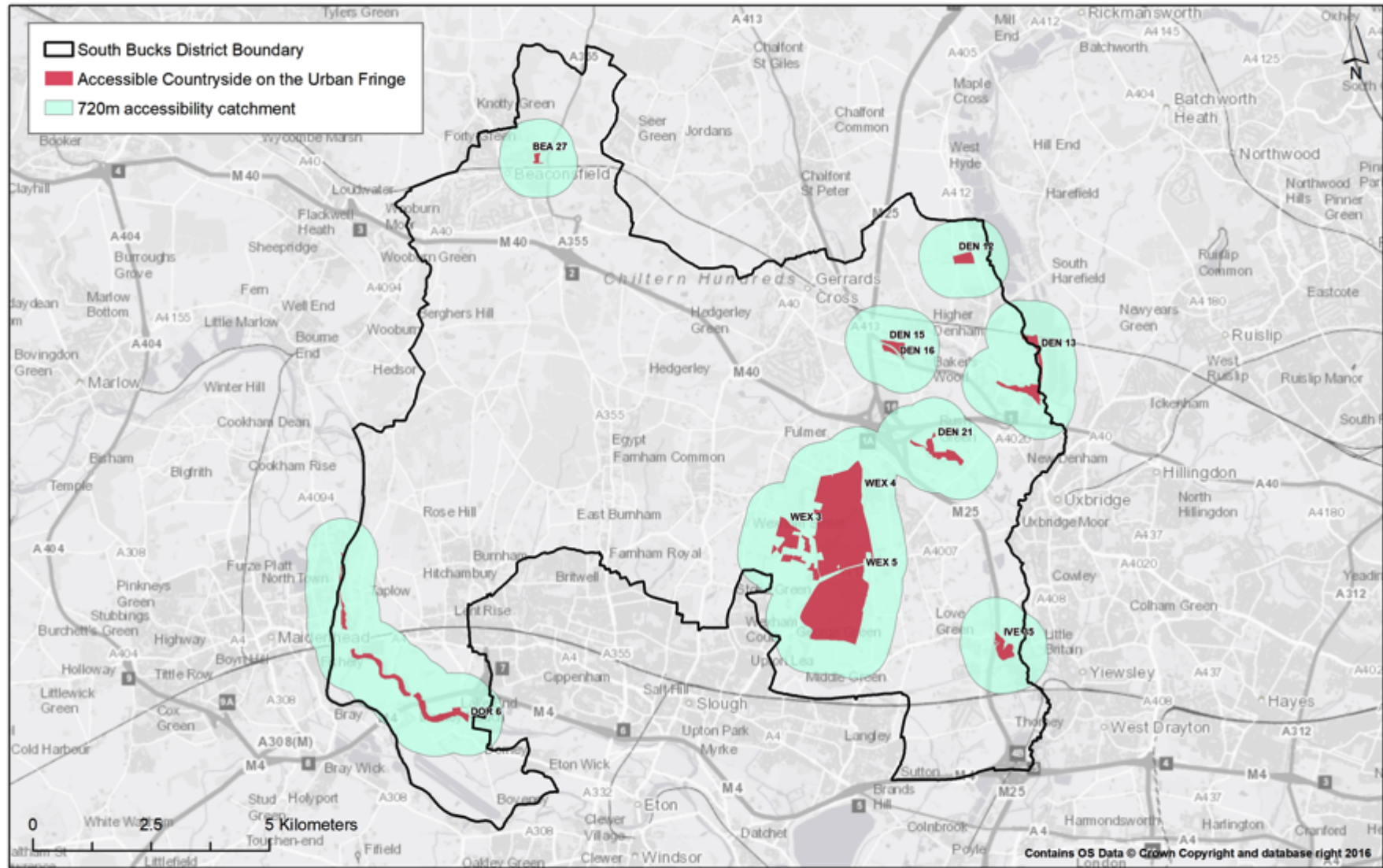


**ACCESSIBLE COUNTRYSIDE ON THE URBAN FRINGE**

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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**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**

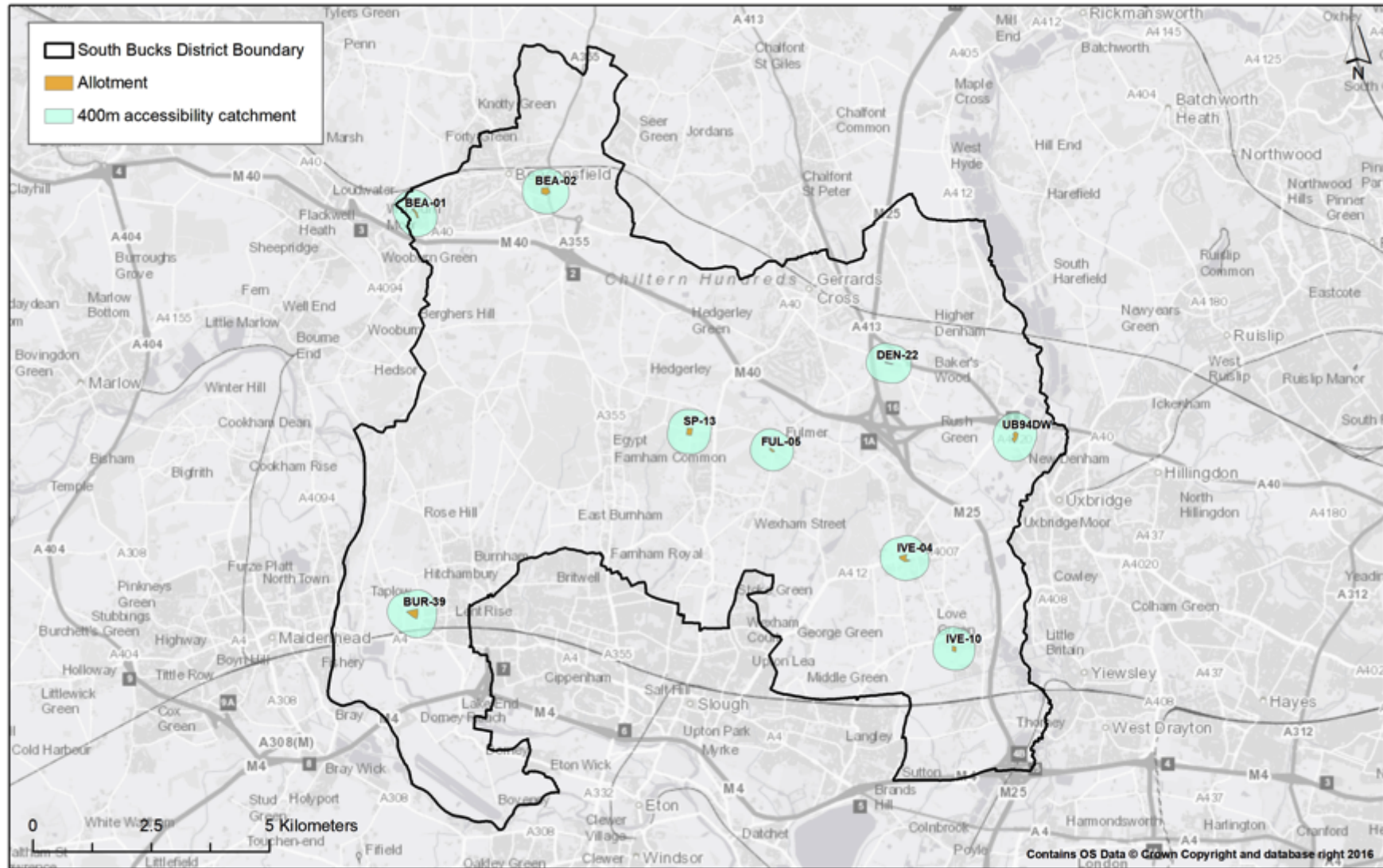
OPEN SPACE TYPOLOGY	REGIONAL SIGNIFICANCE (OVER 400 HA)	METROPOLITAN SIGNIFICANCE (60-400 HA)	DISTRICT SIGNIFICANCE (20-60 HA)	LOCAL SIGNIFICANCE
ALLOTMENTS	8km	3.2km	1.2km	400m
CEMETERIES	8km	3.2km	1.2km	400m

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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.

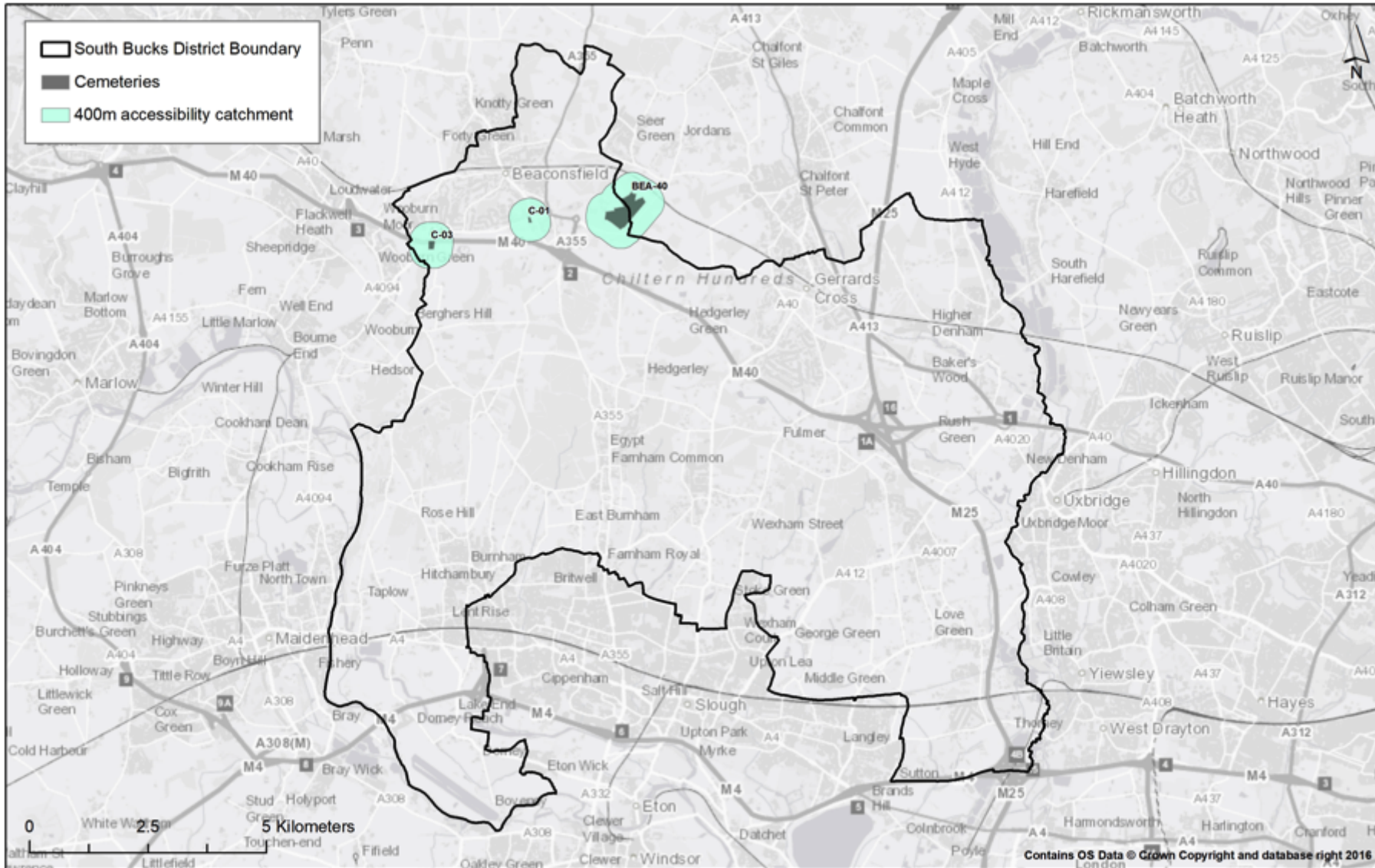
7.69. A map indicating accessibility is shown as figure 8.8.

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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.).

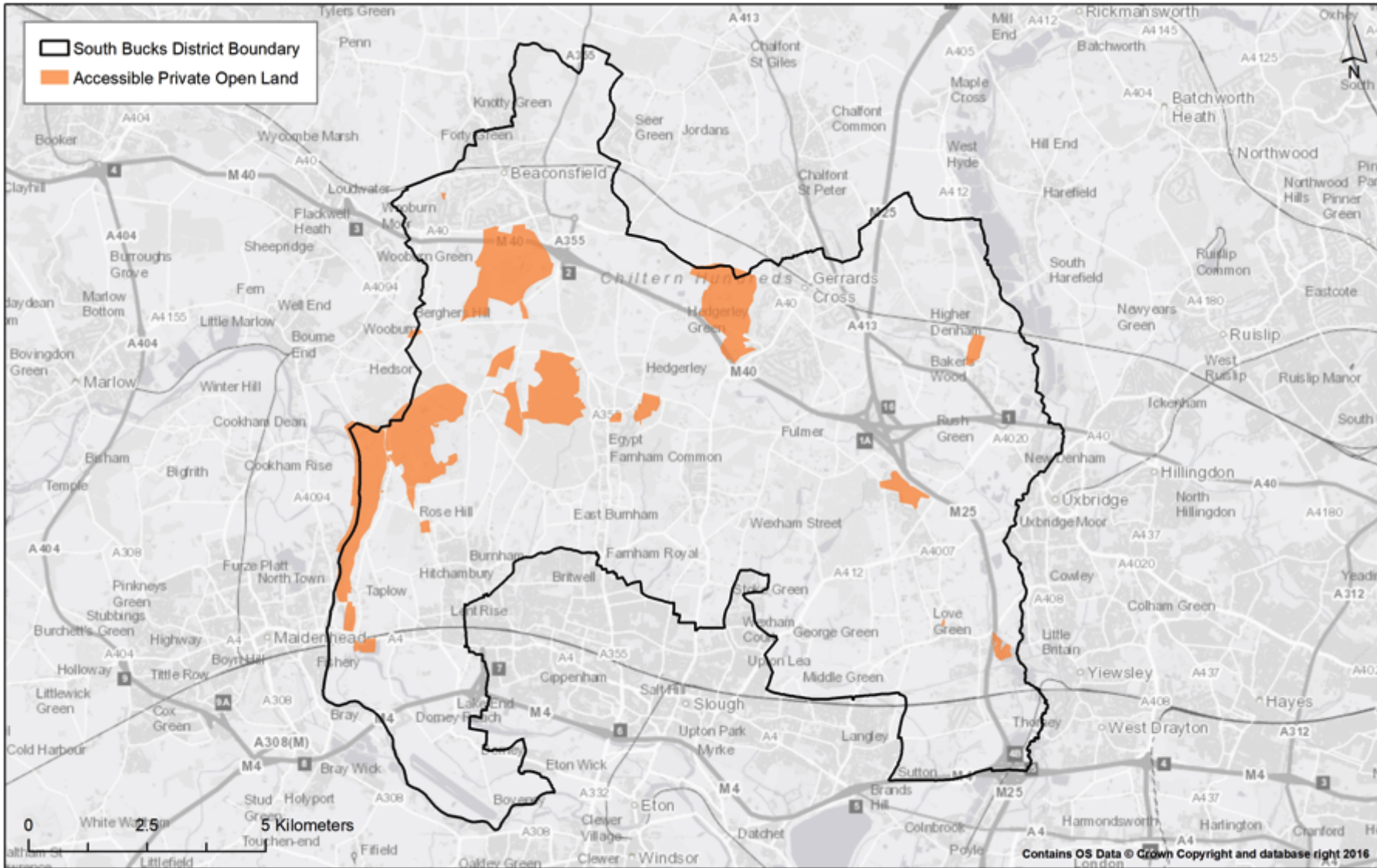


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Figure 8.9: Location of Accessible Private Open Land – South Bucks District



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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.

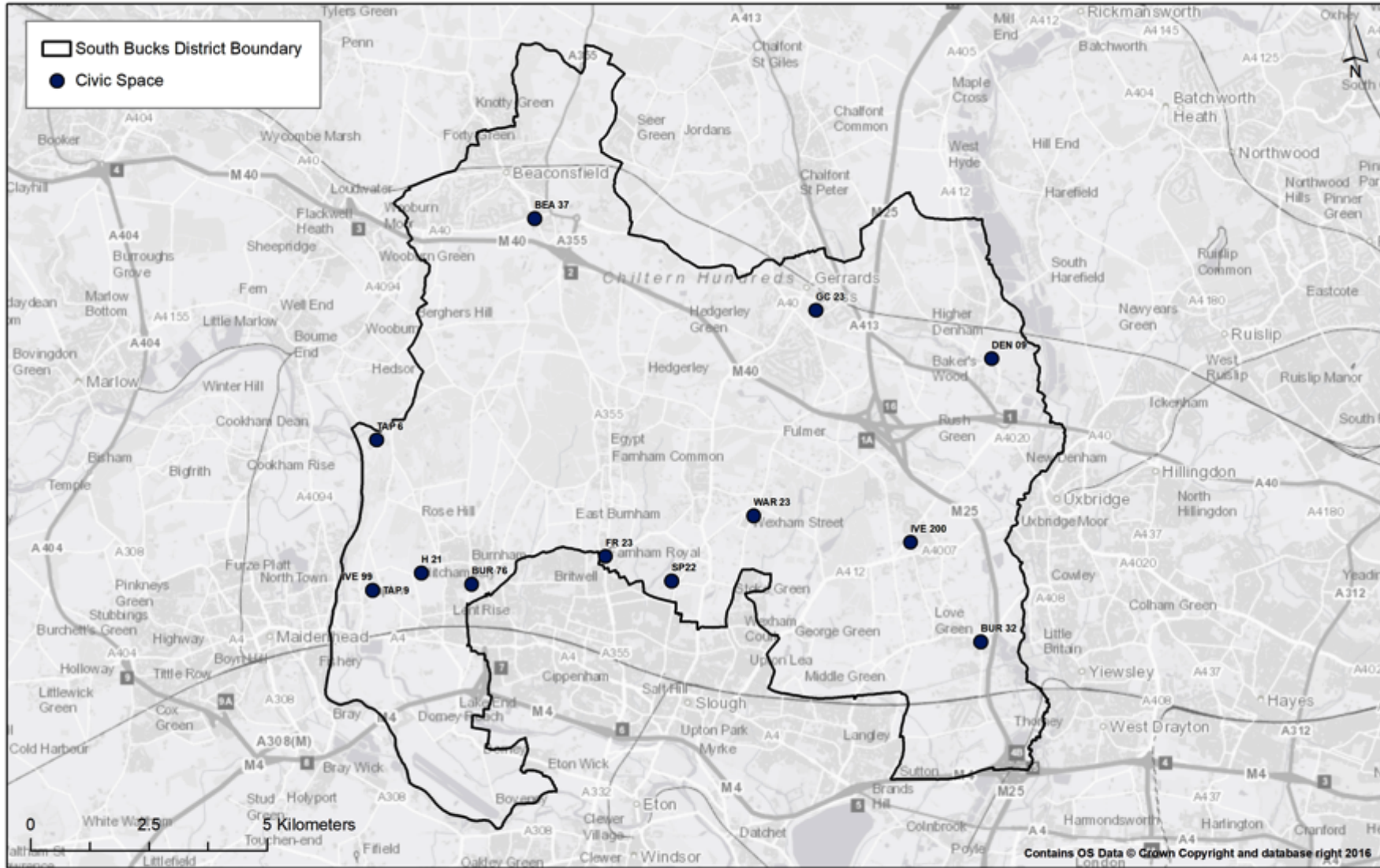
7.72. A map indicating location is shown as figure 8.10.

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Figure 8.10: Location of Civic Spaces – South Bucks District



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**Civic Spaces**



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Appendix

## 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.



## 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.

## 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		