

**Ploszajski Lynch
Consulting Ltd.**



**Reigate and Banstead Borough
Council**

***Playing Pitch and Outdoor Sports
Facilities Study
'Stage D' Report***

December 2022

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1 INTRODUCTION

1.1 Introduction

Ploszajski Lynch Consulting Ltd. (PLC) was commissioned in by Reigate and Banstead Borough Council (R&BBC) to produce a playing pitch, sports and active recreation facilities needs assessment study and action plan for the borough, including:

- Playing pitches.
- Indoor sports and active recreation facilities.
- Outdoor leisure space for organised sport.
- Informal/casual outdoor active recreational opportunities.

This document comprises the assessment of playing pitches and outdoor sports and active recreation facilities needs.

1.2 The rationale for the Study

1.2.1 Background

R&BBC is currently working on the preparation of a new Local Plan. The study will form part of the evidence base for the Local Plan and will therefore assess needs that cover the plan period to 2041.

The primary purpose of the study is to evaluate the current quantity, quality and accessibility of sports and active recreational provision in the borough and establish an updated baseline of provision to inform future plan making and investment decisions.

1.3 The scope of the Study

The pitches and outdoor sports facilities included in the Study are:

- Football.
- Cricket.
- Rugby Union.
- Hockey.
- Lacrosse.
- Croquet.

- Tennis.
- Bowls.
- Netball.
- Athletics.
- Play and informal recreation facilities (children's playgrounds, ball courts, multi-use games areas (MUGAs), skate and BMX parks and outdoor gyms).

1.4 Study format

This document comprises the 'Stage D' report of the playing pitch and outdoor sports facilities Study. The structure of the document is as follows:

- Assessing playing pitch and outdoor sports facilities needs in Reigate and Banstead.
- The local context for pitch and outdoor sports facilities provision.
- Strategic influences on pitch and outdoor sports facilities provision.
- Football pitch needs.
- Cricket pitch needs.
- Rugby Union pitch needs.
- Hockey pitch needs.
- Lacrosse pitch needs.
- Croquet court needs.
- Tennis court needs.
- Bowls green needs.
- Netball court needs.
- Athletics track needs.
- Play and informal recreation facilities needs.
- Applying and reviewing the Study.

2 ASSESSING PLAYING PITCH NEEDS

2.1 Introduction

This section describes the basis on which playing pitch and outdoor sports facilities needs in Reigate and Banstead were assessed. Two different methodologies were applied:

- Sport England's '*Playing Pitch Strategy Guidance*' (2013) for football, cricket, rugby, hockey, and lacrosse pitches.
- Sport England's '*Assessing Needs and Opportunities Guidance*' (2014) for croquet courts, tennis courts, bowling greens, netball courts, athletics tracks and play and informal recreation facilities.

2.2 *Playing Pitch Methodology*

2.2.1 Introduction

The methodology for the pitches follows the '*Playing Pitch Strategy Guidance*' (2013) developed by Sport England. The process involves five stages and ten steps as follows:

- **Stage A** - Prepare and tailor the approach (Step 1).
- **Stage B** - Gather information on the supply of and demand for provision (Steps 2 and 3).
- **Stage C** - Assess the supply and demand information and views (Steps 4, 5 and 6).
- **Stage D** - Develop the Study (Steps 7 and 8).
- **Stage E** - Deliver the Study and keep it robust and up-to-date (Steps 9 and 10).

2.2.2 Preparing and tailoring the approach

R&BBC convened a project steering group in June 2021 led by officers from Policy Planning, Sports Development, Open Space Development and Greenspaces Operations and involving advice from Sport England and the relevant governing bodies of sport to devise:

- The vision and objectives of the review of sports facilities in the borough.
- The scope of the exercise, including the types of facilities to include, the geographical scope and the overall timeframe for the assessment.

- The local and wider strategic context.
- The project management arrangements for the study, including the decision to engage assistance from external consultants.

A project brief was produced, approved and signed-off to complete Stage A of the process.

2.2.3 Assessing current needs

To assess whether the current provision is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate over an appropriate period of time without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent sessions' at each site.
- An indication of the extent to which pitches and related facilities are being used during their respective peak periods.
- The key issues with and views on the provision at a site and its use.
- The site overviews identify the extent to which pitches are:
 - Being overplayed - where use exceeds the carrying capacity.
 - Being played to the level the site can sustain - where use matches the carrying capacity.
 - Potentially able to accommodate some additional play - where use falls below the carrying capacity.

The situation at individual sites can then be aggregated to identify the position at a wider geographical area, to identify the potential for excess demand at some sites to be accommodated by excess supply at others in the locality. Other factors can also be assessed such as:

- Any demand being accommodated on sites with unsecured community access.
- The impact of latent or displaced demand.
- The situation at priority sites.

This analysis then enables an assessment to be made of the adequacy of existing pitch and related facility provision.

2.2.4 Assessing future needs

The methodology applied to assess the additional future needs for pitches and related facilities arising from population growth also involves the approach advocated in Sport England's PPS guidance, namely:

- Establishing projected population change.
- Analysing sports development proposals and participation trends.
- Considering existing deficiencies or spare capacity.
- Taking account of any forthcoming changes to facility supply.

2.2.5 Assessed demand parameters

Analysis of the above factors influencing the future supply and demand for playing pitches in the borough has led to the following conclusions, which are reflected in the subsequent assessment of future needs:

- **Population change:** The ONS 2018 sub-national population projections forecast a population of 162,141 in Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%).
- **Participation trends:** According to Sport England's 'Active Lives' surveys, participation at a national level in all the pitch sports has remained static or fallen in the period since 2005, in some cases by quite significant margins. This means that future increases in participation in the pitch sports cannot be assumed based upon historic trends and have therefore not been factored into projected needs.
- **Sports development initiatives:** A number of sports development initiatives are delivered in Reigate and Banstead by the governing bodies of the pitch sports and their member clubs (full details are in the individual sports sections). The impact on sustained increases in participation directly attributable to these activities is unproven has therefore not been factored in to projected future needs.
- **Changes in supply:** Any known proposed gains or losses in pitches and related facilities provision will influence the ability to accommodate the additional demand arising from the increased population and this has been included in the capacity assessments (full details are in the individual sports sections).

2.2.6 Delivering future needs

To identify the most appropriate way to meet the additional pitch and related facilities needs arising from population growth, four sequential questions were addressed:

- **Existing deficiency or spare capacity:** To what extent do existing pitches and related facilities have any current shortfalls or any over-supply?
- **Additional needs:** What additional needs will arise from population growth?
- **Accommodating needs:** Which needs can be met in whole or part by spare capacity in existing pitches and related facilities and which will need to be met in whole or part by new provision?
- **Extra pitches:** What extra pitches and related facilities of each type are required to provide for the residual unmet demand?

2.2.7 Outputs

The methodology provides quantified answers to the above questions as follows:

- **Current provision:** The adequacy of current provision and any existing spare capacity was assessed using Sport England's approved methodology, adapted where appropriate to assess informal demand and facilities.
- **Additional needs:** Additional needs were calculated by identifying the existing Team Generation Rates in the borough, to identify the number of people that are currently required to form a team of various types in each of the pitch sports. These figures have then been applied to the ONS mid-2018 population projections, to calculate the gross additional team and related pitch needs arising from the additional population.
- **Net requirements:** The net requirement for additional provision was calculated by comparing the extra required capacity to the current spare capacity where appropriate, to identify the difference.
- **Location of provision:** The location of additional pitch and related facilities needs was established by comparing the respective levels of projected population growth in each part of the borough.

2.2.8 The criteria assessed

- **Quantity:** The number of pitches and related facilities was established and cross checked against other sources provided by local stakeholders and consultees.
- **Quality:** The quality of playing pitches was assessed by visiting every pitch in the borough during the respective playing seasons and assessing quality criteria using the recognised non-technical visual assessment criteria. The ratings for each aspect of each pitch were checked and challenged via the clubs' survey and stakeholder consultation and amended where necessary.
- **Accessibility:** The accessibility of pitches, in particular the extent of secured community use and pricing was assessed, to identify any barriers to use that might impact on the capacity of local provision.

- **Strategic priority:** The assessment of need and priorities for provision was identified by the governing bodies of the respective pitch sports.
- **Used capacity:** The used capacity of existing pitches at each site was assessed using a bespoke supply-demand spreadsheet.

2.3 Outdoor Sports Facilities Methodology

The methodology applied to assess the needs and opportunities for sports facilities follows Sport England's recommended approach, advocated in 'Assessing Needs and Opportunities Guidance' (2014).

2.3.1 Preparing and tailoring the approach

R&BBC convened a project steering group in June 2021 led by officers from Policy Planning, Sports Development, Open Space Development and Greenspaces Operations and involving advice from Sport England and the relevant governing bodies of sport to devise:

- The vision and objectives of the review of sports facilities in the borough.
- The scope of the exercise, including the types of facilities to include, the geographical scope and the overall timeframe for the assessment.
- The local and wider strategic context.
- The project management arrangements for the study, including the decision to engage assistance from external consultants.

A project brief was produced, approved and signed-off to complete Stage A of the process.

2.3.2 Assessing sports facilities supply

The assessment of sports facilities supply at Stage B of the study involved four main elements:

- **Quantity:** Establishing what facilities there are in the borough, with details of their dimensions, technical information like playing surfaces and floodlighting. This included consideration of facilities not currently in use, those not available to the community and significant provision in neighbouring areas that serves some needs of Reigate and Banstead residents.
- **Quality:** Auditing the quality of facilities. This involved assessing each facility in terms of its condition (its age, appeal, fabric and ancillary provision like changing and car parking - factors that will influence its attractiveness to users) and fitness for purpose (its technical specifications and ability to accommodate an appropriate standard of play).

- **Accessibility:** Determining spatial distribution of provision in the borough by GIS mapping of each facility type, including catchment analysis appropriate to the scale and role of each facility.
- **Availability:** Identifying how much each facility is used, whether there is any existing spare capacity and if there is any scope to increase capacity. This involved consideration of programming and usage data, opening times and pricing levels, which was secured through consultation with facility providers and operators.

The information was collated and analysed in a facilities supply report, which was evaluated and approved by the project steering group.

2.3.3 Assessing sports facilities demand

The assessment of sports facilities demand at Stage B of the study involved five main elements:

- **Local population profile:** Establishing the local demography, including the size, age profile, affluence/deprivation, health indices and growth projections.
- **Sports participation:** Identifying local sports participation characteristics, through analysing the results of Sport England's 'Active Lives' survey, local facilities usage figures and a survey of local clubs to establish membership patterns and trends.
- **Unmet, displaced and future demand:** In addition to current expressed demand, analysis of unmet (demand which exists but cannot currently be satisfied), displaced (demand from within the borough that is satisfied elsewhere) and future demand (based on projected population and participation increases) was identified.
- **Local participation priorities:** Establishing any local priorities for the use of sports facilities, such as those relating to corporate health and well-being policies.
- **Sport-specific priorities:** Determining through consultation with Active Surrey, the governing bodies of sport and a local sports clubs survey, whether there are any sport-specific priorities for Reigate and Banstead.

The information was collated and analysed in a facilities demand report, which was evaluated and approved by the project steering group.

2.3.4 Assessing the balance between sports facilities supply and demand

To complete Stage B of the process, the supply and demand information was brought together for each type of facility to establish:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs?
- **Quality:** Are the facilities fit for purpose for the users?

- **Accessibility:** Are the facilities in the right physical location for the users?
- **Availability:** Are the facilities available for those who want to use them?

2.3.5 Applying the assessment - Developing the Study

The results of the assessment was applied to produce an assessment which included:

- **Options for provision:** The options for meeting current and future facilities needs were identified under Sport England’s recommended headings of ‘Protect’, ‘Provide’ and ‘Enhance’.
- **Policy recommendations:** Arranged under the headings of ‘Protect’, ‘Provide’ and ‘Enhance’, planning policy recommendations were developed to ensure that the implementation of the Study will be supported by the provisions of the Local Plan.

2.4 Stakeholder consultation

Information was gathered from a wide range of consultees including:

- **Sport England:** Guidance on the assessment methodology.
- **Reigate and Banstead Borough Council:** Consultation with officers from Policy Planning, Sports Development, Open Space Development and Greenspaces Operations on their respective areas of responsibility.
- **Neighbouring local authorities:** Information on their playing pitch and outdoor sports facilities assessments and the impact of any cross-border issues was obtained from Mole Valley District Council, Epsom and Ewell Borough Council, the London Borough of Sutton, the London Borough of Croydon, Tandridge District Council and Crawley Borough Council.
- **Active Surrey:** Information on local and wider strategic priorities.
- **Governing bodies of sport:** Information on local and wider strategic priorities and local supply and demand information.
- **Sports clubs:** Information on sports facilities provision and use, current and future needs and opinions on quality, which was submitted via an on-line survey.
- **Schools:** Information on sports facilities provision and use, plus attitudes towards community use, which was submitted via an on-line survey.

2.5 Summary

Assessing playing pitch needs in Reigate and Banstead using the approach advocated by Sport England in its ‘*Playing Pitch Strategy Guidance*’ and outdoor sports facilities using its ‘*Assessing Needs and Opportunities Guidance*’ has ensured that the exercise

is both robust and evidence-based and as a result complies with the provisions of the Government's National Planning Policy Framework.

3 THE LOCAL CONTEXT

Key findings:

- **An ageing population:** Demographic change by 2041 will see a significant increase in the proportion of people aged over 50 and since sport and physical activity rates typically decline with age, the market for local sports facilities will evolve accordingly.
- **Population growth:** The ONS 2018 sub-national population projections increase of 13,293 people (or 8.9%) over the period 2021 to 2041. This will increase demand for facilities for sport and physical activity.
- **Overall sports participation rates:** Local participation rates in sport and physical activity have fallen over the past five years (based upon Sport England's 'Active Lives' survey) and whilst they are above the national average, they are below the respective county and regional figures.
- **Geographical variations in participation:** Analysis of participation rates at ward level reveal significant differences across Reigate and Banstead, which seems to be strongly correlated with the areas of the borough where rates of deprivation are highest. The extent to which this is reflected in patterns of sports facilities demand will be examined as part of this study.
- **Facilities supply:** Sports facilities are provided by a mosaic of owners and operators from the public, voluntary and commercial sectors, which highlights the need for and benefits of a strategic approach to co-ordinating provision.

3.1 Introduction

This section identifies the context within which pitches and outdoor sports facilities provision is made in Reigate and Banstead.

3.2 Background

3.2.1 Location

Reigate and Banstead borough covers approximately 12,900 ha. and borders the Surrey local authorities of Epsom and Ewell, Mole Valley and Tandridge, the West Sussex borough of Crawley and the London boroughs of Sutton and Croydon.

3.2.2 Settlement pattern

The borough's main built-up areas accommodate around two-thirds of the population and are centred on four key settlements, the village of Banstead in the north, the central towns of Redhill and Reigate and the town of Horley in the south. The remainder of the population live in villages and outlying areas.

3.2.3 Rural areas

The borough benefits from a rich green fabric with around 70% designated as Metropolitan Green Belt. Reigate and Banstead is also traversed by the Surrey Hills Area of Outstanding Natural Beauty and is home to part of the internationally designated Mole Gap to Reigate Escarpment, a Special Area of Conservation.

3.2.4 Transport links

The borough benefits from its location in relation to the M23/A23 corridor linking London to the south coast and proximity to both the M25 and Gatwick Airport. The incidence of car ownership is high. A north-south rail line links the borough with London and Brighton via Gatwick Airport, whilst east-west routes link to Reading and Tonbridge. Gatwick Airport is immediately adjacent to Reigate and Banstead's southern boundary.

3.3 Demography

3.3.1 Current population

The Office of National Statistics (ONS) mid-2020 population estimates for Reigate and Banstead indicate 148,748 residents. This represents an increase of 10,913 people (7.9% growth) since the 2011 Census figure of 137,835. It has the largest population of any district in Surrey.

3.3.2 Age structure

Analysis of the ONS 2018 sub-national population projections shows that Reigate and Banstead is relatively close to both the Surrey and national averages with a slightly smaller proportion of under 25s (28.9%) than the figures for Surrey (29.5%) and for England (29.7%). Conversely, the percentage of those between the ages of 25 and 49 is higher at 33.4% compared with 31.4% for the Surrey and 32.6% for England.

Table 1: Reigate and Banstead Age Structure

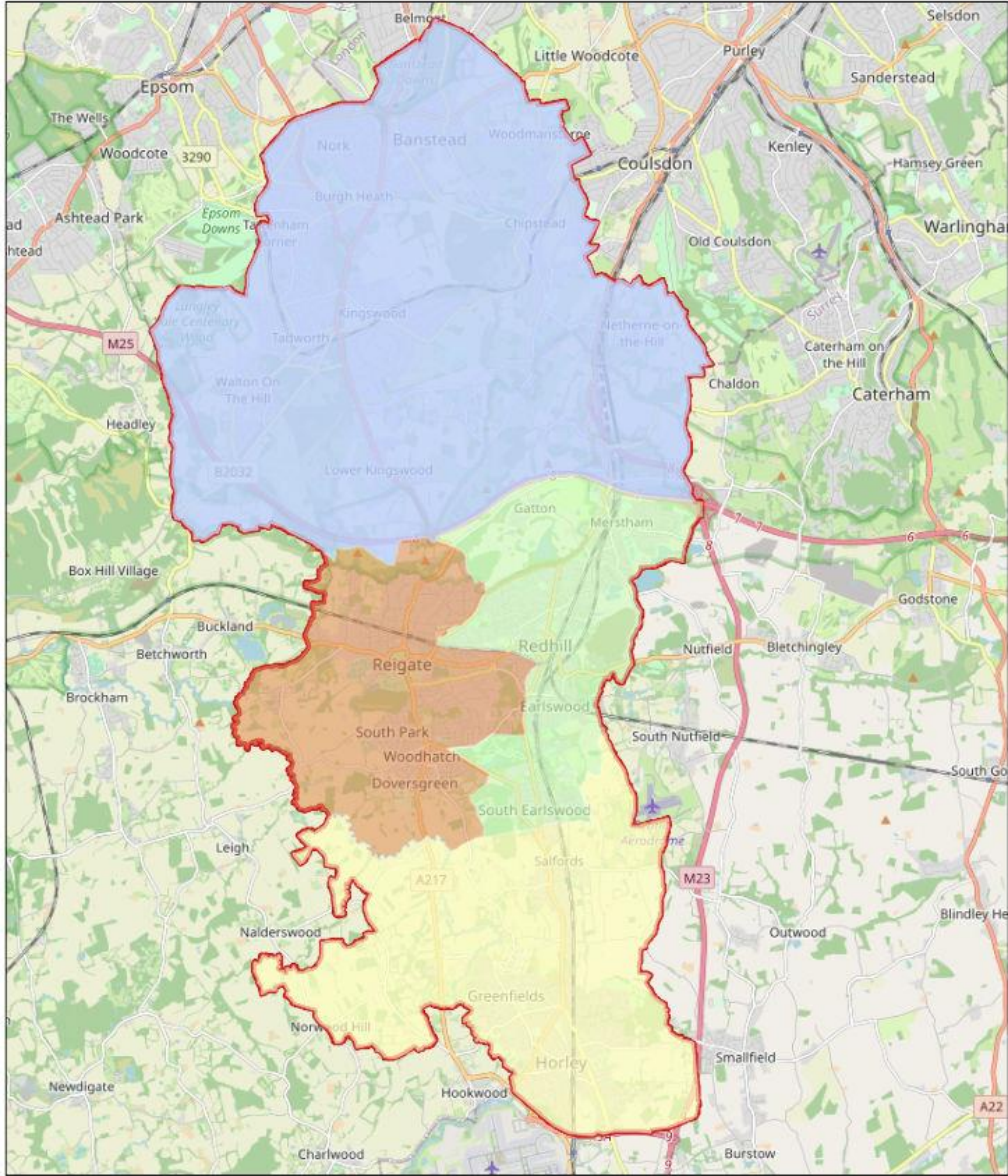
Age	Reigate & Banstead No.	Reigate & Banstead %	Surrey %	England %
0-14	28,979	19.5%	18.5%	18.1%
15-24	14,041	9.4%	11.0%	11.6%
25-49	49,769	33.4%	31.4%	32.6%
50-64	28,958	19.5%	19.9%	19.2%
65+	27,101	18.2%	19.2%	18.5%
Total	148,848	100.0%	100%	100%

3.3.3 Sub-areas

The borough can be divided into sub-areas, to assist with analysing provision at a more local level and in particular to assess the differential spatial impact on supply and demand for sports facilities arising from housing growth. Four areas are identified in R&BBC's Core Strategy, selected on the basis that they comprise discrete areas within

which the resident population will typically look to access provision like sports facilities on a relatively local basis. The sub-areas are shown on the map below:

REIGATE & BANSTEAD - Sub Areas



- 2/3/2022
- SUB AREA BANSTEAD TADWORTH AND SURROUNDS
- SUB AREA REDHILL AND SURROUNDS
- SUB AREA HORLEY AND SURROUNDS
- SUB AREA REIGATE AND SURROUNDS
- Reigate and Banstead District Boundary

1:154,447
 0 0.75 1.5 3 mi
 0 1.25 2.5 5 km
 © OpenStreetMap (and) contributors, CC-BY-SA

The sub-area ward populations are based upon ONS 2019 small-area estimates and are as follows:

Table 2: Reigate and Banstead Sub-areas

Sub-area	Wards	Ward Population 2020	Sub-area Population 2020
Banstead, Tadworth and surrounds	Banstead Village	10,048	52,789
	Chipstead, Kingswood and Woodmansterne	9,847	
	Hooley, Merstham and Netherne (north)	3,707	
	Lower Kingswood, Tadworth and Walton	9,724	
	Nork	9,503	
	Tattenham Corner and Preston	9,960	
Reigate and surrounds	Meadvale and St John's	9,668	28,652
	Reigate	10,392	
	South Park and Woodhatch	8,592	
Redhill and surrounds	Earlswood and Whitebushes	10,111	38,267
	Hooley, Merstham and Netherne (south)	7,857	
	Redhill East	9,104	
	Redhill West and Wray Common	11,195	
Horley and surrounds	Horley Central and South	10,331	29,040
	Horley East and Salfords	9,861	
	Horley West and Sidlow	8,848	

3.3.4 Population growth

The ONS 2018 sub-national population projections forecast a population of 162,141 by 2041, an increase of 13,293 (or 8.9%). Comparison of the 2018 sub-national population projections for 2020 and 2041 shows that the percentage of people aged under 50 falls from 62.3% to 55.2%, with proportion population increases amongst the over 50s.

Table 3: Reigate and Banstead Population Projections to 2041

Age	Population 2020	% 2020	Population 2041	% 2041
0-14	28,979	19.5%	27,614	17.0%
15-24	14,041	9.4%	15,174	9.3%
25-49	49,769	33.4%	48,406	28.9%
50-64	28,958	19.5%	32,111	19.8%
65+	27,101	18.2%	38,837	24.0%
Total	148,848	100.0%	162,141	100.0%

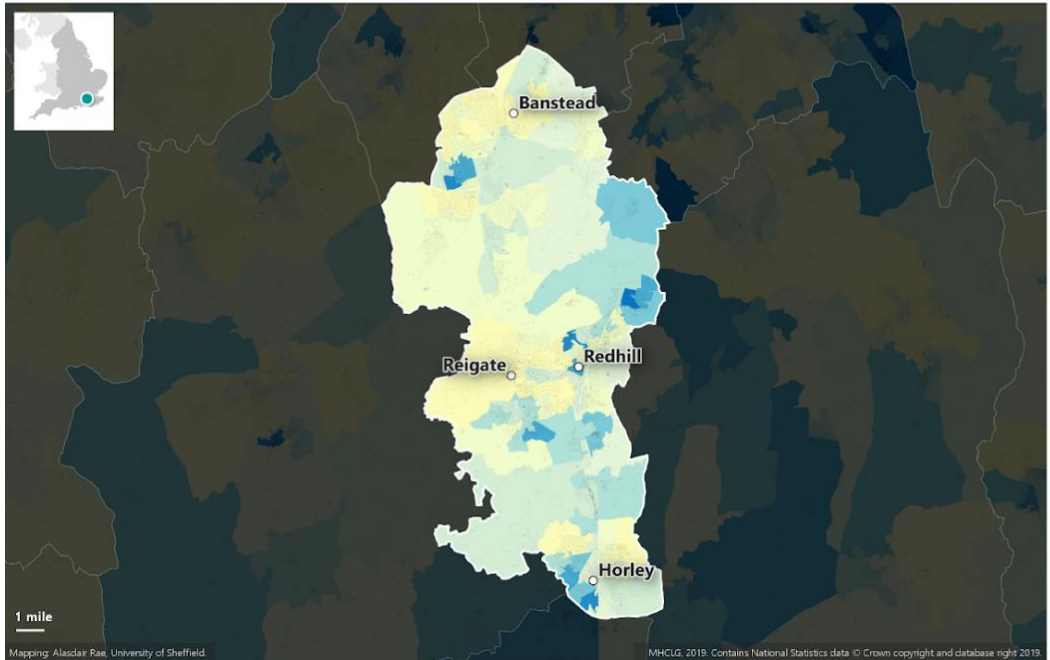
3.3.5 Deprivation

The English Indices of Deprivation (2019) show that the borough is one of the least deprived in England. It is ranked 294 out of 317 local authority areas in England.

However, there are geographical concentration of deprivation. 11.7% of Lower Super Output Areas fall within the 20% most deprived areas nationally, particularly in Preston ward, Merstham, Redhill West and Horley. 9.3% of children (2,470) live in low income families.

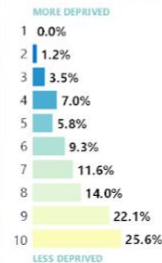
English Indices of Deprivation 2019

REIGATE AND BANSTEAD



Local deprivation profile

% of LSOAs in each national deprivation decile



What this map shows

This is a map of Indices of Deprivation 2019 data for **Reigate and Banstead**. The colours on the map indicate the deprivation decile of each Lower Layer Super Output Area (LSOA) for England as a whole, and the coloured bars above indicate the proportion of LSOAs in each national deprivation decile. The most deprived areas (decile 1) are shown in blue. It is important to keep in mind that the Indices of Deprivation relate to small areas and do not tell us how deprived, or wealthy, individual people are. LSOAs have an average population of just under 1,700 (as of 2017).



3.3.6 Ethnicity

Figures from the 2011 census reveal that a low proportion of Reigate and Banstead's population identifies themselves as from the Black and Minority Ethnic groups - only 7.3% compared to the England average of 14.6%.

3.3.7 Health

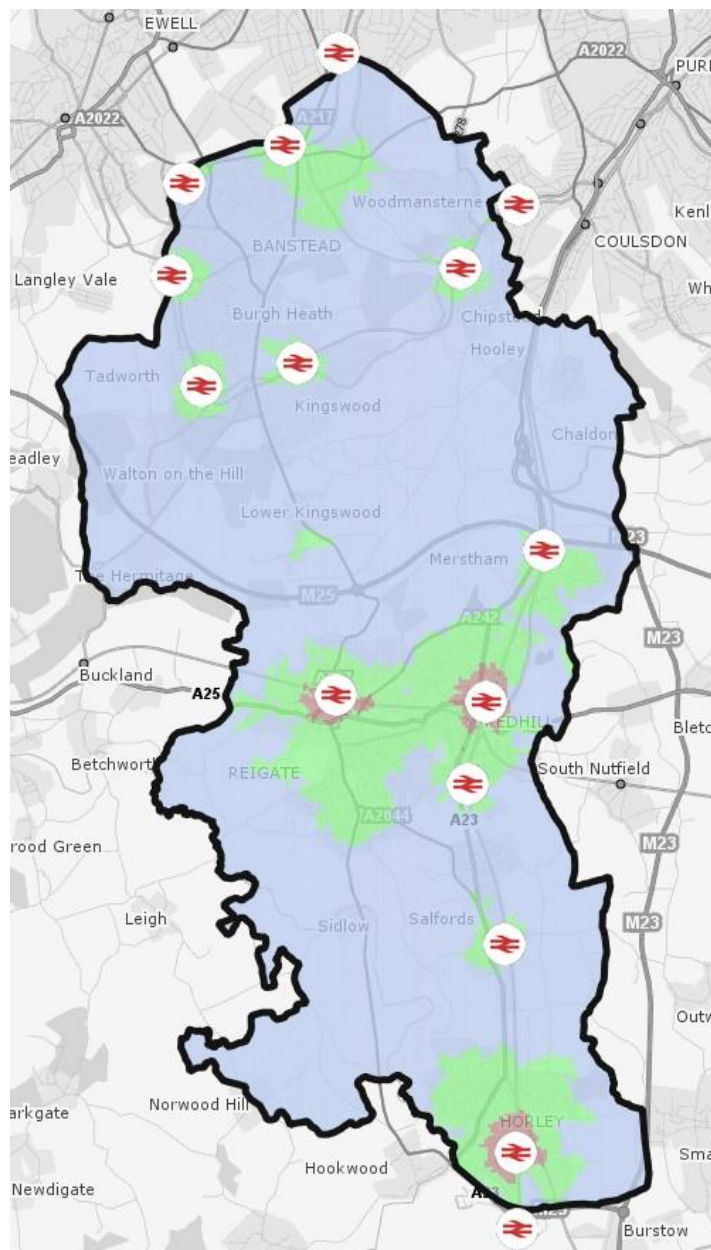
Local health indices recorded in Public Health England's '*Health Profile for Reigate and Banstead*' (2019) show that in general the health of people in the borough is better than in England as a whole, although:

- Life expectancy at birth in Reigate and Banstead is 1.4 years longer for men and 1.3 years longer for women than the respective national averages. However, life expectancy is 2.7 years lower for men and 3.8 years lower for women in the most deprived areas of the borough than in the least deprived areas.
- The prevalence of obese children aged 10-11 years is 14.0%, compared with 16.8% for Surrey and 20.2% nationally.

- 54.4% of the adult population of the borough is classified as overweight or obese (Public Health England). This is below the Surrey average of 55.9% and well below the national average of 61.3%

3.3.8 Public transport accessibility

Public transport accessibility in Reigate and Banstead is illustrated in the map below, with the areas shaded in red having the best accessibility, those in green having intermediate accessibility and those in blue having poor accessibility. Most of the main centres of population are relatively well served and public transport is a viable option for accessing sports facilities in these areas:



Public Transport Links in Reigate and Banstead

3.4 Sport and physical activity

3.4.1 Participation rates

Sport England's 'Active Lives' survey measures physical activity rates amongst people aged 16 and over at borough, county, regional and national levels. The definitions used in the survey are as follows:

- **Sport and physical activity:** This includes at least 10-minutes of moderate or higher intensity sports activities, walking and cycling for leisure or travel, fitness and dance.
- **Active:** The 'Active' population is defined as those doing at least 150 minutes of the above activities per week.
- **Fairly active:** The 'Fairly active' population is defined as those doing between 30 and 149 minutes of the above activities per week.
- **Inactive:** The 'Inactive' population is defined as those doing 30 minutes or less of the above activities per week.

The key data for Reigate and Banstead since 2015 is set out below and shows a downward trend in activity levels. The most recent covid-affected figures have been excluded as anomalous.

Table 4: 'Active Lives' survey sports participation rates in Reigate and Banstead 2015 - 2020

Activity	Nov '15 - Nov '16	May '16 - May 17	Nov '16- Nov '17	May '17- May '18	Nov '17- Nov '18	May '18- May '19	Nov '18- Nov '19	May '19- May '20	Nov '19- Nov '20	% Change
Active	70.7%	69.2%	65.2%	65.1%	71.8%	69.7%	69.2%	65.7%	61.2%	-9.5%
Fairly active	9.4%	10.5%	11.5%	11.0%	10.5%	10.5%	12.7%	14.9%	13.1%	+3.7%
Inactive	19.1%	20.3%	23.2%	23.9%	17.8%	19.8%	18.2%	19.4%	25.7%	++6.6%

In comparative terms, however, activity levels are above the national average, but below the regional and county figures. The most recent covid-affected figures have been excluded as anomalous.

Table 5: 'Active Lives' survey 2019/20 sport and physical activity participation rates comparisons

Area	Active	Fairly active	Inactive
Reigate and Banstead	61.2%	13.1%	25.7%
Surrey	65.0%	11.0%	23.0%
South-east	63.6%	12.0%	24.4%
England	60.9%	11.0%	27.1%

3.4.2 Demographic variations

The 'Active Lives' survey national level data identifies that there are significant demographic variations in participation rates:

- **Gender:** Men's participation rates are higher at 65% than women's at 61%.
- **Socio-economic groups:** Those in routine/semi-routine jobs and those who are long-term unemployed or have never worked have lower participation rates (54%) than those in professional/managerial roles (72%)
- **Age:** Activity levels decrease with age, from 70% in the 16 - 34 age group, to 66% on the 35 - 54 age group, 61% for 55 - 74 year olds to 40% for those aged 75 and over.
- **Disability and long-term health conditions:** Activity is less common for disabled people or those with a long -term health condition (47%) than those without (68%).
- **Ethnicity:** participation rates are lower for minority ethnic groups than for the White population and are lowest for those of Asian heritage (54%).

3.4.3 Club membership

The 'Active Lives' survey also records rates of sports club membership amongst people aged 16 and over and who participated at least twice in the previous 28 days. The figures below show that rates are higher in Reigate and Banstead than for all the wider geographical comparators:

Table 6: 'Active Lives' survey 2019/20 sports club membership rates comparisons

Reigate and Banstead	Surrey	South-east	England
53.7%	49.6%	45.4%	43.1%

3.4.4 Geographical variations

The 'Active Lives' survey data shows variations at ward level, with the figures in Meadvale St. John's being relatively high and those in Preston and Horley Central being relatively low.

Table 7: 'Active Lives' survey sport and physical activity participation rates by ward in Reigate and Banstead

Ward	Active	Inactive
Banstead Village	65.6%	19.7%
Chipstead, Hooley and Woodmansterne	66.2%	19.3%
Earlswood and Whitebushes	66.9%	19.9%
Horley Central	61.6%	24.0%
Horley East	64.9%	20.7%
Horley West	63.2%	23.1%
Kingswood with Burgh Heath	66.6%	18.8%
Meadvale and St John's	73.4%	14.8%
Merstham	62.6%	24.7%
Nork	65.6%	19.7%
Preston	61.5%	24.7%
Redhill East	69.2%	18.0%
Redhill West	67.4%	20.1%
Reigate Hill	71.8%	15.8%
South Park and Woodhatch	68.5%	20.2%
Tadworth and Walton	67.4%	18.8%
Tattenhams	63.9%	21.4%

3.5 The local sports facilities supply network

Sports facilities provision in Reigate and Banstead comprises a mixed economy involving the public, voluntary and commercial sectors. The key providers are as follows:

- **Reigate and Banstead Borough Council:** The Council provides playing pitches at ten sites in the borough.
- **Schools:** State and private secondary schools are major pitch providers at nine sites in the borough, although not all provision is fully community accessible.
- **Sports clubs:** Voluntary sector sports clubs provide and run a range of sports pitches at 19 sites in the borough.

3.6 The implications for sports facilities provision

The implications of the local context for playing pitch and outdoor sports facilities provision in Reigate and Banstead are as follows:

- **An ageing population:** Demographic change by 2041 will see a significant increase in the proportion of people aged over 50 and since sport and physical activity rates typically decline with age, the market for local playing pitches will evolve accordingly.

- **Population growth:** The ONS 2018 sub-national population projections increase of 13,293 people (or 8.9%) over the period 2021 to 2041. This will increase demand for facilities for sport and physical activity.
- **Overall sports participation rates:** Local participation rates in sport and physical activity have fallen over the past five years (based upon Sport England's 'Active Lives' survey) and whilst they are above the national average, they are below the respective county and regional figures.
- **Geographical variations in participation:** Analysis of participation rates at ward level reveal significant differences across Reigate and Banstead, which seems to be strongly correlated with the areas of the borough where rates of deprivation are highest. The extent to which this is reflected in patterns of sports facilities demand will be examined as part of this study.
- **Facilities supply:** Sports facilities are provided by a mosaic of owners and operators from the public, education and voluntary sectors, which highlights the need for and benefits of a strategic approach to co-ordinating provision.

4 STRATEGIC INFLUENCES

Key findings:

- **Corporate Plan:** The Plan includes a specific commitment to ‘provide leisure, cultural and wellbeing services that are accessible to, and meet the needs of, communities and visitors’.
- **Planning policy:** A robust, evidence-based assessment of playing pitch and outdoor sports facilities needs in the borough is required to inform planning policy and this PPS will provide this to help ensure good future provision.
- **Development Management Plan:** The Plan does not include specific provision for playing pitches and outdoor sports facilities and neither does the Infrastructure Delivery Plan. The PPS will provide a mechanism by which such needs can be identified.
- **Government planning policy:** Policy emphasises the need to ‘enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of sports facilities’.
- **Sport England policy:** Sport England’s strategy broadens the traditional definition of sports facilities from formal specialist provision, to include other ‘Active Environments’ that provide opportunities for informal and non-specialist activities for ‘Movement’. The Reigate and Banstead SFS focuses on formal built facilities needs as an important sub-set within the wider definition of ‘Active Environments’.

4.1 Introduction

This section examines the influence of relevant policies and priorities on pitches and outdoor sports facilities provision in Reigate and Banstead, including the impact of national strategies.

4.2 Reigate and Banstead Borough Council Corporate Plan

4.2.1 Corporate vision

The Council’s five year plan is set out in the ‘*Reigate and Banstead 2025*’ (2020). The strategy includes four guiding principles that set out its approach to decision-making. The vision of the strategy is to create ‘a place where a beautiful environment, enterprise and opportunity combine, creating a vibrant place to live, work and enjoy’.

4.2.2 Leisure and wellbeing

The Leisure and Wellbeing objective is to ‘provide leisure, cultural and wellbeing services that are accessible to, and meet the needs of, communities and visitors’. The rationale for this is detailed as

‘good health is something that is taken for granted by many people. Yet we are all likely at some time in our lives to experience poor physical and/or mental health. Taking care of our own personal wellbeing not only makes our own lives easier but also provides benefits to our communities, economy and society as a whole’.

‘Already, the NHS and Surrey County Council social care services are stretched, and by making it easier for people to make healthy choices now we can reduce the pressure that will be placed on these services in the future’.

To achieve the objective, the following actions are proposed:

- ‘Develop and implement a wellbeing strategy and review and develop our leisure services offer in the borough’.
- ‘Review the cultural opportunities that we provide for residents and visitors, including at the Harlequin Theatre and expand our offer to meet changing needs’.
- ‘Focus on activities addressing the wider determinants of both physical and mental health, including for older people, and for young adults and children and continue to support and promote wellbeing and ‘wellbeing prescription’ services, where economically feasible’.
- ‘Explore opportunities to co-locate our services with those of partner organisations’.

4.3 Reigate and Banstead Development Plan

4.3.1 Introduction

Reigate and Banstead’s current adopted plan is made of:

- The ‘*Core Strategy*’ (2014) and the ‘*Core Strategy Review*’ (2019).
- The ‘*Development Management Plan*’ (2019).

4.3.2 The Core Strategy

The spatial vision for the borough is as follows:

‘Reigate and Banstead will be one of the most desirable and attractive areas in the region. It will be a place where:

- People who live in, work in and visit the borough enjoy the benefits of a prosperous economy.

- Neighbourhoods are renewed, improved and supported by effective services, infrastructure and transport options.
- The wellbeing of communities is supported by accessible health, leisure, education and information services.
- People take personal responsibility, and enjoy active, healthy and diverse lifestyles.
- The environment, and green space, is maintained and enhanced for the future..

Policy SO5 aims ‘to increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation facilities which encourage walking and cycling’.

Policy SO13 aims ‘to seek to secure in appropriate locations, adequate land, community services and infrastructure to support business and community needs’.

Policy CS12: Infrastructure Delivery includes a policy commitment to ‘resist the loss of existing leisure and community facilities (including sport, recreation and cultural) and open spaces, unless it can be demonstrated that:

- The existing use is surplus to requirements, or
- Equivalent or better provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.

It also includes a commitment to ‘seek provision and maintenance of leisure and community facilities and open spaces from new development’.

4.3.3 The Development Management Plan

Development Management Plan objective SC5 is to ‘encourage the provision of open space as part of new developments, and where appropriate new outdoor sport and recreation provision’.

Policy OSR3 states that ‘proposals for new or upgraded provision for outdoor sports and recreation, including buildings, structures, synthetic pitches and play equipment should:

- Be of a scale and form which is appropriate to their location.
- Be designed and sited to minimise visual obtrusion, light pollution and noise and to ensure that the amenity of neighbouring properties would not be adversely affected.
- Preserve the openness of the Green Belt and not conflict with the purposes of including land within it.
- Not have an adverse effect on the features of nature conservation, geology and biodiversity value or landscape value character of the site’.

The location of new housing development is identified by sub-area as follows:

Table 8: Location of new housing development by sub-area in Reigate and Banstead

Sub-area	New dwellings in urban locations	New dwellings in Sustainable Urban Extensions
Banstead, Tadworth and surrounds	930	-
Reigate and surrounds	280	500 - 700
Redhill and surrounds	2,130	500 - 700
Horley and surrounds	2,440	200

4.4 Reigate and Banstead Infrastructure Delivery Plan

The 'Infrastructure *Delivery Plan*' (2017) sets out what infrastructure is needed to support development identified in the Local Plan. The Plan does not include any specific identified needs for built sports facilities.

4.5 Active Surrey

Active Surrey, the county sports and physical activity partnership has launched a new strategy '*Movement for Change*' (2021). It states that 'we want to create Movement for Change in Surrey so that everyone, but with a particular focus on those who need it most, can benefit from the individual advantages of being active, and contribute to the building of safer, more connected and more resilient communities'. There are four focuses:

- Creating a positive experience of being active for young people.
- Connecting communities.
- Creating active environments.
- Linking physical activity with health and wellbeing.

4.6 Surrey Health and Wellbeing Strategy

Healthy Surrey is a collaboration between the NHS, Surrey County Council, district and borough councils and our wider partners, including the voluntary and community sector and the police. Its '*Surrey Health and Wellbeing Strategy 2020 - 2030*' (2020) includes an ambition that 'everyone lives healthy, active and fulfilling lives, and makes good choices about their wellbeing'.

4.7 The Government's Planning Policies

4.7.1 Introduction

In July 2021, the Government published revisions to the *'National Planning Policy Framework'* setting out its economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

4.7.2 Sustainable development

The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs' and there is a presumption in favour of sustainable development.

4.7.3 Promoting healthy and safe communities

'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- 'Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other - for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.
- Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.
- Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

4.7.4 Sport and leisure facilities

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- 'Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

- Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
- Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'.

4.7.5 Planning Practice Guidance

The Government also issues '*Planning Practice Guidance*' and the following is relevant:

- ***Open space, sport and recreation provision:*** 'Open space should be taken into account in planning for new development and considering proposals that may affect existing open space. It can provide health and recreation benefits to people living and working nearby. Authorities and developers may refer to Sport England's guidance on how to assess the need for sports and recreation facilities. Local planning authorities are required to consult Sport England in certain cases where development affects the use of land as playing fields. Where there is no requirement to consult, local planning authorities are advised to consult Sport England in cases where development might lead to loss of, or loss of use for sport, of any major sports facility, the creation of a site for one or more playing pitches, artificial lighting of a major outdoor sports facility or a residential development of 300 dwellings or more'.
- ***Healthy and safe communities:*** 'Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Development proposals should support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do. Opportunities for healthy lifestyles must be considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity and promotes high quality open spaces and opportunities for play, sport and recreation)'.

4.8 The Government's Sports Strategy

The Government's sports strategy '*Sporting Future: A New Strategy for an Active Nation*' (2015) sets the context for a national policy shift. It contains the following material of relevance to sports facilities provision in Reigate and Banstead:

- The Strategy seeks to 'redefine what success looks like in sport' by concentrating on five key outcomes: physical wellbeing, mental wellbeing, individual development, social and community development and economic development.

- The benefit of engaging those groups that typically do little or no activity is immense. Future funding will focus on those people who tend not to take part in sport, including women and girls, disabled people, those in lower socio-economic groups and older people.

4.9 Sport England Strategy

4.9.1 Vision

Sport England's strategy '*Uniting the Movement*' (2021) contains a vision for 'a nation of more equal, inclusive and connected communities. A country where people live happier, healthier and more fulfilled lives'.

4.9.2 Context

The strategy concludes that 'there are deep-rooted inequalities in sport and physical activity, which mean there are people who feel excluded from being active because the right options and opportunities are not there:

- Disabled people and people with a long-term health condition are twice as likely to be physically inactive than those without a disability or health condition.
- People from a lower socioeconomic group (NS-SEC 6-8) are more likely to be inactive than people in higher social groups.
- Women are less active than men and this gender gap starts with girls being less active from a very young age.
- People from Asian and black backgrounds are far more likely to be physically inactive than people who are white'.

4.9.3 Advocating movement, sport and physical activity

Proposed actions include:

- 'Continue to build, establish and grow partnerships and a common purpose across both the government and our sector to join up policies, strategies and approaches'.
- 'Continue to develop and deliver behavioural change campaigns, building on the success of '*This Girl Can*', '*We Are Undefeatable*' and '*Join the Movement*', to put movement, sport and physical activity at the forefront of national conversations'.
- 'Keep building evidence that shows the links between the issues we all care about as a nation and the value of movement, sport and physical activity as part of the solution'.

- ‘Grow the extent to which we communicate, both to people and organisations, the power of getting active to help strengthen public consensus around the importance of being physically active’.

4.9.4 Five key issues

These are identified as:

- **Recover and reinvent:** ‘Recovering from the biggest crisis in a generation and reinventing as a vibrant, relevant and sustainable network of organisations providing sport and physical activity opportunities that meet the needs of different people’.
- **Connecting communities:** Focusing on sport and physical activity’s ability to make better places to live and bring people together.
- **Positive experiences for children and young people:** Unrelenting focus on positive experiences for all children and young people as the foundations for a long and healthy life.
- **Connection with health and wellbeing:** Strengthening the connections between sport, physical activity, health and wellbeing, so more people can feel the benefits of, and advocate for, an active life.
- **Active environments:** Creating and protecting the places and spaces that make it easier for people to be active.

4.9.5 Active Environments

The key proposals for facilities are contained in the ‘Active Environments’ theme. This identifies three types of provision:

- **Dedicated sport and physical activity facilities:** ‘Dedicated sport and leisure facilities like leisure centres need to be co-created, well designed, supported and maintained to benefit the local community and their users’.
- **Other community spaces:** ‘Not usually designed exclusively for exercise, and certainly not for specific sports, these places are a vital resource for many and the activity they host provides a useful income to the venue. They may never be perfect competition or training spaces, but they attract people who might never go to a sports club, leisure centre or private gym. The development of community spaces like these is important to people who are regularly or newly active’.
- **The wider built environment:** ‘These places and spaces influence how much we move. Good design can help to increase activity levels by encouraging walking and cycling. This means connecting dedicated sport and activity facilities and community spaces, by making it easy for people to walk and cycle, by better design and by using the built and natural environments around us’.

4.10 Sport England Playing Pitch Policies

By virtue of a statutory instrument made in 1996, Sport England is a statutory consultee on proposals for development which affect playing fields, land used for playing fields at any time in the last five years which remains undeveloped, or land which is identified for use as a playing field in a development plan. It considers proposals affecting playing fields in the context of the National Planning Policy Framework (in particular paragraph 99) and against its own playing fields policy which states the following:

'Sport England will oppose the granting of planning permission for any development that would lead to the loss, or prejudice the use of:

- All or any part of a playing field, or
- Land which has been used as a playing field and remains undeveloped, or
- Land allocated for use as a playing field.

Unless in the judgement of Sport England, the development as a whole meets one of more of the following specific exceptions:

- **Exception 1:** A robust and up-to-date assessment has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted and the site has no special significance to the interests of sport.
- **Exception 2:** The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
- **Exception 3:** The proposal affects only land incapable of forming part of a playing pitch and does not:
 - Reduce the size of any playing pitch.
 - Result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas).
 - Reduce the sporting capacity of the playing field to accommodate playing pitches or the capacity to rotate or reposition pitches to maintain their quality.
 - Result in the loss of other sporting provision or ancillary facilities on the site.
 - Prejudice the use of any remaining areas of playing field on the site.
- **Exception 4:** The area of playing field to be lost as a result of the proposed development will be replaced prior to the commencement of the development by a new area of playing field:

- Of equivalent or better quality.
 - Of equivalent or greater quantity.
 - In a suitable location.
 - Subject to equivalent or better accessibility and management arrangements.
- **Exception 5:** The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field’.

4.11 The implications for playing pitch and outdoor sports facilities provision

The implications of strategic influences on playing pitch and outdoor sports facilities provision in Reigate and Banstead are:

- **Corporate Plan:** The Plan includes a specific commitment to ‘provide leisure, cultural and wellbeing services that are accessible to, and meet the needs of, communities and visitors’.
- **Planning policy:** A robust, evidence-based assessment of sports facilities needs in the borough is required to inform planning policy and this SFS will provide this to help ensure good future provision.
- **Development Management Plan:** The Plan does not include specific provision for indoor sports facilities and neither does the Infrastructure Delivery Plan. The Playing Pitch and Outdoor Sports Facilities Study will provide a mechanism by which such needs can be identified.
- **Government planning policy:** Policy emphasises the need to ‘enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of pitches and outdoor sports facilities’. There is strong policy support for the provision and retention of pitches, based upon robust assessments of need.
- **Sport England policy:** Sport England’s strategy broadens the traditional definition of sports facilities from formal specialist provision, to include other ‘Active Environments’ that provide opportunities for informal and non-specialist activities for ‘Movement’. The Reigate and Banstead PPS focuses on formal built facilities needs as an important sub-set within the wider definition of ‘Active Environments’.

5 FOOTBALL PITCH NEEDS

5.1 Introduction

The key stakeholders delivering football in Reigate and Banstead are:

- **Surrey FA:** All football clubs in the borough affiliate to the Surrey FA, which administers the game in the county.
- **FA-affiliated clubs:** There are 39 FA-affiliated clubs in Reigate and Banstead, who collectively run 57 adult teams, 172 youth teams and 96 mini-soccer teams (325 teams in total).
- **Pitch providers:** A range of organisations provide football pitches in the borough, in particular the council (ten sites), clubs (six sites) and schools (four community accessible sites).

5.2 Strategic context

5.2.1 The Football Association

'Time for Change: The FA Strategy 2020-2024' (2020) has a number of targets with important implications for football and its facilities needs at grassroots level (see box below).

- **Equal opportunities for every girl:** 'We will work in partnership with schools and teachers to provide tailored programmes and training. We will ensure all girls (5-16 years of age) have access to an inclusive club with an appropriate competitive pathway (including our innovative Wildcats programme)'.
- **Deliver 5,000 quality pitches:** 'The poor quality and availability of our pitches remains the number one frustration in grassroots football and an embarrassment for our country. Significantly improving the quality and durability of our grass pitches and building more artificial pitches is a necessity. To achieve this ambition by 2024, we will work through our delivery partner the Football Foundation, to build and improve 5,000 pitches across England, including using new digital methods to support ground staff up and down the country'.

The Football Association's 'National Facilities Strategy' (2020) also contains a number of longer-term (10-year) facilities-related targets:

- 1,000 new '3G' football turf pitches in a mix of sizes and settings, dependent upon local needs, all aimed at enhancing the quality of the playing experience.
- 20,000 improved natural-turf pitches: to help address drop-off due to a poor playing experience.
- 1,000 new changing pavilions/clubhouses all linked to priority sites.
- Small-sided facilities to grow the small-sided game for teams and leagues, recreational and informal play.

5.2.2 The Local Football Facility Plan

The Football Association, Premier League and the Government via Sport England have produced a Local Football Facility Plan (LFFP) for each local authority area in England. The national funding partners have significantly increased investment to accelerate efforts to deliver more and better football facilities for the grassroots game. The purpose of the 'Reigate and Banstead LFFP' (2020) is to identify the priority projects for potential investment in the borough. The key findings are below:

Overall priorities for football in Reigate and Banstead

- Working towards having an England Football Accredited Three Star club in the borough.
- Increasing recreational football and the number of 'Just Play' centres.
- Growing the Futsal offer locally.
- Sustaining the level of women and girl's participation.

3G' football turf pitches:

- There are currently three full-sized (11v11) '3G' football turf pitches in Reigate and Banstead, although two are not community accessible. The Carrington School pitch (which is actually a youth 11v11 pitch and therefore not strictly full-sized) is not on the FA's Register and cannot therefore be used for match play.
- There are five small-sided '3G' football turf pitches, none of which are on the FA's Register.
- There is a current requirement for seven full-sized '3G' football turf pitches in the borough. Potential sites to meet the shortfall are identified as Reigate School (now provided), Kingswood Recreation Ground, Horley Town FC, South Park FC (now provided), Reigate, Merstham Park School, Carrington School, Redhill (provided but not full-sized) and Oakwood Sports Centre, Horley (now with planning consent and funding).

Grass pitches:

- Six priority projects for potential investment were identified. Prioritisation was informed by local partners based on a rationale of selecting sites in the poorest condition that are currently/potentially well-utilised and which reflect the strategic focus to improve football participation.
- Potential sites to meet the shortfall are identified as South Park FC, Reigate, Chipstead FC, Merstham Recreation Ground, Reigate Priory Park, Tattenham Way Recreation Ground, Banstead and Court Lodge Playing Field, Horley.

Changing rooms/pavilions/clubhouses:

Five priority projects for potential investment were identified as Kingswood Recreation Ground, Chipstead FC, Merstham Recreation Ground, Reigate Priory Park and Tattenham Way Recreation Ground, Banstead.

Small-sided facilities, parks and open green spaces

Three priority projects for potential investment were identified as Merstham Recreation Ground, Brook Road Park, Merstham and Battlebridge Recreation Ground.

5.2.3 Neighbouring local authorities

Football needs assessments in the neighbouring local authorities highlighted the following cross-boundary issues:

Mole Valley

- The *'Mole Valley Playing Pitch Strategy'* (2021) identifies that there is a shortfall of all types of grass football pitches and three '3G' football turf pitches.
- The *'Mole Valley Local Football Facility Plan'* (2020) notes a shortfall of five '3G' football turf pitches. Six sites have been prioritised for grass pitch improvements none of which are close to the boundary with Reigate and Banstead.

Epsom and Ewell

- The *'Epsom and Ewell Playing Pitch Strategy'* (2020) identifies that there is a shortfall of all types of football pitch, including three '3G' football turf pitches.
- The *'Epsom and Local Football Facility Plan'* (2020) notes a shortfall of four '3G' football turf pitches.

London Borough of Sutton

- The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.
- The *'Sutton Local Football Facility Plan'* (2019) notes a shortfall of six '3G' football turf pitches. 13 sites have been prioritised for grass pitch improvements none of which are close to the boundary with Reigate and Banstead.

London Borough of Croydon

- The *'Croydon Sports and Physical Activities Strategy 2018-2023'* (2018) concludes that 'the borough requires a combination of five new artificial turf (3G) pitches combined with a further 12 full size grass pitches in order to satisfy current and projected demand, including an assumption that 50% of Croydon teams playing outside the borough will return with improved facilities'.
- The *'Croydon Local Football Facility Plan'* (2019) notes a shortfall of 12 '3G' football turf pitches. Four sites have been prioritised for grass pitch improvements two of which are close to the boundary with Reigate and Banstead.

Tandridge

- The *'Tandridge Playing Pitch Strategy'* (2018) identifies that there is spare capacity of all types of grass football pitches but a shortfall of two '3G' football turf pitches.
- The *'Tandridge Local Football Facility Plan'* (2020) notes a shortfall of three '3G' football turf pitches, with one proposed facility close to the boundary in the north of Reigate and Banstead. Eight sites have been prioritised for grass pitch improvements including two that are close to the boundary with Reigate and Banstead.

Crawley

- The *'Crawley Borough Council Playing Pitch Strategy Needs Assessment Report'* (2020) identifies that 'the current provision of grass pitches is unable to accommodate the current level of demand for youth 11v11 and mini 5v5 football'. However, 'the current surplus of adult 11v11 pitches is sufficient to offset all of the youth demand'.
- The *'Crawley Local Football Facility Plan'* (2019) notes a shortfall of four '3G' football turf pitches in Crawley. Nine sites have been prioritised for grass pitch improvements.

5.2.4 Implications of the strategic context

The implications of the strategic context for football in Reigate and Banstead are as follows:

- **'3G' pitches:** The increased dependence on '3G' football turf pitches for youth football and mini-soccer matches will place stresses on existing provision in the borough.
- **Neighbouring areas:** There is some evidence of deficiencies in pitch provision in neighbouring areas which are likely to impact on Reigate and Banstead.

5.3 Football pitch demand in Reigate and Banstead

5.3.1 Expressed demand

A questionnaire survey was circulated to all FA-affiliated football clubs in Reigate and Banstead. The following 19 clubs responded, collectively representing 255 teams, or 78.5% of all the 325 affiliated teams in the Borough.

- AFC Walcountians
- Banstead Eagles FC
- Banstead Village FC
- Beecholme Belles FC
- Chipstead FC
- East Surrey Girls FC
- East Surrey Hawks FC
- Kingswood Terriers FC

- Merstham FC Youth
- Monotype Athletic FC
- Nork FC
- Nork Park Rangers FC
- Perrywood Sports FC
- RB Eagles FC
- Redhill Lions FC
- Redhill Youth FC
- Reigate Priory Youth FC
- Reigate Youth FC
- South Park FC

The following clubs affiliate to the Surrey FA and play in Reigate and Banstead in season 2021/22. Clubs based outside the borough but using Reigate and Banstead pitches are shown in italics, as are any pitches used by Reigate and Banstead-based clubs that are outside the borough:

Table 9: Football clubs and teams in Reigate and Banstead 2021/22

Club	Match venue(s)	Training venue(s)	Adult teams	Youth (11)	Youth (9)	Mini (7)	Mini (5)
<i>AFC Ewell</i>	Banstead Athletic FC	<i>Nonsuch HS for Girls</i>	1	-	-	-	-
AFC Walcountians Youth	Walcountians Sports Club	Walcountians Sports Club	6	7	5	2	1
Athletico Redhill	Merstham Recreation Grd	Merstham Recreation Grd	1	-	-	-	-
Banstead Athletic FC	Banstead Athletic FC	Banstead Athletic FC	1	-	-	-	-
Banstead Eagles FC	<i>Priest Hill Playing Field</i>	-	1	-	-	-	-
Banstead Village FC	Priory School	Priory Field	1	1	3	4	1
Battlebridge FC	Carrington School '3G'	Carrington School '3G'	-	1	-	1	-
Beecholme Belles FC	Beecholme Recn. Ground	<i>Blenheim High School Nonsuch HS for Girls</i>	1	5	2	2	1
Chipstead FC	Chipstead Football Grd. Chipstead Cricket Club	Chipstead Football Grd.	3	4	4	4	5
East Surrey Girls FC	Merstham Recn. Ground	Merstham Recn. Ground	-	1	2	2	1

Club	Match venue(s)	Training venue(s)	Adult teams	Youth (11)	Youth (9)	Mini (7)	Mini (5)
East Surrey Hawks FC	South Park	South Park	1	-	-	1	-
<i>Epsom and Ewell FC</i>	Chipstead FC	Chipstead FC	1	-	-	-	-
Erskine Rovers FC	Tattenham Recn. Ground	-	1	-	-	-	-
Frenches Athletic FC	Wallfields Playing Field	-	2	-	-	-	-
Gatwick United FC	Court Lodge Pl. Fields	Court Lodge Pl. Fields	-	-	3	3	1
Horley AFC	Court Lodge Pl. Fields	Court Lodge Pl. Fields	4	-	-	-	-
Horley Town FC	The New Defence	The New Defence	5	2	2	-	-
Kingwood Terriers FC	Kingswood Recn. Grd.	Walcountians Sports Club	1	5	5	7	3
Lionheart Football	Beecholme Recn. Ground	-	-	1	2	-	-
Merstham FC	Merstham FC Recn. Merstham Ground	Merstham FC <i>Hawthorne School</i>	2	8	3	4	3
Monotype Athletic FC	Monotype Sports Club	Monotype Sports Club	1	-	-	-	-
Monotype FC	<i>Bletchingley Recn. Ground</i>	<i>Bletchingley Recn. Ground</i>	1	-	-	-	-
Nork FC	Tattenham Recn. Ground	Tattenham Recn. Ground	1	-	-	-	-
Nork Park Rangers FC	Nork Park	<i>Nonsuch HS for Girls</i>	-	3	6	5	-
Off the Grid FC	Tattenham Recn. Ground	-	1	-	-	-	-
Perrywood Sports FC	Horley Cricket Club Oakwood Sports Centre Court Lodge Pl. Fields	Oakwood Sports Centre	-	6	1	2	-
RB Eagles FC	Court Lodge Pl. Fields	Court Lodge Pl. Fields	1	-	-	-	-
Redhill FC	Redhill FC	Redhill FC	3	-	-	-	-
Redhill Lions FC	Carrington School '3G'	-	1	-	-	-	-
Redhill Youth FC	Battlebridge Recn. Grd. New Pond Farm Earlswood Common Reigate Heath	Carrington School '3G'	-	4	2	2	2

Club	Match venue(s)	Training venue(s)	Adult teams	Youth (11)	Youth (9)	Mini (7)	Mini (5)
Reigate Priory FC	Netherne CASC Reigate Priory CC	Reigate School	5	-	-	-	-
Reigate Priory Youth FC	Micklefield School Reigate Priory CC Sandcross School Reigate School Wallfields Playing Field	Reigate School	-	25	12	13	-
Reigate Town FC	Reigate Priory Park	Reigate Priory Park	1	-	-	-	-
Reigate Youth FC	Reigate Priory Park. Merstham Recn. Ground Perrywood Sports Club	Reigate School Royal Alexandra & Albert <i>Hawthorne School</i> Carrington School '3G'	-	6	6	6	4
Royal Earlswood FC	Perrywood Sports Club <i>Bletchingley Recn. Ground</i>	Perrywood Sports Club	2	1	1	4	-
Ry FC	Tattenham Recn. Grd	Tattenham Recn. Grd	1	-	-	-	-
South Park FC	South Park	South Park	5	-	-	-	-
South Park Juniors FC	South Park	South Park	-	10	7	4	3
Tadworth Tigers FC	Tattenham Recn. Grd	Tattenham Recn. Grd	1	-	-	-	-
Tattenham FC	Tattenham Recn. Grd	-	1	-	-	-	-
Walton Heath FC	Walton Heath GC	-	1	-	-	-	-
Walton Warriors FC	Howard Close Recn. Grd.	Howard Close Recn. Grd.	-	-	4	2	1
Woodmansterne Hyde FC	Woodmansterne SC	<i>Harris Academy</i> <i>Croydon</i> <i>Power League</i> <i>Croydon</i>	2	9	3	3	-
TOTALS	-	-	60	99	73	72	26

Sub-area analysis: Teams are distributed by sub-area as follows:

Table 10: Football teams in Reigate and Banstead by sub-area

Sub-area	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Banstead/Tadworth	25	43	37	33	15
Reigate	14	39	25	24	7
Redhill	12	8	4	10	2
Horley	10	9	7	5	2
REIGATE AND BANSTEAD	60	99	73	72	26

The key expressed demand issues are as follows:

- **Team numbers:** 53 men’s teams, four women’s teams, 92 youth male (11v11) teams, seven youth female (11v11) teams, 64 youth male (9v9) teams, nine youth female (9v9) teams, 63 mixed mini-soccer (7v7) teams, six female mini-soccer 7v7 teams and 27 mixed mini-soccer (5v5) teams play in Reigate and Banstead.
- **Accreditation:** 22 clubs in Reigate and Banstead have achieved the FA’s quality-assured England Football Accredited status. This is 52.4% which compares with the national average of 27%. In terms of teams, 85.8% (279 out of 325) are part of an England Football Accredited club in Reigate and Banstead, compared with the national average of 81.1%. This means that the benefits of belonging to an accredited club with formalised safeguarding procedures and qualified coaches is enjoyed by all youth and mini-soccer players in the borough.
- **Women and girl’s football:** Football for women and girls is relatively well-developed in Reigate and Banstead, with four adult women’s teams, seven youth 11v11 teams, nine youth 9v9 teams and six mini 7v7 teams.

5.3.2 Expressed demand trends

Overall football participation by adults is falling across the country. The ‘Active Lives’ survey shows that regular participation has fallen from 5.2% of adults in 2015/16 to 4.1% in 2019/20.

5.3.3 Displaced demand

Displaced demand relates to play by teams or other users of football pitches from within the study area which takes place outside of the area, or vice versa.

- **Imported demand from external clubs:** Two teams from outside the borough play their ‘home’ games at pitches in Reigate and Banstead.
- **Exported demand from internal clubs:** Six teams from Reigate and Banstead play their ‘home’ games at pitches outside the borough, although an additional 65 teams access floodlit training facilities elsewhere.

The net effect of displaced demand for match pitches in Reigate and Banstead is five teams but exported demand for floodlit training pitches amounts to a further 65 teams.

5.3.4 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Pitches of a particular size or type may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

The clubs' survey revealed clear evidence of unmet demand.

- **Waiting list:** Nine clubs have a membership waiting list, whilst nine do not.
- **Extra pitch needs:** Twelve clubs have unmet demand for additional match pitches.
- **Extra training needs:** All clubs have unmet demand for additional floodlit, all-weather training pitches.

5.3.5 Latent demand

Whereas unmet demand is known to exist, latent demand is demand that evidence suggests may be generated from a population if they had access to more or better provision. Consultation with local clubs indicated that in their judgement the following additional teams could be accommodated in Reigate and Banstead if the quality and quantity of pitch provision was improved. The 80 extra teams represent an increase of 24.6% in the current number of teams:

Table 11: Potential additional football teams in Reigate and Banstead

Club	Adult teams	Youth (11)	Youth (9)	Mini (7)	Mini (5)
AFC Walcountians	0	0	0	0	0
Banstead Eagles FC	0	0	0	0	0
Banstead Village FC*	1	6	2	2	2
Beecholme Belles FC	0	0	0	0	0
Chipstead FC	0	0	0	0	0
East Surrey Girls FC	0	2	2	2	2
East Surrey Hawks FC	0	0	0	1	0
Kingswood Terriers FC	1	0	0	0	0

Club	Adult teams	Youth (11)	Youth (9)	Mini (7)	Mini (5)
Merstham FC Youth	2	2	2	2	2
Monotype Athletic FC	1	0	0	0	0
Nork FC	0	0	0	0	0
Nork Park Rangers FC	0	0	0	0	10
Perrywood Sports FC	0	0	0	2	2
RB Eagles FC	2	0	0	0	0
Redhill Lions FC	0	0	0	0	0
Redhill Youth FC	0	4	2	2	2
Reigate Priory Youth FC	0	5	5	5	0
Reigate Youth FC	0	1	0	2	2
South Park FC	0	0	0	0	0
TOTALS	7	20	13	18	22

* These projections may be optimistic club because the club has falling membership.

5.4 Football pitch supply in Reigate and Banstead

5.4.1 Introduction

This section identifies football pitch supply in Reigate and Banstead. The pitches included in the analysis are defined as natural or artificial turf areas permanently laid out with regulation markings, with the following dimensions as specified in the FA's 'Guide to Pitch Dimensions' (2013):

Table 12: Football pitch standard dimensions

Pitch Type	Pitch length	Pitch width	Size including run-offs
Adult football	100m	64m	106m x 70m
Youth football 11v11 (U17-U18)	100m	64m	106m x 70m
Youth football 11v11 (U15-U16)	91m	55m	97m x 61m
Youth football 11v11 (U13-U14)	82m	50m	88m x 56m
Youth football 9v9 (U11-U12)	73m	46m	79m x 52m
Mini-soccer 7v7 (U9-U10)	55m	37m	61m x 43m
Mini-soccer 5v5 (U7-U8)	37m	27m	43m x 33m
'3G' Football Turf Pitch	100m	64m	106m x 70m

The categories assessed are as follows:

- Pitches available for community use and used.
- Pitches available for community use but not used.
- Pitches not available for community use.

5.4.2 Full-sized '3G' football turf pitches

There are two full-sized '3G' football turf pitches in the borough both of which are on the FA's '3G' Pitch Register. There are no other '3G' pitches without community use. A '3G' surface is created using a blend of grass-like fibres attached to a special backing. Unlike older style synthetic pitches which were filled with sand, 3G pitches are filled with sand as well as rubber granules. The rubber helps to keep the turf pile upright and makes the surface less abrasive.

Table 13: Full-sized '3G' football turf pitches in Reigate and Banstead

Site	Address	Dimension	Floodlit	Built	Sub-area	Community use
Reigate School	Pendleton Road, Reigate RH2 7NT	91m x 55m	Yes	2019	Reigate	Secured
South Park FC	Whitehall Lane, Reigate RH2 8LG	106m x 70m	Yes	2022	Reigate	Secured

5.4.3 Small-sided '3G' football turf pitches

The following small-sided pitches are available for community use. None of the pitches are on the FA's '3G' Pitch Register and therefore they can only be used for training purposes:

Table 14: Small-sided '3G' football turf pitches in Reigate and Banstead

Site	Address	Dimensions	Floodlit	Built	Sub-area	Community use
Carrington School	Noke Drive, Redhill RH1 4AD	90m x 68m	Yes	2008	Redhill	Secured
South Park Recreation Ground	Whitehall Lane, Reigate RH2 8LG	36m x 18m	Yes	2018	Reigate	Secured
Tadworth Leisure Centre	Preston Manor Road, Tadworth KT20 5FB	Four 30m x 20m	Yes	2015	Banstead/ Tadworth	Secured

5.4.4 Other full-sized artificial turf pitches used for football

The following all-weather pitches are all available for community use and used and have some football use:

Table 15: Other artificial grass pitches used for football in Reigate and Banstead

Site	Address	Dimensions	Surface	Floodlit	Built	Sub-area
Walcountians Sports Club	Carshalton Road, Woodmansterne SM7 3HU	95m x 60m	Sand-dressed	Yes	2015	Banstead/Tadworth

5.4.5 Grass football pitches

Provision of grass pitches with regulation line markings and goalposts for organised football are as follows. Pitches overmarked on other pitches are shown in brackets:

- **Available for community use and used:**

Table 16: Grass football pitches with community use and used in Reigate and Banstead

Site	Address	Adult	Youth 11	Youth 9	Mini 7	Mini 5	Sub-area
Banstead Athletic FC	Merland Rise, Tadworth KT20 5JG	1	-	-	-	-	Banstead/Tadworth
Battlebridge Recreation Ground	Frenches Road, Redhill RH1 2JE	-	-	-	2	-	Redhill
Beecholme Recreation Ground	Osier Way, Banstead SM7 1LL	1	(1)	-	1	(1)	Banstead/Tadworth
Chipstead Cricket Club	High Road, Chipstead CR5 3SF	-	-	-	-	1	Banstead/Tadworth
Chipstead Football Ground	High Road, Chipstead CR5 3SF	2	1	-	1	1	Banstead/Tadworth
Court Lodge Playing Fields	Thornton Close, Horley RH6 8RJ	3	-	1	1	-	Horley
Earlswood Common	The Ring, Church Road, Redhill RH1 6QB	-	1	-	-	-	Redhill
Garton Field	Bolters Lane, Banstead SM7 2AJ	-	2	-	1(1)	1(1)	Banstead/Tadworth
Horley Cricket Club	Horley Row, Horley RH6 8BG	-	-	1	1	-	Horley
Horley Town FC	Anderson Way, Horley RH6 8SP	2	-	1	-	-	Horley
Howard Close Playing Field	Howard Close, Walton-on-the-Hill KT20 7QF	-	-	1	1	-	Banstead/Tadworth
Kingswood Recreation Ground	Buckland Road, Lower Kingswood KT20 7DN	-	1	2	2	2	Banstead/Tadworth
Merstham Football and Social Club	Weldon Way, Merstham RH1 3QB	1	-	-	-	-	Banstead/Tadworth
Merstham Recreation Ground	Albury Road, Merstham RH1 3QB	-	3	1	1	1	Redhill
Micklefield School	St. Alban's Road, Reigate RH2 9LN	-	-	-	1	-	Reigate

Site	Address	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Sub-area
Monotype Perryfield Sports & Social Club	Honeycrook Lane, Redhill RH1 5JN	1	1	1	1	1	Redhill
Netherne Community Amateur Sports Club	Woodplace Lane, Hooley CR5 1NT	1	-	-	-	-	Banstead/ Tadworth
New Pond Farm	Woodhatch, Reigate RH2 7QH	-	-	2	-	-	Reigate
Nork Park	Nork Way, Banstead SM7 1JB	-	1	2	2	2	Banstead/ Tadworth
Oakwood Sports Centre	Balcombe Road, Horley RH6 9AU	-	2	1	1	-	Horley
Priory Park	Park Lane, Reigate RH2 7RL	3	-	1	3	(4)	Reigate
Redhill Football Club	Three Arch Road, Redhill RH1 5AE	1	-	-	-	-	Redhill
Reigate Heath	Flanchford Road, Reigate Heath RH2 8QR	-	1	-	-	-	Reigate
Reigate Priory Football Club	Park Lane, Reigate RH2 8JX	1	-	1	-	2	Reigate
Reigate School	Pendleton Road, Reigate RH2 7NT	-	1	1	-	-	Reigate
Sandcross School	Sandcross Lane, Reigate RH2 8HH	-	1	1	1	-	Reigate
South Park Recreation Ground	Whitehall Lane, Reigate RH2 8LG	1	2	1	1	(1)	Reigate
Tattenham Recreation Ground	Tattenham Way, Burgh Heath KT20 5NQ	4	-	-	-	-	Banstead/ Tadworth
Walcountians Sports Club	Carshalton Road, Woodmansterne SM7 3HU	3	-	2	3	2	Banstead/ Tadworth
Wallfields Sports Ground	Wallfield Park, Reigate RH2 9AJ	3	-	-	-	-	Reigate
Walton Heath Recreation Ground	Dorking Road, Tadworth KT20 7RH	1	-	-	-	-	Banstead/ Tadworth
Woodmansterne Recn. Ground	Woodmansterne Street, Woodmansterne SM7 3NL	-	-	1	1	-	Banstead/ Tadworth
Woodmansterne Sports Club	Woodmansterne Street, Woodmansterne SM7 3NH	2	-	-	-	-	Banstead/ Tadworth
TOTALS	-	32	17(1)	21	25(1)	13(7)	-

- **Available for community use and not used:**

Table 17: Grass football pitches with community use and not used in Reigate and Banstead

Site	Address	Adult	Youth (11)	Youth (9)	Mini (7)	Mini (5)	Sub-area
Redhill Memorial Park	London Road, Redhill RH1 1SZ	-	-	-	-	1	Redhill
TOTALS	-	0	0	0	0	1	-

- **Pitches not available for community use:** The following grass pitches on school sites are not available for community use:

Table 18: Grass football pitches not available for community use in Reigate and Banstead

Site	Address	Adult	Youth (11)	Youth (9)	Mini (7)	Mini (5)	Sub-area
Banstead Preparatory School	Sutton Lane, Banstead SM7 3RA	-	-	-	2	-	Banstead/Tadworth
Carrington School	Noke Drive, Redhill RH1 4AD	-	1	-	1	-	Redhill
Chinthurst School	Tadworth Street, Tadworth KT20 5QZ	-	2	-	-	-	Banstead/Tadworth
Dover's Green School	Rushetts Road, Reigate RH2 7RF	-	-	-	-	2	Reigate
Dunottar School	High Trees Road, Reigate RH2 7EL	-	-	1	-	-	Reigate
Earlswood Junior School	Brambletye Park Road, Redhill RH1 6JX	-	-	-	1	1	Redhill
Furzefield Primary School	Delabole Road, Redhill RH1 3PA	-	-	-	-	1	Redhill
Horley Infants School	Lumley Road, Horley RH6 7JF	-	-	-	-	1	Horley
Kingswood Primary School	Buckland Road, Tadworth KT20 7EA	-	-	-	2	-	Banstead/Tadworth
Manorfield Primary School	Sangars Drive, Horley RH6 8AL	-	-	1	-	-	Horley
Meath Green Junior School	Greenfields Road, Horley RH6 8HW	-	-	1	-	-	Horley
Merstham Park School	Taynton Drive, Merstham RH1 3PU	2	1	-	-	-	Redhill
Reigate Grammar School	Reigate Road, Reigate RH2 0QS	2	-	-	-	-	Reigate
Reigate Priory Junior School	Bell Street, Reigate RH2 7RL	-	1	-	-	-	Reigate

Site	Address	Adult	Youth (11)	Youth (9)	Mini (7)	Mini (5)	Sub-area
Royal Alexandra and Albert School	Gatton Park, Reigate RH2 0TW	2	1	-	-	-	Reigate
Reigate St. Mary's Prep School	Chart Lane, Reigate RH2 7RN	-	-	1	1	-	Reigate
St. Bede's School	Carlton Road, Redhill RH1 2LQ	1	-	-	-	-	Redhill
Salfords Primary School	Copsleigh Avenue, Redhill RH1 5BQ	-	-	-	1	-	Redhill
Shawley Primary School	Shawley Way, Burgh Heath KT18 5PD	-	-	-	1	-	Banstead/ Tadworth
Tadworth Primary School	Heathcote, Tadworth Park, Tadworth KT20 5RR	-	3	-	-	-	Banstead/ Tadworth
Warren Mead Junior School	Roundwood Way, Banstead SM7 1EJ	-	-	1	-	-	Banstead/ Tadworth
Westvale Park Primary School	Cavell Way, Horley RH6 8SU	-	-	-	1	-	Horley
Woodfield School	Sunstone Grove, Redhill RH1 3PR	1	-	-	-	-	Redhill
Woodmansterne Primary School	Carshalton Road, Woodmansterne SM7 3HU	-	-	-	1	1	Banstead/ Tadworth
Wray Common Primary School	Kendal Close, Reigate RH2 0LR	-	-	-	1	-	Reigate
Yattendon School	Oakwood Road, Horley RH6 7BZ	-	-	1	2	-	Horley
TOTALS	-	8	8	6	13	6	-

- **Pitches with community access where use has been discontinued:** There are no pitches with community access where use has been discontinued.

5.4.6 Provision by sub-area

Pitches with community use and used by sub-area are as follows. Over-marked pitches are shown in brackets:

Table 19: Grass football pitches with community use and used by sub-area in Reigate and Banstead

Sub-area	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Banstead/Tadworth	15	5(1)	10	13(1)	9(2)
Reigate	9	5	6	6	2(5)
Redhill	3	5	1	3	2
Horley	5	2	4	3	0
REIGATE AND BANSTEAD	32	17(1)	21	25(1)	13(7)

5.4.7 Artificial turf pitch quality

The quality of the '3G' football turf pitches in the borough was assessed from site visits, to apply the Non-technical Visual Assessment criteria developed for use in conjunction with the 'Playing Pitch Strategy Guidance'. The assessment generates an overall 'score' by evaluating the playing surface, fencing, floodlighting, disability access and changing provision.

Table 20: '3G' football turf pitches in Reigate and Banstead: Quality audit

Site	Pitch	Changing
Carrington School	3	4
Reigate School	5	- *
South Park FC	5	5
South Park Recreation Ground	5	5
Tadworth Leisure Centre	5	5

* Not available to community hirers.

5.4.8 Grass pitch quality

The quality of all grass football pitches in Reigate and Banstead with community use and used was assessed from site visits during the playing season, to apply the Non-technical Visual Assessment criteria developed by the FA for use in conjunction with the 'Playing Pitch Strategy Guidance'. The criteria assessed are as follows. A percentage score and associated ratings are generated as an overall measure of quality:

- **The playing surface:** This includes grass cover, pitch dimensions, gradient, evenness, length of grass, drainage and evidence of any unauthorised use.
- **The changing facilities:** This includes the availability of changing rooms, kitchen and/or bar, the interior and exterior appearance, showering and toilet provision, medical room, disability access and parking arrangements.
- **Grounds maintenance:** This includes the frequency of grass cutting, seeding, aeration, sand-dressing, fertilising, weed killing and chain harrowing.

The ratings for each grass football pitch in Reigate and Banstead are below. The percentage scores generated equate to ratings of 'Good' for scores of 100% - 75% (highlighted in green below), 'Standard' for scores of 74.9% - 50% (highlighted in yellow below), 'Poor' for scores of 49.9% - 25% (highlighted in red below) and 'Unsuitable' below 25%:

Table 21: Grass football pitches in Reigate and Banstead: Quality audit

Site	Pitches	Pitch	Changing	Comments
Banstead Athletic FC	Adult pitch	Good	Good	Enclosed stadium pitch
Battlebridge Recreation Ground	Mini 7v7 pitch 1 Mini 7v7 pitch 2	Poor Poor	Poor	'Poor' quality worn pitches. 'Poor' quality portacabin with toilets.
Beecholme Recreation Ground	Adult pitch (Youth 11v11 pitch) Mini 7v7 pitch (Mini 5v5 pitch)	Good Good Good	Poor	'Good' quality pitches, but 'poor' changing with showers disabled and used for storage by the nursery that uses the facility.
Chipstead Cricket Club	Mini 5v5 pitch	Good	None	'Good' quality pitch. Changing facilities not used.
Chipstead FC	Adult pitch	Good	Good	Enclosed stadium pitch
Chipstead Football Ground	Adult pitch 1 Youth 11v11 pitch Mini 7v7 pitch Mini 5v5 pitch	Standard Standard Standard Standard	Good	'Standard' quality pitches and 'good' quality changing facilities.
Court Lodge Playing Fields	Adult pitch 1 Adult pitch 2 Adult pitch 3 Youth 9v9 pitch Mini 7v7 pitch	Standard Standard Standard Standard Standard	Good	'Standard' quality pitches with 'good' changing.
Earlswood Common	Youth 11v11 pitch	Poor	Poor	Pitch suffers from poor drainage and are unusable for much of the winter. 'Poor' quality changing.
Garton Field	Youth 11v11 pitch 1 Youth 11v11 pitch 2 Mini 7v7 pitch 1 (Mini 7v7 pitch 2) Mini 5v5 pitch (Mini 5v5 pitch 2)	Good Good Good Good Good	Poor	'Good' quality pitches served by a new but very small pavilion. No on-site parking causes congestion on local roads.
Horley Cricket Club	Youth 9v9 pitch Mini 7v7 pitch	Good Good	Good	Changing is 'good' but football users have access to toilets only.
Horley Town FC Stadium	Adult pitch	Good	Good	'Good' quality stadium pitch with changing.
Horley Town FC	Adult pitch Youth 9v9 pitch	Standard Standard	Good	'Standard' quality pitches with 'good' changing.
Howard Close Playing Field	Youth 9v9 pitch Mini 7v7 pitch	Standard Standard	Poor	'Standard' quality pitches. Changing facilities are derelict.

Site	Pitches	Pitch	Changing	Comments
Kingswood Recreation Ground	Youth 11v11 pitch Youth 9v9 pitch 1 Youth 9v9 pitch 2 Mini 7v7 pitch 1 Mini 7v7 pitch 2 Mini 5v5 pitch 1 Mini 5v5 pitch 2	Standard Standard Standard Standard Standard Standard Standard	Poor	Pitches at the lower end of 'standard' quality due to poor drainage. Changing facilities are 'poor' - disused for five years.
Merstham Football and Social Club	Adult pitch	Good	Good	'Good' quality stadium pitch with changing.
Merstham Recreation Ground	Youth 11v11 pitch 1 Youth 11v11 pitch 2 Youth 11v11 pitch 3 Youth 9v9 pitch Mini 7v7 pitch Mini 5v5 pitch	Good Good Good Poor Standard	Poor	Youth pitches all rated as 'good' quality by Pitchpower. Mini 5v5 pith is 'standard' quality and mini 7v7 pitch is 'poor' quality. 'Poor' changing facilities.
Micklefield School	Mini 7v7 pitch	Standard	None	'Standard' quality pitch. Community users have no access to changing.
Monotype Perryfield Sports & Social Club	Adult pitch Youth 11v11 pitch Youth 9v9 pitch Mini 7v7 pitch Mini 5v5 pitch	Poor Poor Poor Poor Poor	Standard	'Poor' quality pitches due to poor drainage with changing at the lower end of 'standard' quality.
Netherne Community Amateur Sports Club	Adult pitch	Standard	Poor	'Standard' quality pitches. Changing facilities are derelict.
New Pond Farm	Youth 9v9 pitch 1 Youth 9v9 pitch 2	Poor Poor	None	'Poor' quality pitches. No on-site changing.
Nork Park	Youth 11v11 pitch Youth 9v9 pitch 1 Youth 9v9 pitch 2 Mini 7v7 pitch 1 Mini 7v7 pitch 2 Mini 5v5 pitch 1 Mini 5v5 pitch 2	Good Good Good Good Good Standard Standard	None	Most pitches are 'good' quality, but mini 5v5 pitches are 'standard'. No on-site changing.
Oakwood Sports Centre	Youth 11v11 pitch 1 Youth 11v11 pitch 2 Youth 9v9 pitch Mini 7v7 pitch	Poor Poor Poor Poor	Good	All pitches suffer from poor drainage. Changing facilities are 'good'.

Site	Pitches	Pitch	Changing	Comments
Priory Park	Adult pitch 1 Adult pitch 2 Adult pitch 3 Youth 9v9 pitch Mini 7v7 pitch 1 Mini 7v7 pitch 2 Mini 7v7 pitch 3 (Mini 5v5 pitch 1) (Mini 5v5 pitch 2) (Mini 5v5 pitch 3) (Mini 5v5 pitch 4)	Standard Standard Standard Standard Good Good Good Good Good Good Good	Standard	The larger pitches are at the higher end of 'standard' quality, although sloping. The smaller pitches are 'good' quality. Changing is 'standard' quality.
Redhill Football Club	Adult pitch	Good	Good	'Good' quality stadium pitch with changing.
Reigate Heath	Youth 11v11 pitch	Standard	Standard	Pitch at the lower end of 'standard'.
Reigate Priory Football Club	Adult pitch Youth 9v9 pitch Mini 5v5 pitch 1 Mini 5v5 pitch 2	Good Good Good Good	Standard	'Good' quality pitches on the cricket outfield. 'Good' quality changing.
Reigate School	Youth 9v9 pitch Mini 7v7 pitch	Poor Poor	None	'Poor' quality pitches. Community users have no access to changing.
Sandcross School	Youth 11v11 pitch Youth 9v9 pitch Youth 7v7 pitch	Standard Standard Standard	None	'Standard' quality pitches. Community users have no access to changing.
South Park Recreation Ground	Adult pitch Youth 11v11 pitch 1 Youth 11v11 pitch 2 Youth 9v9 pitch Mini 7v7 pitch Mini 5v5 pitch	Standard Standard Standard Standard Standard Standard	Good	'Standard' quality pitches with 'good' quality changing.
Tattenham Recreation Ground	Adult pitch 1 Adult pitch 2 Adult pitch 3 Adult pitch 4	Standard Standard Standard Standard	Poor	'Standard' quality pitches, with 'poor' quality changing
Walcountians Sports Club	Adult pitch 1 Adult pitch 2 Adult pitch 3 Youth 9v9 pitch Youth 9v9 pitch Mini 7v7 pitch 1 Mini 7v7 pitch 2 Mini 7v7 pitch 3 Mini 5v5 pitch 1 Mini 5v5 pitch 2	Good Good Good Good Good Good Good Good Good Good Good	Good	'Good' quality pitches and changing facilities.

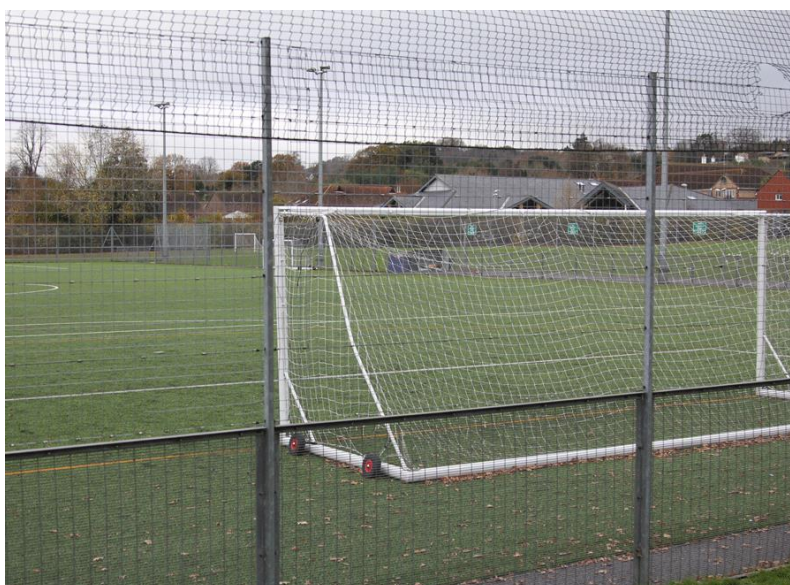
Site	Pitches	Pitch	Changing	Comments
Wallfields Sports Ground	Adult pitch 1 Adult pitch 2 Adult pitch 3	Good Good Good	Good	'Good' quality pitches and changing facilities.
Walton Heath Recreation Ground	Adult pitch	Poor	Poor	'Poor' quality pitch and changing, with difficult site access.
Woodmansterne Recreation. Ground	Youth 9v9 pitch Mini 7v7 pitch	Good Good	Standard	'Good' quality pitches with 'standard' changing.
Woodmansterne Sports Club	Adult pitch 1 Adult pitch 2	Good Good	Good	'Good' quality pitches and changing facilities.

5.4.9 Summary of grass pitch quality

The number and percentage of pitches in each quality band is tabulated below. Just over 15% of pitches in the borough are rated as 'poor' quality, with consequent reductions in carrying capacity. Many more suffer from poor drainage and are rated at the lower end of 'standard' quality.

Table 22: Grass football pitches in Reigate and Banstead: Quality summary

Pitch type	Good		Standard		Poor	
	Number	%	Number	%	Number	%
Adult 11v11	8	25.0%	22	68.8%	2	6.2%
Youth 11v11	7	38.9%	7	38.9%	4	22.2%
Youth 9v9	8	38.1%	8	38.1%	5	23.8%
Mini-soccer 7v7	12	46.2%	8	30.8%	6	23.1%
Mini-soccer 5v5	12	60.0%	7	35.0%	1	5.0%
TOTAL	47	40.5%	52	44.8%	17	14.7%



Reigate School '3G' football turf pitch

5.4.10 Summary of changing facilities quality

The number and percentage of pitches of each type that are served by 'poor' quality or no changing facilities is tabulated below. 36.1% of pitches are served by 'poor' quality or no changing facilities and the adverse impact on such a high proportion of pitch users makes it more difficult to recruit and retain new players, particularly women and girls.

Table 23: Grass football pitches in Reigate and Banstead: Pitches served by 'poor' quality or no changing

Pitch type	Number	%
Adult 11v11	6	18.2%
Youth 11v11	10	55.6%
Youth 9v9	10	45.5%
Mini-soccer 7v7	13	50.0%
Mini-soccer 5v5	7	35.0%
TOTAL	46	38.7%

5.4.11 Grass pitch maintenance

Football pitch maintenance in the borough is organised as follows:

- **Club-managed pitches:** Banstead Athletic FC, Chipstead FC, Horley Town FC, Merstham FC, Reigate FC and Walcountians Sports Club all maintain the pitches they use. This involves a combination of external contractors and volunteer help.
- **Borough council-owned pitches:** The council has an in-house grounds maintenance team to undertake football pitch maintenance.
- **Horley Town Council:** The Council has engaged a contracted grounds maintenance company to maintain the football pitches it owns.
- **Pitches on education sites:** The school sites with community use all employ or contract their pitch maintenance staff.

5.4.12 Pitch hire charges

The cost of hiring grass football pitches in Reigate and Banstead and comparisons with other areas are as follows.

Table 24: Grass football pitches: Hire charges in Reigate and Banstead and neighbouring areas

Pitch	Cost per match (£)
<i>Reigate and Banstead Borough Council</i>	
Adult pitch	£93.50
Youth pitch	£56.50
<i>Horley Town Council</i>	
Adult pitch with changing	£74
Adult pitch no changing	£50
Youth pitch with changing	£43
Youth pitch no changing	£37
<i>Mole Valley District Council</i>	
Adult pitch with changing	£133
Adult pitch no changing	£67
Youth pitch with changing	£84
Youth pitch no changing	£42
<i>Epsom and Ewell Borough Council</i>	
Adult pitch (weekday)	£74.50
Adult pitch (weekend)	£117
Youth pitch (weekday)	£36.75
Youth pitch (weekend)	£55.75
Mini-Soccer (weekday)	£23.00
Mini-Soccer (weekend)	£32.70
<i>Crawley Borough Council</i>	
Adult pitch (without changing)	£54.00
Youth pitch (without changing)	£25.50

The cost of hiring artificial grass football pitches in Reigate and Banstead and comparisons with other areas are as follows:

Table 25: '3G' football turf pitches: Hire charges in Reigate and Banstead and neighbouring areas

Pitch	Cost per match (£)
<i>Reigate and Banstead Council</i> <i>Carrington School '3G' pitch</i> Whole pitch Half-pitch	£65 £40
<i>Mole Valley District Council</i> <i>Meadowbank '3G' pitch</i> Whole pitch (peak) Whole pitch (off-peak) Half-pitch (peak) Half-pitch (off-peak)	£100 £70 £55 £40
<i>London Borough of Sutton</i> <i>Carshalton Boys Sports College</i> Whole pitch Half-pitch	£97.50 £62.50

The comparison shows that grass pitches in the borough are comparable with neighbouring areas. Conversely, '3G' pitch hire charges in the borough are lower than in the surrounding areas.

5.4.13 Ownership, management and security of access

The ownership, management and security of community access of football pitch sites is detailed below. Security of access refers to the extent to which community use is protected (through public ownership, community use agreements etc.), rather than the security of tenure of specific club users.

Table 26: Grass football pitches in Reigate and Banstead: Ownership, management and security of access

Site	Ownership	Management	Access
Banstead Athletic FC	Banstead Athletic FC	Banstead Athletic FC	Secured
Battlebridge Recreation Ground	Reigate and Banstead BC	Reigate and Banstead BC	Secured
Beecholme Recreation Ground	Reigate and Banstead BC	Beecholme Belles FC	Secured
Chipstead Cricket Club	Chipstead Cricket Club	Chipstead Cricket Club	Secured
Chipstead Football Ground	Chipstead FC	Chipstead FC	Secured
Court Lodge Playing Fields	Horley Town Council	Horley Town Council	Secured
Earlswood Common	Reigate and Banstead BC	Reigate and Banstead BC	Secured
Garton Field	Garton Recn. Ground Trust	Garton Recn. Ground Trust	Secured

Site	Ownership	Management	Access
Horley Cricket Club	Horley Cricket Club	Horley Cricket Club	Secured
Horley Town FC	Horley Town FC	Horley Town FC	Secured
Howard Close Playing Field	Reigate and Banstead BC	Reigate and Banstead BC	Secured
Kingswood Recreation Ground	Reigate and Banstead BC	Reigate and Banstead BC	Secured
Merstham Football and Social Club	Merstham FC	Merstham FC	Secured
Merstham Recreation Ground	Reigate and Banstead BC	Reigate and Banstead BC	Secured
Micklefield School	Surrey County Council	Micklefield School	Unsecured
Monotype Perryfield Sports & Social Club	Monotype Perryfield Sports & Social Club	Monotype Perryfield Sports & Social Club	Secured
Netherne Community Amateur Sports Club	Netherne Community Amateur Sports Club	Netherne Community Amateur Sports Club	Secured
New Pond Farm	Reigate and Banstead BC	Reigate and Banstead BC	Secured
Nork Park	Reigate and Banstead BC	Nork Park Rangers FC	Secured
Oakwood Sports Centre	Oakwood School	Oakwood School	Unsecured
Priory Park	Reigate and Banstead BC	Reigate and Banstead BC	Secured
Redhill Football Club	Redhill Football Club	Redhill Football Club	Secured
Reigate Heath	Reigate and Banstead BC	Reigate and Banstead BC	Secured
Reigate Priory Cricket Club	Reigate Priory Cricket Club	Reigate Priory Cricket Club	Secured
Reigate School	Reigate School	Reigate School	Unsecured
Sandcross School	Every Child Trust	Sandcross School	Unsecured
South Park Recreation Ground	South Park Sports Assoc.	South Park Sports Assoc.	Secured
Tattenham Recreation Ground	Reigate and Banstead BC	Reigate and Banstead BC	Secured
Walcountians Sports Club	Walcountians Sports Club	Walcountians Sports Club	Secured
Wallfields Sports Ground	Reigate College	Reigate College	Unsecured
Walton Heath Recreation Ground	Walton Heath Sports Club	Walton Heath Sports Club	Secured
Woodmansterne Recn. Ground	Reigate and Banstead BC	Woodmansterne Sports Club	Secured
Woodmansterne Sports Club	Reigate and Banstead BC	Woodmansterne Sports Club	Secured

The number and proportion of football pitches in Reigate and Banstead with community use and used that have secured access is as follows. Just over one-in-ten of the pitches with community use and used are on sites without secured use, meaning that in theory community use could be rescinded at any time. Measures to secure community use at education sites, such as formal Community Use Agreements, would therefore be advisable, particularly at Oaklands, School, Reigate School and Wallfields Sports Ground.

Table 27: Grass football pitches in Reigate and Banstead: Security of access

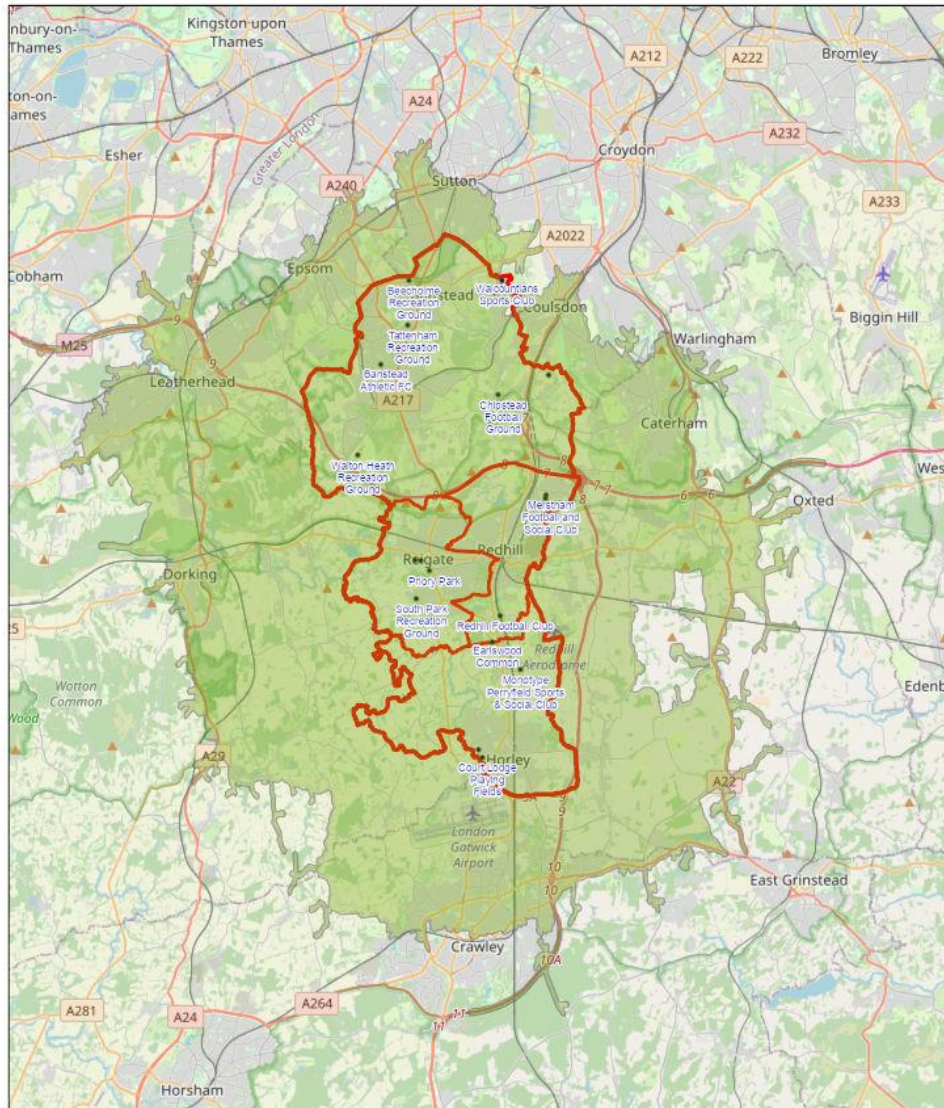
Pitch Type	Secured		Unsecured	
	Number	%	Number	%
Adult football	30	90.1 %	3	9.9%
Youth football (11v11)	15	83.3 %	3	16.7 %
Youth football (9v9)	19	86.4 %	3	13.6 %
Mini-soccer (7v7)	22	84.6 %	4	15.4 %
Mini-soccer (5v5)	20	100%	0	0%
TOTALS	106	91.4 %	10	8.6%

5.5 Geographical distribution

The geographical distribution of football pitches in Reigate and Banstead has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 15-minutes travel time as the typical maximum for grass pitches and 20 minutes for full-sized '3G' football turf pitches. For all types of grass pitch the entire local population is within the catchment of at least one pitch. However, for full-sized '3G' pitches, there is an accessibility deficiency in the north of the borough.

5.5.1 Adult grass pitches

REIGATE AND BANSTEAD Adult Football Pitches 15 Minutes Drive



2/2/2022

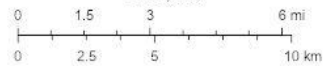
15.0 Minutes

• ADULT FOOTBALL PITCHES

▭ SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

▭ Reigate and Banstead District Boundary

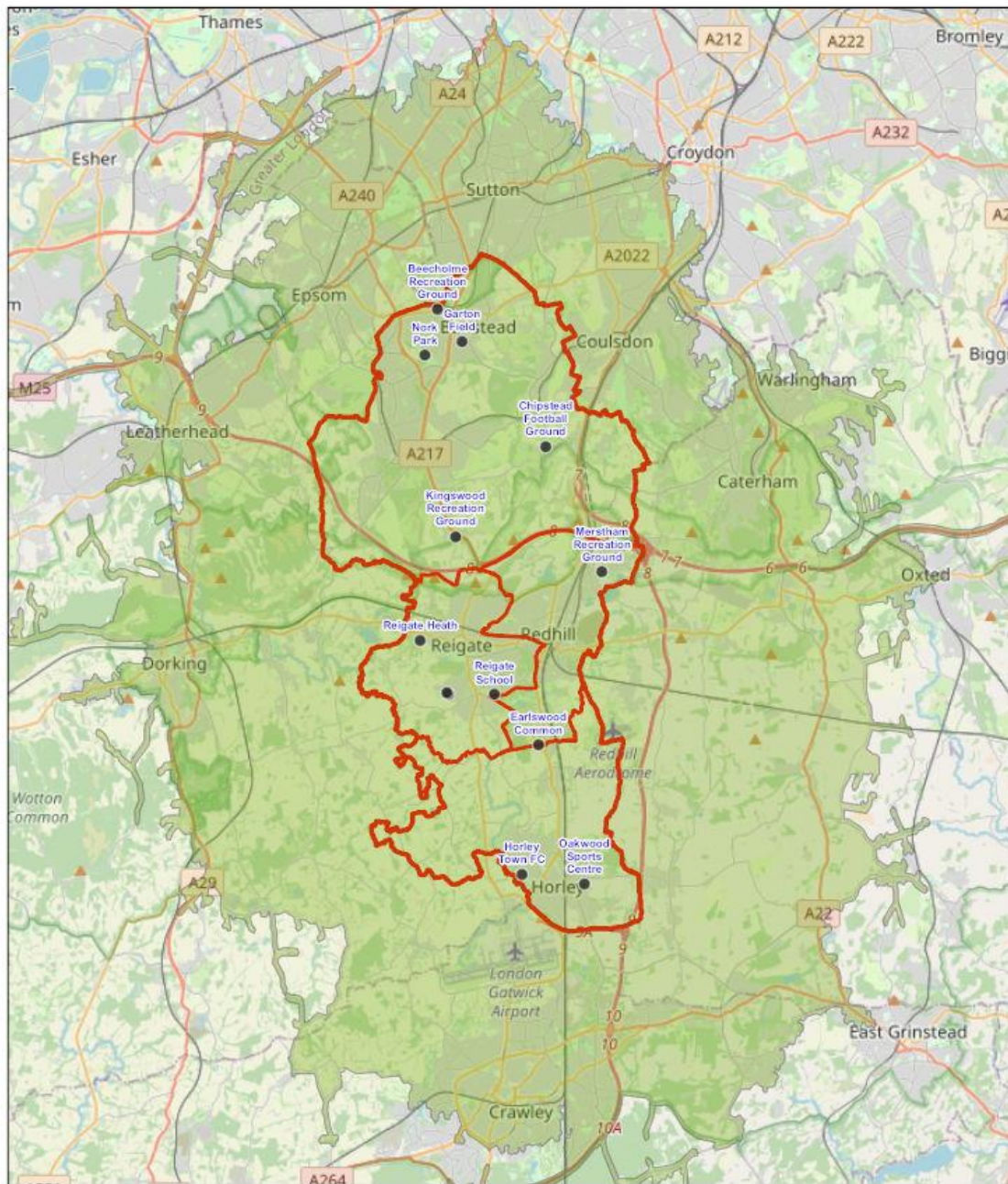
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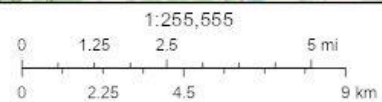
5.5.2 Youth 11v11 grass pitches

REIGATE & BANSTEAD Youth 11v11 Football Pitches 15 Mins Drive



3/2/2022

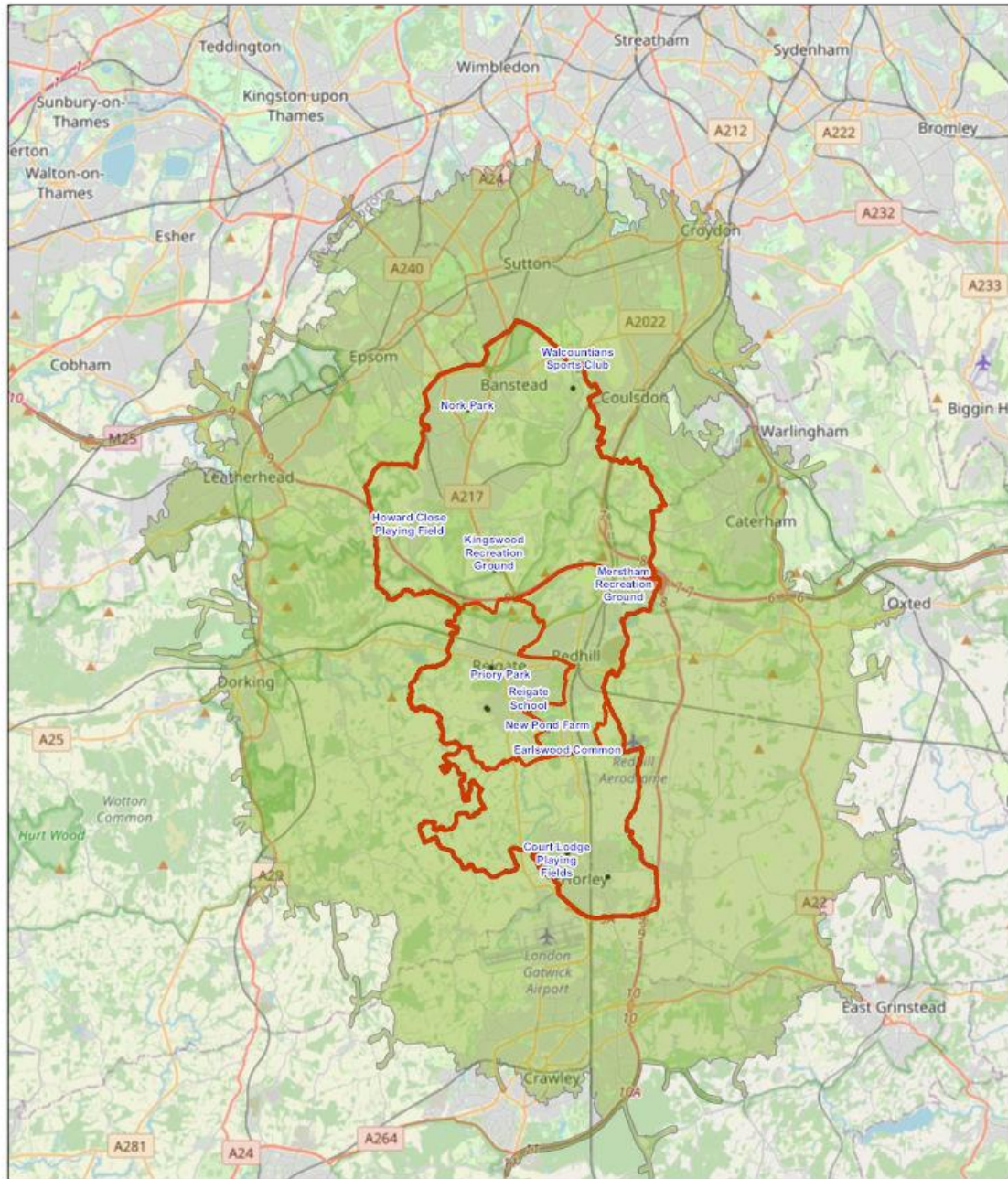
- Youth 11v11 football pitches
- 15.0 Minutes
- SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley
- Reigate and Banstead District Boundary



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5.5.3 Youth 9v9 grass pitches

REIGATE & BANSTEAD Youth 9v9 Football Pitches 15 Mins Drive



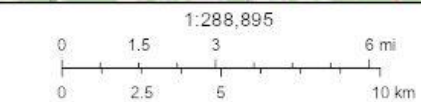
2/2/2022

15.0 Minutes

• YOUTH 9V9 FOOTBALL PITCHES

▭ SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

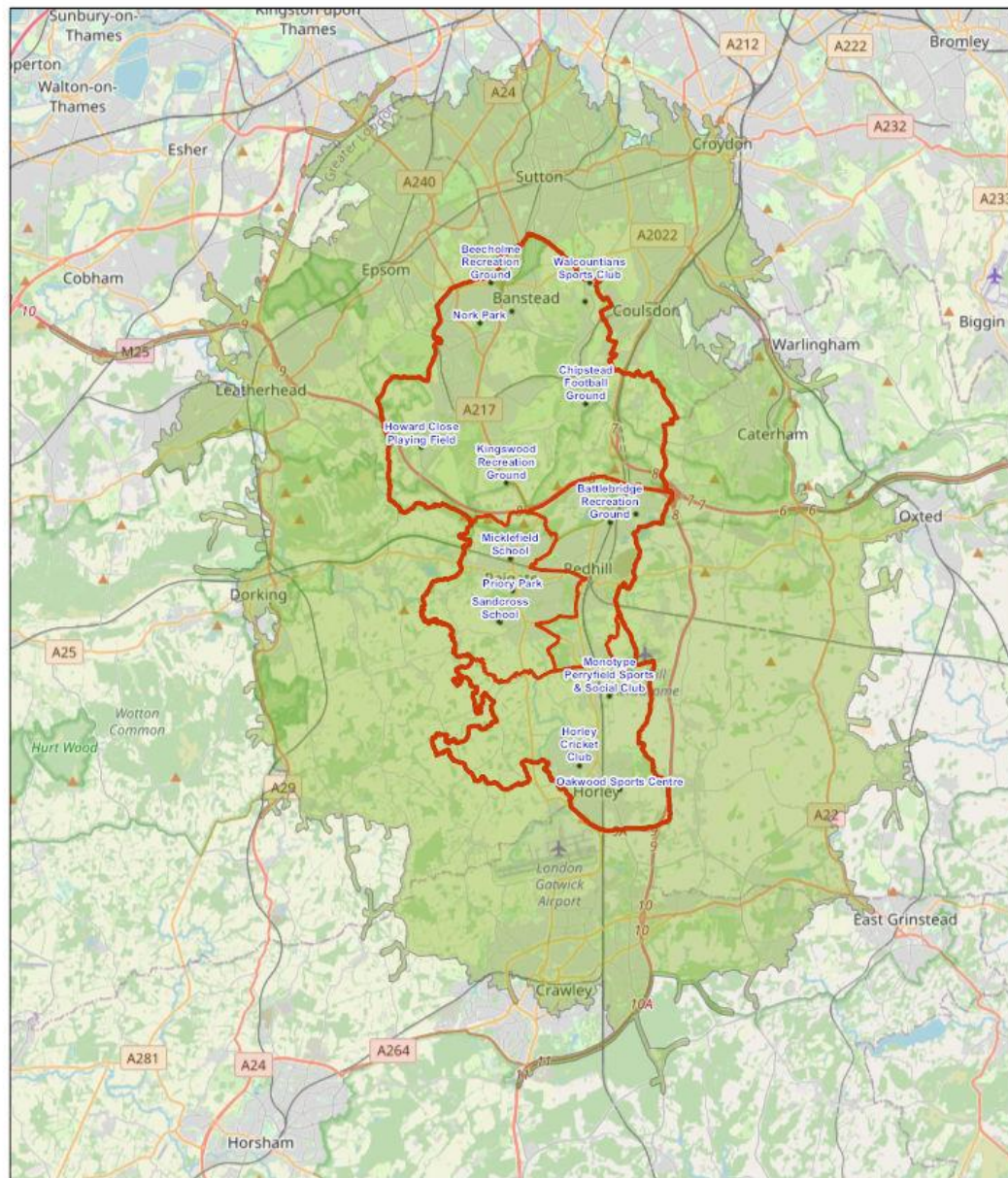
▭ Reigate and Banstead District Boundary



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5.5.4 Mini-soccer 7v7 grass pitches

REIGATE & BANSTEAD Mini Soccer Pitches 7v7 15 Minutes Drive



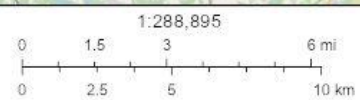
2/2/2022

15.0 Minutes

• MINI SOCCER 7V7 PITCHES

▭ SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

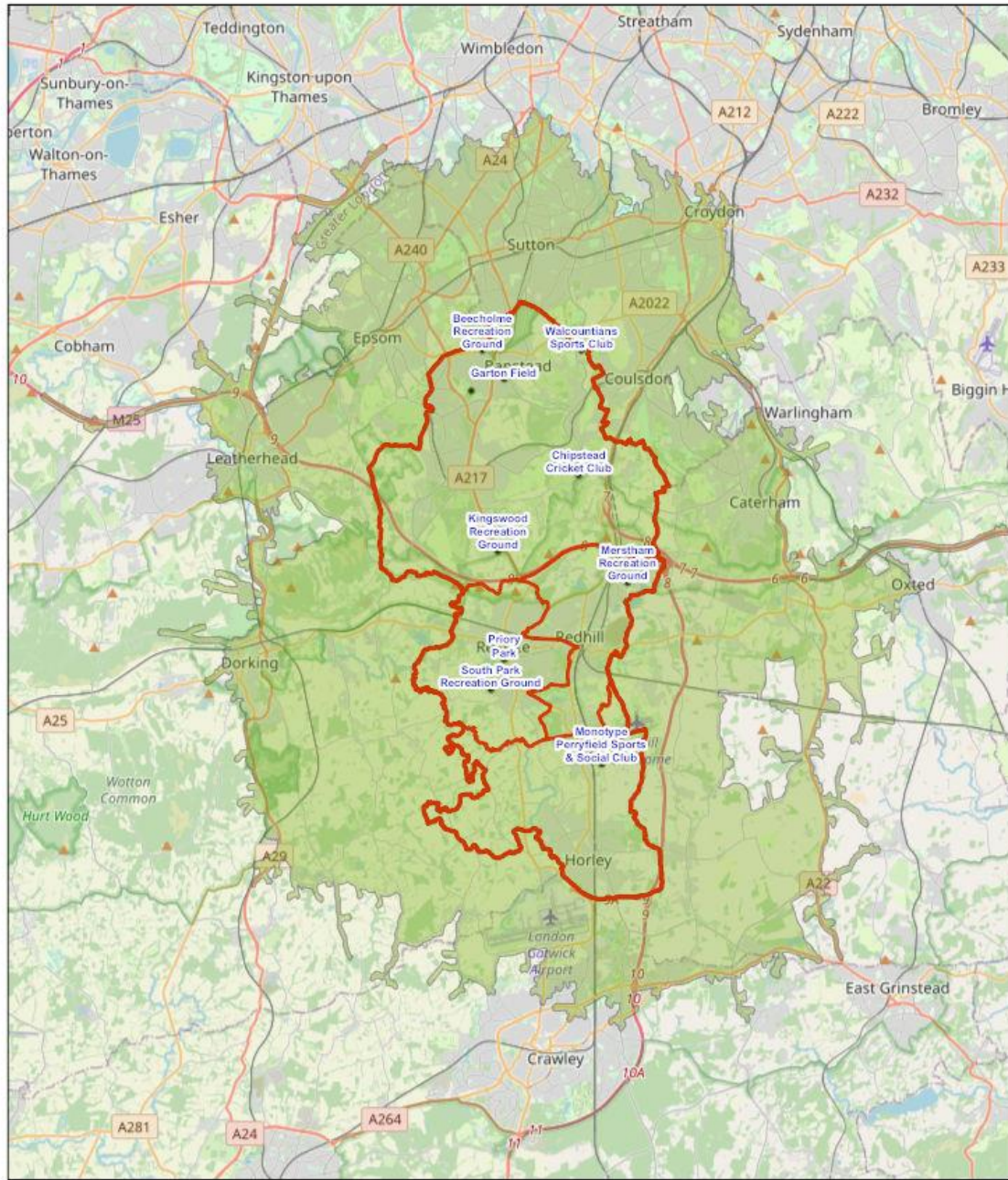
▭ Reigate and Banstead District Boundary



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5.5.5 Mini-soccer 5v5 grass pitches

REIGATE & BANSTEAD Mini Soccer 5v5 Pitches 15 Minutes Drive



2/2/2022

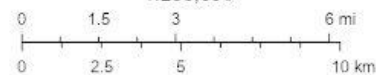
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15.0 Minutes

• MINI SOCCER 5V5 PITCHES

▭ SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

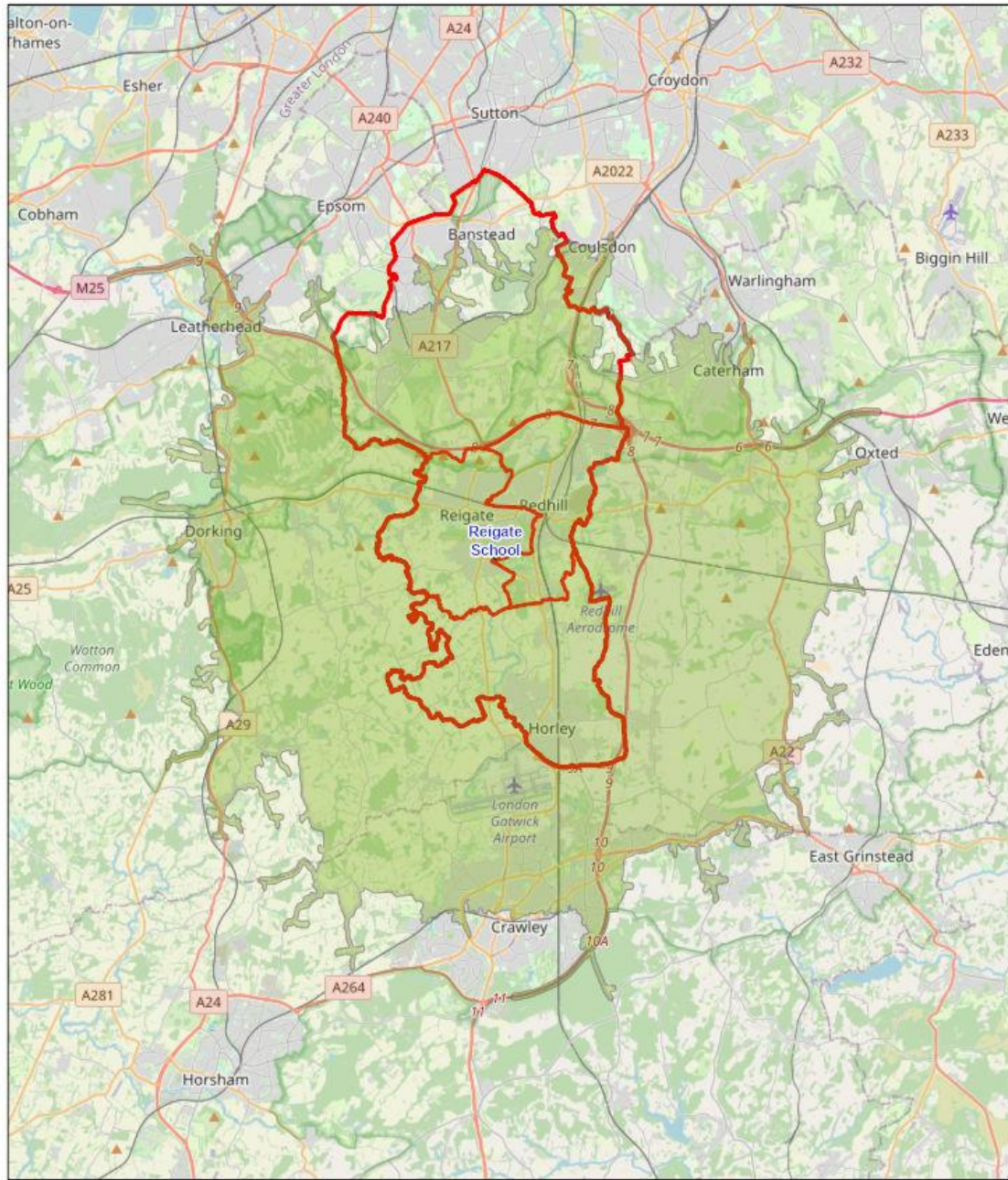
▭ Reigate and Banstead District Boundary



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5.5.6 Full-sized '3G' football turf pitches

REIGATE & BANSTEAD Full-sized 3G Football Pitches 20 Mins Drive



2/2/2022

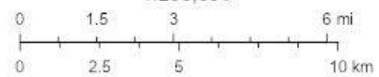
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20.0 Minutes

• FULL SIZE 3G ARTIIFICAL GRASS PITCHES

SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

Reigate and Banstead District Boundary



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5.6 The views of local stakeholders

5.6.1 Surrey FA

Consultation with the Surrey FA highlighted that:

- **Local Football Facility Plan:** The LFFP was produced two years ago and will need to be reviewed soon. The document will complement and help the PPS study.
- **'3G' football turf pitches:** A key local issue is the shortage of '3G' football turf pitches. Sand-based artificial turf pitches are used for football locally, but this is sub-optimal and deprives hockey of access to the pitches upon which its clubs depend.
- **Grass pitch quality:** Many of the grass pitches in the borough have poor quality drainage (and consequent reductions in usage capacity).
- **Changing facilities:** The quality of changing is poor at several key sites.
- **Disability football:** There are three football teams/sessions in the borough specifically for people with a disability. It is a priority of the County FA to sustain this.
- **Women and girls football:** FA Wildcats girls football centres provide the first step on the recreational pathway, the programme provides girls aged 5-11 with regular opportunities to play football in a fun and engaging environment. Reigate and Banstead has five FA Wildcats girls football centres and the priority is to grow and sustain this activity. At 17, Reigate and Banstead's number of female teams is comparable to local areas of a similar size. Surrey FA's priority is to support existing clubs to grow and encourage more clubs to develop playing opportunities for females. The forthcoming Women's Euro 2022 tournament is likely to promote further demand for women and girl's football.
- **Recreational football:** Recreational football is played where facilities are typically booked and there might be someone to help organise. Examples include FA 'Just Play' sessions, walking football and casual pitch hire for small-sided match play. There are currently no FA 'Just Play' centres in Reigate and Banstead. Walking football sessions are delivered by a range of community organisations such as Redhill Walking Football, using sports hall facilities that have no impact on formal football pitch capacity. Walking football and Just Play are County FA priorities for further growth and development. Other local recreational football programmes include casual bookings and community schemes which are delivered by a range of organisations including YMCA Redhill and Donyngs Leisure Centre.
- **Informal football:** Informal football is played in local parks and green spaces - it is free, open access and often played spontaneously (normal clothing is worn). Common examples include a kick-about at a local park or on a multi-use games area (MUGA). Informal football in Reigate and Banstead is played throughout the Borough. Memorial Park and Banstead Heath are key well-used site locations,

but neither site has formal pitches so there is no impact on overall football pitch capacity.

5.6.2 Local football clubs

AFC Walcountians: The club stated that ‘we would love a 4G pitch facility on the site’.

Banstead Eagles FC: The club made the following comments:

- ‘Pitches are too hard to obtain for us to expand team numbers’.
- ‘We use pitches at Priest Hill in Epsom and Ewell because they are much better quality than any of the pitches available in Reigate and Banstead’.

Banstead Village FC: The club made the following comments:

- ‘We want to start teams for girls and disabled children. We will have an adult team hopefully in the next 2 seasons. It would be good to get an astroturf pitch’.
- ‘There is a lack of pitches for the number of teams we have now and our present space. The fees are exorbitant and demand locally is high’.

Beecholme Belles FC: The club made the following comments:

- ‘We only have two pitches [at Beecholme Recreation Ground] so we double mark but still rely on our Leagues balancing home and away games’.
- ‘The pavilion is used and set up as a nursery from Monday to Friday. The showers were disabled by the nursery owner and are used for storage’.

Chipstead FC: The club made the following comments:

- ‘We were identified [in the LFFP] as a club that could improve facilities including a ‘3G’ 9-a-side pitch and training area improvement, becoming a community hub with new community buildings for meetings, training etc. The project is currently on pause’.
- ‘There is a severe lack of synthetic training pitches for all teams but youth in particular in the north of the borough’.

East Surrey Girls FC: The club made the following comments:

- ‘We’d love to move into our own facilities as we currently only play on council facilities, but not sure where there are any facilities’.
- ‘We always have played at Merstham Rec but have requested moving this year due to every other park in the borough not having toilet facilities’.

- 'We don't like playing on a sand-based astro [at Carrington School] as it can be unsafe in the winter and the Hawthorns School is out of the borough so can take some players over 30 minutes to get there'.

Kingswood Terriers FC: The club made the following comments:

- 'We are planning to start a disability team in partnership with a local charity'.
- 'We are in the process of signing a 10 year lease for the pavilion [at Kingswood Recreation Ground] which we will need to refurbish as it has been unused for 5 years. We will also have a licence to play on the pitches that will run concurrently with the lease of the pavilion.
- 'When the lease is signed we will have a rent free period of two years to help us start the refurbishment. We will try to raise funds for the refurbishment through fund raising and grant applications'.
- 'The ground gets very slippery when wet due to clay soil. Over the last 3 years the surface has become more slippery during wet weather and there is difficulty for pitches to drain. We have more weeds. Dog Fouling is a constant problem. There is only a small car park with around 10 spaces. We try our best to stagger kick off times and to use specific local street parking'.
- 'There are no '3G' facilities available on the North Downs for local clubs to train or play matches on. Tadworth Leisure Centre has small 5v5 courts that are outside our budgets'.

Merstham FC Youth: The club made the following comments:

- 'We currently have ample pitch hire at our current location at Merstham Recreation Ground. However we have been advised that we will lose our three pitches for 5v5, 7v7 and 9v9. This will have a profound effect on our teams, as we feel that the number of teams will decrease due to the travel aspect in having to move'.
- 'We train on artificial surfaces at Battlebridge Boys Club and Hawthorne School'.

Nork Juniors FC: The club stated that 'we maintain all pitches despite renting from the council. All repairs, equipment, grass cutting, line marking etc is run by the club'.

Perrywood Sports FC: The club made the following comments:

- 'Our small-sided teams play at Horley Cricket Club who have increased costs enormously this year and we are struggling to find an alternative'.
- 'There is no local 3G pitch available. Oakwood School astro is too small for a squad of players to use (but we do!)'.

RB Eagles FC: The club made the following comments:

- 'We would like to have our own ground, but there are no suitable facilities anywhere'.
- 'Currently we struggle to get winter training pitches'.
- 'We need more grass roots pitches and club houses, and more accessible '3G' pitches for winter training.

Redhill Youth FC: The club made the following comments:

- 'We have a large waiting list for 5v5 and 7v7 with enough players to create two new teams at U7s,U8s U9s and U10s'.
- 'We currently hire an 11v11 pitch at The Ring, Redhill and Reigate Heath. The Ring becomes unplayable for most of the wet season and Reigate Heath can only be played every other week. Next season we will have 4 teams move to 11v11 pitches with very limited pitches in Redhill itself. I'm desperate for new pitches and would love to create a clubhouse too'.
- 'The 11v11 pitches are not good enough and we need more pitches. We have more teams moving up the age group and we have two pitches for 11v11 which can't be played all the time'.
- 'There is not enough flat well maintained pitches across the county. too many pitches are common land and used by public outside of matches and results in poor pitches. pitches full of dog fouling and holes along with motorbike tyre marks and the like'.

Reigate Priory Youth FC: The club made the following comments:

- 'We have enough pitches, but they are not all of the quality we would like. 9v9 and small 11v11 pitches, (suitable for U13/U14) are the biggest issue'.
- 'Ideally, we would like access to another '3G' pitch because it is a much better playing surface. We would also like some better grass pitches and would be prepared to pay for them if they were available'.
- 'We have managed to get to our current position through a lot of hard work and fund-raising for the new pitch. Demand for good-quality pitches and, in particular, floodlit training facilities hugely exceeds supply in the local area. I think we could have or three more floodlit '3G' pitches in the area and they would all be fully utilised. I know that the facility we have at Reigate School could be let several times over'.

Reigate Youth FC: The club made the following comments:

- 'We struggle particularly with training facilities as longer-running teams have priority on bookings at '3G' pitches. Where we have bookings, the timeslots often get moved to times not easy to make'.
- 'We have unmet demand for teams at the younger ages particularly a result of lack of training facilities. The club is growing with teams moving through age groups and so more 11v11 pitches (in particular) will be needed over time'.

5.7 The implications for football in Reigate and Banstead

Analysis of local supply of football pitches in Reigate and Banstead indicates the following:

- **Local clubs:** There is a strong network of England Accredited football clubs in Reigate and Banstead, providing high quality coaching and playing opportunities.
- **Latent demand:** Consultation with local clubs indicated that a total of 80 additional teams of all age groups could be accommodated in Reigate and Banstead if the quality and quantity of pitch provision was improved, an increase of 24.6% from the number of existing teams.
- **Displaced demand:** The net effect of displaced demand for match pitches in Reigate and Banstead is five teams but exported demand for floodlit training pitches amounts to a further 65 teams.
- **Provision in neighbouring areas:** Assessments of football pitch provision in neighbouring areas mostly indicate deficiencies, particularly for '3G' football turf pitches. Many areas are also on clay soils which compromises the drainage of grass pitches. The absence of any available spare capacity in surrounding areas means that there is no scope for exporting grass pitch demand from Reigate and Banstead.
- **Grass pitch supply:** In quantitative terms there is little if any local spare capacity.
- **Grass pitch quality:** 13.8% of pitches in the borough are rated as 'poor' quality, with consequent reductions in carrying capacity. Several more are rated at the lower end of 'standard' quality. The Football Foundation's Pitch Power programme offers opportunities to assess and improve poor quality pitches, along with its Grass Pitch Maintenance Fund.
- **Changing facilities:** 46 pitches in the borough (38.7%) are served by 'poor' quality or no changing facilities.
- **'3G' football turf pitches:** There is one full-sized '3G' pitch in Reigate and Banstead, but many local clubs have identified the lack of floodlit, all-weather pitches as an impediment to the development of the game locally. There is an accessibility deficiency in the north of the borough and evidence of exported

demand to Epsom and Ewell, Croydon and Tandridge. Based upon the FA calculation that there should be one full-sized '3G' pitch per 38 teams, there should be 6.18 pitches in Reigate and Banstead.

- **Other artificial turf pitches:** Given the shortfall in '3G' football turf pitches, several football clubs in the borough train on sand-dressed artificial turf pitches, whose primary use is for hockey. This reduces the time available for hockey play, creating unmet demand for that sport and causes additional wear and tear on the pitches.
- **Secured community use:** 8.6% of the pitches with community use and used are on sites without secured use, meaning that in theory community use could be rescinded at any time. Whilst this figure is relatively low compared with many areas, measures to secure community use at education sites, such as formal Community Use Agreements, would therefore be advisable, particularly at Oakwood School, Reigate School and Wallfields Sports Ground.

5.8 Assessment of current needs

5.8.1 Introduction

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site with how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent sessions' at each site. A 'match equivalent session' represents the wear and tear on a pitch equivalent to a formal match, so the impact of training sessions and unauthorised use can also be accounted for.
- An indication of the extent to which pitches are being used during their peak periods, which is the key measure of capacity.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity (highlighted in red in the tables below).
- **Being played to the level the site can sustain:** Where use matches the carrying capacity (highlighted in yellow in the tables below).
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity (highlighted in green in the tables below).

In line with FA guidance, the following assumptions have been made in relation to the number of weekly match equivalents that can be accommodated by different quality pitches:

Table 28: Grass football pitches standard carrying capacity

Pitch type	Good quality	Standard quality	Poor quality
Adult	3	2	1
Youth 11v11	4	2	1
Youth 9v9	4	2	1
Mini-soccer 7v7	6	4	2
Mini-soccer 5v5	6	4	2

5.8.2 Adult pitches

Table 29: Adult football pitches in Reigate and Banstead: Supply - demand balance

Site	Pitches	Users	Weekly cap'ty	Weekly demand	Weekly balance	Peak cap'ty	Peak demand	Peak balance
Banstead Athletic FC	1	Banstead Athletic FC <i>AFC Ewell</i>	3.0	3.0	Balanced	1.0	1.0	Balanced
Beecholme Recreation Ground	1	Beecholme Belles FC	3.0	3.0	Balanced	1.0	1.0	Balanced
Chipstead Football Ground	2	Chipstead FC <i>Epsom and Ewell FC</i>	2.0	5.0	-3.0	2.0	2.0	Balanced
Court Lodge Playing Field	3	Gatwick United FC Horley AFC RB Eagles FC Royal Earlswood FC	6.0	4.0	+2.0	3.0	3.0	Balanced
Horley Town FC	2	Horley Town FC	5.0	5.0	Balanced	2.0	3.0	-1.0
Merstham FC	1	Merstham FC	3.0	3.0	Balanced	1.0	1.0	Balanced
Monotype Sports Club	1	Monotype Athletic FC Monotype FC	1.0	2.0	-1.0	1.0	1.0	Balanced
Netherne CASC	1	Reigate Priory FC	2.0	2.0	Balanced	1.0	1.0	Balanced
Priory Park	3	Reigate Town FC Reigate Youth FC	6.0	4.0	+2.0	3.0	4.0	-1.0
Redhill FC	1	Redhill FC	3.0	3.0	Balanced	1.0	2.0	-1.0
Reigate Priory FC	1	Reigate Priory FC	3.0	3.0	Balanced	1.0	2.0	-1.0
South Park Recreation Ground	1	East Surrey Hawks FC South Park FC	2.0	4.0	-2.0	1.0	2.0	-1.0

Site	Pitches	Users	Weekly cap'ty	Weekly demand	Weekly balance	Peak cap'ty	Peak demand	Peak balance
Tattenham Recreation Ground	4	Erskine Rovers FC Nork FC Off the Grid FC Ry FC Tadworth Tigers FC Tattenham FC	8.0	3.0	+5.0	4.0	3.0	+1.0
Walcountians Sports Club	3	AFC Walcountians Youth FC Kingswood Terriers FC	9.0	8.0	+1.0	3.0	3.0	Balance d
Wallfields Sports Ground	3	Frenches Athletic FC Reigate College Reigate Priory Youth FC	9.0	9.0	Balanced	3.0	4.0	-1.0
Walton Heath Recreation Ground	1	Walton Heath FC	1.0	1.0	Balanced	1.0	1.0	Balance d
Woodmansterne Sports Club	2	Woodmansterne Hyde FC	6.0	6.0	Balanced	2.0	5.0	-3.0
TOTALS	32	-	72.0	68.0	+4.0	31.0	40.0	-9.0

The supply-demand balance for adult pitches by sub-area is as follows:

Table 30: Adult football pitches in Reigate and Banstead:
Supply - demand balance by sub-area

Sub-area	Weekly cap'ty	Weekly demand	Weekly balance	Peak cap'ty	Peak demand	Peak balance
Banstead/Tadworth	35.0	33.0	+2.0	17.0	20.0	-3.0
Reigate	23.0	23.0	Balanced	8.0	12.0	-4.0
Redhill	2.0	2.0	Balanced	1.0	2.0	-1.0
Horley	11.0	9.0	+2.0	5.0	6.0	-1.0
REIGATE & BANSTEAD	72.0	68.0	+4.0	31.0	40.0	-9.0

The key findings are:

- Adult demand is supplemented by use by youth 11v11 teams at Beecholme Recreation Ground, Court Lodge Playing Fields, Walcountians Sports Ground, Wallfields Sports Ground and Woodmansterne Sports Club.
- Peak time utilisation shows an overall deficit at seven sites, is balanced at nine sites and shows spare capacity at one site.
- The collective peak time deficit in adult pitch capacity in the borough amounts to 9.0 match equivalent sessions. This figure increases to a deficit of 12.0 match equivalent sessions if Wallfields Sports Ground without secured community access is excluded.

- The sub-area analysis shows that there is a peak time deficit in all sub-areas.

5.8.3 Youth 11v11 pitches

Table 31: Youth 11v11 football pitches in Reigate and Banstead: Supply - demand balance

Site	Pitches	Users	Weekly cap'ty	Weekly demand	Weekly balance	Peak cap'ty	Peak demand	Peak balance
Beecholme Recreation Ground	(1)	Beecholme Belles FC Lionheart Football	2.0	2.0	Balanced	1.0	1.0	Balanced
Chipstead Football Ground	1	Chipstead FC	4.0	4.0	Balanced	1.0	2.0	-1.0
Earlswood Common	1	Redhill Youth FC	1.0	1.0	Balanced	1.0	1.0	Balanced
Garton Field	2	Banstead Village FC Priory School	8.0	6.0	+2.0	2.0	1.0	+1.0
Kingswood Recreation Ground	1	Kingswood Terriers FC	2.0	3.0	-1.0	1.0	3.0	-2.0
Merstham Recreation Ground	3	Athletico Redhill FC Merstham Youth FC East Surrey Girls FC	12.0	6.0	+6.0	3.0	4.0	-1.0
Monotype Sports Club	1	Royal Earlswood FC	1.0	1.0	Balanced	1.0	1.0	Balanced
Nork Park	1	Nork Park Rangers FC	2.0	2.0	Balanced	1.0	2.0	-1.0
Oakwood Sports Centre	2	Perrywood Sports FC	2.0	3.0	-1.0	2.0	3.0	-1.0
Reigate Heath	1	Redhill Youth FC	2.0	2.0	Balanced	1.0	1.0	Balanced
Reigate School	1	Reigate Priory Youth FC Reigate School	2.0	4.0	-2.0	1.0	2.0	-1.0
Sandcross School	1	Reigate Priory Youth FC Sandcross School	2.0	4.0	-2.0	1.0	2.0	-1.0
South Park Recreation Ground	2	South Park Juniors FC	4.0	5.0	-1.0	2.0	3.0	-1.0
TOTALS	17(1)	-	44.0	43.0	+1.0	18.0	26.0	-8.0

The supply-demand balance for youth 11v11 pitches by sub-area is as follows:

Table 32: Youth 11v11 football pitches in Reigate and Banstead: Supply - demand balance by sub-area

Sub-area	Weekly cap'ty	Weekly demand	Weekly balance	Peak cap'ty	Peak demand	Peak balance
Banstead/Tadworth	18.0	17.0	+1.0	6.0	9.0	-3.0
Reigate	10.0	15.0	-5.0	5.0	8.0	-3.0
Redhill	14.0	8.0	+6.0	5.0	6.0	-1.0
Horley	2.0	3.0	-1.0	2.0	3.0	-1.0
REIGATE & BANSTEAD	44.0	43.0	+1.0	18.0	26.0	-8.0

The key findings are:

- Peak time use shows a deficit at eight sites, balanced provision at four sites and spare capacity at one site.
- The collective peak time supply-demand position in the borough is a deficit of 8.0 match equivalent sessions. The deficit increases to 12.0 match equivalent sessions if the education sites without secured community access are excluded.
- The sub-area analysis shows that there is a peak time deficit in all sub-areas.

5.8.4 Youth 9v9 pitches

Table 33: Youth 9v9 football pitches in Reigate and Banstead: Supply - demand balance

Site	Pitches	Users	Weekly cap'ty	Weekly demand	Weekly balance	Peak cap'ty	Peak demand	Peak balance
Court Lodge Playing Fields	1	Gatwick United FC Royal Earlswood FC	2.0	3.0	-1.0	1.0	2.0	-1.0
Horley Cricket Club	1	Horley Town FC	4.0	2.0	+2.0	1.0	1.0	Balance d
Horley Town FC	1	Horley Town FC	2.0	1.0	+1.0	1.0	1.0	Balance d
Howard Close Playing Field	1	Walton Warriors FC	2.0	2.0	Balanced	1.0	2.0	-1.0
Kingwood Recreation Ground	2	Kingswood Terriers FC	4.0	3.0	+1.0	2.0	3.0	-1.0

Site	Pitches	Users	Weekly cap'ty	Weekly demand	Weekly balance	Peak cap'ty	Peak demand	Peak balance
Merstham Recreation Ground	1	East Surrey Girls FC Merstham FC	4.0	4.0	Balanced	1.0	3.0	-2.0
Monotype Sports Club	1	Royal Earlswood FC	1.0	1.0	Balanced	1.0	1.0	Balanced
New Pond Farm	2	Redhill Youth FC	2.0	1.0	+1.0	2.0	1.0	+1.0
Nork Park	2	Nork Park Rangers FC	8.0	6.0	+2.0	2.0	3.0	-1.0
Oakwood Sports Centre	1	Perrywood Sports FC	1.0	1.0	Balanced	1.0	1.0	Balanced
Priory Park	1	Reigate Youth FC	2.0	3.0	-1.0	1.0	3.0	-2.0
Reigate Priory FC	1	Reigate Priory Youth FC	4.0	2.0	+2.0	1.0	2.0	-1.0
Reigate School	1	Reigate Priory Youth FC Reigate School	1.0	2.0	-1.0	1.0	2.0	-1.0
Sandcross School	1	Reigate Priory Youth FC Sandcross School	2.0	2.0	Balanced	1.0	2.0	-1.0
South Park Recreation Ground	1	South Park Juniors FC	2.0	4.0	-2.0	1.0	4.0	-3.0
Walcountians Sports Club	2	AFC Walcountians Youth FC	8.0	5.0	+3.0	2.0	3.0	-1.0
Woodmansterne Recreation Ground	1	Woodmansterne Hyde FC	4.0	2.0	+2.0	1.0	2.0	-1.0
TOTALS	21	-	53.0	45.0	+8.0	21.0	37.0	-16.0

The supply-demand balance for youth 9v9 pitches by sub-area is as follows:

Table 34: Youth 9v9 football pitches in Reigate and Banstead: Supply - demand balance by sub-area

Sub-area	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Banstead/Tadworth	28.0	22.0	+6.0	9.0	16.0	-7.0
Reigate	13.0	14.0	-1.0	7.0	14.0	-7.0
Redhill	3.0	2.0	+1.0	1.0	2.0	-1.0
Horley	9.0	7.0	+2.0	4.0	5.0	-1.0
REIGATE & BANSTEAD	53.0	45.0	+8.0	22.0	37.0	-16.0

The key findings are:

- There is a peak time deficit at 12 sites, a balance at four sites and spare capacity at one site.

- The collective peak time deficit is 16.0 match equivalent sessions, which increases to 18.0 match equivalent sessions if sites without secured community access are excluded.
- The analysis shows that there is a peak time deficit in all sub-areas.

5.8.5 Mini-soccer 7v7 pitches

Table 35: Mini-soccer 7v7 pitches in Reigate and Banstead: Supply - demand balance

Site	Pitches	Users	Weekly cap'ty	Weekly demand	Weekly balance	Peak cap'ty	Peak demand	Peak balance
Battlebridge Recreation Ground	2	Redhill Youth FC	4.0	2.0	+2.0	2.0	1.0	+1.0
Beecholme Recreation Ground	1	Beecholme Belles FC	6.0	2.0	+4.0	1.0	1.0	Balance d
Chipstead Football Ground	1	Chipstead FC	6.0	4.0	+2.0	1.0	2.0	-1.0
Court Lodge Playing Field	1	Perrywood Sports FC	4.0	2.0	+2.0	1.0	1.0	Balance d
Garton Field	1(1)	Banstead Village FC Priory School	12.0	8.0	+4.0	2.0	2.0	Balance d
Horley Cricket Club	1	Perrywood Sports FC	6.0	2.0	+4.0	1.0	1.0	Balance d
Howard Close Playing Field	1	Walton Warriors FC	4.0	2.0	+2.0	1.0	1.0	Balance d
Kingswood Recreation Ground	2	Kingswood Terriers FC	8.0	7.0	+1.0	2.0	4.0	-2.0
Merstham Recreation Ground	1	East Surrey Girls FC Merstham FC	2.0	4.0	-2.0	1.0	3.0	-2.0
Micklefield School	1	Reigate Priory Youth FC Micklefield School	4.0	5.0	-1.0	1.0	3.0	-2.0
Monotype Sports Club	1	Reigate Youth FC Royal Earlswood FC	2.0	1.0	+1.0	1.0	1.0	Balance d
Nork Park	2	Nork Park Rangers FC	12.0	5.0	+7.0	2.0	3.0	-1.0
Oakwood Sports Centre	1	Gatwick United FC	2.0	1.0	+1.0	1.0	1.0	Balance d
Priory Park	3	Reigate Youth FC	18.0	3.0	+15.0	3.0	2.0	+1.0
Sandcross School	1	Reigate Priory Youth FC Sandcross School	4.0	6.0	-2.0	1.0	4.0	-3.0
South Park Recreation Ground	1	East Surrey Hawks FC	4.0	5.0	-1.0	1.0	3.0	-2.0

Site	Pitches	Users	Weekly cap'ty	Weekly demand	Weekly balance	Peak cap'ty	Peak demand	Peak balance
		South Park Juniors FC						
Walcountians Sports Ground	3	AFC Walcountians Youth FC	18.0	2.0	+16.0	3.0	1.0	+2.0
Woodmansterne Recreation Ground	1	Woodmansterne Hyde FC	6.0	3.0	+3.0	1.0	2.0	-1.0
	25(1)	-	122.0	64.0	+58.0	26.0	36.0	-10.0

The supply-demand balance for mini-soccer 7v7 pitches by sub-area is as follows:

Table 36: Mini-soccer 7v7 pitches in Reigate and Banstead: Supply - demand balance by sub-area

Sub-area	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Banstead/Tadworth	76.0	40.0	+36.0	14.0	19.0	-5.0
Reigate	30.0	17.0	+13.0	6.0	12.0	-6.0
Redhill	4.0	2.0	+2.0	3.0	2.0	+1.0
Horley	12.0	5.0	+7.0	3.0	3.0	Balance d
REIGATE & BANSTEAD	122.0	64.0	+58.0	26.0	36.0	-10.0

The key findings are:

- There is a peak time deficit at eight sites, use is balanced at six sites and there is spare capacity at four sites.
- The collective peak time position shows a deficit of 10.0 match equivalent session, which increases to 14.0 match equivalent sessions if sites without secured access are excluded.
- The pitch capacity deficit is greatest in Banstead/Tadworth and Reigate.

5.8.6 Mini-soccer 5v5 pitches

Table 37: Mini-soccer 5v5 pitches in Reigate and Banstead: Supply - demand balance

Site	Pitches	Users	Weekly cap'ty	Weekly demand	Weekly balance	Peak cap'ty	Peak demand	Peak balance
Beecholme Recreation Ground	(1)	Beecholme Belles FC	3.0	1.0	+2.0	1.0	1.0	Balance d
Chipstead Cricket Club	1	Chipstead FC	6.0	2.0	+4.0	1.0	1.0	Balance d
Chipstead Football Ground	1	Chipstead FC	6.0	3.0	+3.0	1.0	2.0	-1.0
Garton Field	1(1)	Banstead Village FC Priory School	9.0	6.0	+3.0	2.0	1.0	-1.0

Kingswood Recreation Ground	2	Kingswood Terriers FC	8.0	3.0	+5.0	2.0	2.0	Balanced
Merstham Recreation Ground	1	East Surrey Girls FC Merstham FC	4.0	4.0	Balanced	1.0	2.0	-1.0
Monotype Sports Club	1	Redhill Youth FC	2.0	2.0	Balanced	1.0	1.0	Balanced
Nork Park	2	No recorded use	12.0	0.0	+12.0	2.0	0.0	+2.0
Priory Park	(4)	Reigate Youth FC	12.0	4.0	+8.0	4.0	2.0	+2.0
Reigate Priory FC	2	No recorded use	12.0	0.0	+12.0	2.0	0.0	+2.0
South Park Recreation Ground	(1)	South Park Juniors FC	2.0	3.0	-1.0	1.0	2.0	-1.0
Walcountians Sports Ground	2	AFC Walcountians Youth FC	12.0	1.0	+11.0	2.0	1.0	+1.0
TOTALS	13(7)	-	88.0	29.0	+59.0	20.0	15.0	+5.0

The supply-demand balance for mini-soccer 5v5 pitches by sub-area is as follows:

Table 38: Mini-soccer 5v5 pitches in Reigate and Banstead: Supply - demand balance by sub-area

Sub-area	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Banstead/Tadworth	60.0	18.0	+42.0	12.0	10.0	+2.0
Reigate	26.0	9.0	+17.0	7.0	4.0	+3.0
Redhill	2.0	2.0	Balanced	1.0	1.0	Balanced
Horley	0.0	0.0	Balanced	0.0	0.0	Balanced
REIGATE & BANSTEAD	88.0	29.0	+59.0	20.0	15.0	+5.0

The key findings are:

- Peak time utilisation shows an overall deficit at four sites, it is balanced at four sites and there is spare capacity at four sites.
- Collective peak time spare capacity in the borough amounts to 5.0 match equivalent sessions. The spare capacity decreases to 3.0 match equivalent sessions if the education site without secured community access is excluded.
- The sub-area analysis shows that pitch capacity is either balanced or has spare capacity in all sub-areas.

5.8.7 '3G' football turf pitches

Peak utilisation rates of '3G' pitches in the borough is below. There is no effective spare capacity.

Table 39: '3G' football turf pitch peak-time capacity in Reigate and Banstead

Site	Midweek used hours	% capacity	Saturday used hours	% capacity	Sunday used hours	% capacity
Carrington School	20	100%	6	100%	4	67%
Reigate School	20	100%	6	100%	6	100%
South Park FC	20	100%	6	100%	4	67%
South Park Recreation Ground	15	75%	4	67%	4	67%
Tadworth Leisure Centre	16	80%	4	67%	4	67%
TOTALS	91	91%	26	87%	22	73%

The existing '3G' pitches in Reigate and Banstead provide collectively the equivalent of 196 team training sessions per week. However, many local clubs have identified the lack of floodlit, all-weather pitches as an impediment to the development of the game locally and there is very limited spare capacity in the peak period at existing pitches. Based upon the FA calculation that there should be one full-sized '3G' pitch per 38 teams, there should be 8.5 full-sized pitches in Reigate and Banstead. If the 80 additional teams identified by local clubs as representing latent demand are included, the requirement increases to 10.61 pitches. If the capacity provided by the existing small-sided '3G' pitches is included, the net shortfall is 3.39 pitches or 5.5 pitches if unmet demand is included.

5.8.8 Use of hockey pitches for football

With a shortage of '3G' football turf pitches in Reigate and Banstead, two of the artificial grass hockey pitches accommodate some football usage. The provision of additional '3G' football turf pitches in the borough would displace football demand to more appropriate facilities and free up much needed additional capacity for hockey use:

Table 40: Football use of hockey pitches in Reigate and Banstead

Site	Hockey use	Hockey use (%)	Football use	Football use (%)	Unused	Unused (%)
Reigate Grammar School (1)	24.5 hours	76.6%	0 hours	0.0%	7.5 hours	23.4%
Reigate Grammar School (2)	2 hours	100.0%	0 hours	-	0 hours	-
Royal Alexandra and Albert School	7 hours	31.8%	9 hours	40.9%	6 hours	27.3%
St. Bede's School	9 hours	100.0%	0 hours	0.0%	0 hours	0.0%
Walcountians Sports Club	9 hours	34.6%	5 hours	19.2%	12 hours	46.4%

5.9 Assessment of future needs

5.9.1 Population growth

The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%), although the number and proportion of people within the football playing age groups (6-45) is expected to fall.

5.9.2 Potential changes in demand

Consultation with local clubs indicated that the following additional teams could be accommodated in Reigate and Banstead if the quality and quantity of pitch provision was improved. The projected increase is equivalent to a 13.3% rise in current team numbers.

Table 41: Potential additional football teams in Reigate and Banstead

Club	Adult teams	Youth (11v11)	Youth (9v9)	Mini (7v7)	Mini (5v5)
Banstead Eagles FC	0	0	0	0	0
Banstead Village FC	1	6	2	2	2
Beecholme Belles FC	0	0	0	0	0
Chipstead FC	0	0	0	0	0
East Surrey Girls FC	0	2	2	2	2
East Surrey Hawks FC	0	0	0	1	0
Kingswood Terriers FC	1	0	0	0	0

Club	Adult teams	Youth (11v11)	Youth (9v9)	Mini (7v7)	Mini (5v5)
Merstham FC Youth	2	2	2	2	2
Monotype Athletic FC	1	0	0	0	0
Nork FC	0	0	0	0	0
Nork Park Rangers FC	0	0	0	0	10
Perrywood Sports FC	0	0	0	2	2
RB Eagles FC	2	0	0	0	0
Redhill Lions FC	0	0	0	0	0
Redhill Youth FC	0	4	2	2	2
Reigate Priory Youth FC	0	5	5	5	0
Reigate Youth FC	0	1	0	2	2
South Park FC	0	0	0	0	0
TOTALS	7	20	13	18	22

5.9.3 Site-specific pressures

Reigate and Banstead Borough Council needs to identify sites upon which it can deliver its housing targets. Whilst planning policy offers protection to playing pitches, some sites may be vulnerable unless it can be proved that they are needed to accommodate existing or future shortfalls in supply or serve some other green space functions. At present, the analysis in section 5.9 above shows that there is no effective spare capacity in the peak periods, so the case for retention is strong.

5.9.4 Potential changes in supply

The *'Reigate and Banstead Local Football Facility Plan'* (2020) identifies potential sites to meet the shortfall in '3G' football turf pitches:

- Kingswood Recreation Ground - this project has not yet progressed.
- Horley Town FC - this project has not yet progressed.
- South Park Recreation Ground - the pitch has been provided and is now operational.
- Merstham Park School - this project is currently being worked up.
- Oakwood Sports Centre, Horley - this project has received Football Foundation funding and has planning consent.

In addition, AFC Walcountians and Chipstead FC are both interested in providing a '3G' pitch. Neither of the proposals has been subject to a detailed feasibility study, but all have potential to meet identified local deficiencies.



Kingswood Recreation Ground showing worn goalmouth

5.9.5 Existing spare capacity

The existing position for grass football pitch peak-time capacity has been calculated in terms of 'match equivalent sessions in section 5.8 above and is as follows, for all sites and for sites with secured community access only. It is important to note that the shortfalls cannot be met by improvements to pitch quality (and related capacity), because they relate to peak period demand, which is defined by the number of pitches:

Table 42: Grass football pitch peak-time capacity in Reigate and Banstead

Pitch type	All sites	Secured sites
Adult	-9.0	-12.0
Youth 11v11	-8.0	-12.0
Youth 9v9	-16.0	-18.0
Mini-soccer 7v7	-10.0	-14.0
Mini-soccer 5v5	+5.0	+3.0

Peak-time utilisation rates of '3G' pitches in the borough is as follows. There is no effective spare capacity.

Table 43: '3G' football turf pitch peak-time capacity in Reigate and Banstead

Site	Midweek used hours	% capacity	Saturday used hours	% capacity	Sunday used hours	% capacity
Carrington School	20	100%	6	100%	4	67%
Reigate School	20	100%	6	100%	6	100%
South Park FC	20	100%	6	100%	4	67%
South Park Recreation Ground	15	75%	4	67%	4	67%
Tadworth Leisure Centre	16	80%	4	67%	4	67%
TOTALS	91	91%	26	87%	22	73%

5.9.6 Future grass pitch needs

Future formal grass pitch needs to 2041 are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future:

Table 44: Football Team Generation Rates in Reigate and Banstead

Sport	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Adult male football	17-45	24,955	55	0	1: 454	24,144	53	-2
Adult female football	17-45	26,209	5	7	1: 2,184	25,726	12	0
Boys youth 11v11 football	12-16	4,732	92	7	1: 48	4,714	98	-1
Girls youth 11v11 football	12-16	4,497	7	13	1: 225	4,214	19	-1
Boys youth 9v9 football	10-11	2,089	64	4	1: 31	1,942	63	-5
Girls youth 9v9 football	10-11	1,927	9	9	1: 107	1,796	17	-1
Mini-soccer 7v7 (mixed)	8-9	4,143	72	18	1: 46	3,706	81	-9
Mini-soccer 5v5 (mixed)	6-7	4,039	26	22	1: 84	3,606	43	-5

5.9.7 Future '3G' pitch needs

Based upon the projected reduction in team numbers of 25 by 2041, there will be a reduction in demand equivalent to 0.66 '3G' football turf pitches.

5.10 Key findings and issues

5.10.1 What are the main characteristics of current supply and demand?

- **Local clubs:** There is a strong network of England Accredited football clubs in Reigate and Banstead, providing high quality coaching and playing opportunities.

- **Unmet demand:** Consultation with local clubs indicated that a total of 80 additional teams of all age groups could be accommodated in Reigate and Banstead if the quality and quantity of pitch provision was improved, an increase of 24.6% from the number of existing teams.
- **Displaced demand:** The net effect of displaced demand for match pitches in Reigate and Banstead is one team but exported demand for floodlit training pitches amounts to a further 65 teams.
- **Provision in neighbouring areas:** Assessments of football pitch provision in neighbouring areas mostly indicate deficiencies, particularly for '3G' football turf pitches. Many areas are also on clay soils which compromises the drainage of grass pitches. The absence of any available spare capacity in surrounding areas means that there is no scope for exporting grass pitch demand from Reigate and Banstead.
- **Grass pitch supply:** An examination of grass pitch supply suggests that in quantitative terms there is little if any local spare capacity.
- **Grass pitch quality:** 14.7% of pitches in the borough are rated as 'poor' quality, with consequent reductions in carrying capacity. Several more are rated at the lower end of 'standard' quality. The Football Foundation's Pitch Power programme offers an opportunity to assess and improve poor quality pitches, along with its Grass Pitch Maintenance Fund.
- **Changing facilities:** 46 pitches in the borough (38.7%) are served by 'poor' quality or no changing facilities.
- **'3G' football turf pitches:** There are two full-sized '3G' pitches in Reigate and Banstead, but many local clubs have identified the lack of floodlit, all-weather pitches as an impediment to the development of the game locally. There is an accessibility deficiency in the north of the borough. Based upon the FA calculation that there should be one full-sized '3G' pitch per 38 teams, there should be 5.5 extra pitches in Reigate and Banstead.
- **Other artificial turf pitches:** Given the shortfall in '3G' football turf pitches, several football clubs in the borough train on sand-dressed artificial turf pitches, whose primary use is for hockey, for a total of 14 hours per week. This reduces the time available for hockey play and causes additional wear and tear on the pitches.
- **Secured community use:** 8.6% of the pitches with community use and used are on sites without secured use, meaning that in theory community use could be rescinded at any time. Although this figure is low compared with many areas, measures to secure community use at education sites, such as formal Community Use Agreements, would therefore be advisable.

5.10.2 Is there enough accessible and secured community use to meet current demand? **NO** - there is a significant deficit for all pitch types in the peak period

- **Adult grass pitches:** There is a collective peak deficit of 12.0 weekly match equivalent sessions at accessible, community-secured sites.
- **Youth 11v11 pitches:** There is a collective peak deficit of 12.0 weekly match equivalent sessions at the community-secured sites.
- **Youth 9v9 pitches:** There is a collective peak deficit of 18.0 weekly match equivalent session at community-secured sites.
- **Mini-soccer 7v7 pitches:** There is a collective peak deficit of 14.0 weekly match equivalent session at community-secured sites.
- **Mini-soccer 5v5 pitches:** There is collective spare capacity of 3.0 weekly match equivalent sessions at the community-secured sites.
- **'3G' football turf pitches:** Based on the FA's calculation of training needs, there should be an extra 5.5 '3G' pitches in Reigate and Banstead, if the 80 additional teams identified by local clubs as representing unmet demand are included.

5.10.3 Is the accessible provision of suitable quality and appropriately maintained? **NO**
- Almost one-third of pitches are either 'poor' quality or in danger of becoming so

- **Quality:** 14.0% of pitches in the borough are rated as 'poor' quality, with consequent reductions in carrying capacity. Many more suffer from poor drainage and so are rated at the lower end of 'standard' quality.
- **Maintenance:** Improved maintenance at 15 'poor' quality and low rated 'standard' quality pitches in Reigate and Banstead would improve their carrying capacity.

5.10.4 What are the main characteristics of future supply and demand?

- **Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%), although the number and proportion of people within the football playing age groups (6-45) is expected to fall.
- **Changes in demand:** Projecting future need based on current demand patterns (including identified unmet demand) is a reasonable basis for forecasting.
- **Changes in supply:** Six potential sites for '3G' football turf pitches in the borough have been identified, but none have been subject to a detailed feasibility study.
- **Existing spare capacity:** There is no current space capacity in the peak period, rather a significant deficit in all pitch types apart from mini 5v5 pitches.

- **Future needs:** Based on projected population growth, there will be a fall in demand for football pitches by 2041 equivalent to the following number of peak time match equivalent sessions:

Table 45: Future football pitch demand in Reigate and Banstead

Pitch type	Reduction in pitch demand
Adult	1.0
Youth 11v11	2.0
Youth 9v9	4.0
Mini-soccer 7v7	5.0
Mini-soccer 5v5	3.0
'3G' football turf	25.0

5.10.5 Is there enough accessible and secured provision to meet future demand? **No** - there is a deficit for all pitch types under both of the population projections.

The situation at community accessible pitches in the borough is summarised below:

- **Current secured pitches:** The number of pitches of each type with secured community access is listed in the second column.
- **Current secured peak spare pitch capacity:** The spare capacity at secured pitches is listed in the third column, with deficits indicated by a minus sign.
- **Current peak pitch demand:** The number of pitches currently required to meet peak demand is listed in the fourth column.
- **Extra peak pitch needs by 2041:** The number of extra pitches needed to meet projected demand by 2041 is listed in the fifth column.
- **Total peak pitch needs by 2041:** Total pitch needs in 2041 are listed in the sixth column, derived by adding the current and future assessed needs.

Table 46: Total football pitch needs in Reigate and Banstead by 2041

Pitch type	Current secured pitches	Current secured peak spare pitch capacity	Current peak pitch demand	Extra peak pitch needs by 2041	Total peak pitch needs by 2041
Adult football	30	-12.0	40.0	-1.0	39.0
Youth 11v11	15	-12.0	27.0	-2.0	25.0
Youth 9v9	19	-18.0	36.0	-4.0	32.0
Mini 7v7	22	-14.0	36.0	-5.0	31.0
Mini 5v5	20	+3.0	17.0	-3.0	14.0
'3G'	2	-5.5	8.5	-0.66	6.84

5.11 Scenario testing

5.11.1 Introduction

Based upon the key findings and issues identified above, a number of scenarios have been examined, to identify the optimum approach to addressing needs.

5.11.2 Scenario 1: Accessing pitches on education sites

- **Rationale:** The following pitches on school sites in Reigate and Banstead have no community use at present. The football clubs that would benefit most from getting access to the pitches are listed alongside each site:

Table 47: Football pitches without community use in Reigate and Banstead

Site	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Football Club
Banstead Preparatory School	-	-	-	2	-	Beecholme Belles FC
Carrington School	-	1	-	1	-	Redhill Youth FC
Chinthurst School	-	2	-	-	-	Kingswood Terriers FC
Dover's Green School	-	-	-	-	2	Reigate Priory Youth FC
Dunottar School	-	-	1	-	-	South Park Youth FC
Earlswood Junior School	-	-	-	1	1	Royal Earlswood FC
Furzefield Primary School	-	-	-	-	1	Redhill Youth FC
Horley Infants School	-	-	-	-	1	Horley Town FC
Kingswood Primary School	-	-	-	2	-	Kingswood Terriers FC
Manorfield Primary School	-	-	1	-	-	Gatwick United FC
Meath Green Junior School	-	-	1	-	-	Horley Town FC
Merstham Park School	2	1	-	-	-	East Surrey Girls
Reigate Grammar School	2	-	-	-	-	Reigate Youth FC
Reigate Priory Junior School	-	1	-	-	-	Reigate Priory FC
Royal Alexandra and Albert School	2	1	-	-	-	Reigate Youth FC
Reigate St. Mary's Prep School	-	-	1	1	-	Reigate Priory FC
St. Bede's School	1	-	-	-	-	Redhill Youth FC
Salfords Primary School	-	-	-	1	-	Reigate Priory FC
Shawley Primary School	-	-	-	1	-	Walton Warriors
Tadworth Primary School	-	3	-	-	-	Woodmansterne
Warren Mead Junior School	-	-	1	-	-	Banstead Village
Westvale Park Primary School	-	-	-	1	-	Horley Town FC
Woodfield School	1	-	-	-	-	Redhill Youth FC
Woodmansterne Primary Sch	-	-	-	1	1	Woodmansterne
Wray Common Primary School	-	-	-	1	-	Reigate Youth FC

Site	Adult	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5	Football Club
Yattendon School	-	-	1	2	-	Horley Town FC
TOTALS	8	8	6	13	6	-

- The table below models the effect of gaining access to school pitches to meet future community demand. It shows that whilst additional capacity would still need to be provided for youth 11v11 and youth 9v9, the amount of provision required would be reduced. Whilst pitch capacity is reduced by the education use, it would nevertheless make sense to consider investigating the potential for securing community use of these pitches to meet additional future demand, prior to making entirely new provision.

Table 48: The impact of allowing community use of school pitches in Reigate and Banstead

Pitch type	Current School pitches	Peak match equivalent capacity	Unmet current peak demand (match equivalents)	Balance
Adult football	8	8.0	-12.0	-4.0
Youth 11v11	8	8.0	-12.0	-4.0
Youth 9v9	6	6.0	-18.0	-12.0
Mini 7v7	13	13.0	-14.0	-1.0
Mini 5v5	6	6.0	+3.0	+9.0

- Advantages:** The advantages of this scenario are as follows:
 - The pitches already exist and therefore could be brought into use at little or no additional cost, depending on the current quality of the respective pitches.
 - There would be opportunities to establish closer school-club links if community-based clubs were playing on school sites.
 - The pitches should be available during the peak demand periods for community-based teams at weekends.
- Disadvantages:** The disadvantages of this scenario are as follows:
 - None of the schools has community use at present and there is no obvious mechanism for securing it, so there is no guarantee that they would be prepared to commence such an arrangement.
 - No site has a Community Use Agreement so continued access would be unsecured.
 - No assessment has been made of the quality of schools pitches without community use, so the extent of their capacity to accommodate additional use is unknown.

- **Conclusions:** This scenario offers some advantages for enhancing local pitch capacity on a cost-effective basis and should therefore be examined further on a site-by-site basis.

5.11.3 Scenario 2: Improve existing grass pitch carrying capacity

- **Rationale:** The following football pitches in Reigate and Banstead are either 'standard' or 'poor' quality and as such their carrying capacity is compromised. Pitches shown in brackets are over-marked:

Table 49: 'Standard' and 'poor' quality football pitches in Reigate and Banstead

Site	Pitch rating	Adult 11v11	Youth 11v11	Youth 9v9	Mini 7v7	Mini 5v5
Battlebridge Recreation Ground	Poor	-	-	-	2	-
Chipstead Football Ground	Standard	1	1	-	1	1
Court Lodge Playing Fields	Standard	3	-	1	1	-
Earlswood Common	Poor	-	1	-	-	-
Horley Town FC	Standard	1	-	1	-	-
Howard Close Playing Field	Standard	-	-	1	1	-
Kingswood Recreation Ground	Standard	-	1	2	2	2
Merstham Recreation Ground	Standard	-	-	-	1	1
Micklefield School	Standard	-	-	-	1	-
Monotype Perryfield Sports & Social Club	Poor	1	1	1	1	1
Netherne Community Amateur Sports Club	Standard	1	-	-	-	-
New Pond Farm	Poor	-	-	2	-	-
Nork Park	Standard	-	-	-	-	2
Oakwood Sports Centre	Poor	-	-	2	-	-
Priory Park	Standard	3	-	1	-	-
Reigate Heath	Standard	-	1	-	-	-
Reigate School	Poor	-	-	1	1	-
Sandcross School	Standard	-	1	1	1	-
South Park Recreation Ground	Standard	1	2	1	1	1
Tattenham Recreation Ground	Standard	4	-	-	-	-
Walton Heath Recreation Ground	Poor	1	-	-	-	-
TOTALS	-	17	8	14	13	8

- The table below models the effect of improving the pitches to 'good' quality and subsequently maintaining them as such.

Table 50: The impact of upgrading football pitch quality to 'good' in Reigate and Banstead

Pitch type	Improved pitch capacity (match equivalents)	Unmet current peak demand (match equivalents)	Balance (match equivalents)
Adult football	22.0	-12.0	+10.0
Youth 11v11	18.0	-12.0	+6.0
Youth 9v9	35.0	-18.0	+17.0
Mini 7v7	36.0	-14.0	+22.0
Mini 5v5	18.0	+3.0	+21.0

- **Advantages:** The advantages of this scenario are as follows:
 - Overall usage capacity would be improved, the districtwide collective weekly capacity deficiencies would be eliminated and the distribution of the sites gives good geographical coverage across the whole district.
 - This would be a cost-effective option compared with the expense of providing new pitches, particularly if land acquisition costs are factored in.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Whilst the capital cost of pitch improvements may be supported by the Football Foundation grants programmes, the main financial challenge to many pitch providers would be meeting the revenue cost implications of the enhanced works associated with maintaining the pitch quality as 'good'.
 - The grounds maintenance specification at council-owned pitches is not consistent with maintaining the pitches to a high standard, so the only option for achieving this at council-owned pitches is through an asset transfer to user clubs.
 - The major benefit of capacity improvements are on weekly capacity and would have very limited impact on the peak period shortfalls, unless fixtures can be scheduled back-to-back, as is sometimes the case with youth football and mini-soccer games.
- **Conclusions:** Based upon the sub-area assessment, improving the pitches at Kingswood Recreation Ground, Merstham Recreation Ground and South Park Recreation Ground would have the greatest impact on current deficiencies.

5.11.4 Scenario 3: The impact of current '3G' pitch proposals

- **Rationale:** There are the following proposals for '3G' pitches in the borough none of which has been subject to detailed feasibility work to determine their viability. The sites were identified in the Local Football Facility Plan on the basis

of their accessibility, location and existing provision, but consultation on the proposals was limited:

- Kingswood Recreation Ground (which would give good coverage in the Banstead/Tadworth sub-area).
- Horley Town FC (which would be geographically close to the Oakwood Park School pitch).
- Merstham Park School (which would give good coverage in the Redhill sub-area and accommodate some surplus demand from Merstham Recreation Ground).
- Chipstead FC (which would give good coverage in the Banstead/Tadworth sub-area and if provided with a shock pad could meet the needs of Chipstead RFC).

Based upon the FA Training Ratio Model that there should be one full-sized '3G' pitch per 38 teams (one hour training session on half a pitch) there should be 5.5 pitches in Reigate and Banstead.

- **Advantages:** The advantages of this scenario are as follows.
 - Assuming that all pitches are provided with full community access, they will each be capable of accommodating an additional 38 training slots per week making a combined total of 152 sessions across the four pitches, so the proposed facilities would meet most of the current shortfall.
 - In addition to the extra training capacity, assuming the permissibility of staggered kick-off times and the accreditation of each pitch on the FA Register, the pitches could collectively provide for 8 adult or youth 11v11 (two fixtures x 4 pitches), or 12 youth 9v9 or mini 7v7 (three fixtures x 4 pitches) or 16 mini 5v5 match equivalent sessions (four fixtures x 4 pitches) per weekend, thus eliminating peak demand deficits on grass pitches.
 - The location of the proposed facilities would give good geographical coverage, although the greatest unmet need is in the Banstead/Tadworth sub-area.
 - The provision of extra '3G' capacity would free-up space at the Royal Alexandra and Albert School and Old Walcountians pitches (both of which already accommodate some hockey use) to meet identified additional hockey needs.
- **Disadvantages:** The only disadvantage of this scenario is that none of the proposed pitches has funding and planning consent, so their provision is currently uncertain and has not been subject to any feasibility studies to establish their viability.

- **Conclusions:** The provision of additional '3G' pitches in Reigate and Banstead has the potential to provide for most current football training needs and some match play deficits, but further feasibility work will need to be undertaken to determine that all the proposals are financially viable and can be managed to accommodate all needs.



Poor quality changing facilities at Merstham Recreation Ground

5.12 Policy recommendations

5.12.1 Introduction

The Reigate and Banstead PPS is a robust and evidence-based assessment of the current and future needs for football in the borough. The recommendations in relation to football are made in the context of the National Planning Policy Framework (NPPF), which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under the three main headings of 'protect', 'enhance' and 'provide'.

5.12.2 Protect

Recommendation 1 - Safeguarding existing provision: The Study identifies a need for all current and disused football pitch sites to be retained, on the basis of the specific identified roles that each can play in delivering the needs of the sport and/or other wider open space functions in Reigate and Banstead both now and in the future. It is therefore recommended that existing planning policies continue to support the retention and protection of all sites, based upon the evidence in the PPS. If any pitch sites do become the subject of development proposals, this will only be permissible if they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must 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'.

Recommendation 2 - Security of tenure: 8.9% of the football pitches in the borough are on sites without secured community use. Without Community Use Agreements it is impossible to assume their continued availability for the community. It is therefore recommended that efforts are made to achieve security of Community Use Agreements at sites without them at present.

5.12.3 Enhance

Recommendation 3 - Improving existing 'poor' quality provision, including disused sites: 19 pitches in the borough are rated as 'poor' quality and several more are rated at the lower end of 'standard' quality. Additionally, 38.7% of pitches are served by 'poor' quality or no changing facilities. This reduces the quality of playing experience and may deter potential participants. Improving the pitches at Kingswood Recreation Ground, Merstham Recreation Ground and South Park Recreation Ground would have the greatest impact on current deficiencies:

- The owners of sites with 'poor' quality pitches should subscribe to the Football Foundation's Pitch Power programme, a low-cost service that provides a pitch quality assessment and recommendations on how to improve maintenance to enhance capacity.
- The site owners concerned should be supported to apply for external funding for facility enhancements, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.
- User clubs at council-owned pitches should be offered the opportunity to take over the maintenance of the pitches to improve quality and capacity, with appropriate initial support such as the loan of equipment, training and financial support.

Recommendation 4 - Developer contributions and external funding (enhancements): Some of the additional demand for football arising from the proposed housing development in Reigate and Banstead to 2041, can be

accommodated through enhancements to existing pitches and facilities. Improving the pitches at Kingswood Recreation Ground, Merstham Recreation Ground and South Park Recreation Ground would have the greatest impact on current deficiencies. It is recommended that the site-specific action plan in the Reigate and Banstead PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to cover the capital and revenue implications of the enhancements.

5.12.4 Provide

Recommendation 5 - '3G' football turf pitches: Based upon the FA's guide figure, there is a current shortfall of 6.18 full-sized '3G' pitches in the borough, with additional demand equivalent to 0.66 full-sized pitches being generated by population growth by 2041. '3G' pitches are an important component of provision because their all-weather nature and floodlights enable a high volume of play to be accommodated on good quality playing surfaces. The provision of additional '3G' pitches to meet needs identified in the Reigate and Banstead PPS should be supported as a priority in appropriate locations.

Recommendation 6 - Developer contributions and external funding (new provision): Some of the extra demand for football in particular arising from the proposed housing development in Reigate and Banstead to 2041, may need to be accommodated through the provision of new pitches and facilities, once options for improving capacity at existing sites have been explored. It is recommended that an appropriate level of financial contributions be sought under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of issues to meet the specific future needs identified in the Reigate and Banstead PPS to cover the capital and revenue implications of new provision.

5.13 Action Plan

5.13.1 Introduction

In the context of the high-level recommendations above, the tables below set out the football site-specific action plan to guide the implementation of the Study. The abbreviations stand for R&BBC - Reigate and Council, FA - Football Association, FF - Football Foundation and PP - Pitch Power (the Football Foundation's pitch improvement tool). The capital cost estimates are based upon Sport England's '*Facility Costs - Second Quarter of 2021*' (2021), but actual costs will vary based on site-specific conditions.

5.13.2 Key strategic actions

Table 51: Key strategic action plan for football in Reigate and Banstead

Issues	Action	Lead	Partners	Resources	Priority
Community access to public and private education pitches	Pursue formal Community Use agreements at all existing and any future proposed pitches on public and private education sites.	R&BBC/ Active Surrey	Academies and schools	Possible funding for improvements to physical accessibility.	High
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved football facilities.	R&BBC	Developers	Determined by Sport England's Playing Pitch Calculator	High
Identify sites for additional '3G' football turf pitches	Examine the feasibility of providing additional '3G' pitches at the identified key sites.	Potential host sites	FF CIL funding	£10,000 for feasibility studies £960,000 per pitch	High
Site specific grounds maintenance needs	Review site specific grounds maintenance needs through the FA Pitch Improvement Programme.	FA	PP	£100 per site annually.	High

5.13.3 Site specific actions

Table 52: Site-specific action plan for football in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Banstead Athletic FC	No current issues.	No action required.	-	-	-	-
Battlebridge Recreation Ground	<ul style="list-style-type: none"> • 'Poor' quality pitches. • 'Poor' quality changing facilities. 	<ul style="list-style-type: none"> • Assess pitches using Pitch Power. • Seek resources to improve maintenance. • Provide an extra mini 7v7 pitch. • Improve changing as part of the proposed athletics track project 	R&BBC	-	£5,000 per annum £20,000 for the pitch £260,000 for changing	High
Beecholme Recreation Ground	'Poor' quality changing facilities.	Upgrade changing and reinstate showers	R&BBC	-	£100,000	High
Chipstead CC	No current issues.	No action required.	-	-	-	-
Chipstead Football Ground	<ul style="list-style-type: none"> • Adult pitches used to over-capacity. 	<ul style="list-style-type: none"> • Assess pitch using Pitch Power. 	Chipstead FC	PP	£5,000 per annum	High

Site	Issues	Action	Lead	Partners	Resources	Priority
	<ul style="list-style-type: none"> Youth 11v11 pitch used to over capacity at peak times. 	<ul style="list-style-type: none"> Seek resources to improve maintenance to enhance capacity. Assess feasibility of installing a '3G' pitch. 			£960,000 for '3G' pitch	
Court Lodge Playing Fields	Youth 9v9 pitches used to over-capacity.	<ul style="list-style-type: none"> Assess pitch using Pitch Power. Seek resources to improve maintenance. 	Horley Town Council	PP	£5,000 per annum	Medium
Earlswood Common	<ul style="list-style-type: none"> 'Poor' quality pitch. 'Poor' quality changing facilities. 	<ul style="list-style-type: none"> Assess pitch using Pitch Power. Seek resources to improve maintenance. Review the need for changing. 	R&BBC	PP	£5,000 per annum	Medium
Garton Field	<ul style="list-style-type: none"> 'Poor' quality small changing facilities. Mini 5v5 pitch used to over-capacity in the peak period. 	<ul style="list-style-type: none"> Consider extending the changing facilities. Reschedule fixtures to play back-to-back matches. 	Garton Rec. Ground Trust	FF	£100,000 for changing extension	Medium
Horley CC	<ul style="list-style-type: none"> No current issues. 	<ul style="list-style-type: none"> No action required. 	-	-	-	-
Horley Town FC	Adult pitch used to over-capacity in the peak period.	Feasibility study for a '3G' pitch to add capacity.	Horley Town FC	FF	£10,000 for feasibility £960,000 for '3G' pitch	High
Howard Close Playing Field	<ul style="list-style-type: none"> 'Poor' quality changing facilities. Youth 9v9 pitch used to over-capacity. 	<ul style="list-style-type: none"> Assess pitch using Pitch Power. Seek resources to improve maintenance. Review the need for changing. 	R&BBC	PP	£5,000 per annum	Medium
Kingswood Recreation Ground	<ul style="list-style-type: none"> Youth 11v11, youth 9v9 and mini 7v7 pitches used to over-capacity. 'Poor' quality changing facilities. 	<ul style="list-style-type: none"> Assess pitches using Pitch Power. Seek resources to improve maintenance. Improve changing. Assess feasibility of installing a '3G' pitch 	R&BBC	PP FF	£5,000 per annum £100,000 to refurbish changing £960,000 for '3G' pitch	High
Merstham FC	No current issues.	No action required.	-	-	-	-

Site	Issues	Action	Lead	Partners	Resources	Priority
Merstham Recreation Ground	<ul style="list-style-type: none"> Youth 11v11, youth 9v9, mini 7v7 pitches and mini 5v5 used to over-capacity. 'Poor' quality changing facilities. 	A project for reconfiguring provision at Merstham Recreation Ground is currently under consideration. The detail of the proposals is currently the subject of detailed discussions with the key stakeholders and will be expedited in due course subject to the necessary approvals and satisfactory mitigation for any loss of provision.	R&BBC	PP FF	TBC	High
Micklefield School	<ul style="list-style-type: none"> Unsecured access Pitch used to over-capacity in the peak period. 	<ul style="list-style-type: none"> Negotiate Community Use Agreement Reschedule fixtures to play back-to-back matches. 	M'field School	Reigate Priory Youth FC	-	Medium
Monotype Perryfield Sports & Social Club	'Poor' quality pitches.	<ul style="list-style-type: none"> Assess pitches using Pitch Power. Seek resources to improve maintenance. 	Monotype Perryfield Sports & Social Club	PP	£5,000 per annum	Medium
Netherne CASC	'Poor' quality changing facilities.	Improve changing facilities	Netherne CASC	-	£100,000	Medium
New Pond Farm	<ul style="list-style-type: none"> 'Poor' quality pitches. No changing facilities. 	<ul style="list-style-type: none"> Assess pitch using Pitch Power. Seek resources to improve maintenance. Review the need for changing. 	R&BBC	PP FF	£5,000 per annum	Medium
Nork Park	<ul style="list-style-type: none"> Youth 11v11, youth 9v9 and mini 7v7 pitches used to over peak capacity No changing. 	<ul style="list-style-type: none"> Reschedule fixtures. Review the need for changing. 	Nork Park Rangers FC	R&BBC	TBC	High
Oakwood Sports Centre	<ul style="list-style-type: none"> 'Poor' quality pitches. Youth 11v11 pitch used to over peak capacity. 	Reschedule matches to the new '3G' pitch on the site.	Oakwood School	User clubs	-	Medium
Priory Park	Adult and youth 9v9 pitches used	Reschedule matches to the '3G' pitch at South	R&BBC	Reigate Youth FC	-	Medium

Site	Issues	Action	Lead	Partners	Resources	Priority
	to over capacity at peak times.	Park Recreation Ground.				
Redhill Football Club	Pitch used to over-capacity at peak times.	Manage fixtures to spread the peak period.	Redhill FC	-	-	Low
Reigate Priory Football Club	Adult and youth 9v9 pitches used to over capacity at peak times.	Investigate the availability pitches at Reigate Grammar Sch.	Reigate Priory FC	-	-	Medium
Reigate School	<ul style="list-style-type: none"> • 'Poor' quality changing facilities. • Youth 9v9 pitch used to over-capacity. 	Reschedule matches to the '3G' pitch on the site.	Reigate School	PP	-	Medium
Sandcross School	Youth 9v9 and mini 7v7 pitches used to over capacity at peak times.	<ul style="list-style-type: none"> • Assess pitches using Pitch Power. • Seek resources to improve maintenance. • Reschedule fixtures to play back-to-back matches when capacity improved. 	S'cross School	PP	£5,000 per annum	Medium
South Park Recreation Ground	Pitches used to over capacity at peak times.	Reschedule matches to the '3G' pitch on the site.	South Park Sports Association	PP FF	£5,000 per annum £100,000 for changing .	High
Tattenham Recreation Ground	'Poor' quality changing facilities	Upgrade changing facilities	R&BBC	-	£100,000	High
Walcountians Sports Club	Youth 9v9 pitch used to over peak capacity.	Reschedule fixtures to play back-to-back matches.	WSC	-	-	Low
Wallfields Sports Ground	<ul style="list-style-type: none"> • Unsecured access. • Pitch used to over-capacity 	<ul style="list-style-type: none"> • Negotiate Community Use Agreement Reschedule matches. 	Reigate College	-	-	Low
Walton Heath Recreation Ground	<ul style="list-style-type: none"> • 'Poor' quality pitches. • 'Poor' quality changing facilities. • Poor quality access 	Review the case for improvements	Walton Heath Sports Club	-	-	Low

Site	Issues	Action	Lead	Partners	Resources	Priority
Woodmansterne Recreation Ground	Youth 9v9 and mini 5v5 pitches used to over-capacity at peak times.	Investigate the availability pitches at Woodmansterne Primary School.	Wood'ne Sports Club	-	-	Medium
Woodmansterne Sports Club	Adult pitches used to over peak capacity.	Investigate the availability pitches at Walcountians Sports Club.	Woodmansterne Sports Club	-	-	Medium

5.13.4 Potential project impact

The football projects with the potential to have the greatest impact on identified needs and deficiencies are as follows:

- Kingswood Recreation Ground '3G' pitch, changing facilities and grass pitch improvements to address training and match capacity shortfalls in the Reigate sub-area.
- Merstham Park School '3G' pitch to address training and match capacity shortfalls in the Redhill sub-area.
- Chipstead FC '3G' pitch to address football and rugby training and match capacity shortfalls in the Banstead/Tadworth sub-area.

6 CRICKET PITCH NEEDS

6.1 Key stakeholders

The key stakeholders delivering cricket in Reigate and Banstead are:

- **Surrey Cricket:** Surrey Cricket manages recreational cricket in the county, from its grass-roots foundations through to the interface with the first-class game.
- **Surrey Cricket-affiliated clubs:** There are 16 affiliated clubs in Reigate and Banstead, who collectively run 47 men’s teams, six women’s teams, 103 junior boy’s teams and 16 junior girl’s teams.
- **Pitch providers:** Pitches in the borough are managed and maintained by the borough council, schools and voluntary sector clubs.

6.2 Strategic context

6.2.1 National cricket strategy

The England and Wales Cricket Board’s (ECB) strategy for 2020 -2024 ‘*Inspiring Generations*’ (2019) contains the following priorities and activities:

Grow and nurture the core: The following will be prioritised:

- A new investment fund for County Cricket Boards.
- Investment in club facilities.
- Further investment in county competitions.

Inspire through elite teams: The following will be prioritised:

- Increasing investment in the county talent pathway.
- Incentivising the counties to develop England players.
- Driving the performance system through technology and innovation.
- Creating heroes and connect them with a new generation of fans.

Make cricket accessible: The following will be prioritised:

- Creating a new digital community for cricket.
- Installing non-traditional playing facilities in urban areas.
- Continuing to deliver the South Asian Action Plan.
- Launching a new participation product linked to the new 100-ball competition.

Engage children and young people: The following will be prioritised:

- Doubling cricket participation in primary schools.
- Delivering a compelling and coordinated recreational playing offer from age five upwards.
- Developing safeguarding to promote safe spaces for children and young people.

Transform women and girl's cricket: There will be a structured pathway for women and girls in both softball and hardball cricket that will include:

- Growing the base through participation and facilities investment.
- Launching centres of excellence and a new elite domestic structure.
- Investing in girls' county age group cricket.
- Delivering a girls' secondary school programme.

Support our communities: The following will be prioritised:

- Doubling the number of volunteers in the game.
- Creating a game-wide approach to Trusts and Foundations through the cricket network.
- Developing a new wave of officials and community coaches.
- Increasing participation in disability cricket.

6.2.2 Neighbouring local authorities

Pitch needs assessments in neighbouring local authorities highlighted the following:

Mole Valley

The '*Mole Valley Playing Pitch Strategy*' (2021) identifies that there is a shortfall of cricket pitches in the district, for both current and future needs.

Epsom and Ewell

The '*Epsom and Ewell Playing Pitch Strategy*' (2020) identifies that there is a shortfall of cricket pitches in the borough, for both current and future needs.

London Borough of Sutton

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

London Borough of Croydon

The '*Croydon Sports and Physical Activities Strategy 2018-2023*' (2018) identified that cricket provision is inadequate in the north of the borough, but provision is better in the areas bordering Reigate and Banstead'.

Tandridge

The '*Tandridge Playing Pitch Strategy*' (2018) identifies that there is substantial spare capacity of cricket pitches in the district.

Crawley

The '*Crawley Borough Council Playing Pitch Strategy Needs Assessment Report*' (2020) concluded that 'there is a significant amount of overplay and there is currently considered to be a small deficit of cricket capacity to meet community demand'.

6.2.3 Implications of the strategic context

The implications of the strategic context for cricket in Reigate and Banstead are as follows:

- **Local corporate priorities:** Given the increasing limitations on public finances, demonstrating the role Cricket can play in delivering wider agendas such as health and wellbeing is a key requirement for attracting investment.
- **Planning policy:** Whilst local planning policy is supportive of the retention and provision of playing pitches, including those for Cricket, the current work on the PPS will provide a methodologically robust basis for determining current and future needs.
- **Policy shifts:** The move in national sports policy towards prioritising new participants will create a challenge for Cricket to demonstrate that it can attract new and lapsed participants.
- **Women and Girls:** Expansion of female participation in cricket is a key objective of the ECB and Surrey Cricket and will lead to a significant increase in participation. This will require additional pitches and new and/or improved changing pavilions.
- **Neighbouring areas:** The majority of neighbouring areas have an assessed deficiency of cricket pitches, which limits the potential for exported demand from Reigate and Banstead and is likely to lead to pressures for imported demand.

6.3 Cricket demand in Reigate and Banstead

6.3.1 Expressed demand

The information on cricket clubs and teams based in Reigate and Banstead was supplied by the ECB through its 'Play Cricket' database, cross-referenced to a local clubs survey. A questionnaire survey was circulated to all Surrey Cricket Foundation-affiliated clubs in Reigate and Banstead. The following clubs responded, collectively representing 84.8% (145 out of 171) of the teams in the borough:

- Banstead Cricket Club
- Burgh Heath Cricket Club
- Merstham Cricket Club
- Reigate Priory Cricket Club
- Salfords Cricket Club
- Tadworth Cricket Club
- Woodmansterne Cricket Club

The following clubs affiliate to Surrey Cricket and play in Reigate and Banstead. Home grounds in italics are located outside the borough:

Table 53: Cricket clubs and teams in Reigate and Banstead

Club	Home Ground(s)	Adult male teams	Adult female teams	Junior male teams	Junior female teams
Banstead Cricket Club	Lady Neville Recreation Ground	8	0	16	4
Burgh Heath Cricket Club	Tattenham Way Recreation Ground	1	0	0	0
Chipstead, Coulsdon and Walcountians Cricket CC	Chipstead, Coulsdon and Walcountians Cricket Club	5	0	6	0
Horley Cricket Club	Horley Cricket, Tennis and Squash Club	3	1	10	1
Merstham Cricket Club	Merstham Cricket Club Earlswood Common (The Ring)	7	2	26	2
Reigate Priory Cricket Club	Reigate Priory Cricket Club Micklefield Recreation Ground Reigate Grammar School Reigate St. Mary's Prep School <i>Hawthorns School, Betchingley</i> <i>Mynthurst Cricket Club</i> <i>Leigh Cricket Club</i> <i>Red Lion Ground, Betchworth</i>	8	2	26	7
Salfords Cricket Club	Salfords Cricket Club Netherne Cricket Ground	6	1	12	2
Tadworth Cricket Club	Tadworth Cricket Club <i>Headley Cricket Club</i> <i>Red Lion Ground, Betchworth</i>	4	0	6	0
Woodmansterne CC	Woodmansterne Sports Club Woodmansterne Recreation Ground	5	0	1	0
TOTALS	-	47	6	103	16

The number of teams by sub-area is as follows:

Table 54: Cricket clubs and teams in Reigate and Banstead by sub-area

Sub-area	Adult male teams	Adult female teams	Junior male teams	Junior female teams
Banstead/Tadworth	23	0	32	4
Reigate	8	2	26	7
Redhill	13	3	35	4
Horley	3	1	10	1
REIGATE AND BANSTEAD	47	6	103	16

6.3.2 Displaced demand

Displaced demand relates to play by teams or other users of playing pitches from within the study area which takes place outside of the area and vice versa:

- **Imported demand:** There is no imported demand into Reigate and Banstead borough.
- **Exported demand:** Eight junior teams from Reigate Priory CC play home matches at Hawthorns School in Tandridge district and Mynthurst CC, Leigh CC and the Red Lion Ground, Betchworth in Mole Valley district. Three teams from Tadworth CC play home matches at Headley CC and the Red Lion Ground in Mole Valley.
- **Net displaced demand:** There is therefore net exported demand of 11 teams from Reigate and Banstead borough. This is equivalent to 5.9% of all the teams that currently play in the borough.

6.3.3 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

Consultation with local clubs indicated that Banstead CC, Merstham CC and Reigate Priory CC, Salfords CC and Tadworth CC have unmet demand for additional pitches.

6.3.4 Latent demand

Whereas unmet demand is known to currently exist, latent demand is demand that evidence suggests may be generated from a population if they had access to more or better provision. Local clubs estimates of additional team formation potential indicate overall levels of latent demand of 61 teams, representing a 32.8% increase over actual team numbers.

Table 55: Potential additional cricket teams in Reigate and Banstead

Club	Adult male teams	Adult female teams	Junior male teams	Junior female teams
Banstead Cricket Club	0	0	6	3
Burgh Heath Cricket Club	0	0	0	0
Merstham Cricket Club	2	2	4	0
Reigate Priory Cricket Club	0	0	10	5
Salfords Cricket Club	0	0	6	4
Tadworth Cricket Club	1	0	6	2
Woodmansterne Cricket Club	0	0	10	0
TOTALS	3	2	42	14

6.4 Cricket supply in Reigate and Banstead

6.4.1 Cricket facilities quantity

Provision of cricket pitches in Reigate and Banstead is set out below. The pitches included in the analysis are defined as natural grass or non-turf pitches (shown in brackets).

- **Available for community use and used:**

Table 56: Cricket pitches with community use and used in Reigate and Banstead

Site	Address	Pitches	Wickets	Sub-area
Banstead Cricket Club	Avenue Road, Banstead SM7 2PP	2	16	Banstead/ Tadworth
Chipstead, Coulsdon and Walcountians CC	High Road, Chipstead CR5 3SF	1	16	Banstead/ Tadworth
Earlswood Common	The Ring, Church Road, Redhill RH1 6QB	1	10	Redhill
Horley Cricket, Hockey & Squash Club	Horley Row, Horley RH6 8BG	1	12	Horley
Merstham Cricket Club	Quality Street, Merstham RH1 3BB	2	16(1)	Redhill
Micklefield Recn. Ground	St. Albans Road, Reigate RH2 9LN	1	11(1)	Reigate
Netherne Cricket Ground	Catyon Road, Netherne-on-the-Hill CR5 1LT	1	10	Banstead/ Tadworth
Reigate Priory CC	Park Lane, Reigate RH2 8JX	1	13	Reigate
Reigate Grammar School	Dovers Green Road, Reigate RH2 8BY	3	18(1)	Reigate
Reigate St. Mary's Prep School	Chart Lane, Reigate RH2 7RN	1	(1)	Reigate
Salfords Cricket Club	Woodhatch Road, Redhill RH1 5JH	1	14	Redhill

Site	Address	Pitches	Wickets	Sub-area
Tadworth Cricket Club	The Green, Mill Road, Tadworth KT20 7TE	1	12(1)	Banstead/Tadworth
Tattenham Recreation Ground	Tattenham Way, Burgh Heath KT20 5NQ	1	10	Banstead/Tadworth
Walcountians Sports Club	Carshalton Road, Woodmansterne SM7 3HU	2	16	Banstead/Tadworth
Woodmansterne Sports Club	Woodmansterne Street, Woodmansterne SM7 3NL	1	11(1)	Banstead/Tadworth
Woodmansterne Recn. Ground	Woodmansterne Street, Woodmansterne SM7 3NL	1	9(1)	Banstead/Tadworth
TOTAL	-	21	192(7)	-

- **Pitches where use has recently been discontinued:** These are as follows:

Table 57: Cricket pitches where use has recently been discontinued in Reigate and Banstead

Site	Address	Pitches	Wickets	Sub-area
Kingswood Recreation Ground*	Buckland Road, Lower Kingswood KT20 7DN	1	8	Banstead/Tadworth
South Park Recreation Ground	Whitehall Lane, Reigate RH2 8LG	1	10	Reigate
TOTAL	-	2	18	-

* Reigate Priory CC is starting discussions to reinstate cricket at Kingswood Recreation Ground.

- **Not available for community use:**

Table 58: Cricket pitches not available for community use in Reigate and Banstead

Site	Address	Pitches	Wickets
Chinthurst School	Tadworth Street, Tadworth KT20 5QZ	1	(1)
TOTAL	-	2	(1)

- **Provision by sub-area:** Pitches with community use and used by sub-area are as follows:

Table 59: Cricket pitches by sub-area in Reigate and Banstead

Sub-area	Population	No. Pitches	Pitches per capita	No. wickets	Wickets per capita
Banstead/Tadworth	52,789	10	1: 5,279	103	1: 513
Reigate	28,652	6	1: 4,775	45	1: 637
Redhill	38,267	4	1: 9,567	39	1: 981
Horley	29,040	1	1: 29,040	12	1: 2,420
REIGATE & BANSTEAD	148,848	21	1: 7,088	199	1: 748

6.4.2 Cricket facilities quality

The qualitative analysis of cricket pitches and facilities in Reigate and Banstead involved visits to all cricket pitches during the playing season, to undertake the non-technical visual inspections produced by the ECB for Sport England's 'Playing Pitch Strategy Guidance' (2013). The assessment evaluated the condition of:

- **Grass wickets:** This includes presence of line markings, evidence of rolling, grass cut and height, repaired wickets, grass coverage and ball bounce.
- **Outfield:** This includes grass coverage, length of grass, evenness and evidence of unofficial use or damage to the surface.
- **Non-turf pitches:** This includes integration with the surrounding grass, evenness, stump holes any evidence of moss, tears or surface lifting and ball bounce.
- **Changing facilities:** This includes the presence or absence of umpires' provision, toilets, hot/cold water, heating and an assessment of the condition of the building.
- **Non-turf practice nets:** This includes integration with the surrounding grass, surface quality, ball bounce, safety and integrity of the steel frame and nets and safety signage.

The assessment generates a 'score' for each site. The percentage scores generated equate to ratings of 'Good' for scores of 81% or more (shaded green in the table below) 'Standard' for scores of 80% - 51% (shaded yellow in the table below) and 'Poor' for scores of 50% or below (denoted by shaded red in the table below). Blank cells in the table mean that the feature concerned is absent from the site in question. The scores are as follows:

Table 60: Cricket pitches in Reigate and Banstead: Quality audit

Site	Wicket	Non-turf	Outfield	Changing	Practice nets
Banstead Cricket Club	Good	-	Good	Good	Good
Chipstead Cricket Club	Good	-	Good	Good	Good

Site	Wicket	Non-turf	Outfield	Changing	Practice nets
Earlswood Common (The Ring)	Standard	-	Good	Standard	-
Horley Cricket Club	Good	-	Good	Good	Poor
Merstham Cricket Club	Good	Standard	Good	Good	Good
Micklefield Recreation Ground	Standard	Standard	Good	Standard	-
Netherne Cricket Ground	Standard	-	Standard	Standard	-
Reigate Priory Cricket Club	Good	-	Good	Good	Good
Reigate Grammar School	Good	Good	Good	Good	Good
Reigate St. Mary's Prep School	-	Good	Standard	-	-
Salfords Cricket Club	Good	-	Good	Poor	Standard
Tadworth Cricket Club	Good	Standard	Good	Good	Poor
Tattenham Recreation Ground	Standard	-	Standard	Standard	-
Walcountians Sports Club	Good	-	Good	Good	-
Woodmansterne Recn. Ground	Standard	Standard	Standard	Poor	-
Woodmansterne Sports Club	Good	-	Good	Good	Poor

6.4.3 Pitch carrying capacity

The carrying capacity of pitches is related to their quality and is expressed as the number of 'match equivalents' that can be accommodated each season. The *'Playing Pitch Strategy Guidance'* indicates the following seasonal carrying capacities for cricket pitches:

- A 'good' quality wicket will accommodate five matches per season, a 'standard' quality wicket will accommodate four and a 'poor' quality wicket will accommodate none.
- 'Good' and 'Standard' quality non-turf pitches accommodate 60 matches per season and a 'poor' quality wicket will accommodate none.
- The seasonal pitch carrying capacity of each cricket site in Reigate and Banstead is as follows:

The pitch carrying capacity of each site with cricket pitches with community use in Reigate and Banstead, expressed in seasonal match equivalents, is as follows:

Table 61: Cricket pitches by sub-area in Reigate and Banstead: Carrying capacity

Site	Grass wickets	Artificial wickets	Total capacity
Banstead Cricket Club	16	-	80
Chipstead, Coulsdon and Walcountians CC	16	-	80
Earlswood Common (The Ring)	10	-	40
Horley Cricket, Hockey and Squash Club	12	-	60
Merstham Cricket Club	16	1	140
Micklefield Recreation Ground	11	1	104
Netherne Cricket Ground	10	-	40
Reigate Priory Cricket Club	13	-	65
Reigate Grammar School	18	1	150
Reigate St. Mary's Prep School	-	1	60
Salfords Cricket Club	14	-	80
Tadworth Cricket Club	12	1	120
Tattenham Recreation Ground	10	-	40
Walcountians Sports Club	16	-	80
Woodmansterne Sports Club	11	1	115
Woodmansterne Recn. Ground	9	1	96
TOTALS	192	7	1,350

6.4.4 Pitch maintenance

The pitches owned and managed by local sports clubs are all maintained by the clubs themselves. This involves a combination of paid grounds staff, external contractors and volunteer help. Council-owned pitches are maintained by the Council's in-house grounds maintenance staff. The school pitches are maintained by grounds staff employed by the respective schools.

6.4.5 Ownership, management and security of access

The ownership, management and security of community access of all cricket pitch sites in Reigate and Banstead is detailed below. Security of access refers to the extent to which community use of the site is protected (through public ownership, planning policy ownership covenants etc.), rather than the security of tenure of specific club users. The pitches not available for community use, listed in section 6.4.1 above, are all owned and managed by the schools concerned.

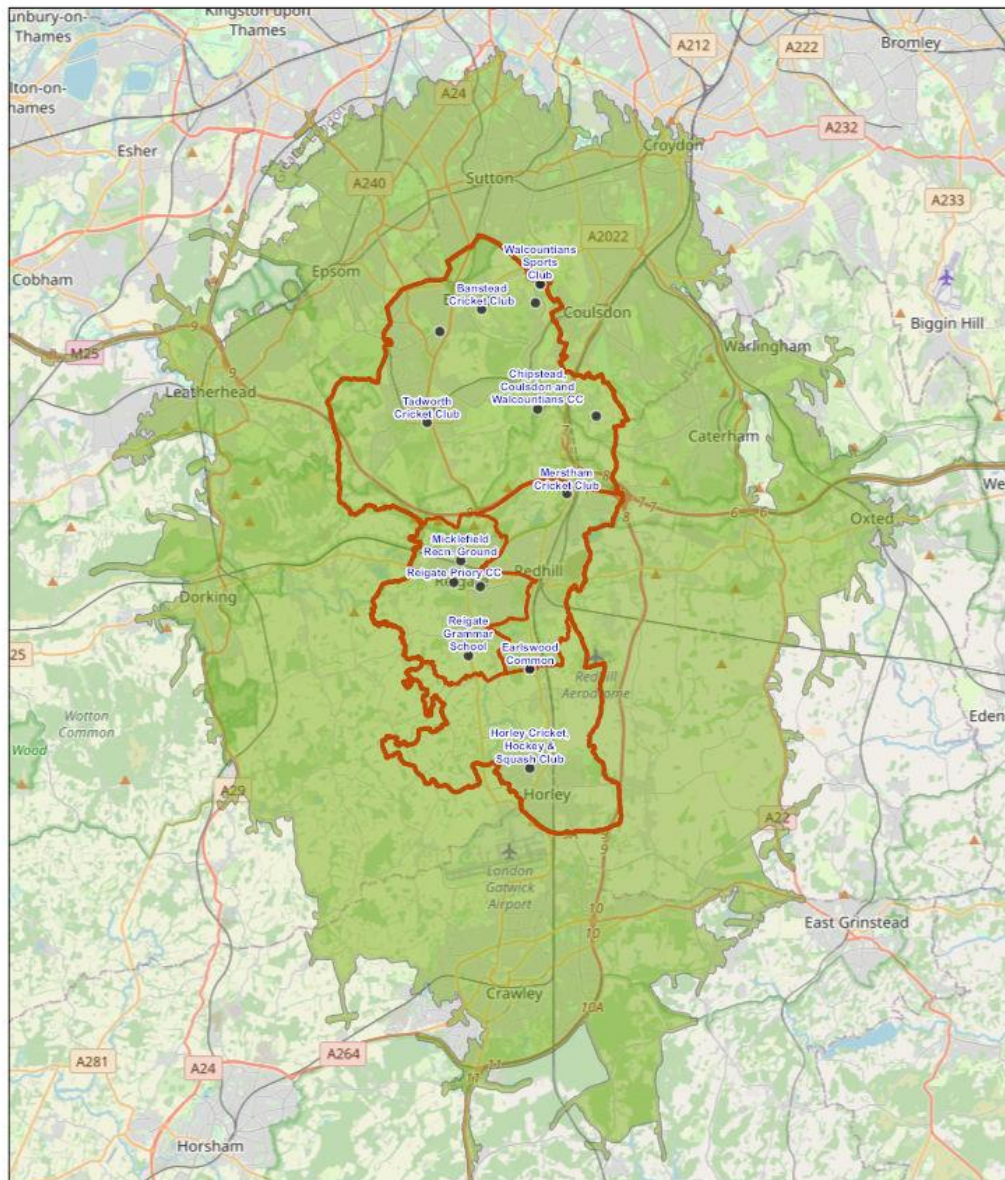
Table 62: Cricket pitches in Reigate and Banstead: Ownership, management and security of access

Site	Ownership	Management	Security of access
Banstead Cricket Club	Reigate and Banstead Council	Banstead Cricket Club	Secured
Chipstead, Coulsdon and Walcountians CC	Chipstead, Coulsdon and Walcountians CC	Chipstead, Coulsdon and Walcountians CC	Secured
Earlswood Common	Reigate and Banstead Council	Reigate and Banstead Council	Secured
Horley Cricket, Hockey and Squash Club	Horley Cricket, Hockey and Squash Club	Horley Cricket, Hockey and Squash Club	Secured
Merstham Cricket Club	Merstham Estate	Merstham Cricket Club	Secured
Micklefield Recn. Ground	Micklefield School	Micklefield School	Secured
Outwood Cricket Club	National Trust	Outwood Cricket Club	Secured
Netherne Cricket Club	Netherne Management Limited	Netherne Management Limited	Secured
Reigate Priory CC	Reigate Priory Cricket Club	Reigate Priory Cricket Club	Secured
Reigate Grammar School	Reigate Grammar School	Reigate Grammar School	Unsecured
Reigate St. Mary's Prep Sch	Reigate St. Mary's Prep School	Reigate St. Mary's Prep School	Unsecured
Tadworth Cricket Club	Banstead Common Conservators	Tadworth Cricket Club	Secured
Tattenham Recn. Ground	Reigate and Banstead Council	Burgh Heath Cricket Club	Secured
Walcountians Sports Club	Walcountians Sports Club	Walcountians Sports Club	Secured
Woodmansterne Sp. Club	Reigate and Banstead Council	Woodmansterne Sports Club	Secured
Woodmansterne Recn. Ground	Reigate and Banstead Council	Woodmansterne Sports Club	Secured

6.4.6 Geographical distribution

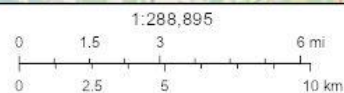
The geographical distribution of cricket pitches in Reigate and Banstead has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 15-minutes travel time as the typical maximum. Based upon this, the map overleaf shows that the entire local population is within the catchment of at least one pitch.

REIGATE & BANSTEAD Cricket Pitches 15 Minutes Drive



2/3/2022

- Cricket Pitches
- 15.0 Minutes
- SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley
- Reigate and Banstead District Boundary



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6.5 The views of local stakeholders

6.5.1 Surrey Cricket

Consultation with Surrey Cricket highlighted that:

- There are 16 clubs with a good geographical spread in the borough.

- Women and girls cricket is well developed and expanding in the borough.
- East Surrey NHS Trust has identified some land on its site in Reigate and Banstead and is investigating whether it could be turned into a cricket facility, if there is a deficit in terms of cricket facilities in the borough.
- Surrey Cricket is producing a County Facilities Strategy in 2022 and the findings of this should be taken into account in an early 'Stage E' review of the *'Reigate and Banstead Playing Pitch and Outdoor Sports Facilities Study'*.

6.5.2 Banstead Cricket Club

The club made the following comments:

- 'Our junior membership has gone from 250 to 325 in the last couple of years. We possible will need to go from two to three teams in each age group'.
- 'Get some non-turf pitches in Banstead and we will play on them'.

6.5.3 Burgh Heath Cricket Club

The club commented that 'Covid regs made it impractical for us to play in 2020. As a consequence we lost players and are finding it difficult to attract new members'.

6.5.4 Merstham Cricket Club

The club made the following comments:

- 'Over several years provision of sporting facilities within the borough have diminished. Several cricket squares have been lost. Most local clubs have growing junior numbers which creates difficulty in finding venues, this will become harder if these remain in the game when they become adults. New housing is being built within the borough with little or no provision for additional playing facilities. Local clubs like us are quite prepared to operate these under licence/lease if the council is sensible about agreeing rents. For example we pay £1,000 for our main venue to a commercial landlord yet £4,000+ plus to the council for our second ground'.
- 'We operate two facilities but these cannot meet all of our requirements. The available pitches for hire are non-existent within the borough'.

6.5.5 Reigate Priory Cricket Club

The club made the following comments:

- 'The club owns one ground for matches/training and we have 43 teams across the club. Arranging fixtures and training is a huge task given that we are hiring

external facilities across Reigate and the local area. The lack of playing facilities is a huge hindrance to increasing membership’.

- ‘We have a waiting list for our junior boys section at every age group U6-U17 that equates to c350 boys in total’.
- ‘We could easily fill more teams per age group if we had the playing/training facilities to accommodate them - around 38 teams - but this will not happen without additional playing facilities’.
- ‘The nets are in near constant use during the week given the number of members we have. The grass nets need to be rotated for us to avoid deterioration. Astro needs are uneven in bounce and difficult for senior adult use’.
- ‘We have a rolling one-year licence to use Micklefield Recreation Ground. This is a huge issue for the club if we were to lose the use of this pitch’.
- ‘Reigate College’s sports field - Wallfield - is adjacent to the Reigate Priory club ground. This must be the most under-utilised sports facility in Surrey. Throughout the summer months it is incredibly frustrating for the cricket club members to see an unused sports field on the other side of the hedge - at the same time as our volunteers spend a great deal of time arranging matches/training at facilities in and around Reigate. The cricket club is literally bursting at the seams and if the council wishes to help, then procuring access to use this ground (Wallfield) to create two cricket squares is the best way forward. The cricket club could maintain the pitches and given that it is neighbouring land issues of access/getting ground machinery on site/access to the main clubhouse etc is overcome. I am very keen to discuss this with someone at the council and I hope that the council will support the cricket club in its continued aspiration to provide cricket opportunities to the local community. An aspiration that is being dampened by the lack of facilities and the burdensome administration it is putting on the volunteers at the club’.

6.5.6 Salfords Cricket Club

The club made the following comments:

- ‘We have started a ladies and girls cricket team this year but we are outgrowing our current facilities and the pitches we have’.
- ‘The clubhouse being so small has limited social events. The main thing has been fund raising for the new pavilion which we need to address urgently. This has limited grant opportunities and will potentially delay the project starting in September 2022’.
- ‘There are very limited spaces to play cricket, even though the borough is blessed with lots of green space. The rules and regulations are very old fashioned and not suited to modern use of common land and therefore is really restrictive in creating modern facilities to support the growth of cricket’.

- ‘There are limited indoor facilities and seems that football is dominant and cricket has little look in to hiring places. As an example none of the Reigate and Banstead run/managed sports facilities have cricket nets’.
- ‘More should be done to support the growth of cricket especially in state schools and creation of stronger partnerships between schools and clubs to allow schools to use clubs to host games’.
- ‘We have a rolling one-year licence to use Micklefield Recreation Ground. This is a huge issue for the club if we were to lose the use of this pitch’.

6.5.7 Tadworth Cricket Club

The club made the following comments:

- ‘We would like to improve our practice facilities’.
- ‘We need an additional pitch to meet the demand for junior cricket’.
- ‘We would like to have access to alternate pitches locally for junior cricket, for example sharing with other local clubs (Burgh Heath)’.

6.5.8 Woodmansterne Cricket Club

The club commented that ‘we currently only have one junior team - the plan is to get back to colts teams from U8 up to U17’.



Salfords Cricket Club Practice Nets

6.6 *The implications for cricket in Reigate and Banstead*

Analysis of local supply of cricket pitches in Reigate and Banstead indicates the following:

- **Participation rates:** Reigate Priory CC has a waiting list for its junior section at every age group U6-U17, which equates to 350 potential players in total.
- **Displaced demand:** There is net exported demand of 11 teams from Reigate and Banstead. This is equivalent to 6% of all the teams that currently play in the borough.
- **Latent demand:** Local clubs estimates of additional team formation potential indicate overall levels of latent demand. The 61 teams represent a 32.8% increase over actual team numbers.
- **Pitch quality:** The quality of pitches is generally rated as at least 'standard'. No pitches are rated as 'poor' quality.
- **Shared usage:** Several sites with cricket pitches are also used for football and this causes problems for both sports in the seasonal overlap periods (April-May and August-September).

6.7 *Assessment of current needs*

6.7.1 The basis of the assessment

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site with how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent sessions' per season at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity (highlighted in red in the tables below).
- **Being played to the level the site can sustain:** Where use matches the carrying capacity (highlighted in yellow in the tables below).

- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity (highlighted in green in the tables below).

In line with ECB guidance, the following assumptions have been made in relation to the number of weekly match equivalents that can be accommodated by different quality pitches:

- Overall capacity is expressed as match equivalents per **season**, as opposed to per **week** for all other pitch types.
- The number of wickets at each site is shown below.
- The supply-demand balance for grass and artificial turf wickets respectively have been assessed separately because there is little or no use of artificial wickets by adult teams, with use confined to junior teams.
- In line with the guidance it has been assumed that a ‘good’ quality grass wicket will accommodate five matches per season, a ‘standard’ quality wicket will accommodate four and a ‘poor’ quality wicket will accommodate no play.
- ‘Good’ and ‘standard’ quality non-turf pitches will accommodate 60 matches per season and the additional capacity that they provide is analysed in a separate table.
- Adult teams typically play ten home games per season and junior teams typically play seven home games per season.
- Aspects of each site shaded in red indicate a deficiency, those shaded in yellow indicate that supply and demand are balanced and those shaded in green have some spare capacity.

6.7.2 Grass wickets

Table 63: Cricket pitches in Reigate and Banstead: Grass pitch supply - demand balance

Site	Users	Seasonal demand	Seasonal capacity	Seasonal balance	Peak capacity	Peak demand	Peak balance
Chipstead, Coulsdon and Walcountians CC	Chipstead, Coulsdon and Walcountians CC	50	80	+30	1	1	Balance d
Earlswood Common	Merstham Cricket Club	60	40	-20	1	1	Balance d
Horley Cricket, Hockey & Squash Club	Horley Cricket Club	110	60	-50	1	1	Balance d
Lady Neville Recreation Ground	Banstead Cricket Club	220	80	-140	2	2	Balance d

Site	Users	Seasonal demand	Seasonal capacity	Seasonal balance	Peak capacity	Peak demand	Peak balance
Merstham Cricket Club	Merstham Cricket Club	90	80	-10	2	2	Balance d
Micklefield Recn. Ground	Reigate Priory CC	40	44	+4	1	1	Balance d
Netherne Cricket Ground	Salfords Cricket Club	68	40	-28	1	1	Balance d
Reigate Priory CC	Reigate Priory CC	65	65	Balance d	1	1	Balance d
Reigate Grammar School	Reigate Priory CC Reigate Grammar Sch.	100	90	-10	3	3	Balance d
Salfords Cricket Club	Salfords Cricket Club	100	80	-20	1	1	Balance d
Tadworth Cricket Club	Tadworth Cricket Club	40	60	+20	1	1	Balance d
Tattenham Recreation Ground	Burgh Heath CC	10	40	+30	1	1	Balance d
Walcountians Sports Club	Chipstead, Coulsdon and Walcountians CC	42	80	+38	2	2	Balance d
Woodmansterne Sports Club	Woodmansterne CC	50	55	+5	1	1	Balance d
Woodmansterne Recn. Ground	Woodmansterne CC	10	36	+26	1	1	Balance d
TOTALS	-	1,055	930	-125	21	21	Balance d

The supply-demand balance of grass cricket pitches by sub-area is as follows:
Table 64: Cricket pitches in Reigate and Banstead: Grass pitch supply - demand balance by sub-area

Sub-area	Seasonal capacity	Seasonal demand	Seasonal balance	Peak capacity	Peak demand	Peak balance
Banstead/Tadworth	471	490	-19	10	10	Balance d
Reigate	199	205	-6	6	6	Balance d
Redhill	200	250	-50	4	4	Balance d
Horley	60	110	-50	1	1	Balance d
REIGATE & BANSTEAD	930	1,055	-125	22	22	Balance d

The key findings are as follows:

- There is a collective seasonal deficit of 125 match equivalent sessions.
- Eight sites show a seasonal deficit although peak usage in the borough is balanced.
- If Reigate Grammar School with unsecured community access is excluded, the collective seasonal capacity deficit at sites in the borough increases to 215 match equivalent sessions.
- The sub-area analysis shows that seasonal demand exceeds supply in all areas, with the greatest deficits in Redhill and Horley.

6.7.3 Non-turf pitches

Table 65: Cricket pitches in Reigate and Banstead: Non-turf pitch supply - demand balance

Site	Users	Seasonal demand	Seasonal capacity	Seasonal balance	Peak capacity	Peak demand	Peak balance
Merstham Cricket Club	Merstham Cricket Club	136	60	-76	1	1	Balance d
Micklefield Recn. Ground	Reigate Priory CC	60	60	Balance d	1	1	Balance d
Reigate Grammar School	Reigate Priory CC	60	60	Balance d	1	1	Balance d
Reigate St. Mary's Prep School	Reigate Priory CC	63	60	-3	1	1	Balance d
Tadworth Cricket Club	Tadworth Cricket Club	42	60	+18	1	1	Balance d
Woodmansterne Sports Club	Woodmansterne CC	10	60	+50	1	1	Balance d
Woodmansterne Recn. Ground	Woodmansterne CC	10	60	+50	1	1	Balance d
TOTALS	-	381	420	+39	7	7	Balance d

The supply-demand balance of artificial turf cricket wickets by sub-area is as follows:

Table 66: Cricket pitches in Reigate and Banstead: Non-turf pitch supply - demand balance by sub-area

Sub-area	Seasonal capacity	Seasonal demand	Seasonal balance	Peak capacity	Peak demand	Peak balance
Banstead/Tadworth	180	62	+118	3	3	Balanced
Reigate	180	183	-3	3	3	Balanced
Redhill	60	136	-76	1	1	Balanced
Horley	0	0	Balanced	0	0	Balanced
REIGATE & BANSTEAD	420	381	+39	7	7	Balanced

The key findings are as follows:

- There is collective seasonal spare capacity of 39 match equivalent sessions, although there are sub-area deficits in both Reigate and Redhill.
- Peak usage is balanced in the borough as a whole.
- If the two school sites unsecured community access are excluded, collective seasonal spare capacity at sites in the borough changes to a deficit of 81 match equivalent sessions.

6.8 Assessment of future needs

6.8.1 Population growth

The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%), although the number and proportion of people within the cricket playing age groups (7-17 for juniors and 18-55 for adults) are expected to fall.

6.8.2 Potential changes in demand

Changes in demand for cricket in the future can be modelled on a trend-based projection.

- **National cricket playing survey:** The ECB's most recent pre-covid '*National Cricket Playing Survey*' (2019), which reflects club and league cricket only (for example it does not include Women's Soft Ball Cricket, or junior cricket) identified:
 - A 1.2% increase in player numbers between 2018 and 2019.
 - Of the 822,000 players nationally, 229,000 are 'core' players (playing at least 12 weeks per season), 353,000 are 'occasional' players (playing between three and 11 weeks per season) and 238,000 are 'cameo' players (playing one or two weeks per season).
 - 81.4% of completed fixtures were played in 2019, 5.4% of completed fixtures were abandoned and 7.5% of completed fixtures were cancelled.
 - Compared to 2018, conceded fixtures decreased by 15% to 5.7% of completed fixtures and short-sided game cancellations also decreased by 11% in 2019 to 11.7% of completed fixtures.
- **Unmet local demand:** Local clubs estimates of additional team formation potential indicate overall levels of unmet demand of 61 teams, representing a 32.8% increase over actual team numbers.

6.8.3 Site-specific pressures

Reigate and Banstead Borough Council needs to identify sites upon which it can deliver its housing targets. Whilst planning policy offers protection to playing pitches,

some sites may be vulnerable unless it can be proved that they are needed to accommodate existing or future shortfalls in supply or serve some other green space functions. At present, the analysis in section 6.7 above shows that all sites are used to capacity in the peak periods, so the case for retention is strong.

6.8.4 Potential changes in supply

There are the following potential changes in cricket pitch supply:

- Non-turf pitches are currently proposed at Merstham Recreation Ground and Royal Alexandra and Albert School.
- East Surrey NHS Trust has identified some land on its site adjacent to Redhill FC and is investigating whether it could be turned into a cricket facility.

6.8.5 Existing spare capacity

There is no effective spare capacity at peak times based on the assessment.

6.8.6 Future cricket pitch needs

Future cricket pitch needs to 2041 are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future. The projections include provision for the unmet demand identified by local clubs.

Table 67: Cricket Team Generation Rates in Reigate and Banstead

Team type	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Adult males	18-55	39,943	47	3	1: 799	35,758	45	-5
Adult females	18-55	36,227	6	2	1: 4,528	35,884	8	0
Junior males	7-17	10,830	103	42	1: 75	10,420	139	-6
Junior females	7-17	10,308	16	14	1: 344	9,565	29	-2



Horley Cricket Club

6.8 Key findings and issues

6.9.1 What are the main characteristics of current supply and demand?

- **Participation rates:** Two clubs have significant waiting lists for junior players.
- **Displaced demand:** There is net exported demand of 11 teams from Reigate and Banstead. This is equivalent to 6% of all the teams that currently play in the borough.
- **Latent demand:** Local clubs estimates of additional team formation potential indicate overall levels of latent demand. The 61 teams represent a 32.8% increase over actual team numbers.
- **Pitch quality:** The quality of pitches is generally rated as at least 'standard'. No pitches are rated as 'poor' quality.
- **Shared usage:** Several sites with cricket pitches are also used for football and this causes problems for both sports in the seasonal overlap periods (April-May and August-September). With a local shortage of football pitches, there is no obvious solution to this.

6.9.2 Is there enough accessible and secured community use to meet current demand? **NO**

- **Seasonal pitch capacity:** There is a seasonal deficit for grass wickets at secured sites of 125 match equivalent sessions and an additional shortfall of 90 match equivalent sessions if non-turf pitches on unsecured sites are excluded. This is

partially offset by collective seasonal spare capacity of 39 match equivalent sessions at artificial turf pitches, although this includes unsecured sites.

- **Peak time pitch capacity:** Peak time pitch capacity is balanced.

6.9.3 Is the accessible provision of suitable quality and appropriately maintained? **MOSTLY** - The pitch at Chrystie Recreation Ground is rated as 'poor' quality,

All pitches and outfielders are at least 'standard' quality, but the pavilion at Salfords CC is 'poor' as are the practice nets at Horley CC, Tadworth CC and Woodmansterne CC.

6.9.4 What are the main characteristics of future supply and demand?

- **Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%), although the number and proportion of people within the cricket playing age groups (7-17 for juniors and 18-55 for adults) are expected to fall.
- **Changes in demand:** Projecting future need based on current demand patterns, including the estimate of current unmet demand by local clubs is a reasonable basis for forecasting.
- **Changes in supply:** Non-turf pitches are currently proposed at Merstham Recreation Ground and Royal Alexandra and Albert School. East Surrey NHS Trust has identified some land on its site adjacent to Redhill FC and is investigating whether it could be turned into a cricket facility.
- **Existing spare capacity:** There is no peak time spare capacity as present.
- **Future needs:** Based upon the above factors, there will be a small reduction in demand for cricket by 2041, equivalent to 13 fewer teams or 109 seasonal match equivalent sessions.

6.9.5 Is there enough accessible and secured provision to meet future demand? **NO** - There is no effective spare capacity at present.

There is insufficient accessible and secured provision to meet future demand at present, but additional capacity could be created in six ways:

- **New pitch provision:** Securing the provision of additional pitches at part of new housing developments in the borough.
- **Reinstating existing pitches:** There are disused pitches at Kingswood Recreation Ground and South Park Recreation Ground that could be reinstated and which would add 72 seasonal match equivalent sessions to overall supply in the Reigate and Redhill sub-areas where there is a capacity deficit at present.
- **Pitch quality improvements:** If the 'standard' quality pitches at Earlswood Common, Mickfield Recreation Ground, Netherne Cricket Ground, Tattenham Recreation Ground and Woodmansterne Recreation Ground were upgraded to

'good' quality, it would add 50 seasonal match equivalent sessions to seasonal capacity. However, these sites are all in the Banstead/Tadworth sub-area where there is collective spare capacity at present.

- **Installation of non-turf pitches:** Installing non-turf pitches at sites like Earlswood Common, Horley CC, Lady Neville Recreation Ground, Netherne Cricket Ground and Salfords CC that are currently used to over capacity would help to expand seasonal carrying capacity for junior play, although would have little impact on peak time provision if provided as part of an existing square.
- **Community Use Agreements:** Negotiating a formal Community Use Agreement with Reigate Grammar School where access is not secured at present would add 90 seasonal match equivalent sessions for grass pitches and 60 season match equivalent sessions for non-turf pitches in the Reigate sub-area where there is a capacity deficit at present (although this needs to be offset by use by the school itself).
- **Using pitches on school sites with no community use:** There is one artificial turf wicket on a school site (Chinthurst School) with no community at present. Gaining access to this would provide 60 seasonal match equivalent sessions to the available supply (less any use by the school itself), which would be particularly useful for junior cricket although the site is in the Banstead/Tadworth sub-area where there is collective spare capacity at present.

6.10 Scenario Testing

6.10.1 Introduction

Based upon the key findings and issues identified above, a number of scenarios have been examined, to identify the optimum approach to addressing needs.

6.10.2 Scenario 1: Increasing capacity by reinstating disused pitches.

- **Rationale:** There are disused cricket pitches at Kingswood Recreation Ground and South Park Recreation Ground. If these were reinstated as 'standard' quality pitches, they would collectively add 72 seasonal and 2 peak period match equivalent sessions to overall supply.
- **Advantages:** The advantages of this scenario are as follows:
 - The collective seasonal deficit of 125 match equivalent sessions on grass wickets at secured sites in the borough as a whole would be reduced by 72 match equivalent sessions.
 - Two additional peak time match equivalent sessions would be created.
 - The sites are in the Reigate and Redhill sub-areas where there is a capacity deficit at present.

- The improvements to the pitches could be achieved at relatively low cost.
- Reigate Priory CC is already in dialogue with R&BBC to reinstate usage at South Park.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Additional investment would be required to improve maintenance standards.
 - Both sites also accommodate football use so there would be fixture clashes during the seasonal overlap periods.
- **Conclusions:** This scenario offers an attractive solution in conjunction with other options to meeting additional cricket pitch demand in Reigate and Banstead.

6.10.3 Scenario 2: Increasing capacity by improving the ‘standard’ quality pitches to ‘good’ quality.

- **Rationale:** Improving all the pitches rated as ‘standard’ quality to ‘good’ quality would provide an extra 52 seasonal match equivalent sessions, but no peak-time match equivalent sessions.
- **Advantages:** The advantages of this scenario are as follows:
 - The collective seasonal deficit of 125 match equivalent sessions on grass wickets at secured sites in the borough as a whole would be reduced by 52 match equivalent sessions.
 - The pitch improvements should be achievable at relatively low cost.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - The sites are all in the Banstead/Tadworth sub-area where there is collective spare capacity at present.
 - Additional investment would be required to improve maintenance standards.
- **Conclusions:** This scenario offers an attractive solution in conjunction with other options to meeting additional cricket pitch demand in Reigate and Banstead. The capacity deficits at Earlswood Common and Netherne Cricket Ground would both be addressed by this option.

6.10.4 Scenario 3: Installation of additional non-turf pitches

- **Rationale:** Installing non-turf pitches at sites like Earlswood Common, Horley CC, Lady Neville Recreation Ground, Netherne Cricket Ground and Salfords CC that are currently used to over-capacity and a new pitch on Merstham Recreation Ground would help to expand seasonal carrying capacity for junior play, although

would have little impact on peak time provision if provided as part of an existing square.

- **Advantages:** The advantages of this scenario are as follows:
 - The pitches can be installed at relatively low cost (£8,000 - £10,000 per pitch).
 - They have the potential to accommodate 60 match equivalent sessions per season.
 - Pitch maintenance costs are relatively low compared with natural turf.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Non-turf wickets are used primarily for junior matches, so they would have limited impact on addressing capacity issues in relation to adult play.
 - Unless there is space to accommodate non-turf pitches away from the main square, they would not address peak-time deficiencies because they could not be used simultaneously with the grass wickets.
- **Conclusions:** This scenario should be examined further on a site-by-site basis.

6.10.5 Scenario 4: Securing access to the Reigate Grammar School pitches

- **Rationale:** Negotiating a formal Community Use Agreement with Reigate Grammar School where access is not secured at present would add 90 seasonal match equivalent sessions for grass pitches and 60 season match equivalent sessions for non-turf pitches (although this needs to be offset by use by the school itself).
- **Advantages:** The advantages of this scenario are as follows:
 - The collective seasonal deficit of 125 match equivalent sessions on grass wickets at secured sites in the borough as a whole would be reduced by up to 90 match equivalent sessions depending upon the amount of use by the school.
 - The sites is in the Reigate sub-area where there is a capacity deficit at present.
 - The pitches already exist and therefore could be brought into secured use at no additional cost.
- **Disadvantages:** The only disadvantage of this scenario is that whilst there is community use of many of Reigate Grammar School's other sports facilities, none of these are subject to a Community Use Agreement and the school's attitude to such an arrangement is unknown. does not have a.

- **Conclusions:** This scenario offers limited possibilities for meeting additional cricket pitch demand in Reigate and Banstead.

6.10.6 Scenario 5: Using pitches on school sites with no community use

- **Rationale:** There is one non-turf pitch at Chinthurst School that has no community at present. Gaining access to this would provide 60 seasonal match equivalent sessions to the available supply (less any use by the school itself), which would be particularly useful for junior cricket.
- **Advantages:** The advantages of this scenario are as follows:
 - Up to 60 additional seasonal match equivalent sessions and one peak time match equivalent session would be created.
 - There would be opportunities to establish closer school-club links if community-based clubs were playing on the school site.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - The pitch is in the Banstead/Tadworth sub-area, where there is already spare capacity of non-turf pitches.
 - The pitch is already used by the school so the overall capacity is reduced.
 - The site is not subject to a formal Community Use Agreement so continued access would not be secured.
- **Conclusions:** This scenario offers limited possibilities for meeting additional cricket pitch demand in Reigate and Banstead from junior teams.

6.11 Policy recommendations

6.11.1 Introduction

The recommendations in relation to cricket are made in the context of the National Planning Policy Framework (NPPF), which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

6.11.2 Protect

Recommendation 1 - Safeguarding existing provision: The Reigate and Banstead PPS comprises a robust and evidence-based assessment of current and future needs for cricket in the borough. The PPS identifies a need for all current cricket pitch sites to be retained and protected on the basis of the specific identified roles that each can play in delivering the needs of the sport in Reigate and Banstead both now and in the future. It is therefore recommended that planning policies continue to support the retention of all sites based upon the evidence in the PPS. If any pitch sites do become the subject of development proposals, this will only be permissible if they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must 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'.

6.11.3 Enhance

Recommendation 2 - Improving existing 'standard' quality pitches: The pitches at five sites are rated as 'standard' quality. If improved to 'good' quality, it would add 52 seasonal match equivalent sessions to overall capacity, reducing the current deficit of 125 sessions. The capacity deficits at Earlswood Common and Netherne Cricket Ground would both be addressed by this option. It is recommended that the site owners should be supported to improve pitch quality, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.

Recommendation 3 - Developer contributions and external funding (enhancements): Most of the demand for cricket arising from the proposed housing development in Reigate and Banstead to 2041 can be accommodated through enhancements to existing pitches and facilities. It is recommended that the site-specific action plan in the Reigate and Banstead PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to cover the capital and revenue implications of the enhancements.

6.11.4 Provide

Recommendation 4 - Developer contributions and external funding (new provision): Some of the extra demand for cricket arising from the proposed housing development in Reigate and Banstead to 2041, may need to be accommodated through the provision of new pitches and facilities. It is recommended that an appropriate level of financial contributions be sought under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to provide cricket facilities to meet the future needs identified in the Reigate and Banstead PPS.



Reigate Priory Cricket Club pavilion

6.12 Action Plan

6.12.1 Introduction

In the context of the high-level recommendations above, the tables below set out the cricket action plan to guide the implementation of the Study. The abbreviations stand for R&BBC – Reigate and Banstead Borough Council, ECB - England and Wales Cricket Board and SC - Surrey Cricket. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2021' (2021).

6.12.2 Key strategic actions

Table 68: Key strategic action plan for cricket in Reigate and Banstead

Issues	Action	Lead/ Facilitator	Partners	Resources	Priority
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved cricket facilities.	R&BBC	Developers Local clubs	Determined by Sport England's New Development Calculator	High

6.12.3 Site specific actions

Table 69: Site-specific action plan for cricket in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Chipstead, Coulsdon and Walcountians CC	No current issues.	-	-	-	-	-
Earlswood Common	Used to over-capacity on a seasonal basis	<ul style="list-style-type: none"> Improve pitch to 'good' quality. Investigate non-turf pitch provision. 	Merstham CC	-	Additional maintenance £10,000 for non-turf pitch	High
Horley Cricket Club	<ul style="list-style-type: none"> Used to over-capacity on a seasonal basis 'Poor' quality practice nets 	<ul style="list-style-type: none"> Investigate non-turf pitch provision. Provide new nets 	Horley Cricket Club	-	£10,000 for non-turf pitch £20,000 for nets	High
Kingswood Recreation Ground	Pitch currently unused	Consider reinstating pitch	R&BBC	-	Additional maintenance	High
Lady Neville Recreation Ground	Used to over-capacity on a seasonal basis	Investigate non-turf pitch provision	Banstead CC	-	£10,000 for non-turf pitch	High
Merstham Cricket Club	Used to over-capacity on a seasonal basis	Provide a non-turf pitch at Merstham Recreation Ground.	R&BBC	Merstham CC	£10,000 for non-turf pitch	High
Merstham Recreation Ground	Proposal to provide a non-turf pitch to meet demand from Merstham CC	Provide a non-turf pitch.	As above	As above	As above	High
Micklefield Recn. Ground	'Standard' quality pitch with some spare capacity	Improve pitch to 'good' quality to expand capacity for other users.	Micklefield School	-	Additional maintenance	Medium

Site	Issues	Action	Lead	Partners	Resources	Priority
Netherne Cricket Ground	Used to over-capacity on a seasonal basis	<ul style="list-style-type: none"> • Improve pitch to 'good' quality. • Investigate non-turf pitch provision 	Netherne Management Ltd.	Salfords CC	Additional maintenance £10,000 for non-turf pitch	High
Reigate Priory CC	No current issues.	-	-	-	-	-
Reigate Grammar School	No secured community access	Negotiate Community Use Agreement.	Reigate Grammar School	Reigate Priory CC R&BBC	-	Medium
Reigate St. Mary's Prep School	No secured community access.	Negotiate Community Use Agreement.	Reigate St. Mary's Prep School	Reigate Priory CC R&BBC	-	Medium
Salfords Cricket Club	<ul style="list-style-type: none"> • Used to over-capacity on a seasonal basis • 'Poor' quality changing. 	<ul style="list-style-type: none"> • Investigate non-turf pitch provision. • Improve changing. 	Salfords Cricket Club	R&BBC ECB	£10,000 for non-turf pitch £690,000 for changing	High
South Park Recreation Ground	Pitch currently unused	Reinstate pitch	South Park Sports Association	-	Additional maintenance	High
Tadworth Cricket Club	'Poor' quality practice nets.	Provide new nets	Tadworth CC	-	£20,000	Medium
Tattenham Recreation Ground	'Standard' quality pitch with some spare capacity	Improve pitch to 'good' quality to expand capacity for other users.	R&BBC	-	Additional maintenance	Medium
Walcountians Sports Club	No current issues.	-	-	-	-	-
Woodmanste rne Recn. Ground	'Standard' quality pitch with some spare capacity	Improve pitch to 'good' quality to expand capacity for other users.	Woodmanste rne Sports Club	-	Additional maintenance	Medium
Woodmanste rne Sports Club	'Poor' quality practice nets	Provide new nets	Woodmanste rne Sports Club	-	£20,000	High



Chipstead, Coulsdon and Walcountians Cricket Club

6.12.4 Potential project impact

The cricket projects with the potential to have the greatest impact on identified needs and deficiencies are as follows:

- Horley Cricket Club non-turf pitch to reduce seasonal capacity shortfall.
- Lady Neville Recreation Ground non-turf pitch to reduce seasonal capacity shortfall.
- Reinstate grass pitch at South Park Recreation Ground.

7 RUGBY UNION PITCH NEEDS

7.1 Organisational context

- **Rugby Football Union:** The RFU is the governing body of the sport and supports the development of the game in Reigate and Banstead.
- **RFU-affiliated Rugby Clubs:** There are four clubs in the borough, which collectively provide ten men's teams, one women's team, 20 boy's teams, five girl's teams and 30 mini-rugby teams.

7.2 Strategic context

7.2.1 National rugby facilities strategy

The RFUs 'England Rugby Strategy' (2021) contains priorities and objectives of relevance to facilities provision:

Enjoyment: The objective underpinning this priority is to 'enable positive player experiences on and off the field'. Sub-objectives include:

- 'Improve accessibility for women and girls across the game'.
- 'Make the game inclusive and attractive for 14 to 18 year olds'.
- 'Redefine playing opportunities, structures and competitions for current and future players, recognising the strategic importance of the adult male game'.
- 'Develop match officials and coaches in the community game to enhance player enjoyment'.

Flourishing rugby communities: The objective underpinning this priority is to 'support clubs to sustain and grow themselves and to reflects society'. Sub-objectives include:

- 'Provide support to club and constituent body volunteers so they can attract new, diverse volunteers and help clubs to be fit for the future and self-sustaining'.
- 'Provide support to help clubs maximise the benefit from their facilities and assets'.
- 'Help clubs manage their risk and liabilities'.

Diversity and inclusion: The objective underpinning this priority is to 'drive rugby union in England to reflect the diversity of society'. The sub-objective is to 'improve the diversity of all facets of our game and continue to create an inclusive environment for all'.

7.2.2 Neighbouring local authorities

Playing pitch strategies in neighbouring local authority areas identify cross-boundary issues:

Mole Valley

The '*Mole Valley Playing Pitch Strategy*' (2021) identifies that there is limited spare capacity for match play, but a deficit of midweek floodlit pitch capacity. Additional future needs involves demand for an extra 2.99 pitches.

Epsom and Ewell

The '*Epsom and Ewell Playing Pitch Strategy*' (2020) identifies that there is a shortfall of rugby pitches in the borough, for both current and future needs.

London Borough of Sutton

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

London Borough of Croydon

The '*Croydon Sports and Physical Activities Strategy 2018-2023*' (2018) identified that 'facilities for rugby need to be improved, including artificial grass pitch provision and floodlights'.

Tandridge

The '*Tandridge Playing Pitch Strategy*' (2018) identifies that 'an overall shortfall is evident for both Warlingham RFC and Old Caterhamians RFC given the identified overplay across the sites used by the clubs'.

Crawley

The '*Crawley Borough Council Playing Pitch Strategy Needs Assessment Report*' (2020) concluded that 'both sites are currently operating at or over capacity and the improvement of existing facilities and potential provision of additional facilities is required'.

7.2.3 Implications of the strategic context

The implications of the strategic context for rugby union in Reigate and Banstead are:

- ***Local corporate priorities:*** Given the increasing limitations on public finances, demonstrating the role rugby can play in delivering wider agendas such as health and wellbeing is a key requirement for attracting investment.

- **Planning policy:** Whilst local planning policy is supportive of the retention and provision of playing pitches, including those for rugby, the current work on the Playing Pitch Study will provide a methodologically robust basis for determining current and future needs.
- **Policy shifts:** The move in national sports policy towards prioritising new participants will create a challenge for rugby to demonstrate that it can attract new and lapsed participants. The RFU's support for Touch Rugby, Tag Rugby and walking rugby are all positive developments in this regard.
- **Additional demand for pitch capacity:** The RFU's targets for increased participation will create additional demand for pitch capacity, including activity in the summer period when traditionally much pitch maintenance is undertaken.

7.3 Rugby demand

7.3.1 Expressed demand

The information on rugby clubs and teams based in Reigate and Banstead was supplied by the RFU, cross-referenced to a local clubs survey. A questionnaire survey was circulated to all RFU-affiliated clubs in the borough. All responded, collectively representing all 46 teams in the borough.

Table 70: Rugby clubs and teams in Reigate and Banstead

Club	Home Ground	Men's teams	Women's teams	Age grade boy's teams	Age grade girl's teams	Age grade mixed teams
Chipstead RFC	The Meads, Chipstead	2	1	3	0	11
Old Reigatian RFC	Geoffrey Knight Playing Fields	3	0	12	5	8
Old Walcountians RFC	Walcountians Sports Ground	2	0	0	0	0
Reigate RFC	Eric Hodgkins Memorial Ground	3	0	5	0	11
TOTALS	-	10	1	20	5	30

The number of teams by sub-area is as follows:

Table 71: Rugby clubs and teams in Reigate and Banstead by sub-area

Sub-area	Men's teams	Women's teams	Age grade boy's teams	Age grade girl's teams	Age grade mixed teams
Banstead/Tadworth	4	1	3	0	11
Reigate	6	0	17	5	19
Redhill	0	0	0	0	0
Horley	0	0	0	0	0
REIGATE AND BANSTEAD	10	1	20	5	30

7.3.2 Displaced demand

Local clubs reported the proportion of members drawn from Reigate and Banstead and neighbouring areas is as follows. The data shows that there is some imported demand:

Table 72: Imported demand for rugby in Reigate and Banstead

Club	Reigate and Banstead	Elsewhere
Chipstead RFC	50%	50%
Old Reigatian RFC	95%	5%
Old Walcountians RFC	10%	90%
Reigate RFC	100%	0%

7.3.3 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is some evidence of unmet demand at present.

- Reigate RFC needs more space for mini-rugby activity.
- Chipstead RFC requires additional floodlighting for midweek training and an additional junior pitch.

7.3.4 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. Consultation with local clubs indicated that a total of 17 additional teams of all age groups could be accommodated in Reigate and Banstead if the quality and quantity of pitch provision was improved, a 25.8% increase on the current team numbers.

Table 73: Potential additional rugby teams in Reigate and Banstead

Club	Men's teams	Women's teams	Age grade boy's teams	Age grade girl's teams	Age grade mixed teams
Chipstead RFC	1	0	2	2	4
Old Reigatian RFC	0	0	0	0	0
Old Walcountians RFC	1	0	0	0	0
Reigate RFC	0	0	3	0	4
TOTALS	2	0	5	2	8

7.4 Rugby pitch supply

7.4.1 Quantity

This section summarises the detail of rugby pitch supply in Reigate and Banstead. The pitches included in the analysis are defined as natural turf areas permanently laid out with regulation markings. The categories assessed are as follows:

- **Available for community use and used:** These are as follows. Pitches outside the borough but used by teams drawn predominantly from Reigate and Banstead are shown in italics:

Table 74: Rugby pitches with community use and used in Reigate and Banstead

Club	Address	Floodlit pitches	Non-floodlit pitches
Chipstead RFC	High Road, Chipstead CR5 3SB	0	2*
Old Reigatian RFC	Park Lane, Reigate RH2 8JX	1**	4
Old Walcountians RFC	Carshalton Road, Woodmansterne SM7 3HU	1**	2
Reigate RFC	Colley Lane, Reigate RH2 9JB	1	1
TOTALS	-	3	9

* Also one junior pitch.

** Also one dedicated floodlit training area.



Floodlit rugby pitch at Walcountians Sports Ground

- **Available for community use and not used:** There are no rugby pitches available for community use that are not used.
- **Not available for community use:** The following pitches are not available for community use. All are non-floodlit:

Table 75: Rugby pitches not available for community use in Reigate and Banstead

Site	Address	Pitches
Carrington School	Noke Drive, Redhill RH1 4AD	1
Reigate Grammar School	Dovers Green Road, Reigate RH2 8DD	2
Royal Alexandra and Albert School	Gatton Park, Reigate RH2 0TW	2
Wallfields Sports Ground	Wallfield Park, Reigate RH2 9AJ	1
TOTALS	-	6

- **Not available as disused:** There are no rugby pitches that are available for community use that are disused.
- **Provision by sub-area:** Pitches with community use and used by sub-area are as follows:

Table 76: Rugby pitches with community use and used in Reigate and Banstead by sub-area

Sub-area	Population	No. Pitches	Pitches per capita
Banstead/Tadworth	52,789	5	1: 10,558
Reigate	28,652	7	1: 4,093
Redhill	38,267	0	-
Horley	29,040	0	-
REIGATE & BANSTEAD	148,848	12	1: 14,404

7.4.2 Quality

The qualitative analysis involved a visit to all rugby pitches in Reigate and Banstead with community use and used during the playing season, to undertake the sport-specific non-technical visual inspections produced by the RFU for Sport England's 'Playing Pitch Strategy Guidance' (2013). The assessment generated 'scores' for each pitch by evaluating the condition of:

- **Pitch drainage:** Inadequately naturally drained (scores D0), adequately naturally drained (scores D1) pipe drained (scores (D2) and pipe and slit drained pitches (scores D3).
- **Grounds maintenance:** Frequency of aeration, sand-dressing, fertilising, weed killing and chain harrowing. This generates scores of 'Poor' (M0), 'Adequate' (M1) and 'Good' (M2).

The scores for each pitch in Reigate and Banstead are as follows. 'Good' ratings are highlighted in green, 'standard' in yellow and 'poor' in red. Floodlit pitches are asterisked:

Table 77: Rugby pitches with community use and used in Reigate and Banstead: Quality audit

Site	Maintenance	Drainage
Chipstead RFC pitch one	M0	D1
Chipstead RFC pitch two	M0	D1
Old Reigatian RFC pitch one*	M2	D1
Old Reigatian RFC pitch two	M2	D1
Old Reigatian RFC pitch three	M2	D0
Old Reigatian RFC pitch four	M2	D0
Old Reigatian RFC pitch five	M2	D0
Old Walcountians RFC pitch one*	M2	D1
Old Walcountians RFC pitch two	M2	D1
Old Walcountians RFC pitch three	M2	D1
Reigate RFC pitch one*	M2	D0
Reigate RFC pitch two	M2	D0

7.4.3 Grass pitch carrying capacity

The carrying capacity of grass pitches is related to their quality and is expressed as the number of 'match equivalent sessions' that can be accommodated each week. The 'Playing Pitch Strategy Guidance' indicates the following weekly carrying capacities for rugby union pitches:

Table 78: Rugby pitch carrying capacity

Drainage	Maintenance		
	Poor	Adequate	Good
Natural inadequate	0.5	1.0	2.0
Natural adequate	1.5	2.0	3.0
Pipe drained	1.75	2.5	3.25
Pipe and slit drained	2.0	3.0	3.5

The weekly collective carrying capacity of the rugby pitch sites with community use and used in Reigate and Banstead, expressed as 'match equivalents' is therefore as follows:

Table 79: Rugby pitch carrying capacity in Reigate and Banstead

Site	Midweek capacity	Weekend capacity	Total capacity
The Meads, Chipstead	1.0	2.0	3.0
Geoffrey Knight Playing Fields	2.0	10.0	12.0
Walcountians Sports Ground	3.0	6.0	9.0
Eric Hodgkins Memorial Ground	2.0	2.0	4.0

7.4.4 Changing quality

The quality of the changing facilities at each of the rugby pitch sites with community use and used in Reigate and Banstead is as follows:

Table 80: Rugby changing facilities quality in Reigate and Banstead

Site	Rating
The Meads, Chipstead	Good
Geoffrey Knight Playing Fields	Good
Walcountians Sports Ground	Good
Eric Hodgkins Memorial Ground	Standard

7.4.5 Pitch maintenance

Each site owner employs a grounds maintenance contractor to maintain their pitches.

7.4.6 Ownership, management and security of access

The ownership, management and security of community access of rugby pitch sites is detailed below. Security of access refers to the extent to which community use of the site is protected (through public ownership, planning policy ownership covenants etc.), rather than the security of tenure of specific club users.

Table 81: Rugby pitches in Reigate and Banstead: Ownership, management and security of access

Site	Ownership	Management	Access
The Meads, Chipstead	Reigate and Banstead BC	R&BBC (pitches) CRFC (clubhouse)	Secured
Geoffrey Knight Playing Fields	Old Reigatian RFC	Old Reigatian RFC	Secured
Walcountians Sports Ground	Wallington Grammar Sch.	Walcountians Sports Club	Secured
Eric Hodgkins Memorial Ground	Reigate RFC	Reigate RFC	Secured

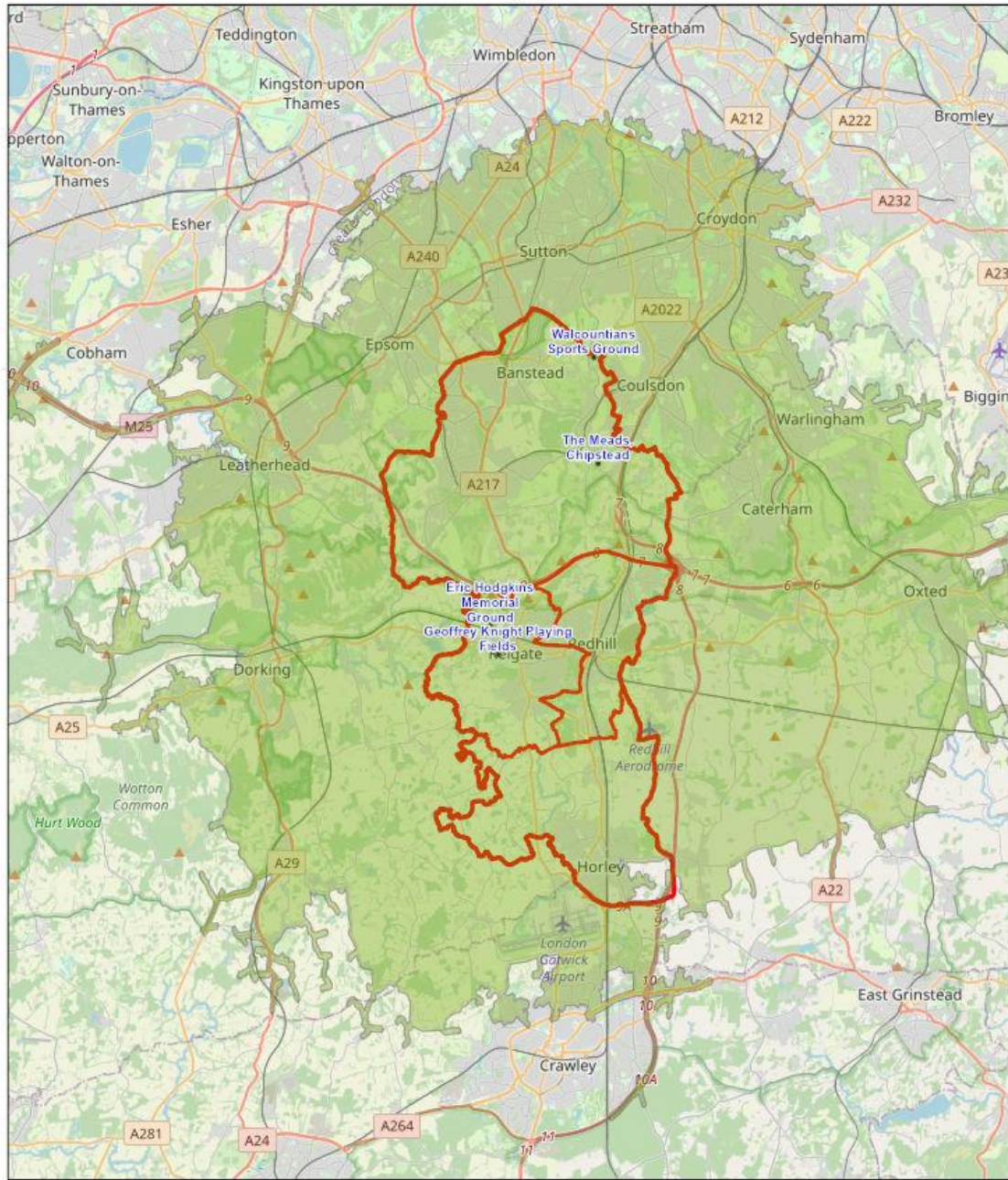


Portable floodlights at Chipstead Rugby Club

7.4.7 Geographical distribution

The geographical distribution of rugby pitches in Reigate and Banstead has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 20-minutes travel time as the typical maximum. Based upon this, the map overleaf shows that the entire local population is within the catchment of at least one pitch.

REIGATE & BANSTEAD Rugby Pitches 20 Minutes Drive



2/2/2022

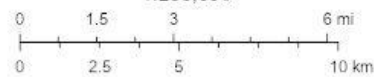
1:288,895

20.0 Minutes

• RUGBY PITCHES

SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

Reigate and Banstead District Boundary



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7.5 The views of local stakeholders

7.5.1 The Rugby Football Union

Consultation with the RFU highlighted that:

- There are four clubs in the borough. All have had recent investment from the RFU.
- The RFU is aware of big pressures on the availability of floodlit pitches for mid-week training.
- The Women's Rugby World Cup 2022 will promote female participation in the sport. The competitive structure for girl's rugby is changing in the 2022/23 season, but the impact on pitch needs is currently unknown.
- The RFU is producing a national facilities needs survey in 2022 and the findings of this should be taken into account in an early 'Stage E' review of the *'Reigate and Banstead Playing Pitch and Outdoor Sports Facilities Study'*.

7.5.2 Chipstead RFC

The key comments were as follows:

- 'If we had a floodlit pitch we would be able to host more senior clubs and evening fixtures/training. It would be helpful to have a second junior pitch for which there is space to have'.
- 'We would like to have a gym and physio room, covered outside space to incorporate more clubhouse usage and extended changing rooms'.
- 'Wear and tear on pitches is significant especially in the winter and the ground is wet. The pitches are on public land and therefore are used frequently by others'.
- 'Our Main pitch has a significant slope from left to right and up and down'.

7.5.3 Old Reigatian RFC

The key comments were as follows:

- 'We have problems with waterlogged pitches because of a rise in the water table.'
- 'We have six changing rooms, although only four are currently in use due to extension work'.

7.5.4 Old Walcountian RFC

The key comments were as follows:

- 'We are part of Walcountians Sports Club (multi-sports). The grounds are leased from Wallington County Grammar School (via their education trust)'.
- 'In addition to the three pitches on site (one floodlit) we have a dedicated training area'.

7.5.5 Reigate RFC

The key comments were as follows:

- 'Pitch space and car parking is a challenge for Minis and Micros training and fixtures on Sundays. With flexibility around training times we currently manage to accommodate demand. If more pitch space was available we could support more Micros. Demand is particularly high for the 'Rugbytots'/Micros age groups. Suitable alternatives to pitch space are a problem in inclement weather (i.e. waterlogged pitches). This prevent training, loses momentum and player engagement. We need more options for artificial pitch space or indoor training'.
- 'Our current facilities don't support all-weather training. The pitches suffer from waterlogging which prevents training. Also once waterlogged and excessively muddy the pitches also become unplayable in the event of hard frost. Annual sand treatment is gradually improving the surfaces. Drainage works are planned and funded for this year to try to further improve. Further drainage work is desirable but not yet funded - i.e. re-doing the pitch drainage completely. It would also be desirable to the club to enhance the current facilities with an artificial cricket crease and make the ground available for cricket in the summer (whilst providing a revenue stream to help ensure club financial viability). However this will also require moving/replacing existing floodlights and we don't currently have funding to do this'.
- 'We have an additional training area for the Minis/Micros that is not a full size pitch. This was a recent addition to the clubs facilities through club fundraising and obtaining grants'.
- 'Both adult pitches are used for Minis and Youth. The wear and tear from Minis is significantly less than the adult usage. The Youth wear and tear is similar to adults. This year pitches have been used by Reigate Priory Lacrosse for training and matches between July and September'.

7.6 The implications for rugby in Reigate and Banstead

Analysis of local supply of rugby union pitches in Reigate and Banstead indicates the following:

- **Local clubs:** There are four local clubs serving Reigate and Banstead.
- **Displaced demand:** Around 20% of club members live outside the borough.

- **Pitch supply:** Reigate RFC needs more space for mini-rugby activity. Chipstead RFC requires additional floodlighting for midweek training and an additional junior pitch.
- **Pitch quality:** There are some pitch quality issues relating to poor drainage.
 - Three of the five pitches at Old Reigatian RFC suffer from drainage issues, in part due to a rise in the water table.
 - Both pitches at Reigate RFC suffer from waterlogging .
- **Floodlights:** There are four floodlit rugby pitches in Reigate and Banstead, which creates pinch points for midweek training capacity:
 - Chipstead RFC has no floodlit pitches, only a partially lit training area.
 - The floodlit pitch at Reigate RFC is subject to waterlogging, reducing its capacity.
- **Security of access:** All pitches have secured access.

7.7 Assessment of current needs

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent' sessions at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity.
- **Being played to the level the site can sustain:** Where use matches the carrying capacity.
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity.

As per RFU guidance, rugby union pitch capacity, demand and the resultant balance are expressed as 'match equivalent sessions', both weekly and at peak times. Floodlit

pitches/training areas are asterisked. Overall demand is based upon adult and youth teams requiring an average of 1.5 match equivalent sessions per week for training and matches and mini teams requiring 0.25 match equivalent sessions per week.

Table 82: Rugby pitches in Reigate and Banstead: Supply - demand balance

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Chipstead RFC	1	Chipstead RFC	1.5	2.0	-0.5	1.0	1.0	Balance d
	2	Chipstead RFC	1.5	2.0	-0.5	1.0	1.0	Balance d
SITE TOTALS	2	-	3.0	4.0	-1.0	2.0	2.0	Balance d
Old Reigatians RFC	1*	Old Reigatians RFC	3.0	5.0	-2.0	1.0	1.0	Balance d
	2	Old Reigatians RFC	3.0	2.0	-1.0	1.0	1.0	Balance d
	3	Old Reigatians RFC	2.0	2.0	Balance d	1.0	1.0	Balance d
	4	Old Reigatians RFC Reigate Grammar School	2.0	2.0	Balance d	1.0	1.0	Balance d
	5	Old Reigatians RFC Reigate Grammar School	2.0	2.0	Balance d	1.0	1.0	Balance d
SITE TOTALS	5	-	12.0	13.0	-1.0	5.0	5.0	Balance d
Old Walcountians Sports Club	1*	Old Walcountians RFC	3.0	2.0	+1.0	1.0	1.0	Balance d
	2	Old Walcountians RFC	3.0	1.0	+2.0	1.0	1.0	Balance d
	3	Old Walcountians RFC	3.0	1.0	+2.0	1.0	0.0	+1.0
SITE TOTALS	3	-	9.0	4.0	+5.0	3.0	2.0	+1.0
Reigate RFC	1*	Reigate RFC	2.0	4.0	-2.0	1.0	1.0	Balance d
	2	Reigate RFC	2.0	3.0	-1.0	1.0	1.0	Balance d
SITE TOTALS	2	-	4.0	7.0	-3.0	2.0	2.0	Balance d
REIGATE & BANSTEAD	14	-	32.0	32.0	Balance d	14.0	13.0	+1.0

The split between midweek training supply and demand and weekend match supply and demand on match pitches is tabulated below, to highlight the main capacity pinch points.

Table 83: Rugby pitches in Reigate and Banstead: Supply - demand balance midweek and weekends

Site	Pitches	Midweek training capacity	Midweek training demand	Midweek training balance	Weekend match capacity	Weekend match demand	Weekend match balance
Chipstead RFC	1	0.5	1.0	-0.5	1.0	1.0	Balance d
	2	0.5	1.0	-0.5	1.0	1.0	Balance d
SITE TOTALS	2	1.0	2.0	-1.0	2.0	2.0	Balance d
Old Reigatians RFC	1*	4.0**	5.0	-3.0	1.0	1.0	Balance d
	2	0.0	3.0	-3.0	1.0	1.0	Balance d
	3	0.0	0.0	Balance d	2.0	1.0	+1.0
	4	0.0	0.0	Balance d	2.0	1.0	+1.0
	5	0.0	0.0	Balance d	2.0	1.0	+1.0
SITE TOTALS	5	4.0	8.0	-2.0	8.0	5.0	+3.0
Old Walcountians Sports Club	1*	2.0**	2.0	Balance d	1.0	1.0	Balance d
	2	0.0	0.0	Balance d	3.0	1.0	+2.0
	3	0.0	0.0	Balance d	3.0	0.0	+2.0
SITE TOTALS	3	2.0	2.0	Balance d	7.0	2.0	+5.0
Reigate RFC	1*	1.0	3.0	-2.0	1.0	1.0	Balance d
	2	1.0	2.0	-1.0	1.0	1.0	Balance d
SITE TOTALS	2	2.0	5.0	-3.0	2.0	2.0	Balance d
REIGATE & BANSTEAD	14	9.0	17.0	-8.0	19.0	11.0	+8.0

** Including separate floodlit training area

The key findings are that:

- There is sufficient capacity to meet current match needs.

- There is a significant collective shortfall in floodlit pitch capacity for midweek training at Chipstead RFC, Old Reigatians RFC and Reigate RFC, amounting to 8.0 match equivalent sessions.

7.8 Assessment of future needs

7.8.1 Population growth

The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%), although the number and proportion of people within the rugby playing age groups (7-45) are expected to fall.

7.8.2 Potential changes in demand

Local clubs have collectively indicated that there is scope to create an additional 17 teams over the next five years, subject to pitch capacity availability. The competitive structure for girls' rugby is changing in the 2022/23 season, but the impact on pitch needs is currently unknown.

7.8.3 Site-specific pressures

There is a significant collective shortfall in floodlit pitch capacity for midweek training at Chipstead RFC, Old Reigatians RFC and Reigate RFC, amounting to 10.0 match equivalent sessions.

7.8.4 Potential changes in supply

There are no known potential changes in rugby pitch supply in the borough.

7.8.5 Existing spare capacity

There is a significant shortfall in capacity for midweek training in the borough, with the collective supply-demand balance showing a deficit of 8.0 match equivalent sessions.

7.8.6 Future rugby pitch needs

Future rugby pitch needs are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future.

Table 84: Rugby Team Generation Rates in Reigate and Banstead

Team type	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Adult males	19-45	23,329	10	2	1: 1,944	23,640	12	0
Adult females	19-45	24,546	1	0	1: 24,546	24,105	1	0
Junior males	13-18	5,277	20	5	1: 211	5,542	26	+1
Junior females	13-18	5,191	5	2	1: 742	5,038	7	0
Mini-rugby (mixed)	7-12	12,227	30	8	1: 322	11,091	34	-4

7.9 Key findings and issues

7.9.1 What are the main characteristics of current supply and demand?

- **Local clubs:** There are four local clubs serving Reigate and Banstead.
- **Displaced demand:** Around 20% of club members live outside the borough.
- **Pitch supply:** Reigate RFC needs more space for mini-rugby activity. Chipstead RFC requires additional floodlighting for midweek training and an additional junior pitch.
- **Pitch quality:** There are some pitch quality issues relating to poor drainage.
 - Three of the five pitches at Old Reigatian RFC suffer from drainage issues, in part due to a rise in the water table.
 - Both pitches at Reigate RFC suffer from waterlogging .
- **Floodlights:** There are four floodlit rugby pitches in Reigate and Banstead, which creates pinch points for midweek training capacity:
 - Chipstead RFC has no floodlit pitches.
 - The floodlit pitch at Reigate RFC is subject to waterlogging, which reduces its carrying capacity.
- **Security of access:** All pitches have secured access.

7.9.2 Is there enough accessible and secured community use to meet current demand? **NO** - There is a midweek deficit at three sites

There is a significant collective shortfall in floodlit pitch capacity for midweek training at Chipstead RFC, Old Reigatians RFC and Reigate RFC, amounting to 8.0 match equivalent sessions.

7.9.3 Is the accessible provision of suitable quality and appropriately maintained? **NO** - Many pitches in the borough are affected by drainage issues

Improvements in the drainage and maintenance of the grass pitches at Chipstead RFC could potentially increase their capacity by 4.0 match equivalent sessions per week, from the current 3.0 match equivalent sessions. Improvements in drainage and maintenance at Old Reigatians RFC could potentially increase their capacity to 20.5 match equivalent sessions per week, from the current 12.0 match equivalent sessions. Improvements in drainage and maintenance at Reigate RFC could potentially increase their capacity to 7.0 match equivalent sessions per week, from the current 4.0 match equivalent sessions. Capacity could also be increased in other ways, such as an Artificial Grass Pitch or hybrid pitch improvements.

7.9.4 What are the main characteristics of future supply and demand?

- **Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%), although the number and proportion of people within the rugby playing age groups (7-45) are expected to fall.
- **Changes in demand:** Projecting future need based on current demand patterns (including unmet demand identified by the clubs) is the most appropriate basis for forecasting.
- **Changes in supply:** There are no known changes in rugby pitch supply.
- **Existing spare capacity:** There is a significant shortfall in capacity for midweek training in the borough, with the collective supply-demand balance showing a deficit of 10.0 match equivalent sessions.
- **Future needs:** There will be a small reduction in team numbers by 2041, but this will have a negligible effect on demand for pitches.

7.9.5 Is there enough accessible and secured provision to meet future demand? **NO**

There is a significant shortfall in capacity for midweek training in the borough, with the collective supply-demand balance showing a deficit of 8.0 match equivalent sessions. Additional capacity could be created in three ways:

- **Pitch quality improvements:** Improvements in drainage and maintenance to the grass pitches at the three sites with midweek capacity deficits could potentially increase their collective capacity by 15.5 match equivalent sessions per week.
- **Installation of floodlights:** The provision of floodlighting to one or more additional pitches at Chipstead RFC, Old Reigatian RFC and Reigate RFC would improve the potential for additional midweek use but would only be effective with improvements in pitch drainage and maintenance to expand capacity.
- **Provision of a World Rugby regulation 22-compliant artificial grass pitch:** Providing an artificial grass pitch at the three sites with capacity shortfalls would increase capacity for midweek training sessions and in the peak match play period for adults (Saturday afternoons) and Juniors/Minis (Saturday and Sunday mornings).

7.10 Scenario testing

7.10.1 Introduction

Based upon the key findings and issues identified above, some scenarios examining the effect of securing additional pitch capacity have been rehearsed to identify the optimum approach to addressing needs.

7.10.2 Scenario 1: Enhancing grass pitch carrying capacity with maintenance and drainage improvements

- **Rationale:** Improving the drainage and maintenance of the pitches at the sites where the drainage and/or maintenance is sub-optimal at present would add the following capacity (in match equivalent sessions) at each site:

Table 85: Potential rugby pitch capacity improvements in Reigate and Banstead

Site	Current capacity	Extra capacity	Total capacity
The Meads, Chipstead	3.0	4.0	7.0
Geoffrey Knight Playing Fields	12.0	5.5	17.5
Walcountians Sports Ground	9.0	1.5	10.5
Eric Hodgkins Memorial Ground	4.0	3.0	7.0
TOTAL	28.0	14.0	42.0

- **Advantages:** The advantages of this scenario are as follows:
 - The additional capacity would theoretically be sufficient to meet all overall projected extra pitch capacity needs to 2041.
 - The extra capacity could be achieved at existing sites without the need for additional land acquisition costs.
- **Disadvantages:** The disadvantages of this scenario are that:
 - The main limiting factor for midweek training is the absence of floodlights, with only three fully-lit pitches in the borough, plus two lit training areas. Whilst pitch quality improvements would add capacity, without additional floodlights there would be limited impact on midweek usage.
 - The cost of grounds maintenance to sustain the enhanced pitch capacity may be problematic for some clubs.
- **Conclusions:** There would be merit in exploring the potential for drainage and maintenance improvements at each site. However, to maximise the benefits of this, the review will also need to consider the issue of floodlighting to maximise the benefits in the midweek evening period (see below).

7.10.3 Scenario 2: Enhancing grass pitch carrying capacity by providing floodlights

- **Rationale:** Whilst improved maintenance and drainage would add overall capacity, to achieve the maximum benefits floodlighting will be required to facilitate use during midweek evenings. The provision of floodlighting to one or more additional pitches at Chipstead RFC, Old Reigatian RFC and Reigate RFC would improve the potential for additional midweek use but would only be effective with improvements in pitch drainage and maintenance to expand capacity. The current floodlighting arrangements are below:

Table 86: Floodlighting for rugby pitches in Reigate and Banstead

Site	Adult pitches			Junior/mini pitches			Training areas
	Floodlit	Partially floodlit	Non-floodlit	Floodlit	Partially floodlit	Non-floodlit	Floodlit
The Meads, Chipstead	-	-	2	-	-	1	-
Geoffrey Knight Playing Fields	1	-	2	-	-	-	1
Walcountians Sports Ground	1	-	1	-	-	-	1
Eric Hodgkins Memorial Ground	1	-	1	-	-	-	-
TOTALS	3	0	9	0	0	1	2

- **Advantage:** The advantage of this scenario is that floodlighting additional pitches will increase their availability on midweek evenings when training sessions take place.
- **Disadvantages:** The disadvantages of this scenario are as follows:
 - Its effectiveness is contingent upon the pitch capacity enhancements achievable through the drainage and maintenance improvements, so it needs to be considered in conjunction.
 - On its own, it would have negligible impact upon the existing deficits.
 - All sites are in the Green Belt and countryside, so extending floodlighting arrangements needs to be handled sensitively in planning terms.
- **Conclusions:** The greatest benefits of floodlighting will be where it is combined with an improvement in pitch maintenance or drainage ratings. Floodlighting additional pitches at Chipstead RFC, Old Reigatian RFC and Reigate RFC would provide one option for addressing capacity shortfalls, subject to achieving planning consent.

7.10.4 Scenario 3: Enhancing pitch carrying capacity by providing rugby-compliant artificial grass pitches

- **Rationale:** Providing an artificial grass pitch (or alternative mechanism for enhancing the pitch capacity in addition to drainage e.g. hybrid technology) at the three sites with a midweek capacity deficit (Reigate RFC and Old Reigatians RFC) would increase capacity for midweek training sessions and in the peak match play period for adults (Saturday afternoons) and Juniors/Minis (Sunday mornings). As a related benefit, there is significant unmet demand from local

football clubs for access to '3G' pitches, so a rugby-compliant artificial grass pitch would also serve wider needs.

- **Advantages:** The advantages of this scenario are as follows:
 - The pitches would add 10.0 midweek match equivalent sessions and 4.0 weekend match equivalent sessions at each site (offset by the loss of the grass pitches upon which they would be sited) which would meet all current and future needs.
 - Subject to any spare rugby capacity, the pitch could additionally contribute to meeting identified deficiencies in '3G' Football Turf Pitches in the borough. Chipstead FC, which is located close to the Chipstead RFC site has aspirations to provide a '3G pitch that could also meet rugby needs, subject to suitable design and specification.
- **Disadvantage:** The only disadvantage of this scenario is that to achieve maximum peak-time benefits will involve scheduling matches at non-traditional kick-off times which is a relatively new concept for many teams.
- **Conclusions:** The feasibility of installing a World Rugby Regulation 22-compliant artificial grass pitch (or other means for enhancing the pitch capacity in addition to drainage e.g. hybrid technology) at Reigate RFC and Old Reigatians RFC should be investigated further as an alternative to improvements to grass pitch drainage and floodlighting.

7.11 Policy recommendations

7.11.1 Introduction

The recommendations in relation to rugby union are made in the context of the National Planning Policy Framework (NPPF) paragraph 99, which stipulates that existing open space including playing pitches, should not be built upon unless: -

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under 'protect', 'enhance' and 'provide'.

7.11.2 Protect

Recommendation 1 - Safeguarding existing provision: The Reigate and Banstead PPS comprises a robust and evidence-based assessment of current and future needs for rugby union in the borough. The PPS has identified a need to increase local rugby pitch capacity and to this extent, it will be important for all current community used rugby pitch sites to be retained and protected. It is therefore recommended that planning policies continue to support the retention of all sites, based upon the evidence in the PPS. If proposals to redevelop rugby pitches do come forward, this will only be permissible they are replaced and meet policy exception E4 of Sport England’s Playing Fields Policy. This states that ‘the playing field or playing fields which would be lost as a result of the proposed development must 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’.

7.11.3 Enhance

Recommendation 2 - Improving existing pitch capacity: Additional pitch capacity would best be developed at existing pitches by improving the quality of pitch drainage and maintenance at Chipstead RFC, Old Reigatian RFC and Reigate RFC with related floodlighting provision.

Recommendation 3 - Developer contributions and external funding: All the additional demand for rugby arising from housing development in Reigate and Banstead to 2041, should be accommodated through the recommendations outlined above. It is recommended that the action plan in the Reigate and Banstead PPS be used as the basis for seeking an appropriate level of financial contributions under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to cover the capital and revenue implications of the enhancements, in conjunction with any other external sources of funding that might be available.

7.12 Action Plan

7.12.1 Introduction

In the context of the recommendations above, the rugby union action plan below will guide the implementation of the Study. The abbreviations stand for R&BBCC - Reigate and Banstead Borough Council and RFU - Rugby Football Union. The capital cost estimates are based upon Sport England’s ‘Facility Costs - Second Quarter of 2021’ (2021).

7.12.2 Key strategic actions

Table 87: Key strategic action plan for rugby in Reigate and Banstead

Issues	Action	Lead/ Facilitator	Partners	Resources	Priority
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Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved rugby facilities.	R&BBC	Developers	Determined by Sport England's New Development Calculator	High
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7.12.3 Site specific actions

Table 88: Site specific action plan for rugby in Reigate and Banstead

Site	Issues	Action	Lead/ Facilitator	Partners	Resources	Priority
The Meads, Chipstead	Midweek capacity shortfall.	<ul style="list-style-type: none"> • Improve drainage and maintenance. • Explore the feasibility of providing floodlighting to two pitches. • Explore the potential of sharing a floodlit artificial grass pitch with Chipstead FC. 	Chipstead RFC	RFU	£100,000	High
Geoffrey Knight Playing Fields	Midweek capacity shortfall.	Investigate capacity improvement options, then either: <ul style="list-style-type: none"> • Improve drainage and maintenance and provide floodlighting to two pitches; or • Provide a floodlit artificial grass pitch. 	Old Reigatian RFC	RFU	£100,000 for drainage/ floodlights £970,000 for artificial grass pitch	High
Walcountians Sports Ground	No current issues.	-	-	-	-	-
Eric Hodgkins Memorial Ground	Midweek capacity shortfall.	Investigate capacity improvement options, including improving drainage and maintenance and provide floodlighting to two pitches.	Reigate RFC	RFU	£100,000 for drainage/ floodlights £970,000 for artificial grass pitch	High

7.12.4 Potential project impact

The rugby projects with the potential to have the greatest impact on identified needs and deficiencies are as follows:

- A rugby-compliant '3G' pitch at Chipstead FC
- Improved drainage, maintenance and floodlighting at Old Reigatian RFC.
- Improved drainage, maintenance and floodlighting at Reigate RFC.

8 HOCKEY PITCH NEEDS

8.1 Organisational context

- **England Hockey:** England Hockey is the governing body of the sport and supports the development of the game in Reigate and Banstead.
- **England Hockey-affiliated club:** There are four affiliated clubs in Reigate and Banstead who collectively provide 23 men's teams, nine women's teams, ten junior boy's teams and ten junior girl's teams.

8.2 Strategic context

8.2.1 National hockey strategy

England Hockey's strategic plan 2017 - 2027 '*A Nation Where Hockey Matters*' (2017) contains the following priorities of relevance to Reigate and Banstead:

The vision is for England to be a 'Nation Where Hockey Matters'.

Adults: The number playing regularly in the club network will be increased by:

- Working with universities, schools and colleges to deliver quality playing experiences and clear pathways to club hockey.
- Working with regional and local leagues and affiliated clubs, to deliver the highest quality playing experience and appropriate competition frameworks.
- Developing more opportunities for over 40s to play hockey.
- Delivering a quality programme of competitions that meet the needs of players and clubs.

Young people: The number playing hockey in schools and clubs will be increased by:

- Developing more relationships between clubs and primary and secondary schools.
- Working with clubs to increase the number of junior hockey sessions being provided.
- Delivering a quality programme of competitions that meet the needs of players, schools and clubs.
- Developing an ability-based pathway for children aged 5-12 for adoption in clubs, schools and youth organisations.

Informal hockey: The numbers of people playing informal hockey will be increased by:

- Setting up opportunities to play Quicksticks and Hockey Heroes in community sites.
- Increasing the opportunities to play Rush Hockey at schools, colleges, universities, clubs and community sites.
- Increasing the opportunity for women to take part in Back to Hockey sessions at clubs and community sites.

8.2.2 Hockey facilities strategy

England Hockey's '*Facilities Strategy*' (2016) contains the following key elements:

Vision: For every hockey club in England to have appropriate and sustainable facilities that provide excellent experiences for players.

Mission: 'More, Better, Happier Players with access to appropriate and sustainable facilities'. The 3 main objectives of the facilities strategy are:

- **Protect - To conserve the existing hockey provision:** There are currently over 800 pitches that are used by hockey clubs (club, school, universities.) The current provision must be retained where appropriate, to ensure that hockey is maintained across the country.
- **Improve - To improve the existing facilities stock (physically and administratively):** The current facilities stock is ageing and there needs to be strategic investment into refurbishing the pitches and ancillary facilities. There needs to more support for clubs to obtain better agreements with facilities providers and education around owning an asset.
- **Develop - To strategically build new hockey facilities where there is an identified need and ability to deliver and maintain:** The research has identified key areas across the country where there is a lack of suitable Hockey provision and there is a need for additional pitches. There is an identified demand for multi pitches in the right places to consolidate hockey and allow clubs to have all of their provision catered for at one site.

England Hockey has identified key areas across the country where there is a lack of suitable hockey provision and there is a need for additional pitches, suitable for hockey. There is an identified demand for multi pitches in the right places to consolidate hockey and allow clubs to have all of their provision catered for at one site.

8.2.3 Neighbouring local authorities

Playing pitch strategies in neighbouring districts identify cross-boundary issues:

Epsom and Ewell

The '*Epsom and Ewell Playing Pitch Strategy*' (2020) identifies that there is a shortfall of hockey pitches in the borough, for both current and future needs.

Mole Valley

The '*Mole Valley Playing Pitch Strategy*' (2021) identifies that whilst there is sufficient spare capacity to meet existing and future needs, none of the pitches has secured community use and quality and floodlighting issues will need to be addressed to maintain the position.

London Borough of Sutton

The council does not have a current playing pitch strategy so there is no detailed analysis of playing pitch needs.

London Borough of Croydon

The 'Croydon Sports and Physical Activities Strategy 2018-2023' (2018) identified that 'a supply-demand analysis shows that there is an over-supply of artificial turf pitches for Hockey. However, there is more limited supply of community Hockey for the North of the borough'.

Tandridge

The 'Tandridge Playing Pitch Strategy' (2018) identifies 'a small undersupply of provision to meet senior match play demand'.

Crawley

The 'Crawley Borough Council Playing Pitch Strategy Needs Assessment Report' (2020) concluded that there is insufficient capacity to meet current needs and that two of the three pitches are currently being converted to '3G' surfaces that are unsuitable for hockey. This will lead to exported demand to neighbouring areas including Reigate and Banstead.

8.2.4 Implications of the strategic context

The implications of the strategic context are as follows:

- **Local corporate priorities:** Given the increasing limitations on public finances, demonstrating the role hockey can play in delivering wider agendas such as health and wellbeing is a key requirement for attracting investment.
- **Planning policy:** Whilst local planning policy is supportive of the retention and provision of playing pitches, including those for hockey, the current work on the Playing Pitch Study will provide a methodologically robust basis for determining current and future needs.
- **Policy shifts:** The move in national sports policy towards prioritising new participants is being addressed by hockey which is attracting new and lapsed participants through initiatives including Back to Hockey, Hockey Heroes and walking hockey.
- **Neighbouring areas:** The three neighbouring areas that have undertaken an assessment of hockey needs have identified a deficiency.

8.3 Hockey demand

8.3.1 Expressed demand

The following clubs play in the borough. External pitches used are shown in italics:

Table 89: Hockey clubs and teams in Reigate and Banstead

Club	Home Grounds	Men's teams	Women's teams	Boy's teams	Girl's teams
Horley Hockey Club	Worth School (Crawley) Cophorne Prep School (Mid Sussex) Hazelwick School (Crawley)	3	2	2	2
Old Reigatians HC	St. Bede's School, Redhill	3	0	0	0
Purley Walcountians HC	Walcountians Sports Club	5	2	3	3
Reigate Priory Hockey Club	Reigate Grammar School Royal Alexandra and Albert School St. Bede's School, Redhill	6	5	5	5
TOTALS	-	17	9	10	10

8.3.2 Demand trends

National affiliation data for hockey club members provided by England Hockey reveals successive increases in the period since 2010 as follows:

Table 90: National affiliation data for Hockey 2010 - 2018

Year	No. players	Annual % increase
2010/11	102,313	-
2011/12	106,665	4.3%
2012/13	114,642	7.5%
2013/14	113,575	-0.9%
2014/15	120,404	6.0%
2015/16	129,857	7.9%
2016/17	138,915	6.6%
2017/18	143,762	3.6%

8.3.3 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. Horley HC moved to a new pitch at Cophorne Prep School in Mid Sussex in November 2021, but still trains at Worth School in Crawley, due to floodlighting restrictions at Cophorne.

8.3.4 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.

- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

Consultation with local clubs indicated that there is significant unmet demand at present.

- Reigate Priory Hockey Club has a waiting list of 71 junior players due to lack of accessible local pitch capacity. It has unmet demand for an additional three hours per week of pitch time for matches and nine hours per week for training.
- Horley Hockey Club has unmet demand for an additional three hours per week of pitch time for matches.

8.3.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population if they had access to more or better provision. Consultation with local clubs indicated that a total of five additional teams could be accommodated in Reigate and Banstead if the pitch capacity and quality was improved.

8.4 Hockey pitch supply in Reigate and Banstead

8.4.1 Quantity

This section summarises the detail of the supply of artificial turf pitches suitable for hockey (sand-dressed and sand-filled) in Reigate and Banstead.

- Water-based pitches are the preferred surface for elite-level hockey. The sports turf uses a denser pile than other surface types which, combined with the water layer, provides the truest ball roll of any artificial turf system. There are no pitches of this type in the borough.
- Sand-dressed artificial turf is a higher specification surface designed specifically for fast-paced hockey.
- With sand-filled pitches, the playing surface is only partially filled (usually about two-thirds of the pile height) so the game is played on the sports carpet, not the sand infill.
- Both types of sand-based pitches can also be used for football, but the rubber crumb-filled, long-pile surface of '3G' football turf pitches and/or World Rugby Regulation 22-compliant pitches are not suitable of hockey use. The peak demand period for hockey is Saturday for match play and midweek 6.00pm to 10.00pm for training.
- **Full-sized pitches with community use and used:**

Table 91: Hockey pitches with community use and used in Reigate and Banstead

Site	Address	Dimensions	Surface	Floodlit	Built	Resurfaced
Reigate Grammar School	Hartwood Sports Ground, Dovers Green Road, Reigate RH2 8DD	98m x 59m 98m x 62m	Sand-filled Sand-dressed*	Yes Yes	2014 2019	- -
Royal Alexandra and Albert School	Gatton Park, Reigate RH2 0TW	100m x 60m	Sand-dressed*	Yes	2009	-
St. Bede's School	Carlton Road, Redhill RH1 2LQ	100m x 60m	Sand-filled	No	1992	2008
Walcountians Sports Club	Carshalton Road, Woodmansterne SM7 3HU	95m x 60m	Sand-dressed	Yes	1990	2015

* As a condition of planning consent, lights have to be switched off by 9.00pm.

- **Pitches with community access but not used for hockey:** There are no pitches with community access that are not used for hockey by external hirers.
- **Pitches not available for community use:** There are no pitches in this category.
- **Provision by sub-area:** Pitches with community use and used by sub-area are as follows:

Table 92: Hockey pitches with community use and used by sub-area in Reigate and Banstead

Sub-area	Population	No. Pitches	Pitches per capita
Banstead/Tadworth	52,789	1	1: 52,789
Reigate	28,652	2	1: 14,326
Redhill	38,267	2	1: 19,134
Horley	29,040	0	-
REIGATE & BANSTEAD	148,848	5	1: 29,770

8.4.2 Use of hockey pitches for football

With a shortage of '3G' football turf pitches in Reigate and Banstead, two of the pitches with hockey use accommodate some football usage:

Table 93: Football use of hockey pitches in Reigate and Banstead

Site	Hockey use	Hockey use (%)	Football use	Football use (%)	Unused	Unused (%)
Reigate Grammar School (1)	24.5 hours	76.6%	0 hours	0.0%	7.5 hours	23.4%
Reigate Grammar School (2)	2 hours	100.0%	0 hours	-	0 hours	-
Royal Alexandra and Albert School	7 hours	31.8%	9 hours	40.9%	6 hours	27.3%
St. Bede's School	9 hours	100.0%	0 hours	0.0%	0 hours	0.0%
Walcountians Sports Club	9 hours	34.6%	5 hours	19.2%	12 hours	46.4%

The split between midweek and weekend use at each pitch is as follows:

Table 94: Midweek/weekend use of hockey pitches in Reigate and Banstead

Site	Midweek used hours	% capacity	Saturday used hours	% capacity	Sunday used hours	% capacity
Reigate Grammar School (1)	16.5	68.8%	4.0	100.0%	4.0	100.0%
Reigate Grammar School (2)	0.0*	-	2.0	100.0%	0.0*	-
Royal Alexandra and Albert Sch	9.0	66.7%	4.0	100.0%	3.0	100.0%
St. Bede's School	0.0*	-	6.0	100.0%	3.0	100.0%
Walcountians Sports Club	5.0	50.0%	6.0	100.0%	3.0	50.0%
TOTALS	30.5	61.9%	22.0	100.0%	13.0	81.3%

* No community use due to planning restrictions and lack of floodlights.

8.4.3 Quality

The qualitative analysis of pitches and related facilities in Reigate and Banstead involved a visit to all hockey pitches, to undertake the sport-specific non-technical visual inspections produced by England Hockey for Sport England's 'Playing Pitch Strategy Guidance' (2013). The assessment generates an overall 'score' for each pitch by evaluating the condition of the playing surface, fencing, floodlighting, disability access and changing provision. The scores for each artificial grass pitch for hockey with community use and used are as follows:

Table 95: Artificial grass pitches for hockey in Reigate and Banstead: Quality audit

Site	Pitch	Changing
Reigate Grammar School pitch 1	Good	None*
Reigate Grammar School pitch 2	Good	None*
Royal Alexandra and Albert School	Standard	None*
St. Bede's School	Standard	None*
Walcountians Sports Club	Good	Good

* Changing facilities not available to community users.

8.4.4 Pitch maintenance

All hockey pitch maintenance in the borough is the responsibility of each pitch owner, although there is no record of the extent to which this complies in each case with best practice.

8.4.5 Ownership, management and security of access

The ownership, management and security of community access of hockey pitch sites is detailed below. Security of access refers to the extent to which community use is protected.

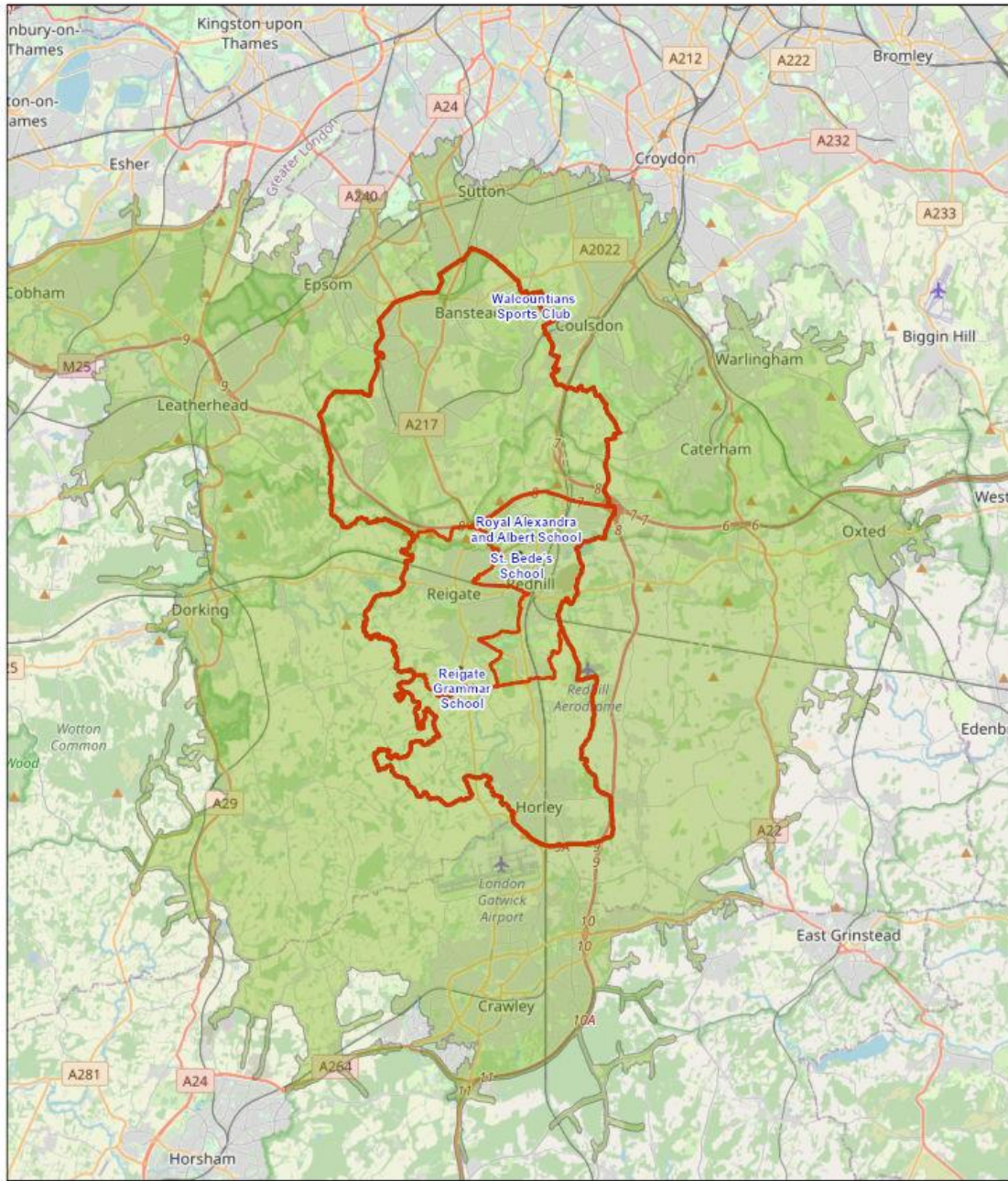
Table 96: Artificial grass pitches for hockey in Reigate and Banstead: Ownership, management and access

Site	Ownership	Management	Security of access
Reigate Grammar School	Reigate Grammar School	Reigate Grammar School	Unsecured
Royal Alexandra and Albert Sch	Royal Alexandra and Albert Sch	Royal Alexandra and Albert Sch	Unsecured
St. Bede's School	St. Bede's School	St. Bede's School	Unsecured
Walcountians Sports Club	Walcountians Sports Club	Walcountians Sports Club	Secured

8.4.6 Geographical distribution

The geographical distribution of artificial grass pitches in Reigate and Banstead has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 20-minutes travel time as the typical maximum. Based upon this, the map overleaf shows that the entire local population is within the catchment of at least one pitch.

REIGATE & BANSTEAD Artificial Grass Pitches Hockey 20 Mins Drive



2/2/2022

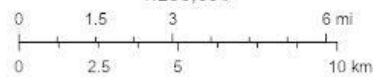
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20.0 Minutes

• ARTIFICIAL GRASS PITCHES FOR HOCKEY

SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

Reigate and Banstead District Boundary



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8.5 The views of stakeholders on pitch supply and demand

England Hockey: Consultation with England Hockey raised the following issues:

- Reigate and Banstead is a critical area for Hockey. Several sites have been lost to hockey in neighbouring areas putting pressure on facilities. Horley HC has lost its home ground in Crawley and will be playing its home games in Tandridge. However, this site has no floodlights so the club is unable to train mid-week.
- Hockey clubs have various problems in relation to AGPs in Reigate and Banstead. Some pitches have no community access, others have no lights on some are subject to restrictive planning conditions. No changing facilities are available on any sites, which contravenes the requirements for higher-level league play.
- There is a general under-supply of pitches in the borough. There is imported demand from Sutton, Croydon and Epsom and Ewell. No hockey clubs own their pitch which adversely affects the social side of hockey and none has a clubhouse at its home pitch.
- A promotional hockey programme will be rolled out by clubs in connection with the 2022 Commonwealth Games.
- There is an urgent need to provide an additional artificial grass pitch to meet existing unmet demand for Hockey in Reigate and Banstead.

Horley Hockey Club:

The key comments were as follows:

- 'We previously trained and played our matches at Ifield Community College for 10 years (the pitch was built in approximately 2003). The pitch quality and floodlights were poor but have now been resurfaced with a 3G football pitch which is not compatible with playing competitive hockey. The club were given only a few weeks' notice and our very survival was threatened due to the lack of available facilities in the area'.
- 'Oriol School in Crawley was also resurfaced with a rugby compatible 3G surface that is also not suitable for hockey resulting in only 1 of the 3 hockey compatible pitches remaining in Crawley area where we have been playing our hockey for over 10 years since league hockey was no longer allowed to be played on grass'.
- 'There are no available facilities in Reigate and Banstead so all our adult and junior teams currently have to travel out of the area to train and play matches. There is limited public transport to these facilities and they are also about 10-15 mins driving distance from our clubhouse'.
- 'We are currently training and playing matches at Worth School in Crawley, until the new pitch at Copthorne Prep School opens in November 2021. However, an

existing booking by East Grinstead Hockey Club at Copthorne means that we will be playing matches wherever we can find space at Hazelwick School, Worth School or Copthorne’.

- ‘Copthorne Prep School will not have any changing facilities or post-match social facilities but will have toilet facilities available. The Horley Cricket and Hockey Club house which has changing facilities, a bar and kitchen is approximately a 10 minute drive away from the Copthorne School. And due to the floodlight curfew at Copthorne Prep School (8pm) our adult teams are unable to train at the school and instead train at Worth School as they have a later curfew’.
- ‘We are in negotiation with the school about securing our future use with either long term rental agreement or ideally a Community Use Agreement our preferred options’.

Reigate Priory Hockey Club:

The key comments were as follows:

- ‘We are at full capacity on our pitches for training and playing and we have had scenarios where we have had to look at using facilities outside the borough. We desperately need more pitch space for both training and home games’.
- ‘We have 71 juniors on our waiting list as we are restricted on pitch space. We are at full capacity in terms of the pitch space which we use for training so have to cram a lot of players onto pitches for senior and junior training. This does not optimise training and is incredibly frustrating as there is a fantastic newer pitch at Reigate Grammar School which cannot be used after 6pm on weekdays, after 3pm on Saturdays and not at all on Sundays. Previous planning applications have been rejected for additional use due to objections from neighbours. If we were able to use the pitch for midweek training and weekend matches, it would lift a massive burden and pressure on the hockey club.
- ‘Pitch capacity on Saturdays for matches is also a challenge as all the pitches which we use are at school sites so we do not own them and they are subject to additional rules and restrictions from the school venues. We have good relations but there is increasing usage of events at their venues and not allowing external hirings if any school activities are taking place at the same time due to child protection rules. There is also a gap required between school events finishing and the club being able to use pitches’.
- ‘Floodlight usage on Reigate Grammar School’s second pitch finishes at 9pm which restricts use as the club could use the pitches for midweek training until 10pm if the permitted timing was extended’.
- ‘If we had more pitch space, then we could increase more hockey-based activities to the wider community, for example ‘Walking Hockey’ and ‘Back to Hockey’.

- There is no changing on-site at the Reigate Grammar School and Royal Alexandra and Albert School pitches, which is awkward for away travelling teams and officials. The new England Hockey rules require both our men's and ladies first teams to provide changing for teams and officials on site'.
- 'The St Bede's school pitch does not have floodlights so cannot be used on weeknights or later in the day on weekends'.
- 'In the last few years, two astroturf pitches in the Reigate and Banstead have been converted to '3G' surfaces so reducing capacity for hockey'.
- 'We have 11 senior teams playing on Saturdays with those teams training in the week. We have 359 junior members who also train in the week and have fixtures on Sundays, along with occasional other fixtures. The club spent £26,624 on pitch hire in the last full season before Covid. If the club had the use of our own pitch, we would not have the ongoing challenges faced above and it would reduce the challenges placed on our volunteers who run the Club'.
-



Reigate Grammar School Sand-dressed Artificial Grass Pitch

Old Reigatian HC: The key comments were as follows:

- 'We have three men's teams based at the St. Bede's School pitch'.
- 'The pitch was recently re-surfaced and is good quality, although it is not floodlit'.

8.6 The implications for hockey in Reigate and Banstead

Analysis of local supply and demand for hockey pitches in Reigate and Banstead indicates the following:

- **Local clubs:** There are four clubs serving Reigate and Banstead.
- **Displaced demand:** Horley Hockey Club has to use pitches that are outside the borough.
- **Unmet demand:** The waiting list for junior players at Reigate Priory Hockey Club is equivalent to six teams.
- **Pitch supply:** There is no spare capacity of hockey pitches in the Saturday peak-period. As a condition of planning consent, the sand-dressed Reigate Grammar School pitch cannot be used after 6.00pm on midweek days, after 3.00pm on Saturdays and not at all on Sundays.
- **Floodlights:** As a condition of planning consent, the floodlights at the sand-filled Reigate Grammar School pitch have to be switched off by 9.00pm, reducing potential midweek training capacity at the pitch. There are no floodlights at the St. Bede's School pitch, which precludes evening use during the winter months.
- **Changing facilities:** None of the pitches on school site shas available changing facilities, which is contrary to England Hockey rules for play in the higher leagues that there must be on-site changing for officials and teams.
- **Security of tenure:** Only one of the pitches with community use on school sites in Reigate and Banstead has secured use by external clubs.

8.7 Assessment of current needs

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent' sessions at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity.
- **Being played to the level the site can sustain:** Where use matches the carrying capacity.
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity.

As per England Hockey guidance, pitch capacity is expressed as weekly peak time hours of availability, demand as actual hours of use and the resultant balance is expressed as hours of availability at peak times. The actual used capacity of artificial turf pitches is based upon their hours of use in the peak period supplied by the pitch operators.

Table 97: Artificial grass pitches for hockey in Reigate and Banstead: Supply - demand balance

Site	Users	Saturday capacity	Saturday demand	Saturday balance	Sunday capacity	Sunday demand	Sunday balance
Reigate GS (1)	Reigate Priory HC	4.0	4.0	Balanced	4.0	4.0	Balanced
Reigate GS (2)	Reigate Priory HC	2.0	2.0	Balanced	0.0	0.0	Balanced
Royal Alexandra and Albert School	Reigate Priory HC	4.0	4.0	Balanced	3.0	3.0	Balanced
St. Bede's School	Old Reigatians HC	4.0	4.0	Balanced	3.0	3.0	Balanced
Walcountians SC	Purley Walcountians HC	6.0	6.0	Balanced	6.0	3.0	+3.0
TOTALS	-	20.0	20.0	Balanced	16.0	13.0	+3.0

The table below shows Hockey demand from Reigate and Banstead that has to be met at pitches in neighbouring areas due to the lack of available internal capacity.

Table 98: Artificial grass pitches for hockey in neighbouring areas accommodating Reigate and Banstead demand

Site	Users	Saturday capacity	Saturday demand	Saturday balance	Sunday capacity	Sunday demand	Sunday balance
Copthorne Prep School	Horley HC East Grinstead HC	6.0	6.0	Balanced	4.0	4.0	Balanced
Hazelwick School	Horley HC	6.0	3.0	+3.0	0.0	0.0	Balanced
Worth School	Horley HC	0.0	0.0	Balanced	4.0	3.0	+1.0
TOTALS	-	12.0	9.0	+3.0	8.0	7.0	+1.0

The split between midweek and weekend use at each pitch is as follows:

Table 99: Artificial grass pitches for hockey in Reigate and Banstead:
Midweek/weekend balance

Site	Midweek used hours	% capacity	Saturday used hours	% capacity	Sunday used hours	% capacity
Reigate Grammar School (1)	12.0	80%	4.0	100%	4.0	100%
Reigate Grammar School (2)	12.0	-	2.0	100%	0.0	-
Royal Alexandra and Albert School	10.0	83.3%	4.0	100%	3.0	100%
St. Bede's School	0.0	-	4.0	100%	3.0	100%
Walcountians SC	15.0	100%	6.0	100%	3.0	50%
TOTALS	53.0	75.7%	29.0	90.6%	20.0	83.3%

The assessment shows that:

- There is a no effective spare capacity during the Saturday peak period.
- Midweek used hours average 75.7% utilisation across the three pitches, including 20 hours of football usage.

8.8 Assessment of future needs

8.8.1 Population growth

The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%), although the number and proportion of people within the hockey playing age groups (8-45) are expected to fall.

8.8.2 Potential changes in demand

Consultation with local clubs indicated that a total of five additional teams of all age groups could be accommodated in Reigate and Banstead if the pitch capacity and quality was improved. To promote club cohesion, England Hockey has identified that the optimum operational model is for clubs to be able to meet all their respective pitch needs at hub sites.

8.8.3 Site-specific pressures

There is 14 hours per week of football use of the Royal Alexandra and Albert School and St. Bede's School pitches, which displaces some hockey demand. The proposed '3G' pitches at Kingswood Recreation Ground and Merstham Park School, whilst aspirational only at this stage, would be geographically well-placed to accommodate the football use, freeing up time for hockey.

8.8.4 Potential changes in supply

There are no known potential changes in pitch supply.

8.8.5 Existing spare capacity

There is a no effective spare capacity at the full-sized pitches during the Saturday peak period.

8.8.6 Future hockey pitch needs

Future hockey pitch needs are modelled below using 'Team Generation Rates', which identify how many people in a specified age group in the borough are required to generate one team, including an assessment of current unmet demand. These are then applied to projected changes in population to identify the likely number of future teams.

Table 100: Hockey Team Generation Rates in Reigate and Banstead

Team type	Age range	Current population	Current teams	Unmet demand	TGR	Population 2041	Teams 2041	Extra teams
Adult male hockey	18-45	24,093	17	0	1: 1,417	25,014	18	+1
Adult female hockey	18-45	26,209	9	0	1: 2,912	23,856	8	-1
Boys junior hockey	8-17	9,779	10	3	1: 752	9,465	13	0
Girls junior hockey	8-17	9,341	10	3	1: 719	8,666	12	-1

8.9 Key findings and issues

8.9.1 What are the main characteristics of current supply and demand?

- **Local clubs:** There are four clubs serving Reigate and Banstead.
- **Displaced demand:** Horley Hockey Club has to use pitches that are outside the borough, but would like to be based in Reigate and Banstead.
- **Unmet demand:** Reigate Priory Hockey Club has a waiting list of 71 junior players due to lack of accessible local pitch capacity. It has unmet demand for an additional three hours per week of pitch time for matches and nine hours per week for training.
- **Pitch supply:** There is no spare capacity of hockey pitches in the Saturday peak-period. As a condition of planning consent, the sand-dressed Reigate Grammar School pitch cannot be used after 6.00pm on midweek days, after 3.00pm on Saturdays and not at all on Sundays.
- **Floodlights:** As a condition of planning consent, the floodlights at the sand-filled Reigate Grammar School pitch have to be switched off by 9.00pm, reducing potential midweek training capacity at the pitch. There are no floodlights at the St. Bede's School pitch, which precludes evening use during the winter months.

- **Changing facilities:** None of the pitches on school site shas available changing facilities, which is contrary to England Hockey rules for play in the higher leagues that there must be on-site changing for officials and teams.
- **Security of tenure:** Only one of the pitches with community use in Reigate and Banstead has secured use by external clubs.

8.9.2 Is there enough accessible and secured community use to meet current demand? **NO**

- Horley Hockey Club has to play at pitches outside the borough. Three of the four pitches in Reigate and Banstead do not have secured community use, so if access to the pitches was rescinded, there would be no capacity to meet current needs. Reigate Priory Hockey Club has a waiting list of 71 junior players due to lack of accessible local pitch capacity. It has unmet demand for an additional three hours per week of pitch time for matches and nine hours per week for training.

8.9.3 Is the accessible provision of suitable quality and properly maintained? **NO**

The pitches at Royal Alexandra and Albert School and St. Bede's School will need to be re-surfaced in the next three years. Neither school has made provision for a sinking fund for this purpose.

8.9.4 What are the main characteristics of future supply and demand?

- **Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%), although the number and proportion of people within the hockey playing age groups (8-45) are expected to fall.
- **Changes in demand:** Projecting future need based on current demand patterns is the most appropriate basis for forecasting.
- **Conversion of artificial grass pitches:** Any conversion of a sand-based/filled AGPs in the borough would be detrimental to hockey. The pitches at Royal Alexandra and Albert School and St. Bede's School will need to be re-surfaced in the next three years.
- **Existing spare capacity:** There is a no effective spare capacity during the Saturday peak period and midweek use of the Royal Alexandra and Albert School and St. Bede's School pitches are constrained by football usage.
- **Future needs:** There will be a small reduction in team numbers by 2041, but this will be offset by current unmet and latent demand.

8.9.5 Is there enough accessible and secured provision to meet future demand? **NO**

There is insufficient spare capacity at existing pitches to accommodate future demand community and community access is secured at only three sites, so continued access by hockey clubs cannot be assumed. Additional capacity could be created in five ways:

- **An additional pitch:** Providing a new pitch at a location to be identified in Horley, to meet the needs of Horley Hockey Club.
- **Secured community access:** Securing community use of the pitches at Reigate Grammar School, Royal Alexandra and Albert School and St. Bede's School through a formal Community Use Agreement would provide security of tenure for the local clubs.
- **Extension of floodlighting:** Extending the operational period of the floodlights at the Reigate Grammar School would expand midweek training and weekend match capacity and the permissibility of this in planning terms should be explored.
- **Pitch resurfacing:** Ensuring that the pitches at the Royal Alexandra and Albert School and St. Bede's School are resurfaced in the next three years would improve their quality and safeguard future use.
- **Diversion of football demand:** Providing additional '3G' football turf pitch capacity in the borough would divert football demand away from hockey pitches at Royal Alexandra and Albert School and Walcountians Sports Club in the critical midweek training period and provide sufficient extra capacity for extra hockey development initiatives to be developed.

8.10 Scenario testing

8.10.1 Introduction

Based upon the key findings and issues identified above, some scenarios examining the effect of securing additional pitch capacity have been rehearsed to identify the optimum approach to addressing needs.

8.10.2 Scenario 1: Providing a new pitch in Horley

- **Rationale:** Horley Hockey Club currently has to train and play all its matches on pitches that are outside the borough, have no secured community use and one of which is subject to an 8.00pm floodlighting curfew on midweek evenings. This situation is threatening the survival of the club.
- **Advantages:** The advantages of this scenario are that:
 - The club could be based at a single site to consolidate its training and match play.
 - There is currently no spare capacity at existing pitches in the borough, so a new pitch would create additional capacity to serve unmet needs.

- Crawley Hockey Club (based at Hazelwick School) have additional demand that a pitch in Horley would meet.
- **Disadvantages:** The disadvantages of this scenario are that:
 - There is insufficient demand from Horley Hockey Club alone to make a new pitch financially viable, although needs assessments in the neighbouring areas of Tandridge and Crawley both identify a shortage of capacity, so use by clubs from these areas would assist viability.
 - No site for the pitch has currently been identified.
- **Conclusions:** There is merit in commissioning a feasibility study to establish whether the project would be viable.

8.10.3 Scenario 2: Securing community access

- **Rationale:** Securing community use of the pitches at Reigate Grammar School, Royal Alexandra and Albert School and St. Bede's School through a formal Community Use Agreement would provide security of use for the local clubs that use them.
- **Advantages:** Secured community access would give the user clubs certainty over usage arrangements.
- **Disadvantages:** There are no obvious disadvantages to this scenario.
- **Conclusions:** Community Use Agreements should be pursued with all three schools.

8.10.4 Scenario 3: Extending usage at the Reigate Grammar School pitches

- **Rationale:** The newer pitch at Reigate Grammar School cannot be used after 6pm on weekdays, after 3pm on Saturdays and not at all on Sundays. The older pitch has a restriction on floodlight usage after 9.00pm on weekdays. Extending the operational period of the pitches at the Reigate Grammar School would expand midweek training and weekend match capacity and the permissibility of this in planning terms should be explored.
- **Advantages:** The advantages of this scenario are that:
 - Reigate Priory HC has identified significant unmet demand that could be addressed with the release additional pitch capacity.
 - The pitches already exist, so extra capacity could be achieved without additional capital outlay.
- **Disadvantages:** The disadvantages of this scenario are that:

- The site is sensitive in planning terms, so there is no guarantee that an extension to the operational period and for extended floodlighting could be secured.
- There is currently no secured community access to the site, so this should also be pursued to guarantee continued use by external users.
- **Conclusions:** There is merit in exploring the possibility to extend the community use period at the Reigate Grammar School pitches, to meet demand from Reigate Priory HC and potentially other local clubs.

8.10.5 Scenario 4: Pitch re-surfacing

- **Rationale:** Ensuring that the pitches at the City of London Freeman’s School and the small-sided pitch at the Royal Alexandra and Albert School and St. Bede’s School are resurfaced in the next three years would improve their quality and safeguard future use.
- **Advantage:** The advantage of this scenario is that the pitches already exist and as such this represents a relatively low cost solution to maintaining pitch capacity.
- **Disadvantages:** The only disadvantage of this scenario is that there is currently no secured community access to either site, so this should also be pursued to guarantee continued use by external users.
- **Conclusions:** It is essential that the capacity provided by the pitches is retained and enhanced, in conjunction with secured community use.

8.10.6 Scenario 5: Displacing football use to ‘3G’ football turf pitches

- **Rationale:** With a current assessed deficit of 6.5 ‘3G’ football turf pitches in Reigate and Banstead, 14 hours per week of football training usage takes place on artificial grass pitches for hockey. If this use could be displaced to newly-provided specialist ‘3G’ football turf pitches, it would divert football demand away from hockey pitches in the critical midweek training period and provide sufficient extra capacity for additional hockey development initiatives to be developed.
- **Advantages:** The advantages of this scenario are as follows:
 - There are six potential sites for new ‘3G’ football turf pitches in the borough.
 - Reprogramming football use to specialist ‘3G’ playing surfaces would create another 14 hours per week of pitch capacity for hockey.
- **Disadvantages:** The disadvantages of this scenario are that:
 - All football use is at midweek evenings, not in the period of peak demand for hockey at the weekends. This means that the capacity in the peak

periods would not be increased, although there would be additional time for midweek hockey training.

- None of the proposed '3G' pitches has been subject to detailed feasibility work, so much football demand for floodlit all-weather pitches will continue to be met by artificial grass pitches for hockey in the immediate future.
- **Conclusions:** Whilst displacing football use of artificial grass pitches for hockey would have benefits for the players of both sports, it would have no effect on capacity in the peak periods at weekends and should under no circumstances be achieved by converting any of the existing school hockey pitches to a '3G' surface.

8.11 Policy recommendations

8.11.1 Introduction

The recommendations in relation to hockey are made in the context of the National Planning Policy Framework (NPPF) paragraph 99, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under the main headings of 'protect', 'enhance' and 'provide'.

8.11.2 Protect

Recommendation 1 - Safeguarding existing provision: The Reigate and Banstead PPS comprises a robust and evidence-based assessment of current and future needs for hockey in the borough. The PPS has identified a need to increase local hockey pitch capacity and to this extent, it will be important for all current community used hockey pitch sites to be retained and protected. It is therefore recommended that planning policies continue to support the retention of all sites, based upon the evidence in the PPS. If proposals to redevelop hockey pitches do come forward, this will only be permissible if they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must 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'.

Recommendation 2 - Security of tenure: Three of the artificial grass pitches used for hockey in the borough do not have secured community use and it is therefore recommended as a priority that external clubs' use is secured through a formal Community Use Agreement at all sites.

Recommendation 3 - Managing the football-hockey demand interface: Football clubs in the borough currently use 14 hours per week of midweek artificial grass pitch time for training purposes, displacing some hockey demand. Managing this demand via co-operative working between the FA and England Hockey is key to ensuring that all existing hockey pitches are retained and that additional '3G' pitches provision is made to redeploy demand from football for floodlit training/match facilities. England Hockey will also support schools with hockey pitches with business modelling for hockey-only pitch operation.

8.11.3 Enhance

Recommendation 4 - Maintaining existing pitch capacity: The pitches at the Royal Alexandra and Albert School and St. Bede's School will need to be resurfaced in the next three years to ensure that they remain usable. Extending the period of floodlighting at the Reigate Grammar School pitches would improve capacity for midweek training sessions.

8.11.4 Provide

Recommendation 5 - Developer contributions and external funding: It is recommended that the action plan in the Reigate and Banstead PPS be used as the basis for seeking an appropriate level of financial contributions under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to cover the capital and revenue implications of securing additional hockey pitch capacity to meet the needs of the additional population arising from housing growth by 2041.



Walcountians Sports Club Sand-dressed Artificial Turf Pitch

8.12 Action Plan

8.12.1 Introduction

In the context of the high-level recommendations above, the tables below set out the hockey action plan to guide the implementation of the Study. The abbreviation stands for R&BBC - Reigate and Banstead Borough Council. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2021' (2021).

8.12.2 Key strategic actions

Table 101: Key strategic action plan for hockey in Reigate and Banstead

Issues	Action	Lead	Partners	Resources	Priority
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards additional hockey pitch capacity and ancillary facilities.	R&BBC	Developers	Determined by Sport England's New Development Calculator	High
Lack of pitch provision in the Horley sub-area	Commission a feasibility study to determine whether a new pitch in Horley would be viable	R&BBC	Horley HC	£10,000 for feasibility study	High

8.12.3 Site specific actions

Table 102: Site-specific action plan for hockey in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Reigate Grammar School	<ul style="list-style-type: none"> Limited floodlight usage period No secured community use. 	<ul style="list-style-type: none"> Apply for planning consent to extend use Negotiate Community Use Agreement 	Reigate Grammar School	R&BBC Reigate Priory HC	-	High
Royal Alexandra and Albert School	<ul style="list-style-type: none"> Pitch needs resurfacing No secured community use. 	<ul style="list-style-type: none"> Resurface pitch Negotiate Community Use Agreement 	Royal Alexandra and Albert School	R&BBC	£100,000 for pitch resurfacing	High
St. Bede's School	<ul style="list-style-type: none"> Pitch needs resurfacing No secured community use. 	<ul style="list-style-type: none"> Resurface pitch Negotiate Community Use Agreement 	St. Bede's School	R&BBC	£100,000 for pitch resurfacing	High
Walcountians Sports Club	No current issues.	-	-	-	-	-

8.12.4 Potential project impact

The hockey projects with the potential to have the greatest impact on identified needs and deficiencies are as follows:

- Provision of an artificial turf pitch for hockey in Horley.
- Extended floodlighting and community use periods at Reigate Grammar School.
- Pitch resurfacing at Royal Alexandra and Albert School.

9 LACROSSE PITCH NEEDS

9.1 Organisational context

- **England Lacrosse:** England Lacrosse is the governing body of the sport and supports the development of the game in Reigate and Banstead.
- **Affiliated Clubs:** Two lacrosse clubs are based in Reigate and Banstead, collectively providing two men's teams, three women's teams and three girl's teams.

9.2 Strategic context

9.2.1 National lacrosse strategy

England Lacrosse's strategic plan '*The Future for the Lacrosse Community*' (2014) contains the following priorities of relevance:

Vision: 'For Lacrosse to be recognised as a major team sport in England'.

Mission: 'To promote and develop lacrosse, in all its forms, by working with our members, stakeholders and others to ensure that opportunities exist for individuals to participate and achieve excellence in the sport of Lacrosse'.

Key priorities:

- More people participating more often.
- Opportunities to achieve excellence at all levels and achieving success on the international stage.
- Higher Profile.

Facilities Issues: There is an identified action to develop greater access to appropriate facilities.

9.2.2 Neighbouring local authorities

Epsom and Ewell

The '*Epsom and Ewell Sports Facilities Strategy*' (2020) identifies that there is a shortfall of floodlit pitch provision for Epsom Lacrosse Club.

Mole Valley

There is no lacrosse played in Mole Valley and therefore the '*Mole Valley Playing Pitch Strategy*' (2021) does not include an assessment of lacrosse needs.

London Borough of Sutton:

The council does not have a current playing pitch strategy so there is no detailed analysis of lacrosse needs.

London Borough of Croydon

There is no lacrosse played in Croydon and therefore the 'Croydon Sports and Physical Activities Strategy 2018-2023' (2018) does not include an assessment of lacrosse needs.

Tandridge District Council

The council does not have a current playing pitch strategy so there is no detailed analysis of lacrosse needs, but there is a lacrosse club in Caterham.

Crawley Borough Council

There is no lacrosse played in Crawley and therefore the 'Crawley Borough Council Playing Pitch Strategy Needs Assessment Report' (2020) does not include an assessment of lacrosse needs.

9.3 Lacrosse demand

9.3.1 Expressed demand

The following clubs are based in Reigate and Banstead and affiliate to England Lacrosse:

Table 103: Lacrosse clubs and teams in Reigate and Banstead

Club	Home Ground	Adult male teams	Adult female teams	Junior male teams	Junior female teams
Reigate Dragonflies LC	Reigate Priory Cricket Club	0	1	0	3
Walcountian Blues LC	Walcountian Sports Club	2	2	0	0
TOTAL	-	2	3	0	3

9.3.2 Displaced demand

Displaced demand relates to play by lacrosse teams from within Reigate and Banstead which takes place outside of the area, or vice versa. 60% of Walcountian Blues Lacrosse Club's membership is drawn from outside the borough.

9.3.3 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is no evidence of unmet demand for lacrosse in Reigate and Banstead at present.

9.3.4 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand for Lacrosse in Reigate and Banstead at present.

9.4 Lacrosse pitch supply

9.4.1 Quantity

The pitches included in the analysis are defined as natural turf areas laid out with regulation markings for Lacrosse.

- **Pitches with community use and used:**

Table 104: Lacrosse pitches with community use and used in Reigate and Banstead

Site	Address	Pitches
Reigate Priory Cricket Club	Park Lane, Reigate RH2 8JX	1
Walcountians Sports Club	Carshalton Road, Woodmansterne SM7 3HU	1

- **Pitches with no community use:**

Table 105: Lacrosse pitches without community use in Reigate and Banstead

Site	Address	Pitches
Royal Alexandra and Albert School	Gatton Park, Reigate RH2 0TW	1

- **Provision by sub-area:** Pitches with community use and used by sub-area are as follows:

Table 106: Lacrosse pitches with community use and used by sub-area in Reigate and Banstead

Sub-area	Population	No. Pitches	Pitches per capita
Banstead/Tadworth	52,789	1	1: 52,789
Reigate	28,652	1	1: 28,652
Redhill	38,267	0	-
Horley	29,040	0	-
REIGATE & BANSTEAD	148,848	2	1: 74,424

9.4.2 Quality

The qualitative analysis involved a visit to all pitches used for lacrosse in Reigate and Banstead during the playing season, to undertake a non-technical visual inspection. The ratings for each pitch and changing facility used for lacrosse in Reigate and Banstead are as follows.

Table 107: Lacrosse pitches in Reigate and Banstead: Quality audit

Site	Pitch	Changing
Reigate Priory Cricket Club	Good	Good
Walcountians Sports Club	Good	Good

9.4.3 Pitch maintenance

Each site owner employs a grounds maintenance contractor to maintain their pitches.

9.4.4 Ownership, management and security of access

The ownership, management and security of community access of lacrosse pitch sites is detailed below. Security of access refers to the extent to which community use is protected (through public ownership, community use agreements etc.), rather than the security of tenure of specific club users.

Table 108: Lacrosse pitches in Reigate and Banstead: Ownership, management and access

Site	Ownership	Management	Access
Reigate Priory Cricket Club	Reigate Priory Cricket Club	Reigate Priory Cricket Club	Secure
Walcountians Sports Club	Walcountians Sports Club	Walcountians Sports Club	Secure

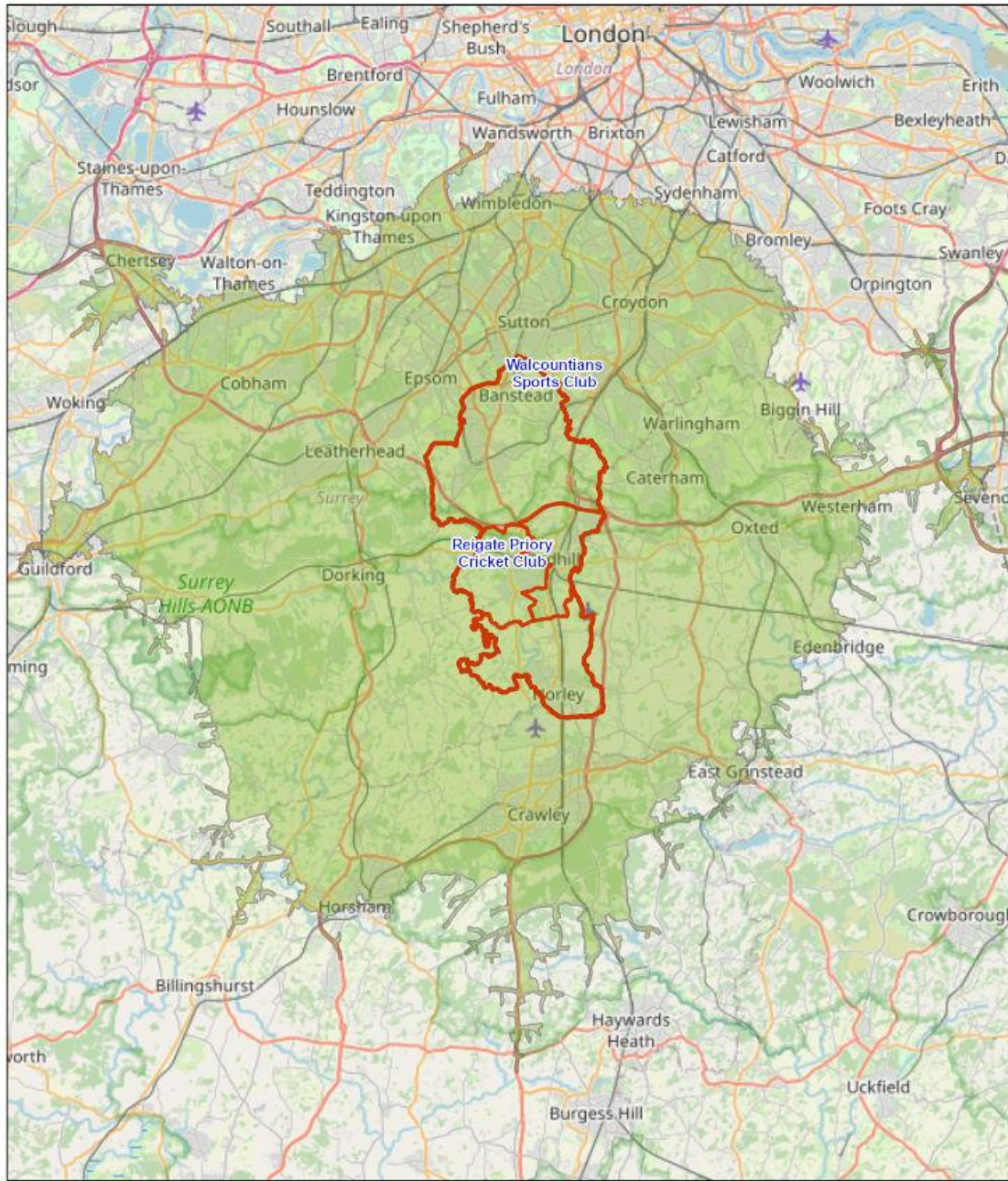


Walcountians Blues Lacrosse Club equipment storage

9.4.5 Geographical distribution

The geographical distribution of lacrosse pitches in Reigate and Banstead has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 20-minutes travel time as the typical maximum. Based upon this, the map overleaf shows that the entire local population is within the catchment of at least one pitch.

REIGATE & BANSTEAD Lacrosse Pitches 30 Minutes Drive



2/2/2022

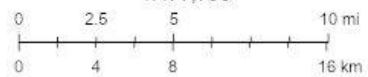
1:477,790

30.0 Minutes

• LACROSSE PITCHES

SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

Reigate and Banstead District Boundary



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9.4.6 The views of stakeholders on pitch supply

England Lacrosse: Consultation with England Lacrosse identified that:

- There are two lacrosse clubs in Reigate and Banstead, Walcountian Blues LC and Reigate Dragonflies LC.
- Lacrosse is also played at Royal Alexandra and Albert School.
- The critical issue faced by Lacrosse is the lack of affordable and available floodlit facilities to use on winter evenings for training and development initiatives.
- England Lacrosse has launched a national 6v6 lacrosse initiative aimed at FE colleges, so Reigate College and NE Surrey College are possible targets for this.
- Lacrosse is currently lobbying for inclusion in the 2028 Olympic Games, which would improve its profile.

Walcountian Blues Lacrosse Club: Consultation with the club identified the following issues:

- **Overview:** The club is part of the Walcountians Sports Club, based in Woodmansterne in the extreme north-east of the borough. As a result, a high proportion of its members are drawn from the neighbouring London boroughs of Sutton and Croydon.
- **Teams:** The club has two men's and two women's teams.
- **Facilities:** The club has a dedicated lacrosse pitch on the outfield of the cricket pitch at Walcountians Sports Club and shares its clubhouse facilities.

Reigate Dragonflies Lacrosse Club: Consultation with the club identified the following issues:

- **Overview:** 'Our club was re-established in 2009, with a vision to provide a safe, inclusive, supportive and fun environment for girls and women to learn and thrive at playing lacrosse'.
- **Teams:** The club operates under 11, under 13, under 15 and adult teams, with coaches focused on each age group.
- **Facilities:** The club has a dedicated lacrosse pitch at the outfield of the cricket pitch at Reigate Priory Cricket Club and shares its clubhouse facilities.

9.5 *The implications for Lacrosse in Reigate and Banstead*

Analysis of local supply and demand for lacrosse pitches in Reigate and Banstead indicates the following:

- **Local Clubs:** There are two local clubs that currently meet all local lacrosse needs.
- **Demand levels:** Spare capacity at the sites used by both clubs will be sufficient to meet additional future demand to 2041.

9.6 *Assessment of current needs*

To assess whether the current supply of pitches is adequate to meet existing demand an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of 'match equivalent' sessions at each site.
- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity.
- **Being played to the level the site can sustain:** Where use matches the carrying capacity.
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity.

Lacrosse pitches are standalone facilities and whilst they are on cricket pitch outfields, the sport is played during the winter months so there is no seasonal overlap. In the absence of any guidance on pitch carrying capacity from England Lacrosse, the assessment below assumes the same capacity as adult football pitches, namely a 'good' quality pitch can accommodate 3.0 match equivalent sessions per week, a 'standard' quality pitch can accommodate 2.0 match equivalent sessions per week and a 'poor' quality pitch can accommodate 1.0 match equivalent sessions per week.

Table 109: Lacrosse pitches in Reigate and Banstead: Supply - demand balance

Site	Pitches	Users	Weekly capacity	Weekly demand	Weekly balance	Peak capacity	Peak demand	Peak balance
Reigate Priory CC	1	Reigate Dragonflies LC	3.0	1.0	+2.0	1.0	1.0	Balance d
Walcountians Sports Club	1	Walcountian Blues LC	3.0	2.0	+1.0	1.0	1.0	Balance d
TOTALS	-	-	6.0	3.0	+3.0	2.0	2.0	Balance d

The assessment shows Supply and demand are balanced in the peak period, but that there is spare capacity on a weekly basis at both sites.

9.7 Assessment of future needs

9.7.1 Population growth

The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%), although the number and proportion of people within the lacrosse playing age groups (10-16 for juniors and 17-45 for adults) are expected to fall.

9.7.2 Potential changes in demand

It seems likely that demand for lacrosse will remain at its current levels in Reigate and Banstead, although it is possible that there may be some imported demand if Croydon Lacrosse Club is re-established along with Purley Lacrosse Club who were displaced partly due to lack of facilities in the Croydon area (they were at Addiscombe Cricket Club).

9.7.3 Site-specific pressures

There are no known site-specific pressures.

9.7.4 Potential changes in supply

There are no known changes in supply.

9.7.5 Existing spare capacity

There is some seasonal spare capacity at one of sites used for lacrosse.

9.7.6 Future lacrosse pitch needs

Future lacrosse pitch needs are modelled below using 'Team Generation Rates' (TGRs), which identify how many people in a specified age group in the borough are

required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future:

Table 110: Lacrosse Team Generation Rates in Reigate and Banstead

Team type	Age range	Current population	Current teams	TGR	Population 2041	Teams 2041	Extra teams
Adult males	17-45	24,955	2	1: 12,478	25,914	2	0
Adult females	17-45	26,209	3	1: 8,736	26,535	3	0
Junior males	10-16	6,821	0	-	6,656	0	0
Junior females	10-16	6,424	3	1: 2,081	5,299	3	0

9.8 Key findings and issues

9.8.1 What are the main characteristics of current supply and demand?

- **Local Clubs:** There are two local clubs that currently meet all local lacrosse needs.
- **Pitch supply:** Both clubs are subservient to the primary sports users (cricket and football) at their respective sites, so have to fit usage around the needs of other sports.
- **Pitch quality:** All the pitches and changing facilities used are all 'good' quality.
- **Security of access:** Both clubs are based on sites with secured community access.

9.8.2 Is there enough accessible and secured community use to meet current demand? **YES**

Existing pitch provision meets all lacrosse's current needs.

9.8.3 Is the accessible provision of suitable quality and appropriately maintained? **YES**

The pitches used for lacrosse are all 'good' quality.

9.8.4 What are the main characteristics of future supply and demand?

- **Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%), although the number and proportion of people within the lacrosse playing age groups (10-16 for juniors and 17-45 for adults) are expected to fall.

- **Changes in demand:** Demand projections indicate no additional teams by 2041.
- **Changes in supply:** There are no known projected changes in pitch supply.
- **Existing spare capacity:** The assessment shows that Reigate Priory CC is used to beyond seasonal capacity for cricket and lacrosse, but lacrosse training and matches can still be accommodated at times when cricket is not being played and only the outfield is affected.
- **Future needs:** The needs of the projected additional team can be accommodated by using existing capacity.

9.8.5 Is there enough accessible and secured provision to meet future demand? **YES**

The needs of the projected team numbers can be accommodated by using capacity at the existing lacrosse pitch sites in the borough.

9.9 Policy recommendations

9.9.1 Introduction

The recommendations in relation to hockey are made in the context of the National Planning Policy Framework (NPPF) paragraph 99, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under the main headings of 'protect', 'enhance' and 'provide'.

9.9.2 Protect

Recommendation 1 - Safeguarding existing provision: The Reigate and Banstead PPS comprises a robust and evidence-based assessment of current and future needs for lacrosse in the borough. The PPS has identified a need to maintain local lacrosse pitch capacity and to this extent, it will be important for all current community used lacrosse pitch sites to be retained and protected. It is therefore recommended that planning policies continue to support the retention of all sites, based upon the evidence in the PPS. If proposals to redevelop lacrosse pitches do come forward, this will only

be permissible if they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must 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'.

9.9.3 Enhance

Recommendation 2 - Developer contributions and external funding: It is recommended that the action plan in the Reigate and Banstead PPS be used as the basis for seeking an appropriate level of financial contributions under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to cover the capital and revenue implications of maintaining and improving lacrosse pitch capacity to meet the needs of the additional population arising from housing growth by 2041.

9.9.4 Provide

Recommendation 3 - Additional floodlit provision: The critical issue faced by Lacrosse is the lack of affordable and available floodlit facilities to use on winter evenings for training and development initiatives. Whilst Walcountians Blues LC uses the floodlit artificial grass pitch at its site, Reigate Dragonflies LC does not have access to floodlit training facilities. The needs of lacrosse should therefore be considered when planning for additional floodlit pitches in the borough.

9.10 Action Plan

9.10.1 Introduction

In the context of the high-level recommendations above, the tables below set out the hockey action plan to guide the implementation of the Study. The abbreviation stands for R&BBC – Reigate and Banstead Borough Council. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2021' (2021).

9.10.2 Key strategic actions

Table 111: Key strategic action plan for lacrosse in Reigate and Banstead

Issues	Action	Lead	Partners	Resources	Priority
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards maintaining lacrosse pitch capacity and ancillary facilities.	R&BBC	Developers	Determined by Sport England's New Development Calculator	High
Lack of floodlit training facilities in the Reigate sub-area	Include the needs of lacrosse when planning additional artificial grass pitch provision.	Potential pitch providers	-	-	High

9.10.3 Site specific actions

Table 112: Site-specific action plan for lacrosse in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Reigate Priory CC	No current issues.	-	-	-	-	-
Walcountians Sports Club	No current issues.	-	-	-	-	-

9.10.4 Potential project impact

The lacrosse project with the potential to have the greatest impact on identified needs and deficiencies is ensuring that there is sufficient floodlit training capacity for lacrosse needs at other artificial grass pitches in the Banstead/Tadworth and Reigate sub-areas.

10 CROQUET COURT NEEDS

10.1 Organisational context

- **The Croquet Association:** The Croquet Association is the governing body of the sport and supports the development of the sport in Reigate and Banstead.
- **Affiliated Club:** Reigate Priory Croquet Club is the only club in the borough.

10.2 Strategic context

10.2.1 National croquet strategy

The Croquet Association's '*Strategic Plan 2020 - 2024*' (2020) includes the following material of relevance:

Strategic aims: The Croquet Association's Strategic Aims include:

- Developing new and improving existing facilities, for the purpose of improving the quality of croquet play.
- Promoting the game of croquet to non-players of all ages.

Actions: Actions to support the strategic aims include:

- Continue to support the steady growth of new clubs, with the emphasis on facilities that will provide venues for competitive croquet.
- Continue to support clubs with facility improvements for competitive play.

10.2.2 Neighbouring local authorities

Only Tandridge of the neighbouring local authorities has any croquet activity but there is no assessment of needs either in this or the other adjacent areas.

10.3 Croquet demand

10.3.1 Expressed demand

Reigate Priory Croquet Club is the only club in the borough. The Club has around 40 members and plays only recreational matches.

10.3.2 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. There is evidence of displaced demand in that due to its limited facilities (a single small size court) the club is unable to host

tournaments (which typically require two full sized courts) or home matches in the leagues (except to a very limited extent), so that players wishing to compete in tournaments must go elsewhere and home matches have to be played elsewhere, usually on opponents courts as ‘notional home matches’.

10.3.3 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a pitch for matches but nowhere to train or vice versa.
- Some pitches may be unavailable to the community.
- The poor quality and consequent limited capacity of pitches in the area and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is some evidence of unmet demand for croquet in Reigate and Banstead at present. The Club’s court is smaller than full size and the only alternative court available is the council-owned court in Reigate Priory Park, which is of very poor quality, has no ancillary facilities and is not properly maintained. Neither facility therefore meets the requirements necessary for good standard tournament or match play.

10.3.4 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand for lacrosse in Reigate and Banstead at present.

10.4 Croquet court supply

10.4.1 Quantity

Croquet courts are defined as grassed areas permanently laid out for croquet, with dimensions of 32m x 25.6m:

Table 113: Croquet courts in Reigate and Banstead

Site	Address	Sub-area
Reigate Priory Croquet Club	Park Lane, Reigate RH2 8JX	Reigate
Reigate Priory Park Garden	Park Lane, Reigate RH2 7RL	Reigate

10.4.2 Quality

The quality of the croquet courts and associated facilities were assessed by a non-technical visual inspection during site visits. The criteria that were assessed were as follows:

- **The court:** Court surface, dimensions and condition.
- **Disability access:** Provision for disabled access to the court.
- **General access:** Parking, signage and proximity to public transport.
- **Pavilion:** The quality, capacity, condition and fitness for purpose.

The facilities were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good', 3 to 'average', 2 to 'poor' and 1 to 'very poor'.



Reigate Priory Croquet Club pavilion

Table 114: Croquet courts in Reigate and Banstead: Quality audit

Facility	Court	Disabled Access	General access	Pavilion
Reigate Priory Croquet Club	3*	4	2	2
Reigate Priory Park	1	3	3	-

* Under extended rework at the time of the survey.

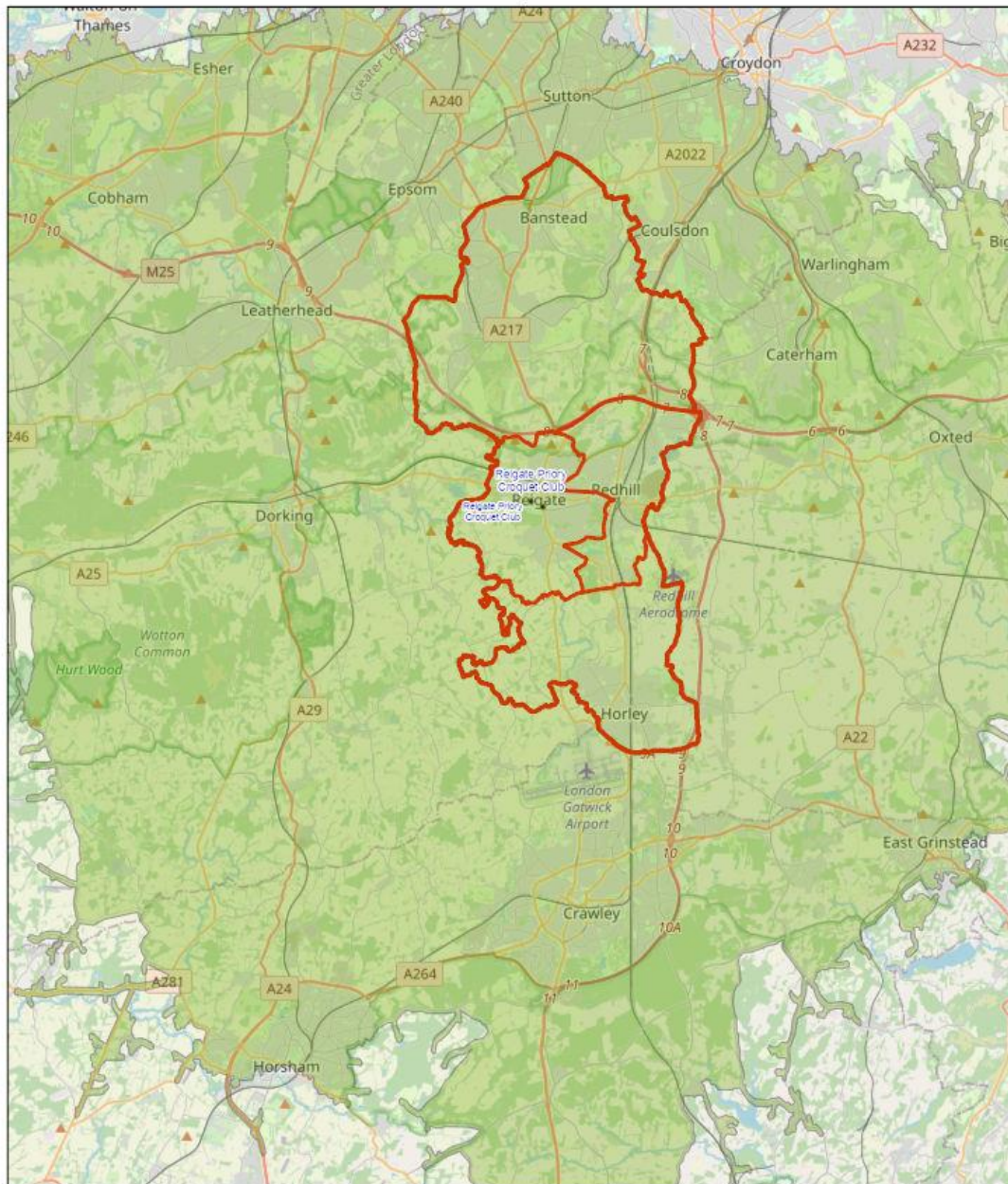


Reigate Priory Croquet Club court

10.4.3 Accessibility

The Croquet Association applies a 30 minute drivetime catchment to define accessibility. The map below shows the whole of Reigate and Banstead is within 30-minutes' drivetime of a court.

REIGATE & BANSTEAD Croquet Lawns 30 Minutes Drive



2/2/2022

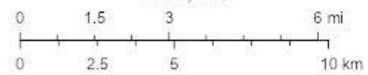
30.0 Minutes

• CROQUET LAWNS

▭ SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

▭ Reigate and Banstead District Boundary

1:288,895



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10.4.4 Availability

The table below identifies the basis of use of the croquet lawns in Reigate and Banstead:

Table 115: Croquet courts in Reigate and Banstead: Basis of use

Facility	Basis of use
Reigate Priory Croquet Club	Annual membership £115 Guests or groups by prior arrangement
Reigate Priory Park	Free to access, but users need their own equipment

10.4.5 Ownership, management and security of access

The ownership, management and security of community access of the croquet courts in Reigate and Banstead is detailed below. Security of access refers to the extent to which community use is protected (through public ownership, community use agreements etc.), rather than the security of tenure of specific club users.

Table 116: Croquet courts in Reigate and Banstead: Ownership, management and access

Site	Ownership	Management	Access
Reigate Priory Croquet Club	Reigate Priory Cricket Club	Reigate Priory Croquet Club	Secured
Reigate Priory Park Garden	Reigate and Banstead BC	Reigate and Banstead BC	Secured

10.4.6 The views of stakeholders on pitch supply

The Croquet Association: Consultation with the Croquet Association highlighted that:

- Reigate and Banstead has one club.
- Croquet participants typically have an older age profile, with most players in their 60s or 70s. Two-thirds are retired and fewer than 8% are under 40.
- Participation rates in croquet have declined in recent years, but individual clubs are supported by the Association in recruiting new members.

Reigate Priory Croquet Club: The Club responded as follows.

- The club was founded in 1923 and currently has around 40 members most of whom are also standard or premium members of the Croquet Association.
- ‘We entered five teams in the leagues organised by the South-East Croquet Federation in 2021, but there are also a number of one or two day events in which we entered teams. Furthermore many members enter tournaments on an individual basis around the country’.

- 'While croquet courts are usually measured as 35 yards x 28 yards, the court at Reigate is a narrow 3/4 size court, meaning that it measures 21 yards x 34 yards'.
- 'The club has been actively seeking use of a second court since it lost use of a private court in around 2005. Proposals have been made, some well advanced, to rent space and lay a croquet court at the club's expense to Old Reigatians Rugby Club, Reigate Sixth Form College and converting a defunct Bowls Green adjacent to the Memorial Garden. Regrettably none of these projects have proceeded for various reasons'.
- 'Our single court is well used by the existing membership. However, our court surface is poor at present. We carried out a project to level and reseed our court in September 2020. It has sadly not yet returned to optimum standard and requires further work, meaning that its use has to be limited for the time being. The levelling operation in 2020 appears to have compacted the sub-surface and heavy rain during recent months caused flooding, meaning that the new grass has not grown satisfactorily. Remedial work is being undertaken'.
- 'As we cannot host tournaments or home matches it is difficult to offer an improvement programme for younger players aspiring to representative competition. When court space is available the club is pleased to host, with limited tuition, local groups such as WI, Churches, Rotary, Probus and Young Farmers'.
- 'Our ancillary facilities (clubhouse, kitchen and toilet) are limited and of low basic quality'.

10.5 The implications for croquet in Reigate and Banstead

Analysis of local supply and demand for softball pitches in Mole Valley indicates the following:

- **Demand:** There is one croquet club serving Reigate and Banstead. Club membership has been stable in the past three years.
- **Supply:** There is evidence of displaced demand in that due to its limited facilities (a single small size lawn) the club is unable to host tournaments (which typically require two full sized lawns) or home matches in the leagues (except to a very limited extent), so that players wishing to compete in tournaments must go elsewhere and home matches have to be played elsewhere, usually on opponents lawns as 'notional home matches'. There is also some evidence of unmet demand for croquet in Reigate and Banstead at present. The Club's lawn is smaller than full size and the only alternative lawn available is the council-owned lawn in Reigate Priory Park, which is of very poor quality, has no ancillary facilities and is not properly maintained. Neither facility therefore meets the requirements necessary for good standard tournament or match play.
- **Quality:** The quality of both lawns is currently 'poor', as is the pavilion and general access at the Reigate Priory Club where there is limited car parking.

- **Accessibility:** Accessibility of the lawns is good, with the entire population within 30 minutes driving time of the nearest facility.
- **Availability:** Both lawns have secured community use.

10.6 Assessment of current needs

To assess whether the current supply of courts is adequate to meet existing demand, an understanding of the situation at all sites available to the community needs to be developed. This is achieved by providing a brief overview for each site, which comprises:

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use.
- An indication of the extent to which courts are being used during their peak periods.

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity.
- **Being played to the level the site can sustain:** Where use matches the carrying capacity.
- **Potentially able to accommodate some additional play:** Where use falls below the carrying capacity.

The assessment below takes account of the usage of the site used for softball by local cricket clubs, to assess the capacity of the site concerned to accommodate additional use.

Table 117: Croquet courts in Reigate and Banstead: Supply - demand balance

Site	Users	Seasonal capacity	Seasonal demand	Seasonal balance
Reigate Priory Croquet Club	Reigate Priory Croquet Club	Daily	Daily	Balanced
Reigate Priory Park Garden	No recorded use	Limited	None	Spare capacity

Despite the apparent spare capacity, because of the quality issues at the Priory Park court there is effectively no usable surplus court time.

10.7 Assessment of future needs

10.7.1 Population growth

The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%).

10.7.2 Potential changes in demand

It is likely that local croquet participation rates will remain at the current levels.

10.7.3 Site-specific pressures

The only site-specific pressures relate to quality issues, which limit the capacity of both sites to accommodate a full range of competitive needs.

10.7.4 Potential changes in supply

There are no known potential changes in supply.

10.7.5 Existing spare capacity

There is no effective current spare capacity.

10.7.6 Future croquet court needs

Existing facilities can meet only a limited range of local needs, but a good quality full-sized court will be required to enable the Reigate Priory Croquet Club to satisfy competitive requirements.

10.8 Key findings and issues

10.8.1 What are the main characteristics of current supply and demand?

- **Demand:** There is one croquet club serving Reigate and Banstead. Club membership has been stable in the past three years.
- **Supply:** There is evidence of displaced demand in that due to its limited facilities (a single small size lawn) the club is unable to host tournaments (which typically require two full sized lawns) or home matches in the leagues (except to a very limited extent), so that players wishing to compete in tournaments must go elsewhere and home matches have to be played elsewhere, usually on opponents lawns as 'notional home matches'. There is also some evidence of unmet demand for croquet in Reigate and Banstead at present. The Club's lawn is smaller than full size and the only alternative lawn available is the council-

owned lawn in Reigate Priory Park, which is of very poor quality, has no ancillary facilities and is not properly maintained. Neither facility therefore meets the requirements necessary for good standard tournament or match play.

- **Quality:** The quality of both lawns is currently 'poor', as is the pavilion and general access at the Reigate Priory Club where there is limited car parking.

10.8.2 Is there enough accessible and secured community use to meet current demand? **NO**

Neither of the facilities meets the requirements necessary for good standard tournament or match play.

10.8.3 Is the accessible provision of suitable quality and appropriately maintained? **NO**

The quality of both lawns is currently 'poor', as is the pavilion and general access at the Reigate Priory Club where there is limited car parking.

10.8.4 What are the main characteristics of future supply and demand?

- **Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 for Reigate and Banstead by 2041, an increase of 13,293 (or 8.9%).
- **Changes in demand:** It is likely that local croquet participation rates will remain at the current levels.
- **Changes in supply:** There are no known potential changes in pitch supply.
- **Existing spare capacity:** There is no effective current spare capacity.
- **Future needs:** Existing facilities can meet only a limited range of local needs, but a good quality full-sized court will be required to enable the Reigate Priory Croquet Club to satisfy competitive requirements.

10.8.5 Is there enough accessible and secured provision to meet future demand? **NO**

A good quality full-sized court will be required to enable the Reigate Priory Croquet Club to satisfy competitive requirements. There are three potential options for achieving this:

- **Existing site:** Expanding the court at the existing site at Reigate Priory Croquet Club.
- **Priory Park:** Re-instating and improving the court in Priory Park for use by the club.

- **New site:** Identifying an entirely new site and providing a new court and ancillary facilities.

10.9 Scenario testing

10.9.1 Introduction

Based upon the key findings and issues identified above, some scenarios examining the effect of securing additional croquet court capacity have been rehearsed to identify the optimum approach to addressing needs.

10.9.2 Scenario 1: Expanding the existing court

- **Rationale:** Reigate Priory Croquet Club's existing court is smaller than the regulation size but has a small clubhouse adjacent and has been the club's base since 1923.
- **Advantage:** The advantage of this scenario is that extending the existing facility would enable the club to retain its existing base.
- **Disadvantage:** The disadvantage of this scenario is that there is insufficient room to extend the court on the current site.
- **Conclusions:** This scenario would not be feasible.

10.9.3 Scenario 2: Re-instating and improving the court in Priory Park

- **Rationale:** There is a council-owned court in Reigate Priory Park close to the club's existing site, although it is poor quality, has no ancillary facilities and is not properly maintained.
- **Advantages:** The advantages of this scenario are that:
 - The Council owns the site, so there would be no land acquisition costs.
 - It would be cheaper to reinstate an existing court than to provide an entirely new one.
- **Disadvantages:** The disadvantages of this scenario are that:
 - There are no ancillary facilities on-site, so these would need to be provided subject to planning consent.
 - It is unclear how feasible it would be to reinstate the court after a long period of disuse.
- **Conclusions:** This option should be considered further.



Reigate Priory Park Croquet court

10.9.4 Scenario 3: Identifying and developing a new site

- **Rationale:** Reigate Priory Croquet Club has examined a number of options involving moving to a new site at Old Reigatians Rugby Club, Reigate Sixth Form College and converting a defunct Bowls Green adjacent to the Memorial Garden. None of these has come to fruition, but the option of moving to a new site should be examined further.
- **Advantages:** The advantages of this scenario are that:
 - Reigate Priory Croquet Club could secure a full-sized court, enabling it to host tournaments and formal match play.
 - It should be possible to specify and provide a range of facilities that are not constrained by the limitations of existing sites.
- **Disadvantages:** The disadvantages of this scenario are that:
 - The Club has been searching for an alternative home for a number of years and has not been able to identify a suitable site.
 - It is unclear at this stage how the project would be funded.
- **Conclusions:** This is probably the optimum option in terms of its potential to meet the club's current and future needs.

10.10 Policy recommendations

10.10.1 Introduction

The recommendations in relation to croquet are made in the context of the National Planning Policy Framework (NPPF) paragraph 99, which stipulates that existing open space including playing pitches, should not be built upon unless:

- An assessment has taken place which has clearly shown the open space to be surplus to requirements, or;
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a suitable location, or;
- The development is for alternative sport and recreation provision, the needs for which clearly outweighs the loss.

The following recommendations are arranged under the main headings of 'protect', 'enhance' and 'provide'.

10.10.2 Protect

Recommendation 1 - Safeguarding existing provision: The Reigate and Banstead PPS comprises a robust and evidence-based assessment of current and future needs for croquet in the borough. The PPS has identified a need to increase local croquet court capacity and to this extent, it will be important for the current site to be retained and protected. It is therefore recommended that planning policies continue to support the retention of all sites, based upon the evidence in the PPS. If proposals to redevelop or relocate croquet courts do come forward, this will only be permissible if they are replaced and meet policy exception E4 of Sport England's Playing Fields Policy. This states that 'the playing field or playing fields which would be lost as a result of the proposed development must 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'.

10.10.3 Enhance

Recommendation 2 - Maintaining existing capacity: Existing croquet court capacity will need to be retained and enhanced, whether at the existing sites or through the creation of new facilities. It is recommended that the action plan in the Reigate and Banstead PPS be used as the basis for seeking an appropriate level of financial contributions to support this process under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to cover the

capital and revenue implications of securing additional hockey pitch capacity to meet the needs of the additional population arising from housing growth by 2041.

10.10.4 Provide

Recommendation 3 - Developer contributions and external funding: The needs of croquet in Reigate and Banstead may best be met by providing a new facility. It is recommended that the action plan in the Reigate and Banstead PPS be used as the basis for seeking an appropriate level of financial contributions under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to cover the capital and revenue implications of securing additional hockey pitch capacity to meet the needs of the additional population arising from housing growth by 2041.

10.11 Action Plan

In the context of the high-level recommendations above, the tables below set out the croquet action plan to guide the implementation of the Study. The abbreviation stands for R&BBC – Reigate and Banstead Borough Council. The capital cost estimates are based upon Sport England’s ‘Facility Costs - Second Quarter of 2021’ (2021).

Table 118: Action plan for croquet in Reigate and Banstead

Issues	Action	Lead	Partners	Resources	Priority
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards additional croquet court capacity and ancillary facilities.	R&BBC	Developers	Determined by Sport England’s New Development Calculator	High
Enhancing provision for Reigate Priory Croquet Club	Commission an options appraisal to develop improved croquet facilities in Reigate.	Reigate Priory Croquet Club	R&BBC	£5,000 for options appraisal	High

The croquet project with the potential to have the greatest impact on identified needs and deficiencies is the options appraisal for improved facilities provision in Reigate.

11 TENNIS COURT NEEDS

11.1 Organisational context

- **Lawn Tennis Association:** The Lawn Tennis Association is the governing body of the sport and supports the development of the game in Reigate and Banstead.
- **Affiliated Clubs:** There are nine LTA-affiliated tennis clubs in Reigate and Banstead.

11.2 Strategic context

11.2.1 National tennis strategy

The LTA's Vision is: 'Tennis Opened Up' and Mission is: 'To make Tennis relevant, accessible, welcoming & enjoyable'. Its Strategic Plan 2019 - 2023 '*Tennis for Britain*' (2019) contains the following priorities:

- **Visibility:** Broaden relevance and increase visibility of tennis all year round to build engagement and participation with fans and players.
- **Innovation:** Innovate in the delivery of tennis to widen its appeal.
- **Investment:** Support community facilities and schools to increase the opportunities to play.
- **Accessibility:** Make the customer journey to playing tennis easier and more accessible for anyone.
- **Engagement:** Engage and collaborate with everyone involved in delivering tennis in Britain, particularly coaches and volunteers, to attract and maintain more people in the game.
- **Performance:** Create a pathway for British champions that nurtures a diverse team of players, people and leaders.
- **Leadership:** Lead tennis in Britain to the highest standard so it is a safe, welcoming, well-run sport.

11.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

Epsom and Ewell:

The '*Epsom and Ewell Sports Facilities Strategy*' (2020) identifies that 'spare capacity at the existing outdoor tennis courts should be able to accommodate all current and additional future demand'.

Mole Valley District Council

The '*Mole Valley Playing Pitch Strategy*' (2021) identifies that there is a need to provide six additional courts by 2039 to meet extra demand arising from projected population growth.

London Borough of Sutton:

The council does not have a current playing pitch strategy so there is no detailed analysis of tennis court needs.

London Borough of Croydon:

The '*Croydon Sports and Physical Activities Strategy 2018-2023*' (2018) identified that 'there is the potential to more than double the number of users across community courts'.

Tandridge District Council:

The '*Tandridge Playing Pitch Strategy*' (2018) does not include an assessment of tennis needs.

Crawley

The '*Crawley Borough Council Playing Pitch Strategy Needs Assessment Report*' (2020) concluded that 'there is future spare capacity equivalent to a total of 327 members, which is sufficient to accommodate the potential increase in player numbers driven by population change'.

11.2.3 Implications of the strategic context

Tennis is embarking on an ambitious effort to attract new and lapsed participants and its programmes will be supported by strategic initiatives at county and local level to implement its strategy.

11.3 Stakeholder consultation

11.3.1 Lawn Tennis Association

Consultation with the Lawn Tennis Association highlighted the following issues:

- Tennis is healthy in Reigate and Banstead with a number of thriving local clubs and good provision of public courts in parks, however it is difficult to track as

currently there is no way of knowing who is using parks courts and therefore to understand participation trends.

- The LTA's vision for tennis has recently been introduced following a major consultative process. The vision is 'Tennis Opened Up' and the mission is to grow tennis by making it more relevant, accessible, welcoming and enjoyable. Strategic initiatives at county and national level aim to support this.
- The LTA wants to work with local authorities, clubs, coaches, community organisations and volunteers to promote a joined up, transformational improvement to the tennis landscape including existing facilities, largely through increasing the number of courts that are floodlit and covered but also courts that can be booked online to improve the 'customer journey' to find a court and book it.
- The LTA has a Parks Tennis Renovation Fund which recognises that tennis courts in parks play a key role in introducing people to tennis, with around 1.7 million people in Britain playing on parks courts in the past 12 months.
 - The LTA is committed to promoting tennis and working with councils to implement sustainable low-cost usage models for parks tennis courts. The aim is to bring courts across the country back to a good condition that can be maintained for the long-term.
 - The Government recognises that many local authorities have not invested in parks courts in recent years due to budget cuts, meaning that the quality of courts has deteriorated. In October 2021, recognising the need for investment the LTA and the Government announced a £30 million package to refurbish more than 4,500 public tennis courts, with a vision to get one million more people participating in tennis by 2024. This includes £8.4 million from the LTA and whilst funding will be priorities for deprived areas, there is believed to be sufficient funding to improve provision in Reigate and Banstead.
 - The funding supports the provision of an online booking system available to all local authorities at no cost to them, in conjunction with refurbishment of tennis courts that are unplayable or in the poorest condition (prioritised by the lowest socio-demographic areas) and the installation of gate access aligned to online booking.
 - An established operating model for all courts and activities, including free usage and a recreational competition offer via local tennis leagues must be found to ensure the courts are maintained for the long term future. A sustainability plan must be in place to ensure that courts continue to be maintained appropriately.
- The LTA also runs the 'Clubspark' online booking system, which enables players to book local courts as well as activity via LTA Play (an aggregator that displays all courts and activities available locally).

- Most clubs in Reigate and Banstead are operating at full capacity, following a significant increase in participation post-pandemic.
- The LTA's facility loan scheme provides interest free loans from £25,000 up to £250,000. The funding stream will prioritise investment into low cost indoor structures and floodlights to enable communities to grow participation by accessing all year round facilities. The objectives of the fund are:
 - To provide indoor or floodlit and year round playing facilities to encourage community accessible play all year.
 - Enhance facilities to create better playing environments to encourage play all year.
 - Retain and increase the number of participants at the venue.
 - Offer and increase non-member 'pay-and-play' usage and coaching opportunities.
 - Grow the numbers of adults and juniors on the coaching programme.
 - Provide online booking through ClubSpark with courts available through LTA Rally.
- The LTA's vision 'Tennis Opened Up' is about making tennis more accessible. It's about breaking barriers to entry and growing the game of tennis. One of the LTA's key strategies is to find new ways to grow participation and Padel is an innovative format of tennis that's fun, flexible, easy to play and extremely sociable.
 - Padel is a form of tennis that's easy to play, fun and extremely sociable. It's played mainly in a doubles format on an enclosed court about a third of the size of a tennis court and can be played in groups of mixed ages and abilities, as it's not power dominant. The rules are broadly the same as tennis, although you serve underhand and the walls are used as part of the game with the ball allowed to bounce off them.
 - One of the fastest growing sports across continental Europe, Padel has gained increasing popularity over recent years, with over six million people currently playing in Spain. There were 150 Padel courts in Great Britain in 2021, with a target of 400 by 2023. There are currently no Padel Tennis courts in Reigate and Banstead but the LTA is keen to support venues who would like to install Padel facilities.
- The LTA has identified the need for a community indoor tennis centre (CITC) in Reigate and Banstead. It has established that target locations must demonstrate a minimum threshold population of 70,000 within a 20 minute drive time of a target location. Of this population, at least 12,500 must identify as having an interest in

playing tennis. On this basis the LTA has identified 72 target locations for new indoor tennis venues in England one of which is Reigate and Banstead where currently there is no indoor tennis provision.



Horley Lawn Tennis Club

11.3.2 Local tennis clubs

A questionnaire survey was circulated to all nine LTA-affiliated clubs in Reigate and Banstead. Six clubs responded.

- Collectively, the LTA-affiliated clubs in the borough have 2,806 members.
- Demand for tennis locally shows a slight increase over the past three years, with two clubs reporting increased membership numbers and four with static membership.

11.3.3 Banstead Downs Tennis Club

The club commented that ‘we lack any indoor tennis facilities for use during inclement weather. As a club we could not afford to either build or manage such a facility’.

11.3.4 Horley Tennis Club

The club made the following comments:

- ‘We have a waiting list for group coaching (for members new to the sport or returning) due to coach/pupil ratios. The only way of expanding the number of sessions is to restrict play opportunities for other members or build more courts’.
- ‘In order to increase playing opportunities we are embarking on adding floodlights to our two remaining unlit courts and want to convert at least two courts to all-weather (e.g. artificial clay). We also need to refurbish 5 of our 7 courts in the

next two years and while we can provide some funding we will rely on grants or loans to complete them’.

- ‘We need to recruit new members to sustain our cash flow and compensate for natural wastage (e.g. people moving away) and to provide additional internal funds for these projects’.

11.3.5 Redhill Tennis Club

The club made the following comments:

- ‘At peak times court booking availability is full with members unable to get slots’.
- ‘We would like to add a Padel Tennis court and some covered courts’.

11.3.6 Reigate Tennis Club

The club made the following comments:

- ‘We would like access to indoor tennis facilities locally’.
- ‘Our floodlights need to be improved and our changing facilities are in a poor state’.
- ‘There are three tennis clubs in Reigate, which possibly is inefficient with each running below optimal levels’.

11.3.7 Reigate Priory Tennis Club

The club made the following comments:

- ‘We only have four courts in the winter which presents pressure as our adult membership has increased post-Covid’.
- ‘Our clubhouse is outdated and does not offer facilities for people with disabilities. A redesign of the clubhouse would attract new members, retain existing members and enable us to offer facilities for people with a disability’.
- ‘We have just completed a 5-year strategic plan which involved refurbishing our grass courts, replacing our asphalt courts with artificial clay and extending our lease for 30 years. We would now like to redesign our clubhouse to complete our vision’.
- ‘In conjunction with the cricket club we would like to expand our sporting provision by extending onto the land adjacent to our club owned by Reigate College. The land is under utilised but unfortunately the College is unwilling to enter meaningful discussions’.

11.4 Tennis Court Demand

11.4.1 Introduction

This section summarises the demand for tennis in Reigate and Banstead and includes:

- National tennis demand patterns.
- LTA-affiliated clubs in Reigate and Banstead.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

11.4.2 National demand patterns

LTA data on national tennis playing demand patterns is instructive for describing activity patterns in Reigate and Banstead:

- **Location of play:** The importance of parks courts is emphasised by the following data on where people play tennis:

Table 119: National tennis demand: Location of play

Location	% players
Parks	32%
Education sites	21%
Tennis clubs	14%
Leisure centres	10%
Gyms/health clubs	7%
Private courts	5%
Indoor tennis centres	5%
Elsewhere	5%

- **Organised play:** Parks players are less reliant on organised tennis activity:

Table 120: National tennis demand: Types of play

Type of tennis	% parks players	% club players
Social tennis with friends/family	90%	74%
Informal tennis	15%	18%
Individual tennis competition	2%	17%
Group coaching/lessons	2%	15%
Team tennis competition	1%	13%
Private lessons	1%	11%
Cardio tennis	3%	8%

- **Satisfaction levels with courts:** The % of players of each type who are 'very satisfied' are as follows:

Table 121: National tennis demand: Satisfaction levels

Aspects of courts	% parks players	% club players
Safety of courts	28%	49%
Proximity to home	31%	45%
Condition of courts	13%	39%
Ease of booking	16%	35%
Cost of courts	36%	31%
Availability of courts	19%	30%
Number of courts	13%	30%
Customer service	10%	27%
Ancillary facilities	5%	26%

- **Awareness of local tennis courts:** The importance of publicising court availability is emphasised by the following findings:

Table 122: National tennis demand: Awareness levels

Type of court	% people aware
Parks courts	31%
Tennis club courts	28%
Leisure centres	27%
Education courts	15%
Indoor tennis centres	10%
Gyms/health clubs	12%
Other courts	9%
No facilities nearby	11%
No known facilities nearby	25%

11.4.3 Reigate and Banstead Clubs

Tennis clubs in Reigate and Banstead and the outdoor courts where they play are as follows.

Table 123: Tennis clubs in Reigate and Banstead

Club	Home courts	No. members
Archbishops Tennis Club	Archbishops Tennis Club	25
Banstead Downs Tennis Club	Banstead Downs Tennis Club	341
Chipstead Hard Court Tennis Club	Chipstead Hard Court Tennis Club	137
Downswood Tennis Club	Downswood Tennis Club	253
Horley Tennis Club	Horley Tennis Club	218
Kingswood Tennis Club	Kingswood Tennis Club	269
Redhill Tennis Club	Redhill Tennis Club	502
Reigate Tennis Club	Reigate Tennis Club	490
Reigate Priory Tennis Club	Dorking Tennis Club	571
TOTAL	-	2,806

11.4.4 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. Based upon the results of the clubs' survey, there is no evidence of any displaced demand for tennis.

11.4.5 Unmet demand

Unmet demand takes a number of forms:

- Players may have access to a court for matches but nowhere to train or vice versa.
- Some facilities may be unavailable to the community.
- The poor quality and limited capacity of facilities and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is some evidence of unmet demand for outdoor tennis courts in Reigate and Banstead at present, at Redhill TC, Horley TC and Reigate Priory TC in particular.

11.4.6 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand for tennis in Reigate and Banstead at present with no clubs operating waiting lists.

11.4.7 Future demand

This has been assessed as follows:

- **'Active Lives' participation rates:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for tennis at national level since 2015:

Table 124: 'Active Lives' survey: National tennis participation rates 2015 - 2020

Nov 2015- Nov 2016	May 2016- May 2017	Nov 2016- Nov 2017	May 2017- May 2018	Nov 2017- Nov 2018	May 2018- May 2019	Nov 2018- Nov 2019	May 2019- May 2020	% Change
2.0%	1.9%	1.9%	1.9%	1.7%	1.7%	1.6%	1.6%	-0.4%

- **LTA adult tennis participation rates:** The LTA's participation data shows and upward trend in participation rates for adult tennis (people aged 16 and over):

Table 125: LTA national adult tennis participation rates 2018 - 2022

Frequency of play	Feb-Apr 2018	Feb-Apr 2019	Feb-Apr 2020	Feb-Apr 2021	Feb-Apr 2022	% Change
Past year	7.29%	6.91%	7.77%	5.20%	8.11%	+0.81%
Past month	2.07%	2.23%	2.09%	1.18%	3.24%	+1.17%

- **LTA junior tennis participation rates:** The LTA's participation data shows an upward trend in participation rates for junior tennis (people aged between 4 and 15):

Table 126: LTA national junior tennis participation rates 2020 - 2022

Apr 2020	Apr 2021	Apr 2022	% Change
9%	11%	15%	+4%

- **Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 by 2041, an increase of 13,293 (or 8.9%).

11.4.8 Key findings on demand

The key findings on demand are as follows:

- There are eight local clubs serving Reigate and Banstead.
- Club-based play is supplemented by casual tennis at parks and free-to-access courts.
- There is some evidence of unmet demand for outdoor tennis courts in Reigate and Banstead at present, at Redhill TC, Horley TC and Reigate Priory TC in particular.
- Future demand patterns are likely to be similar to current levels, based on participation trends but the higher population projections will create a requirement for 8.9% additional capacity by 2041. This is equivalent to six extra courts.

11.5 Tennis Court Supply

11.5.1 Introduction

This section summarises the detail of outdoor tennis court supply in Reigate and Banstead. The courts included in the analysis are defined as hard courts permanently laid out with regulation markings for tennis.

11.5.2 Courts with community use and used

Table 127: Tennis courts with community use and used in Reigate and Banstead

Site	Address	Floodlit courts	Non-floodlit courts	Sub-area
Banstead Downs TC	Basing Road, Banstead SM7 2AH	2 artificial clay 4 tarmac	-	Banstead/ Tadworth
Chipstead Hard Court TC	High Road, Chipstead CR5 3QN	3 tarmac	2 tarmac	Banstead/ Tadworth
Downswood LTC	Downs Wood, Epsom KT18 5UJ	2 tarmac	1 tarmac	Banstead/ Tadworth
Horley Lawn Tennis Club	Vicarage Lane, Horley RH6 8AR	2 acrylic 3 tarmac	2 tarmac	Horley
Horley Recreation Ground	Brighton Road, Horley RH6 8AR	-	3 tarmac	Horley
Howard Close tennis court	Howard Close, Walton-on-the-Hill KT20 7QF	-	1 tarmac	Banstead/ Tadworth
Kingswood LTC	The Glade, Tadworth KT20 6JJ	3 artificial clay	2 tarmac	Banstead/ Tadworth
Lady Neville Recn. Ground	Avenue Road, Banstead SM7 2PA	-	3 tarmac	Banstead/ Tadworth
Merstham Recreation Ground	Albury Road, Merstham RH1 3QB	-	1 tarmac	Redhill
Netherne tennis courts	Netherne Lane, Netherne-on-the-Hill	-	2 tarmac	Banstead/ Tadworth
Oakwood Sports Centre	Balcombe Road, Horley RH6 9AU	2 artificial grass 1 tarmac	-	Horley
Priory Park	Park Lane, Reigate RH2 7RL	-	4 tarmac	Reigate
Redhill Tennis Club	Linkfield Lane, Redhill RH1 1JW	5 artificial clay 3 tarmac	-	Redhill
Redhill Memorial Park	London Road, Redhill RH1 1SZ	-	2 tarmac	Redhill
Reigate Priory TC	Park Lane, Reigate RH2 8JX	4 artificial clay	-	Reigate
Reigate Tennis Club	Manor Road, Reigate RH2 9LA	5 artificial clay 3 acrylic	-	Reigate
Tattenham Way Recn. Ground	Tattenham Way, Tadworth KT20 5NJ	-	1 tarmac	Banstead/ Tadworth
Woodmansterne Recreation Ground	Woodmansterne Street, Woodmansterne SM7 3NH	-	3 tarmac	Banstead/ Tadworth
TOTALS	-	42 courts	27 courts	-

11.5.3 Courts by sub-area

Per capita levels of provision are lowest in the Horley sub-area:

Table 128: Tennis courts with community use and used by sub-area in Reigate and Banstead

Sub-area	Population	No. Courts	Courts per capita
Banstead/Tadworth	52,789	29	1: 1,820
Reigate	28,652	16	1: 1,791
Redhill	38,267	11	1: 3,479
Horley	29,040	13	1: 2,234
REIGATE & BANSTEAD	148,848	69	1: 2,157

11.5.4 Courts with no community use

The following courts are not available for community use:

Table 129: Tennis courts without community use in Reigate and Banstead

Site	Address	Courts
Aberdour School	Brighton Road, Tadworth KT20 6AJ	3 tarmac
Banstead Prep School	Sutton Lane, Banstead SM7 3RA	2 tarmac
Carrington School	Noke Drive, Redhill RH1 4AD	4 tarmac
Chinthurst School	Tadworth Street, Tadworth KT20 5QZ	1 tarmac
Dunottar School	High Trees Road, Reigate RH2 7EL	3 tarmac
Reigate Grammar School	Reigate Road, Reigate RH2 0QS	4 tarmac
Reigate School	Pendleton Road, Reigate RH2 7NT	3 artificial grass
Royal Alexandra & Albert School	Gatton Park, Reigate RH2 0TW	4 tarmac
TOTALS	-	22 courts

11.6 Quality

11.6.1 The criteria assessed for tennis courts

The quality of tennis courts was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were assessed were as follows:

- **The court:** Court surface, line markings and fitness for purpose.
- **Fencing:** Condition and appearance.
- **Disability access:** Provision for disabled access to the courts.
- **General access:** Parking, signage and proximity to public transport.
- **Lighting:** The quality, illumination levels and evenness of floodlights.

11.6.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to 'very good' (highlighted in green below), 4 to 'good' (also highlighted in green below), 3 to 'average' (highlighted in yellow below), 2 to 'poor' (highlighted in red below) and 1 to 'very poor' (also highlighted in red below).

11.6.3 Tennis court assessment

The ratings for tennis courts in Reigate and Banstead are shown in the table below.

Table 130: Tennis courts in Reigate and Banstead: Quality audit

Facility	Courts	Fencing	Disability Access	Changing	Lighting
Banstead Downs TC	5	5	4	5	5
Chipstead Hard Court TC	5	5	4	4	5
Downswood LTC	5	5	5	5	5
Horley Lawn Tennis Club	5	2	2	5	5
Horley Recreation Ground	5	5	4	-	-
Howard Close tennis court	4	4	3	-	-
Kingswood LTC	5	5	4	4	5
Lady Neville Recn. Ground	2	3	4	-	-
Merstham Recreation Ground	2	3	4	-	-
Netherne tennis courts	5	5	2	-	-
Oakwood Sports Centre	4	4	4	4	4
Priory Park	3	5	4	-	-
Redhill Tennis Club	5	4	2	3	5
Redhill Memorial Park	4	5	4	-	-
Reigate Priory Tennis Club	5	4	2	2	5
Reigate Tennis Club	5	5	2	2	2
Tattenham Way Recn. Ground	2	3	2	-	-
Woodmansterne Sports Club	2	3	2	-	-

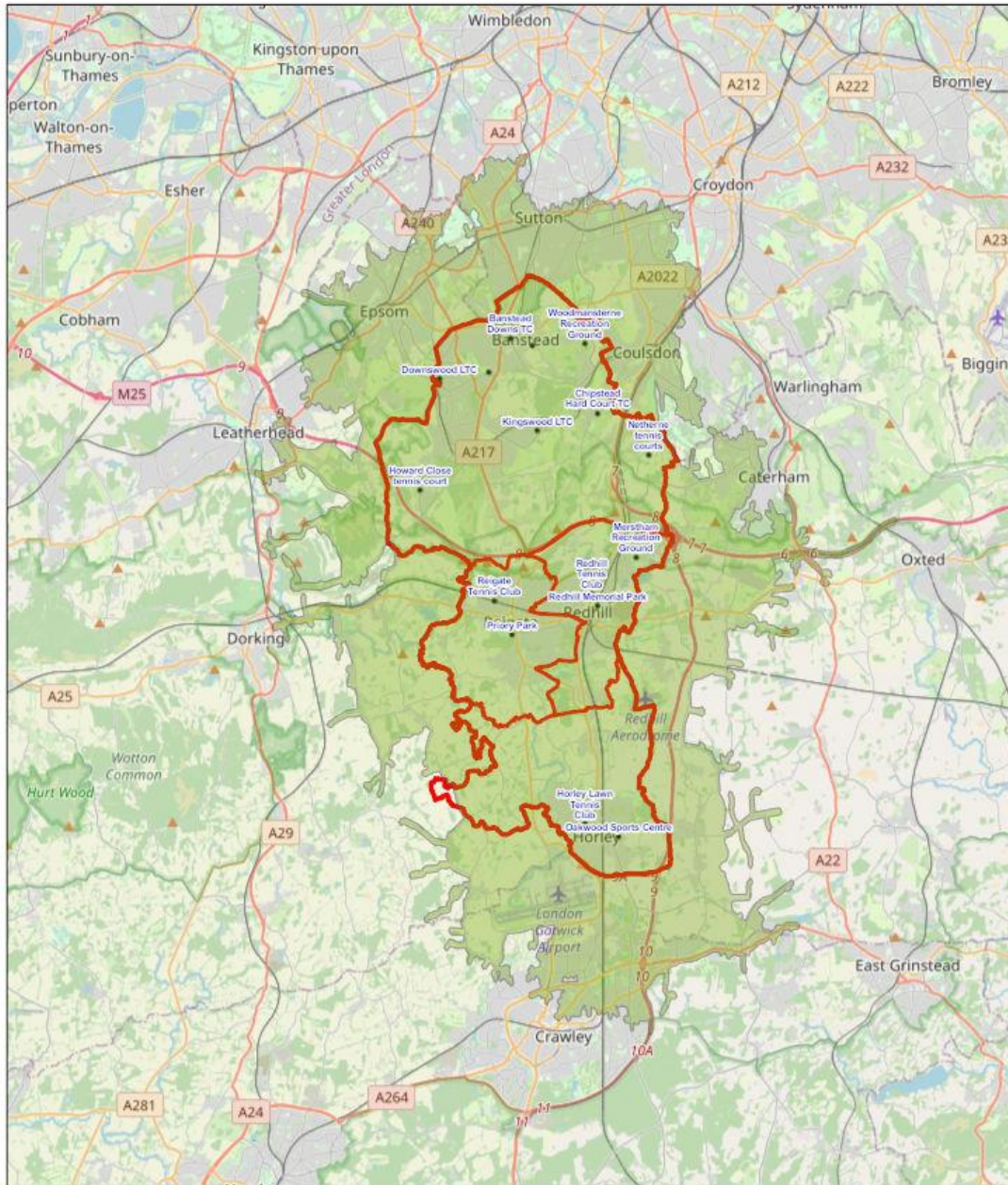


Floodlit tarmac courts at Downswood Lawn Tennis Club

11.7 Accessibility

The LTA applies a 10 minute drivetime catchment to define accessibility. The map overleaf shows that the whole of Reigate and Banstead is within 10-minutes' drivetime of a court.

REIGATE & BANSTEAD Outdoor Tennis 10 Minutes Drive



2/2/2022

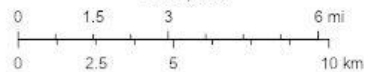
1:288,895

10.0 Minutes

• OUTDOOR TENNIS

▭ SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

▭ Reigate and Banstead District Boundary



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11.8 Availability

The table below identifies the basis of use and cost of tennis court usage in Reigate and Banstead:

Table 131: Tennis courts in Reigate and Banstead: Basis of use

Facility	Basis of use
Banstead Downs TC	Members only. Adult £210 annually.
Chipstead Hard Court TC	Members only. Adult £180 annually, Junior £70 per annum.
Downswood LTC	Members only. Adult £198 annually, Junior £73 per annum.
Horley Lawn Tennis Club	Members only. Adult £220 annually, Junior £80 per annum.
Horley Recreation Ground	Open access, no usage charges.
Howard Close tennis court	Open access, no usage charges.
Kingswood LTC	Members only. Adult £215 annually, Junior £72 per annum.
Lady Neville Recn. Ground	Open access, no usage charges.
Merstham Recreation Ground	Open access, no usage charges.
Netherne tennis courts	Open access, no usage charges.
Oakwood Sports Centre	Pay-and-play. Court hire £10 per hour.
Priory Park	Open access, no usage charges.
Redhill Tennis Club	Members only. Adult £242 annually, Junior £92 per annum.
Redhill Memorial Park	Open access, no usage charges.
Reigate Priory Tennis Club	Members only. Adult £182 annually, Junior £52 per annum.
Reigate Tennis Club	Members only. Adult £290 annually, Junior £100 per annum.
Tattenham Way Recn. Ground	Open access, no usage charges.
Woodmansterne Recn. Ground	Open access, no usage charges.

11.9 Key findings on supply

The key findings are as follows:

- There are 69 tennis courts with community access in Reigate and Banstead, 42 of which are floodlit.
- The quality of club-owned tennis courts is generally good, but many of the local authority-owned parks courts have ‘poor’ quality playing surfaces and there are issues with disabled access and changing facilities at six and two sites respectively.
- Accessibility of courts is good, with the entire population within 10 minutes driving time of the nearest facility.
- 20 are available for casual use. All other courts are for club members only.

11.10 The balance between tennis court supply and demand

Four criteria have been assessed to evaluate the balance between tennis court supply and demand in Reigate and Banstead:

- **Quantity:** Are there enough courts with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the courts fit for purpose for the users now and in the future?
- **Accessibility:** Are the courts in the right physical location for the users now and in the future?
- **Availability:** Are the courts available for those who want to use them now and in the future?

11.11 Quantity

11.11.1 Current needs

The LTA calculates the capacity of tennis courts in relation to 'Estimated Membership Capacity'. This is applied to club courts, on the basis that:

- A floodlit outdoor court has a capacity of 60 members.
- A non-floodlit outdoor court has a capacity of 40 members.

The results of applying this to courts in Reigate and Banstead is tabulated below. Capacity shortfalls are shown in brackets and the analysis shows that:

- Five sites are operating at over capacity.
- When aggregated for the borough as a whole, there is a small deficit of provision, equivalent to two floodlit courts.

Table 132: Tennis courts in Reigate and Banstead: Supply - demand balance at club courts

Facility	No. courts	Capacity	No. members	Balance
Banstead Downs TC	6	360	341	19
Chipstead Hard Court TC	5	260	137	123
Downswood LTC	3	160	253	(93)
Horley Lawn Tennis Club	7	420	218	202
Kingswood LTC	5	260	269	(9)
Redhill Tennis Club	8	480	502	(22)
Reigate Priory Tennis Club	4	240	490	(250)
Reigate Tennis Club	8	480	571	(91)
TOTALS	46	2,660	2,781	(121)

11.11.2 Future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the population growth projections will create a requirement for 8.9% additional capacity by 2041. This is equivalent to six extra courts.

11.12 Quality

11.12.1 Current quality

The quality of club-owned tennis courts is generally good, but many of the local authority-owned parks courts have 'poor' quality playing surfaces and there are issues with disabled access and changing facilities at six and two sites respectively.

11.12.2 Future quality

All court providers will need to continue to invest in maintaining and improving their facilities, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

11.13 Accessibility

11.13.1 Current accessibility

All of the population is within 10-minutes' drive of the nearest tennis court.

11.13.2 Future accessibility

Providing locally accessible outdoor tennis courts as part of the housing developments would be consistent with meeting health and well-being objectives in the new developments.

11.14 Availability

11.14.1 Current availability

20 courts are available for casual use. All other courts are for club members only.

11.14.2 Future availability

Provision should be made for 'pay and play' access to all new courts.

11.15 The options for securing additional tennis court capacity

The options for securing existing and additional tennis court capacity to meet current and future needs are as follows:

11.15.1 Protect

Protecting existing tennis courts through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

11.15.2 Provide

There is a need to provide six additional courts to meet demand arising from the higher population growth projections and there is a case for making locally-accessible provision in any major new housing developments.

11.15.3 Enhance

Enhancing existing tennis court capacity by:

- Addressing the disabled access issues at the three sites where this is rated as 'poor'.
- Ensuring that the courts and ancillary facilities receive regular maintenance and improvements, funded by developer contributions where appropriate.
- Considering the addition of floodlights at appropriate sites, particularly in conjunction with netball developments at shared use sites.
- Introducing an on-line booking system for public courts in parks.

11.16 Action Plan

11.16.1 Introduction

The tables below set out the action plan for tennis courts to guide the implementation of the Study. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2021' (2021).

11.16.2 Key strategic actions

Table 133: Key strategic action plan for tennis in Reigate and Banstead

Issues	Action	Lead	Partners	Resources	Priority
Protection of existing tennis courts.	Include a policy in the Local Plan to protect all existing tennis courts.	R&BBC	-	-	High
Funding for future tennis court needs.	Ensure that S106 contributions are collected from developers.	R&BBC	Developers	-	High
Improving the use of parks courts	Investigate gate access technology and Clubspark court booking system.	R&BBC	LTA	TBC	Medium

11.16.3 Site-specific actions

Table 134: Site-specific action plan for tennis in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Banstead Downs TC	No current issues	No action	-	-	-	-
Chipstead Hard Court TC	No current issues	No action	-	-	-	-
Downswood LTC	No current issues	No action	-	-	-	-
Horley Lawn Tennis Club	<ul style="list-style-type: none"> • Poor quality fencing • Poor disability access 	<ul style="list-style-type: none"> • Upgrade fencing • Provide a tarmac path from the access point 	Horley Lawn Tennis Club	-	£5,000 for fencing £1,500 for path	Medium
Horley Recreation Ground	Improving user experience	Consider on-line court booking system.	Horley Town Council	LTA	TBC	Medium
Howard Close tennis court	Improving user experience	Consider on-line court booking system.	R&BBC	LTA	TBC	Medium
Kingswood LTC	No current issues	No action	-	-	-	-
Lady Neville Recn. Ground	<ul style="list-style-type: none"> • Poor quality court surfaces • Improving user experience 	<ul style="list-style-type: none"> • Resurface courts • Consider on-line court booking system. 	R&BBC	LTA	£45,000	High

Site	Issues	Action	Lead	Partners	Resources	Priority
Merstham Recreation Ground	<ul style="list-style-type: none"> • Poor quality court surfaces • Improving user experience 	<ul style="list-style-type: none"> • Resurface courts • Consider on-line court booking system. 	R&BBC	LTA	£25,000	High
Netherne tennis courts	<ul style="list-style-type: none"> • Poor disability access • Improving user experience 	<ul style="list-style-type: none"> • Provide a tarmac path from the access point • Consider on-line court booking system. 	Netherne CASC	LTA	£1,500	Medium
Oakwood Sports Centre	Improving user experience	Consider on-line court booking system.	Oakwood School	LTA	TBC	Medium
Priory Park	Improving user experience	Consider on-line court booking system.	R&BBC	LTA	TBC	Medium
Redhill Tennis Club	Poor disability access	Provide a tarmac path from the access point	Redhill Tennis Club	-	£1,500	High
Redhill Memorial Park	Improving user experience	Consider on-line court booking system.	R&BBC	LTA	TBC	Medium
Reigate Priory Tennis Club	Poor quality changing with poor disability access	Provide new clubhouse with improved disabled access.	Reigate Priory Tennis Club	LTA	£690,000	High
Reigate Tennis Club	<ul style="list-style-type: none"> • Poor changing with poor disability access • Poor floodlights 	<ul style="list-style-type: none"> • Upgrade changing with improved disabled access • Upgrade floodlights 	Reigate Tennis Club	LTA	£150,000 for changing £50,000 for floodlights	High
Tattenham Way Recn. Ground	<ul style="list-style-type: none"> • Poor quality court • Poor disability access • Improving user experience 	<ul style="list-style-type: none"> • Resurface court • Provide a tarmac path from the access point • Consider on-line court booking system. 	R&BBC	LTA	£25,000 for court £1,500 for path	Medium
Woodmanstern e Recn. Ground	<ul style="list-style-type: none"> • Poor quality courts • Poor disability access • Improving user experience 	<ul style="list-style-type: none"> • Resurface court • Provide a tarmac path from the access point • Consider on-line court booking system. 	Woodmanstern e Sports Club	LTA	£25,000 for court £1,500 for path	Medium

11.16.4 Potential project impact

The tennis projects with the potential to have the greatest impact on identified needs and deficiencies are as follows:

- Introducing the Clubspark on-line court booking system on all suitable public courts.
- A new clubhouse at Reigate Tennis Club.
- A new clubhouse and floodlights at Reigate Priory Tennis Club.

12 BOWLS GREEN NEEDS

12.1 Organisational context

- **Bowls England:** Bowls England is the governing body of the sport and supports the development of the game in Reigate and Banstead.
- **Affiliated Clubs:** There are five Bowls England-affiliated clubs in Reigate and Banstead.

12.2 Strategic context

12.2.1 Bowls England Strategic Plan

Bowls England's strategic plan '*Fit for the Future: Bowls England Strategy 2021 - 2026*' (2021) contains the following material of relevance:

Target: To target is to create a million more 'bowls experiences' by 2026.

Mission: The mission is 'to promote and develop the sport of bowls across England so it enriches the lives of its participants, connects communities and is in good health for future generations'.

Making bowls accessible: The actions include:

- 'Developing and marketing new, introductory forms of the game to service identified target markets of new bowlers'.
- 'Modernising our digital platforms and experiences so new bowlers can easily locate opportunities to get involved in our sport'.
- 'Working with clubs and facility owners to break down barriers and ensure every new bowler's first time is uncomplicated and compelling'.
- 'Developing and implementing a Diversity and Inclusion Strategy to ensure our sport is more representative of society'.
- 'Building new partnerships with like-minded organisations to engage groups of people from outside our sport'.

Support our communities: The actions include:

- 'Delivering and expanding our range of club services to support club management teams, increase their capability and empower them to thrive'.
- 'Working at a local and national level to arrest the decline in facilities to ensure places to play bowls are accessible, inclusive and sustainable'.

12.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

Epsom and Ewell

The '*Epsom and Ewell Sports Facilities Strategy*' (2020) identifies that 'spare capacity at the existing outdoor bowls green is sufficient to accommodate all current and additional future demand'.

Mole Valley

The '*Mole Valley Playing Pitch Strategy*' (2021) identifies that 'spare capacity at the existing bowls facilities will be able to accommodate all additional future demand, based upon falling participation rates'.

London Borough of Sutton

The council does not have a current playing pitch strategy so there is no detailed analysis of bowls needs.

London Borough of Croydon

The '*Croydon Sports and Physical Activities Strategy 2018-2023*' (2018) identified that 'evidence suggests an over-supply that is further reflected in club membership numbers, with a number of clubs reporting low and declining numbers'.

Tandridge

The '*Tandridge Playing Pitch Strategy*' (2018) does not include an assessment of tennis needs.

Crawley

The '*Crawley Borough Council Playing Pitch Strategy Needs Assessment Report*' (2020) concluded that 'additional provision may be required in Crawley to meet future demand'.

12.3 Stakeholder consultation

12.3.1 Surrey County Bowls Association

Consultation with the SCBA highlighted the following issues:

- There are five outdoor bowls clubs in the borough. There used to be more including Monotype and Kingswood, however they have now closed.
- The key issue for clubs is the recruitment of participants.

- The average age of bowls participants in Surrey is 60.

12.3.2 Local bowls clubs

A questionnaire survey was circulated to all affiliated clubs in Reigate and Banstead. Three of the five clubs responded.

- Collectively, the seven bowls clubs in the borough have 477 members.
- Demand for bowls locally shows a decrease over the past three years with one club reporting a decrease in members and two with static membership. No clubs have a waiting list. Monotype Bowls Club and Lower Kingswood Bowls Club have both closed in the past five years due to declining memberships.

12.3.3 Horley Bowls Club

The club made the following comments:

- 'We have four qualified coaches male and female who provide free instruction at private 'taster' sessions where we provide all the equipment. Families are particularly welcome as bowling is truly a sport for everyone we aim to be as inclusive as possible'.
- 'We provide short mat bowls in our clubhouse during the winter months'.
- 'We have beautiful surroundings and ground but can only have four rinks'.
- 'We currently need a new roof for our clubhouse and some flooring repairs in toilets'.
- 'Members haven't been able to bowl for over a year and we are worried that having given it up for that time they will not return. Especially as we have members over 75'.

12.3.5 Reigate Priory Bowls Club

The club commented that 'we are currently trying to improve our facilities. Our changing facilities are small and there is limited car parking'.

12.3.6 Redhill Bowls Club

The club commented that 'we are keen to re-establish links with Carrington School to increase junior involvement in bowls'.



Reigate Priory Bowls Club

12.4 Bowls Green Demand

12.4.1 Introduction

This section summarises the demand for bowls in Reigate and Banstead and includes:

- Expressed demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

12.4.2 Expressed demand

Bowls clubs in Reigate and Banstead are as follows.

Table 135: Bowls clubs in Reigate and Banstead

Club	Green	No. members
Banstead Neville Bowls Club	Lady Neville Recreation Ground	149
Chipstead Bowls Club	Chipstead Recreation Ground	110
Horley Bowls Club	Horley Recreation Ground	85
Redhill Bowls Club	Redhill Bowls Club	52
Reigate Priory Bowls Club	Reigate Priory Bowls Club	81

12.4.3 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. Based upon the results of the clubs' survey, there is no evidence of any displaced demand for bowls.

12.4.4 Unmet demand

Unmet demand takes a number of forms:

- Clubs may have access to a facility for matches but nowhere to train or vice versa.
- Some facilities may be unavailable to the community.
- The poor quality and limited capacity of facilities and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is no evidence of unmet demand for outdoor bowls greens in Reigate and Banstead at present, with all clubs reporting spare capacity to accommodate additional members.

12.4.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand for bowls in Reigate and Banstead at present with no clubs operating waiting lists.

12.4.6 Future demand

This has been assessed as follows:

- **Participation rates:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for bowls at national level since 2015:

Table 136: 'Active Lives' survey: National bowls participation rates 2015 - 2020

Nov 2015- Nov 2016	May 2016- May 2017	Nov 2016- Nov 2017	May 2017- May 2018	Nov 2017- Nov 2018	May 2018- May 2019	Nov 2018- Nov 2019	May 2019- May 2020	% Change
0.8%	0.8%	0.8%	0.8%	0.7%	0.7%	0.5%	0.5%	-0.3%

- **Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 by 2041, an increase of 13,293 (or 8.9%). This will create a requirement for equivalent additional capacity by 2041.

12.4.7 Key findings on demand

The key findings on demand are as follows:

- There are five local clubs serving Reigate and Banstead.
- There is no evidence of any displaced or unmet demand.
- Future demand patterns are likely to be similar to current levels, based on a balance between participation trends and population projections.

12.5 Bowls Green Supply

12.5.1 Introduction

This section summarises the detail of bowls green supply in Reigate and Banstead. The greens included in the analysis are defined as grassed permanently laid out greens.

12.5.2 Greens with community use and used

Table 137: Bowls greens with community use and used in Reigate and Banstead

Site	Address	Sub-area
Banstead Neville Bowls Club	Avenue Road, Banstead SM7 2PA	Banstead/Tadworth
Chipstead Bowls Club	King Edward's Green, Chipstead CR5 3SG	Banstead/Tadworth
Horley Bowls Club	Brighton Road, Horley RH6 7HL	Horley
Redhill Bowls Club	St. Anne's Drive, Redhill RH1 1AU	Redhill
Reigate Priory Bowls Club	Park Lane, Reigate RH2 8JX	Reigate

12.5.3 Greens by sub-area

The number of greens by sub-area are as follows. It shows that there is a geographically equitable distribution of provision across the borough:

Table 138: Bowls greens with community use and used by sub-area in Reigate and Banstead

Sub-area	Population	No. Greens	Greens per capita
Banstead/Tadworth	52,789	2	1: 26,395
Reigate	28,652	1	1: 28,652
Redhill	38,267	1	1: 38,267
Horley	29,040	1	1: 29,040
REIGATE & BANSTEAD	148,848	5	1: 29,770

12.5.4 Greens where use was recently discontinued

These are as follows:

Table 139: Bowls greens in Reigate and Banstead where use was recently discontinued

Site	Address	Sub-area	Discontinued
Churchfields BC	Church Walk, Reigate RH2 7RN	Reigate	2014
Lower Kingswood BC	Buckland Road, Lower Kingswood KT20 7EQ	Banstead/Tadworth	2018
Monotype BC	Honeycrook Lane, Redhill RH1 5JN	Redhill	2021

12.6 Quality

11.16.4 The criteria assessed for bowls greens

The quality of bowls greens was assessed by a non-technical visual inspection during a site visit to all facilities during the playing season. The criteria that were assessed were as follows:

- **The green:** The quality of the grass, flatness and regulation ditches.
- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of access ramps, dedicated changing, toilets and car parking.
- **General access:** Parking, signage and proximity to public transport.

11.16.5 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to 'very good' (highlighted in green below), 4 to 'good' (also highlighted in green below), 3 to 'average' (highlighted in yellow below), 2 to 'poor' (highlighted in red below) and 1 to 'very poor' (also highlighted in red below).

11.16.6 Bowls greens assessment

The ratings for bowls in Reigate and Banstead are shown in the table below.

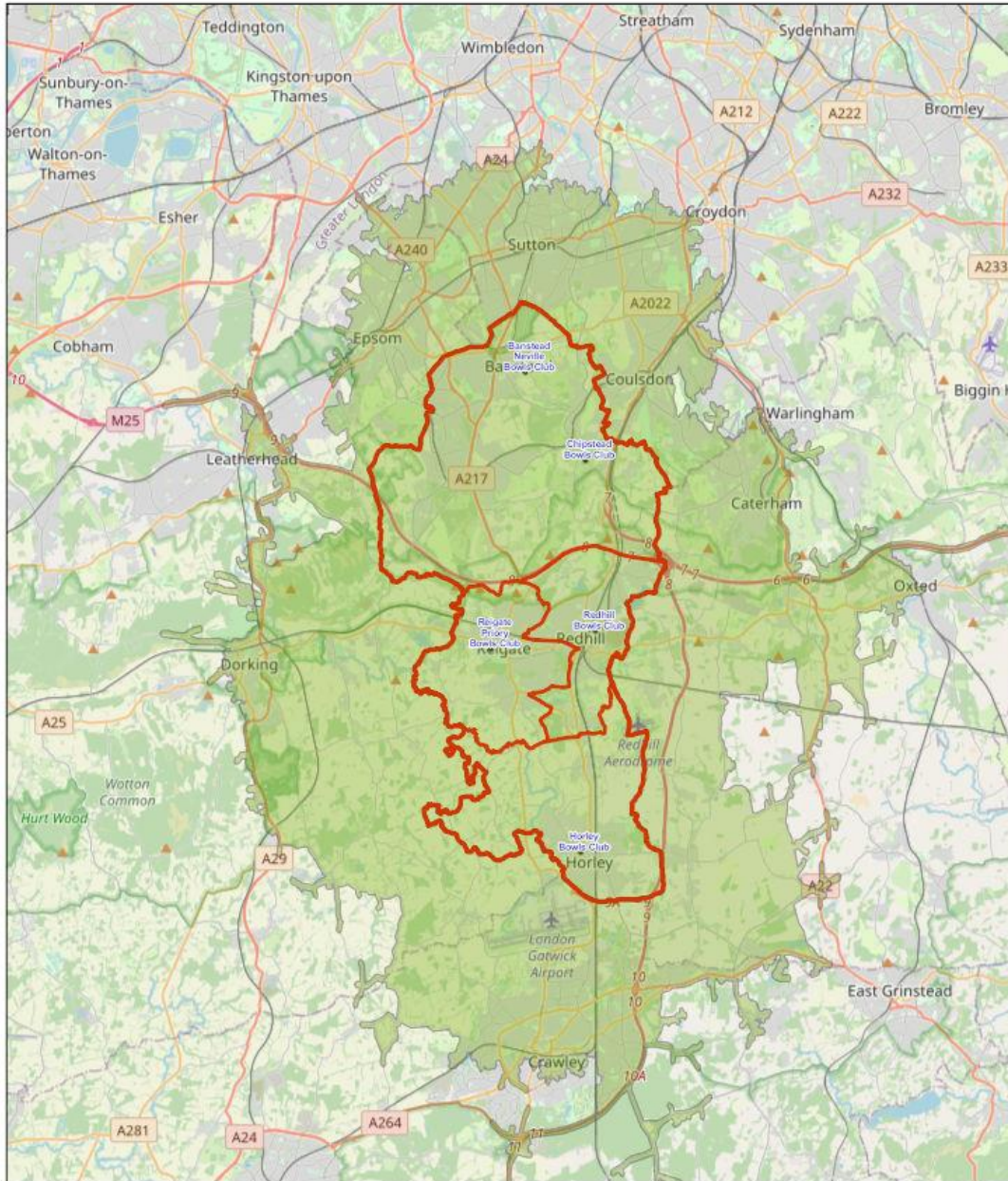
Table 140: Bowls greens in Reigate and Banstead: Quality audit

Facility	Green	Changin g	Disability Access	General access
Banstead Neville Bowls Club	5	5	4	2
Chipstead Bowls Club	5	5	4	4
Horley Bowls Club	5	4	2	4
Redhill Bowls Club	5	5	2	3
Reigate Priory Bowls Club	5	3	3	2

11.17 Accessibility

Bowls England applies a 20 minute drivetime catchment to define accessibility. The map overleaf shows that the whole of Reigate and Banstead is within 20-minutes' drivetime of a green.

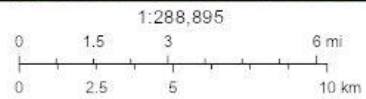
REIGATE & BANSTEAD Outdoor Bowls 15 Minutes Drive



2/2/2022

15.0 Minutes

- OUTDOOR BOWLS
- SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley
- Reigate and Banstead District Boundary



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11.18 Availability

The table below identifies the basis of use of bowls greens in Reigate and Banstead:

Table 141: Bowls greens in Reigate and Banstead: Basis of use

Club	Basis of use
Banstead Neville Bowls Club	Membership only Adult membership £131 per annum
Chipstead Bowls Club	Membership only Adult membership £120 per annum Junior membership £75 per annum
Horley Bowls Club	Membership only Adult membership £100 per annum Junior membership £30 per annum
Redhill Bowls Club	Membership only Adult membership £112 per annum Junior membership £18 per annum
Reigate Priory Bowls Club	Membership only Adult membership £110 per annum Junior membership £15 per annum



Horley Bowling Club

11.19 Key findings on supply

The key findings are as follows:

- There are five bowls greens in Reigate and Banstead.

- The quality of greens is generally good, but disability access is ‘poor’ at Horley BC and Redhill BC and general access at Banstead Neville BC and Reigate Priory BC is ‘poor’.
- Accessibility of greens is good, with the entire population within 20 minutes driving time of the nearest facility.
- Most greens are available to non-members for free introductory sessions.
- There is significant spare capacity at all greens.

11.20 The balance between bowls green supply and demand

Four criteria have been assessed to evaluate the balance between bowls green supply and demand in Reigate and Banstead:

- **Quantity:** Are there enough greens with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the greens fit for purpose for the users now and in the future?
- **Accessibility:** Are the greens in the right physical location for the users now and in the future?
- **Availability:** Are the greens available for those who want to use them now and in the future?

11.21 Quantity

12.11.1 Current needs

There is no evidence of a shortfall in current provision for outdoor bowls, based upon the following evaluation:

- **Used capacity:** Local clubs have indicated that there is significant spare capacity.
- **Satisfied demand:** There is no evidence of unmet demand in the borough.
- **Changes in supply:** There are no known current planned changes to bowls green supply.

12.11.2 Future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the higher population projections will create a requirement for 8.9% additional capacity by 2041. Spare capacity at the existing bowls facilities will be able to accommodate all additional future demand, based upon falling participation rates and limited population growth.

11.22 Quality

12.12.1 Current quality

The quality of greens is generally good, but disability access is 'poor' at Horley BC and Redhill BC and general access at Banstead Neville BC and Reigate Priory BC is 'poor'.

12.12.2 Future quality

All bowls facility providers will need to continue to invest in maintaining and improving their facilities, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

11.23 Accessibility

12.13.1 Current accessibility

All of the population is within 20-minutes' drive of the nearest bowls green.

12.13.2 Future accessibility

It is reasonable to assume that the current geographical coverage will be maintained in the future.

11.24 Availability

12.14.1 Current availability

Most greens are available to non-members for free introductory sessions.

12.14.2 Future availability

It is reasonable to assume that similar access arrangements will be offered in the future.



Banstead Neville Bowls Club

11.25 The options for securing bowls green capacity

The options for securing existing bowls green capacity to meet current and future needs are as follows:

12.15.1 Protect

Protecting existing bowls greens through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

12.15.2 Provide

There is no need to provide additional facilities based on current and projected future demand.

12.15.3 Enhance

Enhancing existing bowls green capacity by:

- Addressing the issues at the two sites where features are rated as 'poor'.
- Ensuring that the greens and ancillary facilities receive regular maintenance and improvements.

11.26 Action Plan

11.26.1 Introduction

The tables below set out the action plan for bowls greens to guide the implementation of the Study. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2021' (2021).

11.26.2 Key strategic actions

Table 142: Bowls key strategic actions in Reigate and Banstead

Issues	Action	Lead	Partners	Resources	Priority
Protection of existing bowls greens	Include a policy in the Local Plan to protect all existing bowls greens.	R&BBC	-	-	High

11.26.3 Site-specific actions

Table 143: Bowls site-specific actions in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Banstead Neville Bowls Club	Poor general access	Improve approach track	Banstead Neville BC	-	£5,000	Medium
Chipstead Bowls Club	No current issues	No action	-	-	-	-
Horley Bowls Club	Poor disability access	Provide hard path from the access point	Horley BC	-	£3,000	Medium
Redhill Bowls Club	Poor disability access	Provide hard path from the access point	Redhill BC	-	£3,000	Medium
Reigate Priory Bowls Club	Poor general access	Improve approach track	Reigate Priory BC	-	£5,000	Medium

12.16.4 Potential project impact

The bowls projects with the potential to have the greatest impact on identified needs and deficiencies are as follows:

- Introducing the Clubspark on-line court booking system on all suitable public courts.
- A new clubhouse at Reigate Tennis Club.
- A new clubhouse and floodlights at Reigate Priory Tennis Club.

13 NETBALL COURT NEEDS

13.1 Organisational context

- **England Netball:** England Netball is the governing body of the sport and supports the development of the game in Reigate and Banstead.
- **Affiliated Clubs:** There are four England Netball-affiliated clubs in Reigate and Banstead.

13.2 Strategic context

13.2.1 England Netball's strategy

England Netball's 'Adventure Strategy 2021 - 2031' (2021) contains the following relevant material:

A Game for Life: This 'destination' has the following targets:

- A 50% increase in the number of women playing netball across all life stages.
- A year-on-year increase in the diversity of the netball playing population, with an ambition to reflect the diversity of the nation.
- A countrywide accessible offer for men and boys.
- 90% of all schools delivering a quality netball experience.
- A clear and connected offer of choice for every community, with world class experiences in clubs and leagues at the heart of community netball.
- A place to play within easy travel of every household.

13.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

Epsom and Ewell

The '*Epsom and Ewell Sports Facilities Strategy*' (2020) identifies that 'there is limited spare capacity at outdoor netball courts in the borough, but additional provision will be required by 2032 to meet the extra demand arising from higher and lower population projections and participation growth'.

Mole Valley

The '*Mole Valley Playing Pitch Strategy*' (2021) identifies that 'there is clear evidence of unmet demand for netball courts in Mole Valley. There is a complex mix of imported and exported demand, given a shortage of suitable local courts and dependence on central venue league facilities outside the district. There will be demand for an additional four netball courts by 2037'.

London Borough of Sutton

The council does not have a current playing pitch strategy so there is no detailed analysis of netball court needs.

London Borough of Croydon

The 'Croydon Sports and Physical Activities Strategy 2018-2023' (2018) does not include an assessment of netball court needs.

Tandridge

The 'Tandridge Playing Pitch Strategy' (2018) does not include an assessment of netball needs.

Crawley

The 'Crawley Borough Council Playing Pitch Strategy Needs Assessment Report' (2020) concluded that 'the current level of netball court supply is sufficient to meet current and future needs and no requirement for additional provision was identified as part of the study'.

13.3 Stakeholder consultation

13.2.3 England Netball

Consultation with the England Netball highlighted the following issues:

- Reigate and Banstead has four clubs, all of whom use courts on school sites.
- There has been a big rise in junior participation over the last 3-5 years. There was a surge in growth after the 2018 Commonwealth Games.
- Club netball has seen a big growth in the 25-40 age group.
- Walking netball (over 60s) is also proving to be popular.
- England Netball is keen to encourage the provision of netball court markings on all Multi-use Games Areas (MUGAs), to expand opportunities to play the game.

13.2.4 Local netball clubs

A questionnaire survey was circulated to all four England Netball-affiliated clubs in Reigate and Banstead. All clubs responded.

- Two clubs have increased their membership in the past three years, whilst two has stayed the same.

- No clubs have membership waiting lists.

13.2.5 Old Reigatians Netball Club

The club made the following comments:

- 'Old Reigatians Netball Club started in November 2009. We are a friendly club and have a wide age range of players. We welcome any players from beginners to advanced'
- 'We train on Tuesday evenings at Reigate Grammar School and our home matches are played at Reigate St. Mary's School. We have two teams in the Surrey League and a third team that plays in the Met league. All matches are played on a Saturday'.

13.2.6 Redhill Netball Club

The club made the following comments:

- 'Redhill Netball Club was founded in 1948 and has enjoyed much success through the years. We currently train at Ifield Community College in Crawley on the outdoor courts until October, when we then use the indoor facilities. Home matches are played at St Bede's School in Redhill. We currently have three teams playing in the Surrey and Metropolitan Leagues'.
- 'We are a friendly, sociable but competitive netball club who focus on providing the right level of competition and development for all players. We support and encourage members who wish to gain umpiring and coaching qualifications'.

13.2.7 Reigate Netball Club

The club commented that 'we are a friendly club based in Surrey. Our aim is to have fun and enjoy netball in a supportive environment. We train at Bramley School in Walton-on-the-Hill and play our home matches in Caterham.

13.2.8 Reigate Roses Netball Club

The club commented that 'we started up in 2020 as an elite Reigate-based netball club for players aged 8-18. We are based at the courts at Royal Alexandra and Albert School. We play some fixtures at Hawthorns School in Bletchingley'.



Reigate Grammar School Netball Courts

13.4 Netball Court Demand

13.4.1 Introduction

This section summarises the demand for netball in Reigate and Banstead and includes:

- Expressed demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

13.4.2 Expressed demand

Netball clubs in Reigate and Banstead and the outdoor courts where they play are as follows. Courts outside the borough are shown in italics:

Table 144: Netball clubs and teams in Reigate and Banstead

Club	Courts	Teams
Old Reigatians Netball Club	Reigate Grammar School Reigate St. Mary's School	3 adult teams
Redhill Netball Club	St. Bede's School, Redhill <i>Ifield Community College, Crawley</i>	3 adult teams
Reigate Netball Club	Eagle House School, Walton-on-the-Hill <i>De Stafford School, Caterham</i>	2 adult teams
Reigate Roses Netball Club	Royal Alexandra and Albert School <i>The Hawthorns School, Betchingley</i>	3 junior teams

Numbers of registered members at netball clubs in Reigate and Banstead have increased as follows over the past three years:

Table 145: Netball members in Reigate and Banstead 2019 – 2022

Year	No. members
2019/20	292
2020/21	327
2021/22	409

13.4.3 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. Based upon the results of the clubs' survey, there is substantial exported demand from Reigate and Banstead to Crawley and Tandridge, which is attributable to a lack of suitable courts in the borough.

13.4.4 Unmet demand

Unmet demand takes a number of forms:

- Clubs may have access to a facility for matches but nowhere to train or vice versa.
- Some facilities may be unavailable to the community.
- The poor quality and limited capacity of facilities and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is some evidence of unmet demand for outdoor netball courts in Reigate and Banstead at present, with the poor quality of some courts and lack of floodlights identified by some clubs. Many leagues are based at 'Central Venues', which require four to six floodlit courts. Only the Reigate Grammar School courts in the borough meet this criterion (and the floodlights can only be used until 7.30pm which restricts play

prohibitively) so central venue play takes place at locations such as the K2 Centre in Crawley and Nonsuch High School in Sutton.

13.4.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand for netball in Reigate and Banstead at present with no clubs currently operating waiting lists.

13.4.6 Future demand

This has been assessed as follows:

- **Participation rates:** Sport England’s ‘Active Lives’ survey has recorded adult (16+) weekly participation rates for netball at national level since 2015. This shows a slight fall in the period, although local affiliation numbers rose by 40% between 2019 and 2022:

Table 146: ‘Active Lives’ survey: National netball participation rates 2015 - 2020

Nov 2015- Nov 2016	May 2016- May 2017	Nov 2016- Nov 2017	May 2017- May 2018	Nov 2017- Nov 2018	May 2018- May 2019	Nov 2018- Nov 2019	May 2019- May 2020	% Change
0.7%	0.6%	0.6%	0.6%	0.6%	0.7%	0.7%	0.6%	-0.1%

- **Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 by 2041, an increase of 13,293 (or 8.9%). This will create a requirement for equivalent additional capacity by 2041.

13.4.7 Key findings on demand

The key findings on demand are as follows:

- There are four local clubs serving Reigate and Banstead.
- Contrary to the ‘Active Lives’ survey trends, local affiliation numbers rose by 40% between 2019 and 2022.
- There is clear evidence of unmet demand for outdoor netball courts in Reigate and Banstead at present, with three of the four clubs using facilities outside the borough.
- Future demand is likely to increase based on participation trends and population growth.
- Contrary to the ‘Active Lives’ survey trends, most local clubs have experienced increased memberships in the past three years.

13.5 Netball Court Supply

13.5.1 Introduction

This section summarises the detail of netball court supply in Reigate and Banstead. The courts included in the analysis are defined as hard courts permanently laid out with regulation markings for netball. This includes multi-use games areas also marked for other sports, in particular tennis, that are therefore not exclusively used for netball. The categories assessed are as follows:

13.5.2 Courts with community use and used

Table 147: Netball courts with community use and used in Reigate and Banstead

Site	Address	Floodlit courts	Non-floodlit courts	Sub-area
Eagle House School	Chequers Lane, Walton-on-the-Hill KT20 7ST	0	1	Banstead/Tadworth
Oakwood Sports Centre	Balcombe Road, Horley RH6 9AU	2	0	Horley
Reigate Grammar School	Reigate Road, Reigate RH2 0QS	4	0	Reigate
Reigate St. Mary's School	Chart Lane, Reigate RH2 7RN	0	1	Reigate
Royal Alexandra and Albert School	Gatton Park, Reigate RH2 0TW	3	0	Reigate
St. Bede's School	Carlton Road, Redhill RH1 2LQ	0	5	Redhill
TOTALS	-	9	7	-

13.5.3 Courts by sub-area

Courts with community use and used by sub-area are as follows. Provision is poorest in the Banstead/Tadworth sub-area:

Table 148: Netball courts with community use and used by sub-area in Reigate and Banstead

Sub-area	Population	No. Courts	Courts per capita
Banstead/Tadworth	52,789	1	1: 52,789
Reigate	28,652	8	1: 3,581
Redhill	38,267	5	1: 7,653
Horley	29,040	2	1: 14,520
REIGATE & BANSTEAD	148,848	16	1: 9,403

13.5.4 Courts with no community use

The following courts are not available for community use. All are non-floodlit:

Table 149: Netball courts without community use in Reigate and Banstead

Site	Address	Courts
Aberdour School	Brighton Road, Tadworth KT20 6AJ	3
Banstead Prep School	Sutton Lane, Banstead SM7 3RA	1
Carrington School	Noke Drive, Redhill RH1 4AD	4
Chinthurst School	Tadworth Street, Tadworth KT20 5QZ	1
Dunottar School	High Trees Road, Reigate RH2 7EL	3
Manorfield Primary School	Sangers Drive, Horley RH6 8AL	2
Meath Green Junior School	Greenfields Road, Horley RH6 8HW	3
Oakwood Sports Centre	Balcombe Road, Horley RH6 9AU	2
Reigate School	Pendleton Road, Reigate RH2 7NT	3
Shawley Primary School	Shawley Way, Burgh Heath KT18 5PD	2
Warren Mead Junior School	Roundwood Way, Banstead SM7 1EJ	1
TOTALS	-	25

13.6 Quality

13.6.1 The criteria assessed for netball courts

The quality of outdoor netball courts was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were assessed were as follows:

- **The court:** Court surface, line markings and fitness for purpose.
- **Fencing:** Condition and appearance.
- **Disability access:** Provision for disabled access to the courts.
- **General access:** Parking, signage and proximity to public transport.
- **Lighting:** The quality, illumination levels and evenness of floodlights.

13.6.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good', 3 to 'average', 2 to 'poor' and 1 to 'very poor'.

13.6.3 Netball court assessment

The ratings for netball courts in Reigate and Banstead are shown in the table below.

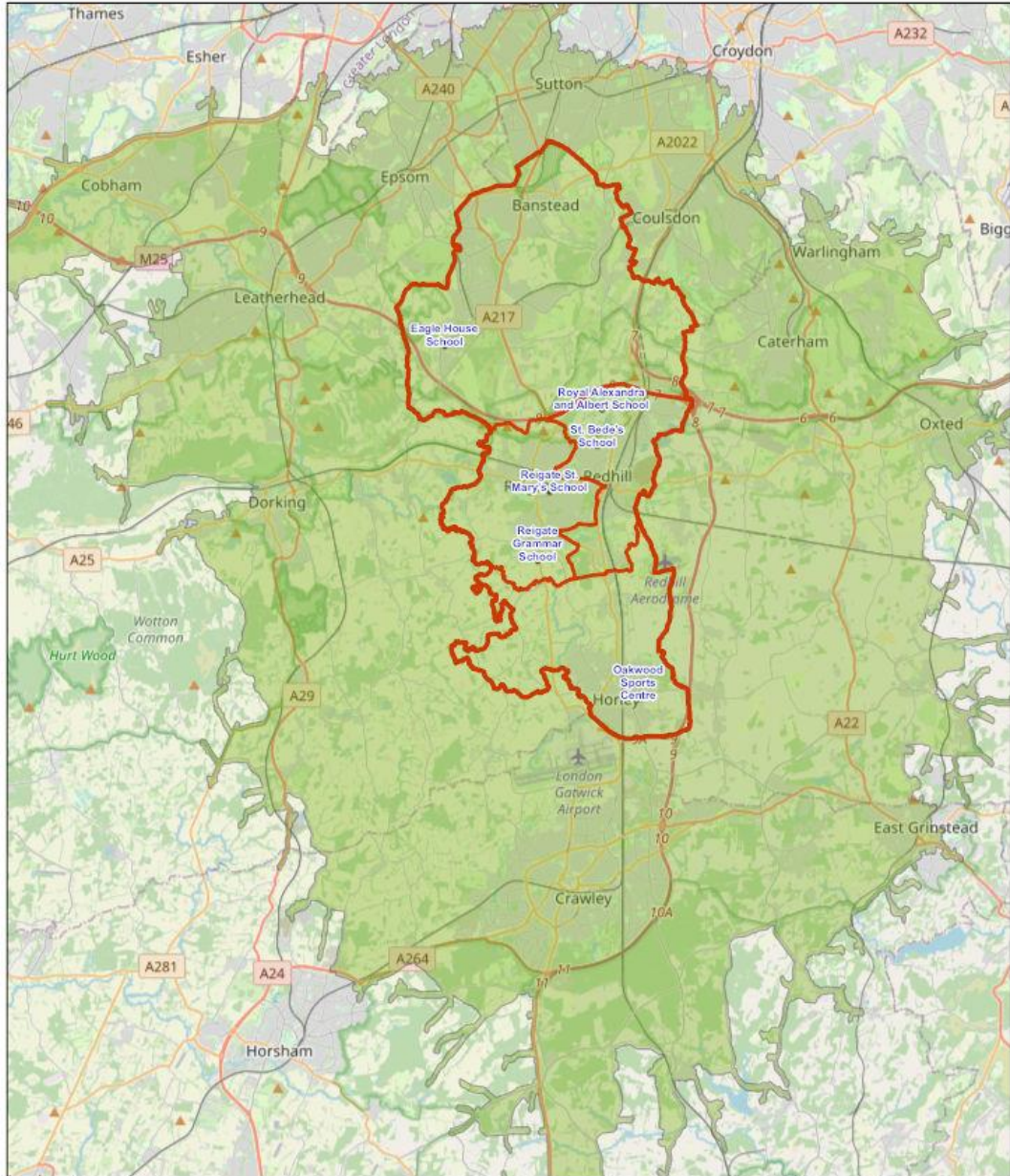
Table 150: Netball courts with community use and used in Reigate and Banstead: Quality audit

Facility	Court	Fencing	Disability Access	General access	Lighting
Eagle House School	3	5	4	4	-
Oakwood Sports Centre	4	4	4	4	4
Reigate Grammar School	5	5	4	2	5
Reigate St. Mary's School	3	5	4	4	-
Royal Alexandra and Albert School	3	4	4	4	5
St. Bede's School	2	2	4	4	-

13.7 Accessibility

England Netball applies a 20 minute drivetime catchment to define accessibility. The map overleaf shows that the whole of Reigate and Banstead is within 20-minutes' drivetime of a court.

REIGATE & BANSTEAD Outdoor Netball Courts 20 Minutes Drive



2/2/2022

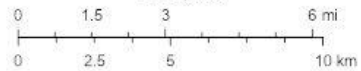
20.0 Minutes

• OUTDOOR NETBALL

SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

Reigate and Banstead District Boundary

1:288,895



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13.8 Availability

The table below identifies the basis of use of outdoor netball courts in Reigate and Banstead:

Table 151: Netball courts with community use and used in Reigate and Banstead: Basis of use

Facility	Basis of use
Eagle House School	Block booked court. £10 per hour.
Oakwood Sports Centre	Block booked courts. £10 per hour.
Reigate Grammar School	Block booked courts. £10 per hour.
Reigate St. Mary's School	Block booked courts. £12 per hour.
Royal Alexandra and Albert School	Block booked courts. £15 per hour.
St. Bede's School	Block booked courts. £10 per hour.

13.9 Ownership, management and security of access

The ownership, management and security of community access of outdoor netball court sites is detailed below. Security of access refers to the extent to which community use is protected (through public ownership, community use agreements etc.), rather than the security of tenure of specific club users.

Table 152: Netball courts in Reigate and Banstead: Ownership, management and access

Site	Ownership	Management	Access
Eagle House School	Eagle House School	Eagle House School	Unsecured
Oakwood Sports Centre	Oakwood Sports Centre	Oakwood Sports Centre	Unsecured
Reigate Grammar School	Reigate Grammar School	Reigate Grammar School	Unsecured
Reigate St. Mary's School	Reigate St. Mary's School	Reigate St. Mary's School	Unsecured
Royal Alexandra and Albert School	Royal Alexandra and Albert School	Royal Alexandra and Albert School	Unsecured
St. Bede's School	St. Bede's School	St. Bede's School	Unsecured

13.10 Key findings on supply

The key findings are as follows:

- There are 16 netball courts with community access in Reigate and Banstead, nine of which are floodlit.
- The largest site has only five courts and the largest floodlit site has only four courts (two of which are due to be lost with the development of a new sports hall). This compromises the ability to accommodate central venue leagues or larger tournaments.
- Many courts are also marked for tennis, which reduces their capacity to accommodate netball demand.
- The quality of courts is variable, with some poor quality surfaces compromising usage capacity.
- Accessibility of courts is good, with the entire population within 20 minutes driving time of the nearest facility.
- No courts have secured community use, which means that netball clubs have limited control over access to, or maintenance of, courts.

13.11 The balance between netball court supply and demand

Four criteria have been assessed to evaluate the balance between netball court supply and demand in Reigate and Banstead:

- **Quantity:** Are there enough courts with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the courts fit for purpose for the users now and in the future?
- **Accessibility:** Are the courts in the right physical location for the users now and in the future?
- **Availability:** Are the courts available for those who want to use them now and in the future?

13.12 Quantity

13.12.1 Current needs

There is clear evidence of unmet demand for outdoor netball courts in Reigate and Banstead at present, with three of the four clubs using facilities outside the borough. Improving the court surfaces at St. Bede's School and providing floodlighting if feasible, would add capacity to the existing provision.

13.12.2 Future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the population growth projections will create a requirement for 8.9% additional capacity by 2041. This is equivalent to two extra courts.

13.13 Quality

13.13.1 Current quality

The quality of netball courts is 'average' in a number of cases and 'poor' at St. Bede's School. General access is poor at Reigate Grammar School, with its restricted floodlighting hours.

13.13.2 Future quality

All netball court providers will need to continue to invest in maintaining and improving their facilities, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

13.14 Accessibility

13.14.1 Current accessibility

All of the population is within 20-minutes' drive of the nearest netball court.

13.14.2 Future accessibility

It is reasonable to assume that the current geographical coverage will be maintained in the future.

13.15 Availability

13.15.1 Current availability

All courts are on school sites where there is no secured community access. There is also no control by netball clubs over court maintenance.

13.15.2 Future availability

To secure netball court availability in the future, formal Community Use Agreements should be pursued.

13.16 The options for securing netball court capacity

The options for securing existing netball court capacity to meet current and future needs are as follows:

13.16.1 Protect

Protecting existing netball courts through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

13.16.2 Provide

There is a need to provide four additional courts to meet demand arising from the higher population growth projections and there is a case for making locally-accessible provision in any major new housing developments.

13.16.3 Enhance

Enhancing existing netball court capacity by:

- Improving the court surfaces at the two sites where they are rated as 'poor'.
- Adding floodlights at sites where this is appropriate.

13.17 Action Plan

13.17.1 Introduction

The tables below set out the action plan for netball courts to guide the implementation of the Study. The capital cost estimates are based upon Sport England's *'Facility Costs - Second Quarter of 2020'* (2020).

13.17.2 Key strategic actions

Table 153: Key strategic actions for netball courts in Reigate and Banstead

Issues	Action	Lead	Partners	Resources	Priority
Protection of existing netball courts.	Consider including a policy in the Local Plan to protect all existing netball courts.	R&BBC	-	-	High
Funding for future netball court needs.	Ensure that S106 contributions are collected from developers.	R&BBC	Developers	-	High
Netball court markings on MUGAs	Ensure that netball courts are marked on all new MUGAs with suitable dimensions, to facilitate the expansion of the game.	R&BBC	-	£1,000 per MUGA	High

13.17.3 Site-specific actions

Table 154: Site-specific actions for netball courts in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Eagle House School	Unsecured community access	Negotiate a Community Use Agreement	R&BBC	Eagle House School	-	Medium
Oakwood Sports Centre	Unsecured community access	Negotiate a Community Use Agreement	R&BBC	Oakwood Sports Centre	-	Medium
Reigate Grammar School	Unsecured community access	Negotiate a Community Use Agreement	R&BBC	Reigate Grammar School	-	Medium
Reigate St. Mary's School	Unsecured community access	Negotiate a Community Use Agreement	R&BBC	Reigate St. Mary's School	-	Medium
Royal Alexandra and Albert School	Unsecured community access	Negotiate a Community Use Agreement	R&BBC	Royal Alexandra and Albert School	-	Medium
St. Bede's School	<ul style="list-style-type: none"> • Unsecured community access • 'Poor' quality courts and fencing 	<ul style="list-style-type: none"> • Negotiate a Community Use Agreement • Upgrade courts and fencing • Investigate the option of floodlighting 	St. Bede's School	R&BBC	£10,000 for courts/ Fencing £15,000 for floodlights	High

The netball project with the potential to have the greatest impact on identified needs and deficiencies is the improving the court surfaces and fencing and providing

floodlights as part to provide a central venue for training and competition in the borough.

14 ATHLETICS TRACK NEEDS

14.1 Organisational context

- **England Athletics:** England Athletics is the governing body of the sport and supports the development of the sport in Reigate and Banstead.
- **Affiliated Clubs:** There are two athletics clubs in Reigate and Banstead.

14.2 Strategic context

14.2.1 Athletics facilities strategy

England Athletics' 'Facilities Strategy 2018 - 2025' (2018) contains the following material of relevance:

- Strategic ambition:** The strategic ambition is 'to create an innovative and inspiring network of sustainable athletics facilities, with the capacity to meet current and future demand across England'.
- **The importance of tracks:** The strategy states that 'facilities are crucial to participating in track and field athletics for recreation, training and competition. Quality of design, social amenities, facility condition and layout have a substantial impact on athlete enjoyment, club capacity to operate effectively, venue flexibility to accommodate a broad range of athletics related uses and multi-sport provision. Ultimately, all these factors affect venue (and club) capacity to function on an effective business-like footing'.
 - **Multi-sport hubs:** 'Proactive management and sustainable models of operation are most commonly found at venues that are part of a wider sports complex. This tends to result in more creative uses of athletics facilities and has the benefit that changing provision, track supervision and maintenance are part of a wider operation with consequent economies of scale'.
 - **Clubhouses:** 'Clubhouses should be attractive and function well in order to attract new members and retain existing ones. Clean well designed changing rooms and toilets, a multifunctional room in which people can gather for meetings or to socialise, and convenient car parking, all help to sustain participation not just for athletes, but also volunteers. For example, having a space for volunteers to relax and take a break is crucial to making them feel valued. All new athletics tracks should be provided with access to suitable clubhouse facilities including social space, changing rooms and toilets and, where possible'.
 - **Running facilities:** 'The number of people running in England has grown by 67% in the last 10 years. Current participation is dominated by those that run alone, with 80% of runners doing some form of solo running and half of those only running alone. However, studies have shown that regular contact with others increases participation

and reduces dropout rates, suggesting that the majority of runners are extrinsically motivated and need motivation from peers, expert support and the camaraderie of like-minded people. It is therefore important that any discussion about facilities considers the needs of this group too. Running doesn't require a specific facility, with the majority of participants making use of non-specialist (and largely free of charge) existing facilities and infrastructure, including roads, rights of way, parks and open spaces. Wherever possible, the needs of runners for well lit, suitably surfaced, safe, running routes are built into the design of new infrastructure development projects for the benefit of all residents' health and wellbeing'.

14.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

Epsom and Ewell

The '*Epsom and Ewell Sports Facilities Strategy*' (2020) identifies that the existing track in Epsom has some technical deficiencies but concludes that 'there is no identified strategic need to provide additional track and field facilities, although provision of a Compact Athletics Facility at Epsom and Ewell High School will provide opportunities for introductory level athletics for young people'.

Mole Valley

The '*Mole Valley Playing Pitch Strategy*' (2021) identifies that 'there is a clear case for providing an athletics facility in Mole Valley and the conclusions of both England Athletics and the local clubs are that some form of Mini-track or compact athletics facility would be an appropriate scale of provision'. This would enable specialist track and field training to take place, with the local clubs' occasional competitive needs catered for by tracks with spare capacity in neighbouring areas. Dorking has been suggested as a potential location for such a facility'.

London Borough of Sutton

The council does not have a current playing pitch strategy so there is no detailed analysis of athletics facilities needs.

London Borough of Croydon

The '*Croydon Sports and Physical Activities Strategy 2018-2023*' (2018) identified that 'the two Athletics facilities are appropriately positioned within the borough, and the Playing Pitch Strategy research does not indicate a need for further facilities'. One facility at Woodcote School in Coulsdon is immediately adjacent to the north-east border with Reigate and Banstead.

Tandridge

The '*Tandridge Playing Pitch Strategy*' (2018) does not include an assessment of athletics needs.

Crawley

The 'Crawley Borough Council Playing Pitch Strategy Needs Assessment Report' (2020) does not include an assessment of athletics needs, but there is a 400m track at the K2 Centre in Crawley.

14.3 Stakeholder consultation

14.3.1 England Athletics

Consultation with England Athletics highlighted the following issues:

England Athletics Facilities Priorities: These are as follows:

- 'To ensure that the allocation of resources to new and existing track and field facilities is prioritised to those that have the greatest potential to impact positively on general participation, club membership growth and retention, and improved personal performance'. To support this priority England Athletics will:
 - Encourage all tracks to seek accreditation through 'TrackMark'.
 - 'Help venues to identify the level in the Hierarchy of Facilities that is most appropriate for them and support clubs and operators seeking to raise funding to maintain facilities at that level'.
 - Prioritise new track and field facilities within multi-sport hubs.
 - Seek to be actively involved in the development of local planning policies wherever possible.
 - Support new 200m indoor tracks and indoor athletics training facilities where there is a proven demand and a clear geographical gap in supply.
- 'To actively encourage athletics and running facilities to be used to their fullest possible extent by the sport and by all sections of the community in order to maximise viability'. To support this priority England Athletics will:
 - Support athletics clubs in discussions with facility operators and local authorities over the use of the track infield for other pitch sports and collate examples of good practice and design guidance.
 - Support clubs and groups to ensure the facilities they use for athletics activity are accessible to all.
 - Help clubs to develop a strong partnership with facility owners/operators and will share examples of good practice.

- Provide advice and guidance to clubs actively pursuing an asset transfer.
- Help athletics and running clubs to become more professional and sustainable in how they operate.
- Encourage new partnerships between athletics clubs and schools that have available indoor facilities.
- ‘To encourage innovative approaches to the location and design of facilities for individual components of the sport in order to increase reach and create sustainability and viability’. To support this priority England Athletics will:
 - Expect all new and refurbished floodlight schemes to deliver a minimum of 100lux across the whole of the track and the infield.
 - Support clubs in exploring options for improved environmental sustainability and will share examples of good practice.
 - Support the development of MiniTracks/Compact athletics facilities where there is a viable business case.
 - Consider supporting facility innovations involving non-standard track shapes, designs and uses providing they are backed by a sound business case.
 - Continue to lobby bodies with an influence over urban design, to ensure that the needs of runners are considered alongside those of cyclists and pedestrians.
 - Continue to lobby for the free use of public parks and open spaces by runners and voluntary running groups.
 - Assist road running clubs that are looking for somewhere to meet, by introducing them to sports clubs in their area that have suitable facilities.

Facilities supply in Reigate and Banstead: The following issues were identified:

- **Existing provision:** ‘England Athletics’ supply and demand analysis supports a cinder to synthetic upgrade of the track surface at Battlebridge Recreation Ground and improvements to throws and jumps facilities. Any proposed track surface upgrade would need to be approved by UKA’s Technical department to ensure install standards are adhered to and appropriate warranties provided’.

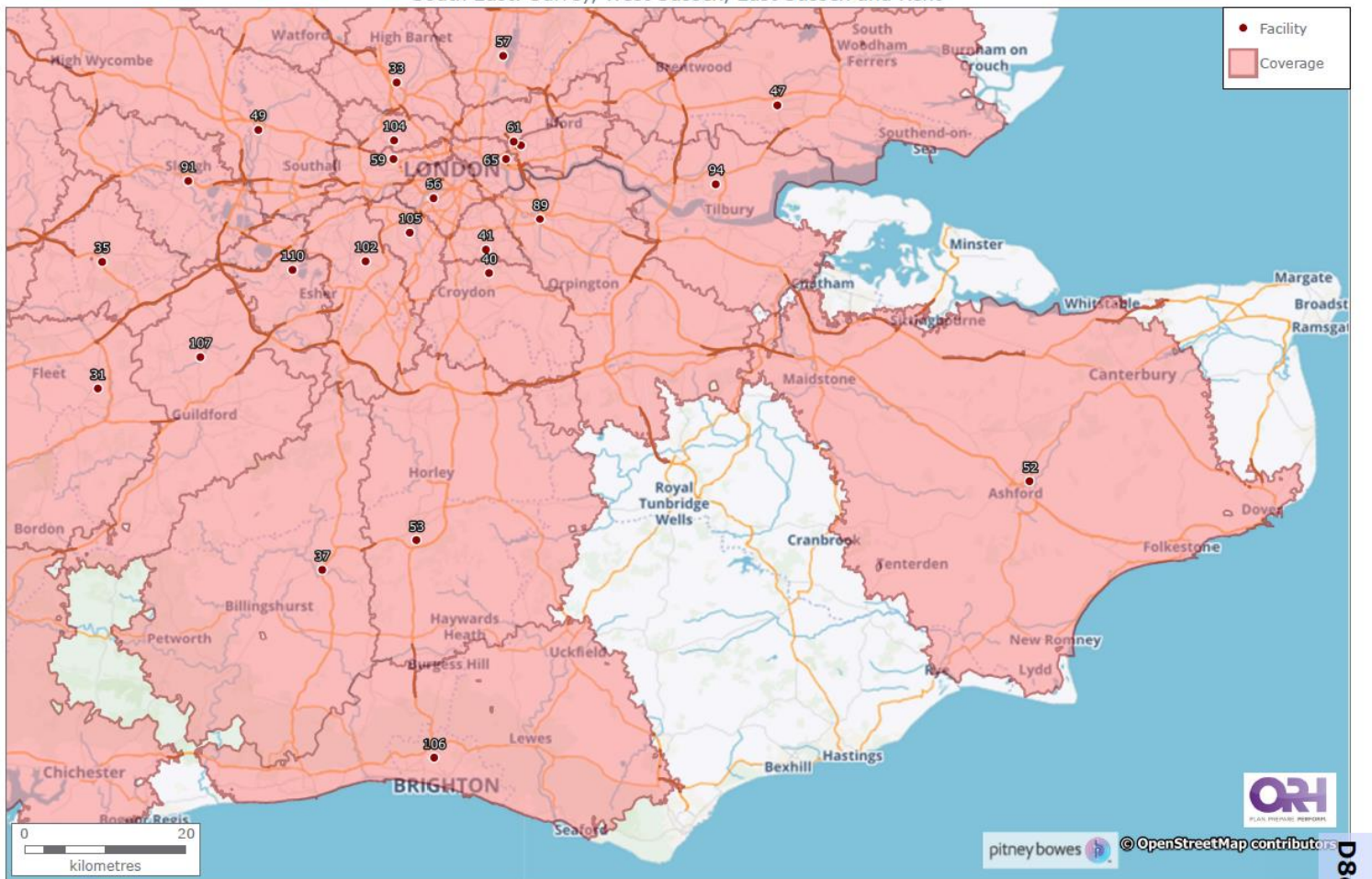


Battlebridge Athletics Track showing the poor quality surface

- **Outdoor competition venues:** ‘In terms of competitive track and field facilities, Reigate and Banstead is well served by the 400m synthetic competition venue at the K2 Athletics Stadium in Crawley’. The map overleaf illustrates that the entire borough is within England Athletics’ recommended drive time of the Crawley track.

Outdoor Level 2 Competition Facilities - 40-Minute Drive Time Coverage

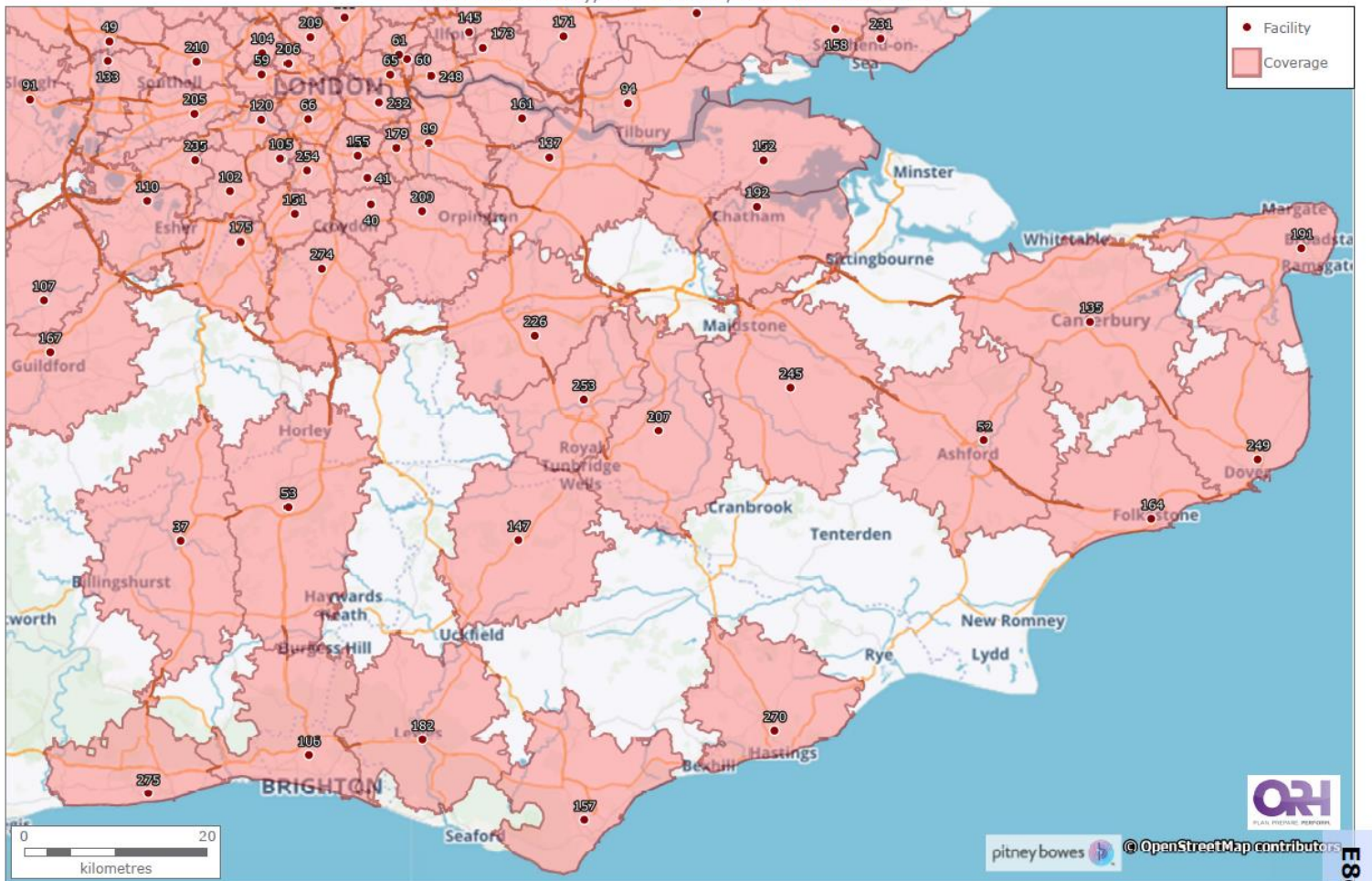
South East: Surrey, West Sussex, East Sussex and Kent



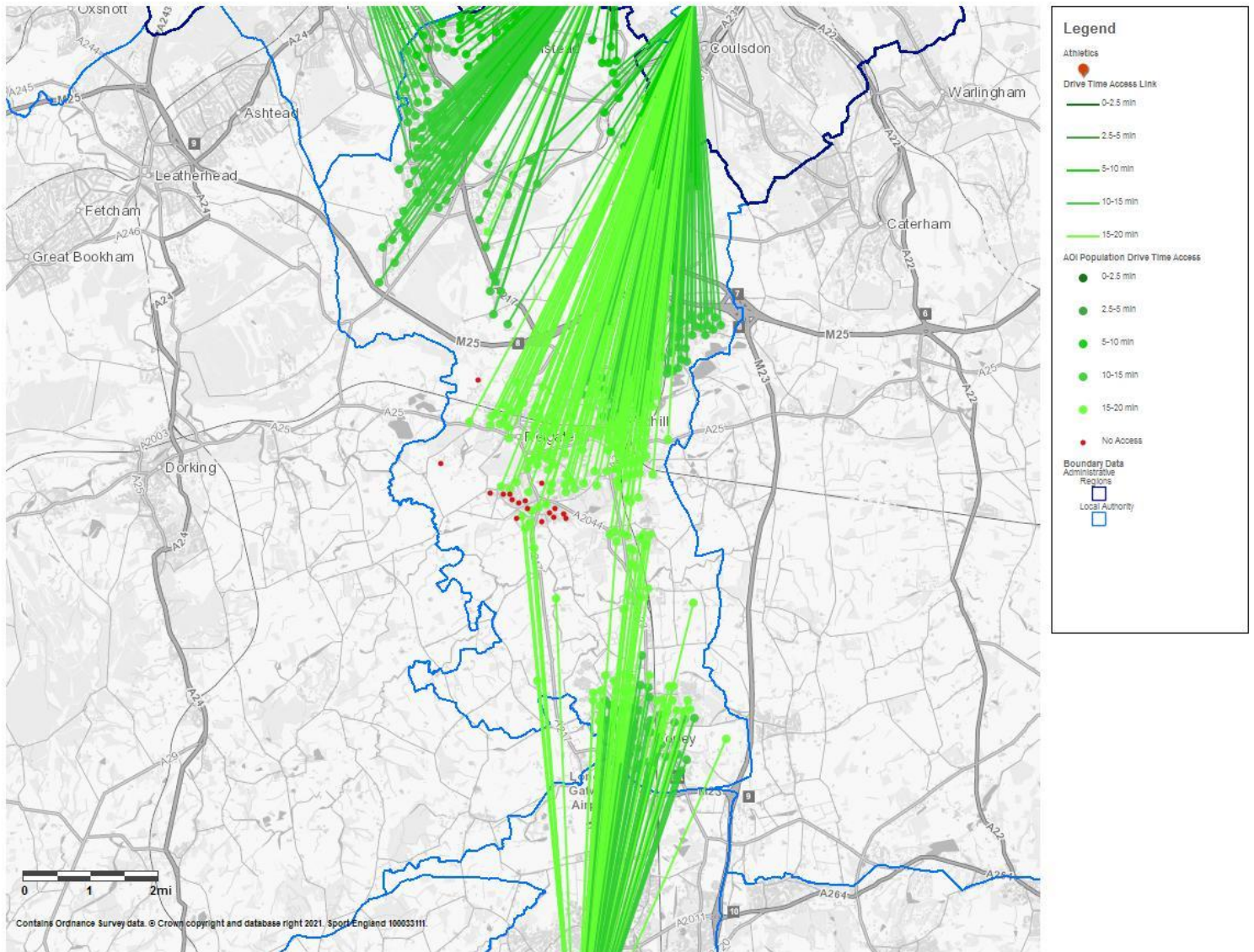
- **Synthetic 400m tracks:** In terms of outdoor synthetic tracks with a 20-minute drivetime catchment, the map below indicates that there is a gap in provision in Reigate and Banstead:

Outdoor Facilities - 20-Minute Drive Time Coverage

South East: Surrey, West Sussex, East Sussex and Kent



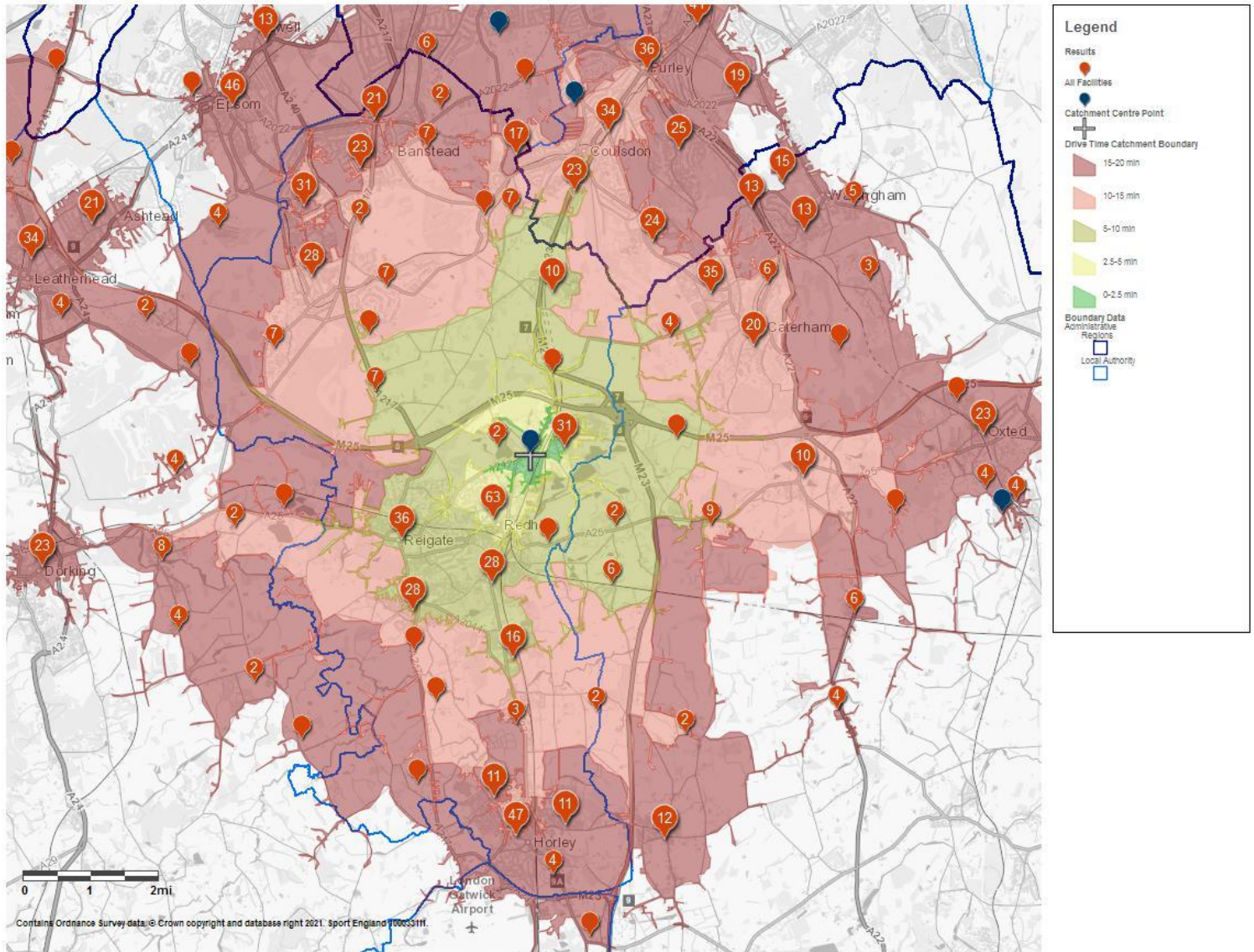
- **Access report:** 'The Sport England 20-minute access analysis report (overleaf) highlights an untapped demand for a synthetic 400m track in/around the Reigate and Redhill areas'
 - The red dots on the map indicate locations that are more than 20 minutes drive time from the nearest facility. These are focused around Reigate and Redhill.
 - The green dots of different intensity indicate locations that are respectively five, ten and fifteen minutes drivetime. The Banstead/Tadworth and Horley sub-areas fall within these catchments.



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- The Reigate/Redhill catchment:** the map below illustrates the 20-minute catchment area for a facility based in the Reigate/Redhill area. It covers almost the entirety of Reigate and Banstead borough. England Athletics has concluded that 'a facility in the Reigate/Redhill area would yield a total population catchment of 435,000 people including 79,000 under 24year olds'.



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- Conclusions:** England Athletics concludes that ‘over the past two years England Athletics has worked with track surfacing contractors to develop a cost-effective cinder to synthetic upgrade package that is circa 50% of the costs of a traditional new track install. The cinder track at Reigate and Banstead has been identified by EA as a priority cinder to synthetic surface upgrade project’.

14.3.2 Reigate Priory Athletics Club

Consultation with the club identified the following issues of note:

- Our current club membership is approximately 370 and has been slowly increasing over the last 3 years. There is a waiting list of roughly 100 children for the Junior section’.

- 'Battlebridge Athletics track is our primary training facility, The track is far from ideal as a training facility for the club primarily due to the poor surface. We also regularly run sessions in Priory Park'.
- 'The quality of the track is the biggest issue with the facility. In order to give our athletes access to a high quality track we have scheduled some sessions down at the K2 in Crawley which is not ideal and local schools so that we can hurdle and jump. We have had athletes leave our club and join another specifically due to the poor quality of the track. Additionally, we do not have any club facilities at the track except for a storage container. The location and availability of the track generally meets our needs'.
- 'Currently we host competitions in Reigate Priory Park (cross country races) and a 10k road race that starts and finishes in the park. Due to the quality of the track we have never attempted holding competitions at Battlebridge'.

14.3.3 Horley Harriers Running Club

Consultation with the club identified the following issues of note:

- 'We have 85 signed-up members and 984 Facebook followers. We experienced a small fall in membership in 2020 due to Covid restrictions and competitions and events being cancelled. Prior to this the club has been steadily growing. We have seen an increase in interest this year (since the relaxation of social distancing) and are signing up new members on a monthly basis. Female members make up 60% of our membership and the average age across all members is 47. We do not have a waiting list and would not expect to introduce one for the foreseeable future. The lack of local facilities is holding the growth of the club back'.
- 'Historically we have trained on pavements around Horley and the fields at Court Lodge. We varied these locations by using the Battlebridge track, but weather, lighting and distance (traffic) resulted in these facilities not being used due to member feedback. There does not seem to be a way to book this facility either. We now run on the pavements around Horley each Tuesday evening, use the Oakwood School fields once a month and use the K2 track in Crawley twice a month'.
- 'Due to the quality of the pavement surface, width of pavements and lack of lighting (winter months) we are limited to only a few areas around Horley to safely use, especially when considering other pavement users. Safety of our runners and other pavement users is our prime concern. One of the reasons why we do not offer junior membership is the lack of a safe running facility. The Court Lodge playing fields have become more popular with local residents (and privately run physical trainers) and are now too busy to use for running sessions. The K2 track is good facility that we use all year round, albeit quite an expense for the club to cover. A number of members are put off attending due to travel time and those without their own private transport find public transport too time consuming'.

- We need a local, safe facility that can be used all year round. For this the surface needs to be an all-weather one, without trip hazards, sharp corners and lighting needs to be appropriate to negate the need for wearing head/body torches and for runners to feel safe during the darker hours. One such facility is a dedicated running track/trail in Horley. This could be a traditional 400m oval style track or an all-weather trail that follows the boundary of an existing public space e.g. Horley Recreation Park/Court Lodge playing fields. From a club's perspective an ideal running venue is one in which runners can be seen at all times from a central location, this allows the coach to observe the runners in order to provide feedback but also from a safety aspect if a runner comes into difficulties we can immediately respond. With the majority of our runners being women, many have expressed concerns when running at night - being constantly visible to the group would be a major step forward in breaking down this barrier to participation. When training on residential roads this can be a challenge for the coaching team. In addition, a small network of running routes, using existing pavements, could be prepared to extend the limited options available to local runners; as has been implemented for cyclists'.
- 'We currently do not hold our own competitions. We have previously looked into this, but lack of safe facilities have prevented this progressing. Our members participate in various running events and as a club we compete in the Surrey County Athletics Association in their Cross Country and Road Running leagues'.
- A circular all-weather surfaced route could be used to hold simple events that would engage the local community. A local event would give purpose for those members of the community who need a goal to become and remain active. For example the Acres foot path could be used. Through additional/redesigned footpaths, traffic prioritisation, lighting and flood prevention, this could be transformed into a circular 2.5km loop (using the southern end of Orchard Drive and Langshott Lane) and would provide a great community route on which to run and walk. The ability to offer a 5km parkrun to the local community (for both runners and walkers) would open this free form of exercise to those who are not able to travel the 6 miles to the nearest parkrun in Crawley or Reigate'.

14.3.4 Horley Town Council

The Council commented that 'a dedicated running track/trail in Horley is to be welcomed but we would seek clarification on its positioning, i.e. inside or outside of the flood plain. Noting where Court Lodge playing fields are mentioned, there is an area between pitches 3 and 4 which is prone to flooding as well as in range of the River Mole and as such it may not be suitable for a running track'.

14.4 Athletics Track Demand

14.4.1 Introduction

This section summarises the demand for athletics in Reigate and Banstead and includes:

- Expressed demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

14.4.2 Expressed demand

Local club membership is currently as follows:

Table 155: Athletics club membership Reigate and Banstead

Club	Members
Reigate Priory Athletics Club	370
Horley Harriers	70
TOTAL	440

Reigate Priory Parkrun: Reigate Priory Parkrun is organised on a weekly basis throughout the year, to allow all runners (whether or not they are members of affiliated clubs) to run in 5k timed races. The runs are organised at Priory Park in Reigate and there is an average attendance of 225 competitors. A 2km junior Parkrun in the same location attracts .

Banstead Woods Parkrun: The Banstead Woods Parkrun is held in Banstead Woods on a weekly basis. There is an average attendance of 88 competitors.

14.4.3 Displaced demand

Displaced demand relates to activity from within the study area which takes place outside of the area, or vice versa. With no all-weather tracks in Reigate and Banstead, both local clubs have to access tracks in neighbouring areas to meet their competitive needs.

14.4.4 Unmet demand

Unmet demand takes a number of forms:

- Teams may have access to a facility for competitions but nowhere to train or vice versa.

- Some facilities may be unavailable to the community.
- The poor quality and limited capacity of facilities and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is clear evidence of unmet demand for athletics facilities in Reigate and Banstead at present, both for an all-weather track and for safe off-road running circuits in Horley.

14.4.5 Latent demand

Latent demand is demand that evidence suggests may be generated from the current population if they had access to more or better provision. There is clear evidence of latent demand for athletics in the borough at present with Reigate Priory AC operating a waiting list of more than 100 young people for its junior coaching programmes and Horley Harriers unable to accommodate juniors due to the lack of safe running routes.

14.4.6 Future demand

This has been assessed as follows:

- **Participation rates:** One factor in considering future sports participation rates is to track historical trends, as a guide to possible future developments. Sport England's 'Active Lives' survey showed statistically significant reductions in track and field participation nationally from 0.6% of the adult population in 2016 to 0.5 (equivalent to 211,600 people) in 2018. However, this excludes under 16s, many of whom experience the sport in some form through PE programmes at school.
- **Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 by 2041, an increase of 13,293 (or 8.9%). This will create a requirement for equivalent additional capacity by 2041.

14.4.7 Key findings on demand

The key findings on demand are as follows:

- There are two athletics/running clubs in the borough.
- With no all-weather track in Reigate and Banstead, all demand for competition is exported, along with some demand for training.
- Some demand is unmet, with a substantial waiting list for junior programmes.
- Future demand patterns are likely to be similar to current levels, based on participation trends but the higher population projections will create a requirement for 8.9% additional capacity by 2041.

14.5 Athletics Track Supply

14.5.1 Introduction

This section summarises the detail of athletics facilities in and adjacent to Reigate and Banstead.

- Athletics tracks are defined as 400m tracks with full field events provision.
- Athletics training facilities comprise either Club Training Venues or Compact Athletics Facilities, both of which are flexible in terms of the precise composition of facilities.

14.5.2 Facilities in Reigate and Banstead

There are no all-weather 400m athletics tracks in Reigate and Banstead, but the following athletics facilities are available:

- **400m athletics track with an unbound surface:**

Table 156: Athletics track in Reigate and Banstead

Site	Address	Provision
Battlebridge Athletics Track	Frenches Road, Redhill RH1 2JE	<ul style="list-style-type: none"> • 400m x 6-lane track with unbound surface. • Field events facilities with some all-weather run-ups.

- **Athletics training facilities:**

Table 157: Athletics training facilities in Reigate and Banstead

Site	Address	Provision
Royal Alexandra and Albert School	Gatton Park, Reigate RH2 0TW	100m x 8-lane all-weather sprint straight
St. Bede's School	Carlton Road, Redhill RH1 2LQ	100m x 12-lane all-weather sprint straight

14.5.3 Facilities in neighbouring areas

The following facilities in neighbouring areas have 20-minute drivetime catchments that overlap the borough boundary:

Table 158: Proximity of athletics facilities in neighbouring areas

Site	Address	District	Distance from Reigate & Banstead
Harrier Centre	Poole Rd, Ewell, Epsom KT19 9RY	Epsom & Ewell	4 miles
K2 Centre	Pease Pottage Hill, Crawley RH11 9BQ	Crawley	3 miles
Woodcote High School	Meadow Rise, Coulsdon CR5 2EH	LB Croydon	1 mile

14.6 Quality

The quality of the cinder-surfaced athletics track and associated facilities at Battlebridge Recreation Ground was assessed as follows. The criteria were rated on a five-point scale, where 5 equates to 'very good', 4 to 'good', 3 to 'average', 2 to 'poor' and 1 to 'very poor'.

Table 159: Athletics track in Reigate and Banstead: Quality audit

Track	Track Surface	Track Flatness	Floodlights	Field events	Clubhouse	Access
Battlebridge Recreation Ground	1	2	2	1	2	3

14.7 Accessibility

England Athletics applies a 40 minute drivetime catchment to define track accessibility for competitions. The whole of Reigate and Banstead is within 40-minutes' drivetime of a track. A 20-minute drivetime is defined for access for training purposes and the area around Reigate and Redhill is outside the catchment for this.

14.8 Availability

The table below identifies the opening hours, usage arrangements, pricing, booking arrangements and used capacity in the peak periods of all tracks with community use with a 20-minute drivetime catchment that overlaps the Reigate and Banstead boundary.

Table 160: Athletics tracks in neighbouring areas: Usage arrangements

Facility	Opening hours and basis of use	Pricing and booking arrangements	Peak period usage levels
Harrier Centre	Mon - Fri - 12pm - 9pm Sat - Sun 10am - 5pm Club hire and 'pay-and-play' use	£2.80 per session for casual users (Wednesday evenings and Saturday mornings)	30%
K2 Centre	Mon-Fri 9am - 5.30pm Sat-Sun 9am - 7pm Club hire and 'pay-and-play' use	Whole track £50 per hour £4.75 per session for adults £3 per session for juniors	45%
Woodcote High School	Mon-Fri 5pm - 9pm Sat 8.30am - 3pm Sun 8.30am - 12pm Club hire and 'pay-and-play' use	£50 per annum adult season ticket £35 per annum junior season ticket £5 per session for adults £2.50 per session for juniors	60%

14.9 Key findings on supply

The key findings are as follows:

- There is one 'poor' quality cinder track in Reigate and Banstead and two all-weather athletics training facilities. In addition, three all-weather 400m tracks in neighbouring areas have 40-minute drivetime catchments that overlap the borough boundary.
- Accessibility of all-weather tracks for competition is good, with the entire population within 40 minutes driving time of the nearest facility.
- Accessibility of all-weather tracks for training is less comprehensive, with the area around Reigate and Banstead more than 20-minutes drivetime from a track.
- All tracks in neighbouring areas are available for block bookings by clubs or casual users and there is spare capacity at all tracks in the peak period.

14.10 The balance between athletics track supply and demand

Four criteria have been assessed to evaluate the balance between athletics track supply and demand in Reigate and Banstead:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the facilities fit for purpose for the users now and in the future?

- **Accessibility:** Are the facilities in the right physical location for the users now and in the future?
- **Availability:** Are the facilities available for those who want to use them now and in the future?

14.11 Quantity

14.11.1 Current needs

There is some evidence of a shortfall in current provision for track and field activities, based upon the following evaluation:

- **No synthetic-surfaced track:** The cinder track is not suitable for competitive use and has limited applications for training.
- **Unmet demand:** Reigate Priory AC and Horley Harriers both have unmet demand for junior programmes in particular.

14.11.2 Future needs

Unless some provision is made to meet current needs, existing shortfalls in athletics track provision will be exacerbated in the future, based upon population growth.

14.12 Quality

14.12.1 Current quality

The quality of all aspects of the Battlebridge track are poor, with the exception of the clubhouse which is at the lower end of standard quality.



Battlebridge Athletics Track showing delaminated surface on the javelin run-up

14.12.2 Future quality

The existing track is not fit-for-purpose currently, so will need to be upgraded to meet both existing and future needs.

14.13 Accessibility

14.13.1 Current accessibility

The 40 minute drivetime catchments of tracks in neighbouring areas provide geographical coverage of the whole borough for competitive purposes, but the 20-minute catchment for training access reveals a gap in Reigate, Redhill and the surrounding area.

14.13.2 Future accessibility

The existing accessibility deficiencies will remain in the future if no additional facilities provision is made.

14.14 Availability

14.14.1 Current availability

The user charges at athletics tracks in neighbouring areas are all set at reasonable rates.

14.14.2 Future availability

It is reasonable to assume that similar access arrangements will be offered in the future.

14.15 The options for securing additional athletics facilities capacity

The options for securing existing and additional athletics facilities capacity to meet current and future needs are as follows:

14.15.1 Protect

Protecting existing athletics facilities through the Local Plan will be key to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

14.15.2 Provide

There is a clear case for providing 400m synthetic-surfaced track at Battlebridge Recreation Ground. This would enable specialist track and field training and competitive needs to be catered for in the borough.

14.15.3 Enhance

The existing poor quality 400m track at Battlebridge Recreation Ground should be upgraded to an all-weather synthetic surface, subject to the outcome of a feasibility study.

14.16 Action Plan

14.16.1 Introduction

The table below sets out the action plan for athletics facilities to guide the implementation of the Study. The capital cost estimates are based upon Sport England's '*Facility Costs - Second Quarter of 2021*' (2021).

14.16.2 Key strategic actions

Table 161: Key strategic actions for athletics in Reigate and Banstead

Issues	Action	Lead	Partners	Resources	Priority
Deficiency in local athletics facilities provision	<ul style="list-style-type: none"> • Undertake a detailed feasibility study of the case for a 400m synthetic track at Battlebridge Recreation Ground. • Subject to a positive outcome to the feasibility study, provide the identified facilities. 	R&BB C	England Athletics Local Clubs	<ul style="list-style-type: none"> • £5,000 for feasibility study. • £400,000 for the new track 	High

The athletics project with the potential to have the greatest impact on identified needs and deficiencies is providing a 400m synthetic track at Battlebridge Recreation Ground.

15 INFORMAL OUTDOOR FACILITIES NEEDS

15.1 *The facilities included*

The informal outdoor facilities included are as follows. Whilst they are assessed as part of the wider study, there is no intention that their needs will supersede or compete with those of formal sports facilities in the borough:

- Outdoor children's playgrounds.
- Ball Courts
- Multi use games areas (MUGAs)
- Skate and BMX parks
- Outdoor gyms

15.2 *Informal outdoor facilities demand*

15.2.1 Introduction

This section summarises the demand for informal outdoor facilities in Reigate and Banstead and includes:

- Expressed demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

15.2.2 Expressed demand

Sport England's 'Active Lives' Survey gathers data on 'active play and informal activity' amongst 5 - 16 year olds on a national basis. This therefore provides an indication of expressed demand for informal outdoor facilities by young people in Reigate and Banstead. Participation of a weekly basis by this age group averages 60.7%, although engagement decreases by age as follows:

Table 162: 'Active Lives' survey: Active play and informal activity amongst 5 - 16 year olds at national level

Age group	Weekly participation (%)	Local population	No. participants
Key Stage 1 (ages 5 - 7)	79.1%	6,104	4,828
Key Stage 2 (ages 8 - 10)	66.9%	6,298	4,213
Key Stage 3 (ages 11 - 13)	52.3%	5,887	3,079
Key Stage 4 (ages 14 - 16)	37.7%	5,293	1,995
TOTALS	60.7%	23,582	14,115

15.2.3 Displaced demand

Displaced demand relates to play from within the study area which takes place outside of the area, or vice versa. As localised forms of facility provision, the limited catchment size of informal outdoor facilities mitigates against importing or exporting demand.

15.2.4 Unmet demand

Unmet demand takes a number of forms:

- Some facilities may be unavailable to the community.
- The poor quality and limited capacity of facilities and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is no evidence of any unmet demand for informal outdoor facilities in Reigate and Banstead.

15.2.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of any latent demand for informal outdoor facilities in Reigate and Banstead.

15.2.6 Future demand

This has been assessed as follows:

- **Participation rates:** Sport England's 'Active Lives' survey records expressed demand for informal outdoor facilities by young people on a weekly basis as 60.7%.

- **Population growth: Population growth:** The ONS 2018 sub-national population projections forecast a population of 162,141 by 2041, an increase of 13,293 (or 8.9%). This will create a requirement for equivalent additional capacity by 2041.

15.2.7 Key findings on demand

The key findings on demand are as follows:

- There is a potential market of over 14,000 weekly participants in Reigate and Banstead.
- There is no evidence of any displaced, unmet or latent demand.
- Future demand patterns are likely to increase in line with projected population increases.

15.3 Informal outdoor facilities supply

15.3.1 Introduction

This section summarises the detail of informal outdoor facilities supply in Reigate and Banstead.

15.3.2 Equipped children's play areas

- **Quantity:**

Table 163: Equipped children's play areas in Reigate and Banstead

Site	Address	Sub-Area	Built
Abinger Drive Play Area	Westview Close, Redhill RH1 6SY	Redhill	2016
Battlebridge Play Area	Frenches Road, Redhill RH1 2JE	Redhill	2006
Beecholme Recn. Ground	Osier Way, Banstead SM7 1LL	Banstead/Tadworth	2012
Brook Road Play Area	Malmstone Avenue, Merstham RH1 3NE	Banstead/Tadworth	2010
Bushfield Drive Play Area	Bushfield Drive, Redhill RH1 5SW	Redhill	-
Chipstead Meads Play Area	High Road, Chipstead CR5 3SB	Banstead/Tadworth	2016
Cloverfields Play Area	Cloverfields, Horley RH6 5EY	Horley	-
Colesmead Road Play Area	Colesmead Road, Redhill RH1 2EQ	Redhill	2013
Common Road Play Area	Common Road, Redhill RH1 6HG	Redhill	2013

Site	Address	Sub-Area	Built
Court Lodge Playing Fields	Thornton Close, Horley RH6 8RJ	Horley	2012
East Road Play Area	East Road, Reigate RH2 9EX	Reigate	2000
Fairfax Avenue Play Area	Fairfax Avenue, Redhill RH1 1HT	Redhill	2007
Field Bank Play Area	Field Bank, Horley RH6 9EH	Horley	2017
Flint Close Play Area	Flint Close, Horley RH6 9QE	Horley	2017
Green Way Play Area	Green Way, Redhill RH1 2BJ	Redhill	2012
Hartwood Ave Play Area	Hitchings Way, Reigate RH2 8ER	Reigate	2009
Holmesdale Ave. Play Area	Holmesdale Avenue, Redhill RH1 2PB	Redhill	-
Hogden Bottom Play Area	Chipstead La., Lower Kingswood KT20 6RE	Banstead/Tadworth	2010
Horley Recreation Ground	Brighton Road, Horley RH6 8AR	Horley	-
Howard Close Play Area	Howard Close, Walton-on-the-Hill KT20 7QF	Banstead/Tadworth	2006
Ifold Road Play Area	Ifold Road, Redhill RH1 6EG	Redhill	2006
Keats Avenue Play Area	Keats Avenue, Redhill RH1 1AF	Redhill	-
Lady Neville Recn Ground	Avenue Road, Banstead SM7 2PA	Banstead/Tadworth	2011
Laker's Rise	Laker's Rise, Woodmansterne SM7 3JX	Banstead/Tadworth	2018
Langshott Play Area	Oakside Lane, Langshott, Horley RH6 9XS	Horley	2014
Lilley Mead Play Area	Lilley Mead, Redhill RH1 2PB	Redhill	-
Kingswood Recn Ground	Buckland Road, Lower Kingswood KT20 7DN	Banstead/Tadworth	2018
Maple Way Play Area	Maple Way, Horley CR5 3RM	Horley	2016
Merstham Recn Ground	Albury Road, Merstham RH1 3QB	Banstead/Tadworth	2005
Michael Crescent Comm. Pk	Michael Crescent, Horley RH6 7LH	Horley	-
Moy Green Play Area	Moy Green Drive, Horley RH6 8NU	Horley	2020
Nork Park Play Area	Nork Way, Banstead SM7 1JB	Banstead/Tadworth	2020
Oak Tree Play Area	Blunden Way, Horley RH6 8GJ	Horley	2020
Orchard Drive Play Area	Orchard Drive, Horley RH6 9HN	Horley	2017

Site	Address	Sub-Area	Built
Peppiatt Close Play Area	Peppiatt Close, Horley RH6 9FR	Horley	2017
Petridgewood Common	Woodhatch Road, Redhill RH1 5AA	Redhill	2020
Powell Gardens (Park25)	Part of Water Colour Estate	Redhill	2020?
Preston Park	Preston Manor Road, Tadworth KT20 5FB	Banstead/Tadworth	2015
Priory Park Play Area	Park Lane, Reigate RH2 7RL	Reigate	2019
Redhill Memorial Play Area	London Road, Redhill RH1 1SZ	Redhill	2014
Salfords Play Area	Mead Avenue, Salfords RH1 5DD	Redhill	-
Somerset Road Play Area	Somerset Road, Redhill RH1 6LS	Redhill	2008
South Park Play Area	Whitehall Lane, Reigate RH2 8LG	Reigate	2010
Subrosa Avenue Play Area	Subrosa Drive, Merstham RH1 3LY	Banstead/Tadworth	2008
Tanyard Barn Play Area	Brookfield Drive, Horley RH6 9TA	Horley	2017
Tattenham Recn Ground	Tattenham Way, Burgh Heath KT20 5NQ	Banstead/Tadworth	2006
Westview Close Play Area	Westview Close, Redhill RH1 6ST	Redhill	-
Whitebushes Play Area	Bushfield Drive, Redhill RH1 5SG	Redhill	2007
Whittaker Drive North	Whittaker Drive, Horley RH6 9FB	Horley	2017
Whittaker Drive South	Whittaker Drive, Horley RH6 9FB	Horley	2017
Wick Farm Play Area	Peach Road, Horley RH6 8NF	Horley	2020
Woodhatch Play Area	Brandsland, Reigate RH2 7PB	Reigate	2005
Woodmansterne Recn. Grd	Woodmansterne street, W'mansterne SM7 3NL	Banstead/Tadworth	2006
Wordsworth Mead Play Area	Wordsworth Mead, Redhill RH1 1AH	Redhill	2014
Yattendon Play Area	Yatendon Road, Horley RH6 7BA	Horley	2012
YMCA East Surrey	Princes Road, Redhill RH1 6JJ	Redhill	-
YMCA Sovereign Centre	Slipshatch Road, Reigate, RH2 8HA	Reigate	-

The spread of equipped play facilities across each sub-area is listed below. It shows that distribution of provision across the borough is poorest in the Reigate sub-area:

Table 164: Equipped children's play areas by sub-area in Reigate and Banstead

Sub-area	Population	Number	Provision per capita
Banstead/Tadworth	52,789	14	1: 3,770
Reigate	28,652	6	1: 4,775
Redhill	38,267	20	1: 1,913
Horley	29,040	17	1: 1,708
REIGATE AND BANSTEAD	148,848	57	1: 2,611

- Quality:** The quality of play areas was assessed by a visual, non-technical inspection which looked at a range of factors including the quantity and quality of equipment, the variety of activities offered e.g. climbing, swinging, sliding and balancing as well as overall cleanliness and the provision of ancillary equipment such as seating and bins. Access to sites was also assessed taking into particular account access for children with disabilities. These factors were assessed on a scale of 1 to 5 with 5 being the highest mark.

Table 165: Equipped children's play areas in Reigate and Banstead: Quality audit

Site	Variety	Qual.	Quant	Fence	Bins	Clean	Seats	Access	Average
Abinger Drive Play Area	4	4	5	5	4	5	4	3	4.0
Battlebridge Play Area	4	3	4	5	4	5	4	4	4.1
Beecholme Recn. Ground	4	4	4	5	4	5	4	5	4.4
Brook Road Play Area	5	5	5	5	5	5	5	5	5.0
Bushfield Drive Play Area	4	4	5	5	4	5	4	4	4.4
Chipstead Meads Play Area	5	5	5	5	4	5	4	5	4.6
Cloverfields Play Area	5	4	4	4	5	4	5	4	4.4
Colesmead Road Play Area	4	5	5	5	5	5	5	3	4.6
Common Road Play Area	4	5	5	5	4	4	4	5	4.5
Court Lodge Playing Fields	5	5	5	4	5	5	5	3	4.6
East Road Play Area	4	4	5	5	5	5	5	3	4.5
Fairfax Avenue Play Area	2	2	3	4	3	3	3	3	2.9
Field Bank Play Area	1	2	2	2	2	2	1	1	1.6
Flint Close Play Area	5	5	5	5	4	4	5	3	4.5
Green Way Play Area	3	3	5	5	2	4	2	4	3.5
Hartwood Ave Play Area	1	1	1	3	1	1	1	2	1.4
Holmesdale Ave. Play Area	Under Repair								
Hogden Bottom Play Area	5	5	5	-	4	5	4	5	4.7
Horley Recreation Ground	4	5	4	5	4	4	4	4	4.3
Howard Close Play Area	5	5	4	5	5	5	3	5	4.6
Ifold Road Play Area	2	2	3	4	4	4	4	2	3.1

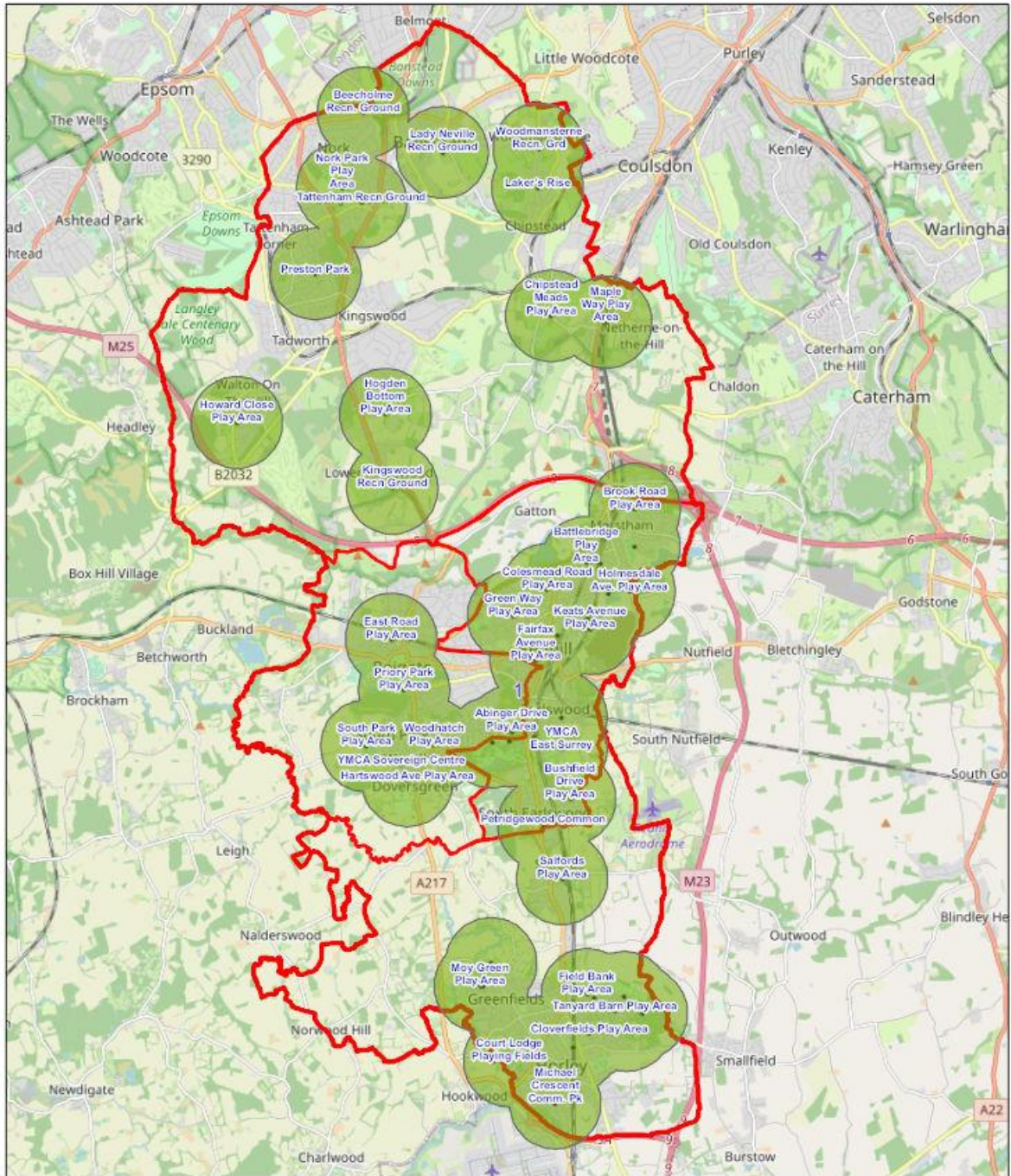
Site	Variety	Qual.	Quant	Fence	Bins	Clean	Seats	Access	Average
Keats Avenue Play Area	5	5	5	5	4	4	4	4	4.5
Lady Neville Recn Ground	4	4	5	5	4	4	4	4	4.3
Laker's Rise	5	5	5	5	4	5	4	3	4.5
Langshott Play Area	5	5	5	5	5	5	5	3	4.8
Lilley Mead Play Area	4	4	5	5	5	5	3	3	4.3
Kingswood Recn Ground	3	3	5	5	5	5	4	1	3.9
Maple Way Play Area	4	3	4	5	5	5	5	5	4.5
Merstham Recn Ground	3	3	3	5	3	4	3	4	3.5
Michael Crescent Comm. Pk	3	3	5	5	4	5	4	3	4.0
Moy Green Play Area	5	5	5	5	5	5	5	4	4.9
Nork Park Play Area	5	5	5	5	5	5	5	5	5.0
Oak Tree Play Area	4	4	5	5	4	5	4	5	4.5
Orchard Drive Play Area	4	3	4	5	4	3	5	5	4.1
Peppiatt Close Play Area	3	3	5	5	4	5	4	3	4.0
Petridgewood Common	5	5	5	5	5	5	5	5	5.0
Powell Gardens (Park25)	3	3	5	5	3	3	3	2	3.4
Preston Park	5	5	5	5	5	5	5	5	5.0
Priory Park Play Area	5	5	5	5	5	5	5	5	5.0
Redhill Memorial Play Area	5	5	5	5	5	5	5	5	5.0
Salfords Play Area	4	3	5	5	3	5	4	3	3.8
Somerset Road Play Area	5	5	5	5	4	5	5	3	4.6
South Park Play Area	4	4	4	5	3	4	3	2	3.6
Subrosa Avenue Play Area	1	1	1	3	1	1	1	1	1.3
Tanyard Barn Play Area	5	5	5	5	4	5	4	2	4.4
Tattenham Recn Ground	4	4	4	5	4	4	4	5	4.3
Westview Close Play Area	5	5	5	5	5	5	5	3	4.8
Whitebushes Play Area	5	4	5	5	4	5	4	3	4.4
Whittaker Drive North	2	2	5	5	3	4	3	3	3.4
Whittaker Drive South	4	4	5	5	4	5	4	4	4.4
Wick Farm Play Area	5	5	5	5	4	5	5	5	4.9
Woodhatch Play Area	3	3	4	4	4	4	4	3	3.6
Woodmansterne Recn. Grd	4	4	4	4	4	4	4	3	3.9
Wordsworth Mead Play Area	5	5	5	5	4	4	4	3	4.4
Yattendon Play Area	5	5	5	5	5	5	5	5	5.0
YMCA East Surrey	4	4	4	5	4	5	5	4	4.4
YMCA Sovereign Centre	4	4	5	5	4	5	4	5	4.5



Petridgewood Common Play Area

- **Accessibility:** Fields in Trust specifies that a Neighbourhood Equipped Area for Play (NEAP) should be within 1,000m of the whole population. Based upon this, the map overleaf shows that there are some geographical gaps in provision in Tadworth and Kingswood.

REIGATE & BANSTEAD Childrens Play Areas 10 Minutes Walk



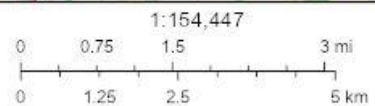
2/3/2022

CHILDRENS PLAY 10 MINS WALK

• CHILDRENS PLAY

SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

Reigate and Banstead District Boundary



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- **Availability:** All the sites listed are free to access at all times.

15.3.3 Ball courts

- **Quantity:** Ball courts are defined as unfenced hard surfaces with a basketball ring and/or a football goal. The following facilities are in Reigate and Banstead:

Table 166: Ball courts in Reigate and Banstead

Site	Address	Sub-Area
Beecholme Recreation Ground	Osier Way, Banstead SM7 1LL	Banstead/Tadworth
Court Lodge Playing Fields	Thornton Close, Horley RH6 8RJ	Horley
Green Way Ball Court	Green Way, Redhill RH1 2BJ	Redhill
Hartwood Avenue Ball Court	Hitchings Way, Reigate RH2 8ER	Reigate
Hooley Recreation Ground	Brighton Road, Hooley CR5 3EB	Banstead/Tadworth
Horley Recreation Ground	Brighton Road, Horley RH6 8AR	Horley
Kingswood Recreation Ground	Buckland Road, Lower Kingswood KT20 7DN	Banstead/Tadworth
Laker's Rise Ball Court	Laker's Rise, Woodmansterne SM7 3JX	Banstead/Tadworth
Yattendon Recreation Ground	Yattendon Road, Horley RH6 7BA	Horley

- The distribution of ball courts across each sub-area is listed below. It shows that distribution of provision across the borough is poorest in the Redhill sub-area:

Table 167: Ball courts by sub-area in Reigate and Banstead

Sub-area	Population	Number	Provision per capita
Banstead/Tadworth	52,789	4	1: 13,197
Reigate	28,652	1	1: 28,652
Redhill	38,267	1	1: 38,267
Horley	29,040	3	1: 9,680
REIGATE AND BANSTEAD	148,848	9	1: 16,539

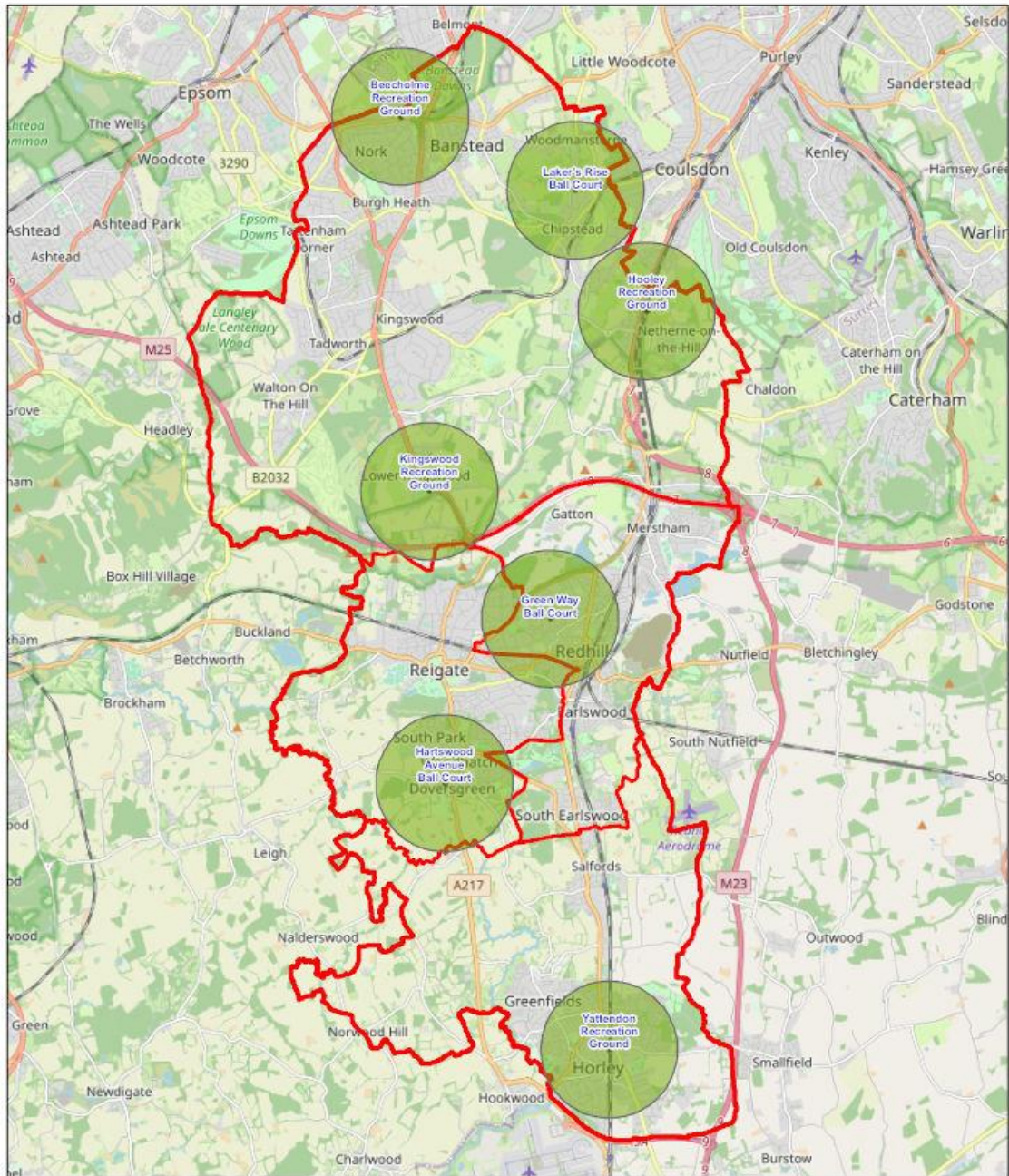
- **Quality:** The quality of ball courts was assessed by a visual, non-technical inspection which looked at a range of factors including quality of the surface and fittings. Access to sites as also assessed taking into particular account access for children with disabilities. These factors were assessed on a scale of 1 to 5 with 5 being the highest mark. None of the sites has floodlights. The results of the assessment are set out in the table below.

Table 168: Ball courts in Reigate and Banstead: Quality audit

Facility	Court	Access
Beecholme Recreation Ground	3	3
Court Lodge Playing Fields	3	3
Green Way Ball Court	3	3
Hartwood Avenue Ball Court	4	1
Hooley Recreation Ground	3	3
Horley Recreation Ground	5	3
Kingswood Recreation Ground	4	3
Laker's Rise Ball Court	4	3
Yattendon Recreation Ground	2	2

- **Accessibility:** A 15-minute walking time catchment is appropriate for ball courts. Based upon this, the map overleaf shows that there are some geographical gaps in provision in Tadworth, Kingswood, Merstham and Reigate.

REIGATE & BANSTEAD Ball Courts 15 Minutes Walk



2/3/2022

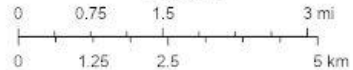
BALL COURTS 15 MINUTES Walk

• BALL COURTS

SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

Reigate and Banstead District Boundary

1:154,447



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- **Availability:** All the sites listed are free to access at all times.



Kingswood Recreation Ground Ball Court

15.3.4 Multi-use Games Areas

- **Quantity:** Multi-use Games Areas (MUGAs) are defined as hard surfaces surrounded by robust, high fences with markings for football, basketball and other sports. The following facilities are in Reigate and Banstead:

Table 169: MUGAs in Reigate and Banstead

Site	Address	Sub-Area
Abinger Drive MUGA	Abinger Drive, Redhill RH1 6SY	Redhill
Fairfax Avenue MUGA	Fairfax Avenue, Redhill RH1 1HT	Redhill
Horley Recreation Ground	Brighton Road, Horley RH6 8AR	Horley
Howard Close MUGA	Howard Close, Walton-on-the-Hill KT20 7QF	Banstead/Tadworth
Ifold Road MUGA	Ifold Road, Redhill RH1 6EG	Redhill
Lady Neville Recreation Ground (x2)	Avenue Road, Banstead SM7 2PA	Banstead/Tadworth
Merstham Recreation Ground	Albury Road, Merstham RH1 3QB	Banstead/Tadworth
Orchard Drive MUGA	Orchard Drive, Horley RH6 9HN	Horley
Preston Park	Preston Manor Road, Tadworth KT20 5FB	Banstead/Tadworth
Priory Park	Park Lane, Reigate RH2 7RL	Reigate
Redhill Memorial MUGA	London Road, Redhill RH1 1SZ	Redhill
Tattenham Recreation Ground	Tattenham Way, Burgh Heath KT20 5NQ	Banstead/Tadworth
Whittaker Drive North MUGA	Whittaker Drive, Horley RH6 9FB	Horley

The distribution of MUGAs across each sub-area is listed below. It shows that distribution of provision across the borough is poorest in the Reigate sub-area:

Table 170: MUGAs by sub-area in Reigate and Banstead

Sub-area	Population	Number	Provision per capita
Banstead/Tadworth	52,789	6	1:8,798
Reigate	28,652	1	1:28,652
Redhill	38,267	4	1:9,567
Horley	29,040	3	1: 9,680
REIGATE AND BANSTEAD	148,848	14	1:10,632

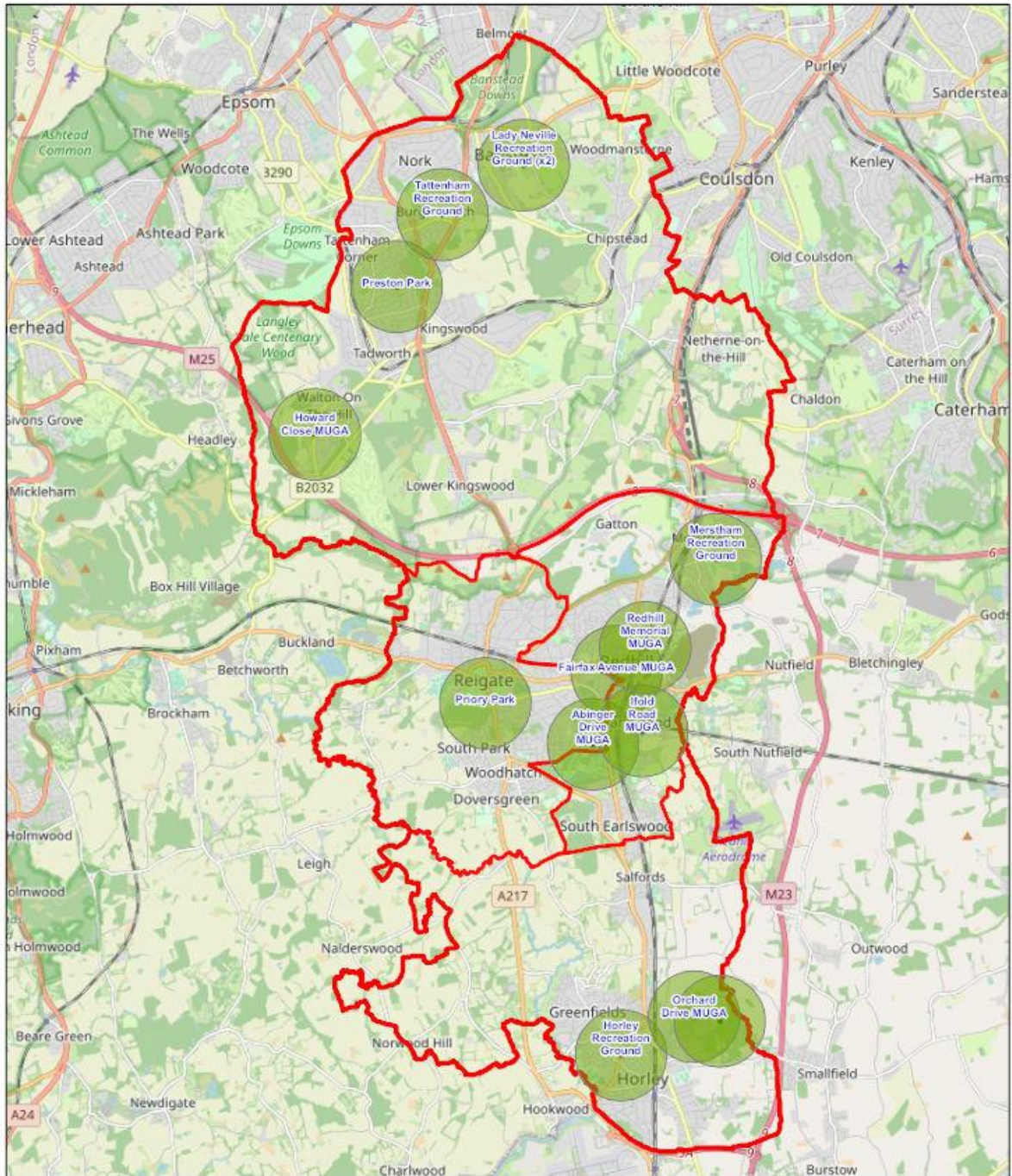
- **Quality:** The quality of MUGAs was assessed by a non-technical visual inspection which looked at a range of factors. These were assessed on a scale of 1 to 5 with 5 being the highest mark. None of the sites has floodlights. The results of the assessment are below:

Table 171: MUGAs in Reigate and Banstead: Quality audit

Facility	Court	Fencing	Access
Abinger Drive MUGA	4	5	4
Fairfax Avenue MUGA	5	5	4
Horley Recreation Ground	5	5	4
Howard Close MUGA	4	5	4
Ifold Road MUGA	5	5	5
Lady Neville Recreation Ground (2)	4	4	4
Merstham Recreation Ground	4	3	3
Orchard Drive MUGA	4	4	3
Preston Park	4	5	4
Priory Park	5	4	4
Redhill Memorial MUGA	5	5	5
Tattenham Recreation Ground	4	4	3
Whittaker Drive North MUGA	5	3	3

- **Accessibility:** A 15-minute walking time catchment is appropriate for MUGAs. The map overleaf shows that there are some gaps in provision in Tadworth and Reigate.

REIGATE & BANSTEAD Multi Use Games Areas 10 Minutes Walk



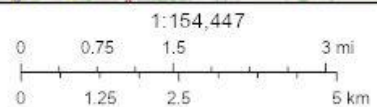
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MULTI USE GAMES AREAS 10 MINUTES WALK

• MULTI USE GAMES AREAS

SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

Reigate and Banstead District Boundary



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- **Availability:** All the sites listed are free to access at all times.



Tattenham Recreation Ground MUGA

15.3.5 BMX and Skate Parks

- **Quantity:** BMX and Skate Parks are defined as purpose-built facilities with a range of slopes, structures and surfaces for skateboarding, BMX, scooter, wheelchair and inline skating. The following facilities are in Reigate and Banstead:

Table 172: BMX and skate parks in Reigate and Banstead

Site	Address	Sub-Area
Burgh Heath BMX	Reigate Road, Burgh Heath	Banstead/Tadworth
Horley Recreation Ground	Brighton Road, Horley RH6 8AR	Horley
Preston Park	Preston Manor Road, Tadworth KT20 5FB	Banstead/Tadworth
Priory Park	Park Lane, Reigate RH2 7RL	Reigate
South Park BMX Track	Slipshatch Road, Reigate RH2 8HA	Reigate

The distribution of BMX and Skate Parks across each sub-area is listed below. It reveals a lack of provision in Redhill but generally equitable provision elsewhere.

Table 173: BMX and skate parks by sub-area in Reigate and Banstead

Sub-area	Population	Number	Provision per capita
Banstead/Tadworth	52,789	2	1:26,395
Reigate	28,652	2	1:14,326
Redhill	38,267	-	-
Horley	29,040	1	1: 20,040
REIGATE AND BANSTEAD	148,848	5	1: 29,770

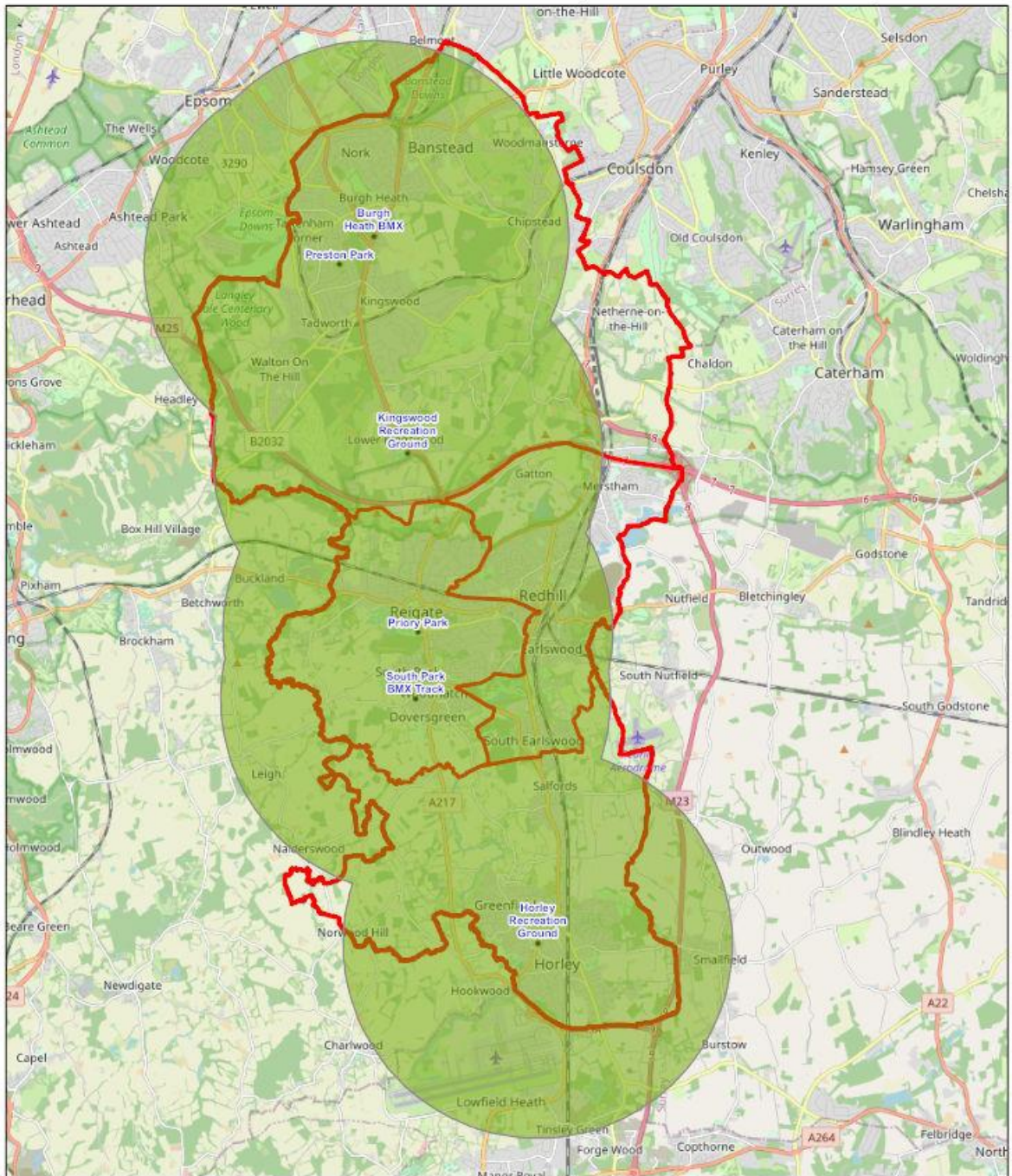
- Quality:** The quality of the BMX and Skateboard sites was assessed by a visual, non-technical inspection which looked at a range of factors including quality and safety of the surface and ancillary facilities such as seats and bins. No sites are equipped with floodlights. Access to sites as also assessed taking into particular account access for children and young people with disabilities. These factors were assessed on a scale of 1 to 5 with 5 being the highest mark.

Table 174: BMX and skate parks by sub-area in Reigate and Banstead: Quality audit

Site	Track	Ancillary	Access	General
Burgh Heath BMX	Currently closed			
Horley Recreation Ground	4	4	3	3
Preston Park	4	4	4	4
Priory Park	5	5	3	5
South Park BMX Track	5	-	4	4

- Accessibility:** A 15-minute cycling time catchment is appropriate for BMX and Skateboard sites. Based upon this, the map overleaf shows that there are some limited geographical gaps in provision, most notably Merstham.

REIGATE & BANSTEAD BMX & Skateparks 15 Minutes Cycle Time



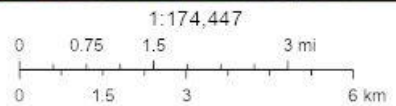
2/3/2022

BMX & SKATEPARKS 15 MINS CYCLE

• BMX AND SKATEPARKS

SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley

Reigate and Banstead District Boundary



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- **Availability:** All the sites listed are free to access at all times.



Burgh Heath BMX Site - Currently Closed

15.3.6 Outdoor Gyms

- **Quantity:** Outdoor Gyms are defined as purpose-built facilities with a range of exercise equipment for informal use in an outdoor setting. The following facilities are in Reigate and Banstead:

Table 175: Outdoor gyms in Reigate and Banstead

Site	Address	Sub-Area
Horley Recreation Ground	Brighton Road, Horley RH6 8AR	Horley
Laker's Rise	Laker's Rise, Woodmansterne SM7 3JX	Banstead/Tadworth
Kingswood Recreation Ground	Buckland Road, Lower Kingswood KT20 7DN	Banstead/Tadworth
Nork Park	Nork Way, Banstead SM7 1JB	Banstead/Tadworth
Preston Park	Cuddington Way, Banstead KT20 5LT	Banstead/Tadworth
Redhill Memorial	London Road, Redhill RH1 1SZ	Redhill
Salfords	Mead Avenue, Salfords RH1 5DD	Redhill
Walcountians Sports Club	Carshalton Road, Woodmansterne SM7 3HU	Banstead/Tadworth

The distribution of outdoor gyms across each sub-area is listed below. It shows an uneven spread with a lack of provision in Reigate and higher provision in the northern areas than the eastern:

Table 176: Outdoor gyms by sub-area in Reigate and Banstead

Sub-area	Population	Number	Provision per capita
Banstead/Tadworth	52,789	5	1:10,558
Reigate	28,652	-	-
Redhill	38,267	2	1:19,134
Horley	29,040	1	1: 29,040
REIGATE AND BANSTEAD	148,848	8	1: 18,606

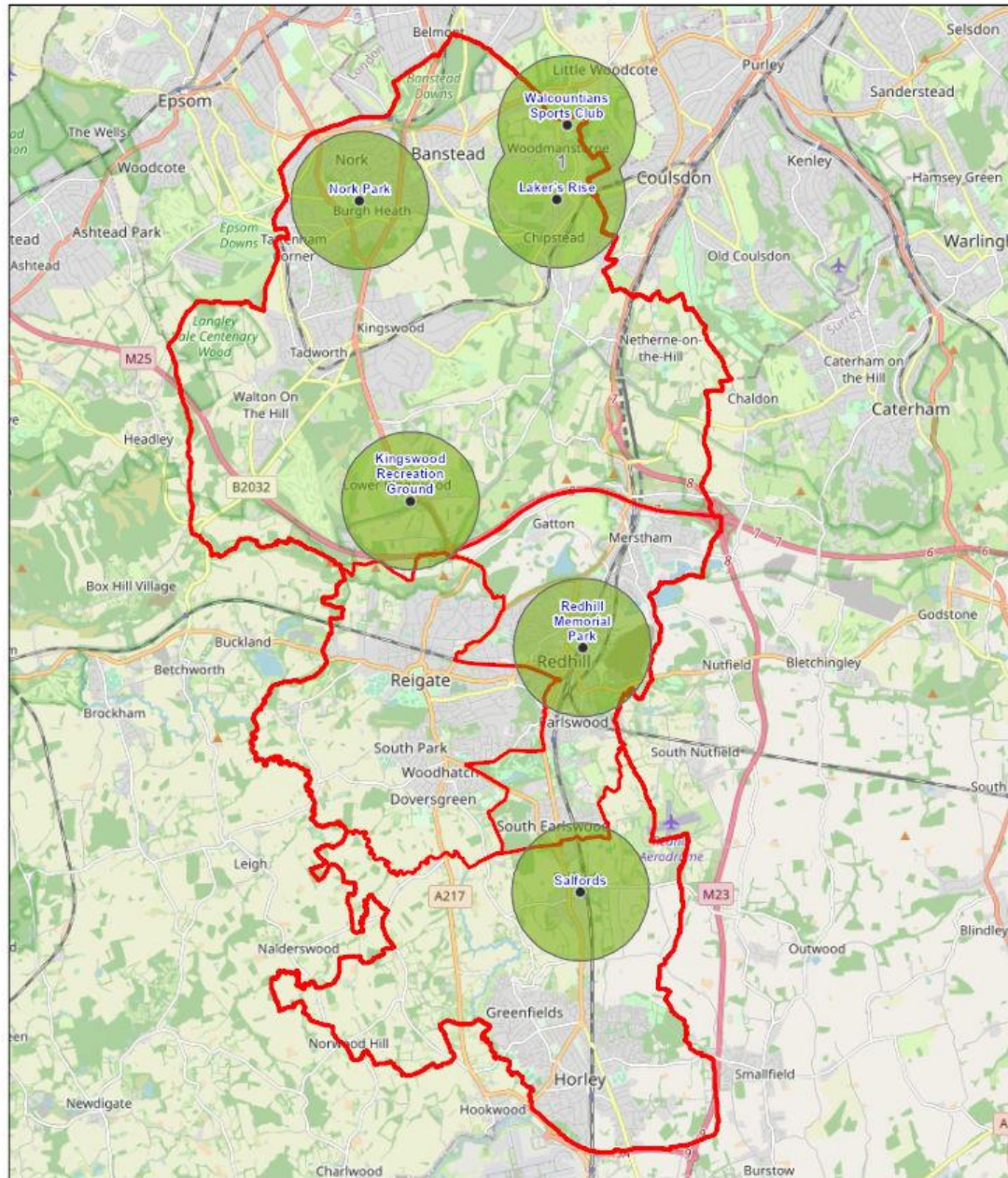
- Quality:** The quality of the outdoor gyms was assessed by a visual, non-technical inspection which looked at a range of factors including quality and quantity of equipment and the general attractiveness of the site including cleanliness and ancillary facilities such as seats and bins. No sites were equipped with floodlight. Access to sites as also assessed taking into particular account access for people with disabilities. These factors were assessed on a scale of 1 to 5 with 5 being the highest mark.

Table 177: Outdoor gyms in Reigate and Banstead: Quality audit

Site	Equipment	Access	General
Horley Recreation Ground	4	4	4
Laker's Rise	3	3	3
Kingswood Recreation Ground	3	3	3
Nork Park	5	4	5
Preston Park	5	5	5
Redhill Memorial	4	4	5
Salfords	4	3	3
Walcountians Sports Club	5	3	3

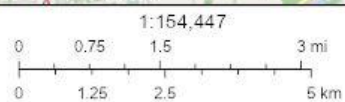
- Accessibility:** A 15-minute walking time catchment is appropriate for outdoor gyms. Based upon this, the map overleaf shows that there are some significant geographical gaps in provision, including Merstham, Reigate and Horley.

REIGATE & BANSTEAD Green Gyms 15 Minutes Walk



2/4/2022

- GREEN GYMS
- GREEN GYMS 15 Minutes Walk
- ▭ SUB AREAS - Banstead/Tadworth, Reigate, Redhill, Horley
- ▭ Reigate and Banstead District Boundary



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Availability: All the sites listed are free to access at all times.



Preston Park Outdoor Gym

15.4 Key findings on supply

The key findings are as follows:

- There are 55 Equipped children's play areas, nine Ball courts, 13 Multi-Use Games Areas (MUGAs), six BMX/Skateboard parks and seven outdoor gyms.
- The quality of provision is generally good, although six play areas are rated as 'poor' quality, as is the ball court at Yattendon Recreation Ground and the South Park BMX track.
- There are some significant gaps in the accessibility of provision, in particular:
 - There is limited children's play area provision in Tadworth.
 - There are geographical gaps in ball court provision in Tadworth, Kingswood, Merstham and Reigate.
 - MUGA provision is limited in Tadworth and Reigate.
- Most MUGAs in the borough are too small for competitive netball but could have court markings and reversible nets installed for training. All new MUGAs will be provided with dimensions to accommodate netball matches (36m x 21m).
- There are some gaps in BMX/Skatepark provision, most notably in Merstham. R&BBC is currently working alongside local volunteers to improve the ramps surface and general condition of the Burgh Heath site. A contractor attended the

site in July 2022 to carry out drainage works and works to ramps to get them in a rideable condition. Safety signage and fencing works to commence after this. A post-installation inspection will be required before an estimated opening date.

- Green gyms have significant geographical gaps in provision, including Merstham, Reigate and Horley.
- All provision is free to use.

15.5 The balance between informal outdoor facilities supply and demand

Four criteria have been assessed to evaluate the balance between informal outdoor facilities supply and demand in Reigate and Banstead:

- **Quantity:** Are there enough facilities with sufficient capacity now and in the future?
- **Quality:** Are the facilities fit for purpose for the users now and in the future?
- **Accessibility:** Are the facilities in the right location for users now and in the future?
- **Availability:** Are the facilities available for users now and in the future?

15.6 Quantity

15.6.1 Current needs

There is no evidence of a shortfall in current provision for informal outdoor facilities, based upon the following evaluation:

- **Used capacity:** All existing facilities appear to have spare capacity.
- **Satisfied demand:** There is no evidence of unmet demand in the borough.

15.6.2 Future needs

Reigate and Banstead's Development Management Plan contains Policy OSR2 Open space in new developments which covers informal outdoor facilities and states:

- 'For sites of 35 homes or more, children's play facilities should be provided at a standard of 0.25ha/1,000 people including:

For sites of 35 homes or more, at least 1 LAP.

For sites of 265 homes or more, at least 1 LAP and 1 LEAP.

For sites of 600 homes or more, at least 1 LAP, 1 LEAP and 1 NEAP.

- For sites of 200-500 homes, 1 MUGA should be provided.
- For sites of 500 or more homes, youth facilities should be provided at a standard of 0.3ha/1,000 people.

The above standards should be taken as a minimum but may vary on a case-by-case basis'.

LAP, LEAP and NEAP are terms used by Fields in Trust (formerly the National Playing Fields Association) to define a hierarchy of play provision.

- A LAP is a Local Area for Play which is a protected open space aimed at very young children provided within 100 metres of home.
- A LEAP is a Local Equipped Area for Play aimed at younger children who can play independently and provided within 400 metres of home.
- A NEAP is a larger Neighbourhood Equipped Play Area for older children provided up to 1,000 metres from home.

Based upon the housing targets for each sub-area and the standards set out in the Development Management Plan this would equate to the following level of new provision by 2041.

Table 178: Future needs based on planning standards

Sub-area	New dwellings in urban locations	New dwellings in Sustainable Urban Extensions
Banstead, Tadworth and surrounds	1 LAP, 1 LEAP 1 NEAP 2 MUGAs A Youth Facility e.g. BMX park	-
Reigate and surrounds	1 LAP, 1 LEAP 1 MUGA	1 LAP, 1 LEAP 1 MUGA
Redhill and surrounds	3 LAPs, 3 LEAPs, 3 NEAPs 3 MUGAs 2 Youth Facilities	1 LAP, 1 LEAP 1 MUGA
Horley and surrounds	3 LAPs, 3 LEAPs, 3 NEAPs 3 MUGAs 2 Youth Facilities	1 LAP 1 MUGA

15.7 Quality

15.7.1 Current quality

The quality of provision is generally good, although six play areas are rated as 'poor' quality overall, as is the ball court at Yattendon Recreation Ground and the South Park BMX track.

15.7.2 Future quality

All facility providers will need to continue to invest in maintaining and improving their facilities.

15.8 Accessibility

15.8.1 Current accessibility

Given the limited size of the informal outdoor facilities catchments, there are a number of geographical gaps in provision.

- There is limited children's play area provision in Tadworth.
- There are geographical gaps in ball court provision in Tadworth, Kingswood, Merstham and Reigate.
- MUGA provision is limited in Tadworth and Reigate.
- There are some limited geographical gaps in BMX/Skatepark provision, most notably Merstham.
- Green gyms have significant geographical gaps in provision, including Tadworth/Kingswood, Merstham, Reigate and Horley.

15.8.2 Future accessibility

The sub-area analysis highlights anomalies in per capita levels of provision across the borough and when opportunities arise to provide additional facilities in the future, locational preferences should be guided by current shortfalls.

15.9 Availability

15.9.1 Current availability

All existing sites are free to access at all times.

15.9.2 Future availability

It is reasonable to assume that similar access arrangements will be offered in the future.

15.10 The options for securing informal outdoor facilities capacity

The options for securing existing informal outdoor facilities capacity to meet current and future needs are as follows:

15.10.1 Protect

Protecting existing informal outdoor facilities through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

15.10.2 Provide

Based upon the standards in the Reigate and Banstead Development Management Plan, a range of informal outdoor facilities will be required to meet the needs of the additional population arising from housing developments..

15.10.3 Enhance

Enhancing existing informal outdoor facilities capacity by ensuring they receive regular maintenance and improvements will be key to preserving current provision.

15.11 Action Plan

15.11.1 Introduction

The tables below set out the action plan for netball courts to guide the implementation of the Study. The capital cost estimates are based upon Sport England's *'Facility Costs - Second Quarter of 2020'* (2020).

15.11.2 Key strategic actions

Table 179: Key strategic actions for informal outdoor facilities in Reigate and Banstead

Issues	Action	Lead	Partners	Resources	Priority
Protection of existing informal outdoor facilities.	Include a policy in the Local Plan to protect all existing informal outdoor facilities.	R&BBC	-	-	High
Funding for future informal outdoor facilities.	Ensure that S106 contributions are collected from developers and/or provision is made within new developments based upon the existing planning standards.	R&BBC	Developers	-	High

15.11.3 Site-specific actions

- **Equipped play areas:**

Table 180: Site-specific actions for equipped play areas in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Abinger Drive Play Area	No current issues	No action	-	-	-	-
Battlebridge Play Area	No current issues	No action	-	-	-	-
Beecholme Recn. Ground	No current issues	No action	-	-	-	-
Brook Road Play Area	No current issues	No action	-	-	-	-
Bushfield Drive Play Area	No current issues	No action	-	-	-	-
Chipstead Meads Play Area	No current issues	No action	-	-	-	-
Cloverfields Play Area	No current issues	No action	-	-	-	-
Colesmead Road Play Area	No current issues	No action	-	-	-	-
Common Road Play Area	No current issues	No action	-	-	-	-
Court Lodge Playing Fields	No current issues	No action	-	-	-	-
East Road Play Area	No current issues	No action	-	-	-	-
Fairfax Avenue Play Area	Limited range of equipment	Provide additional equipment	R&BBC	-	£10,000	High

Site	Issues	Action	Lead	Partners	Resources	Priority
Field Bank Play Area	Limited range of equipment	Provide additional equipment	R&BBC	-	£10,000	Medium
Flint Close Play Area	No current issues	No action	-	-	-	-
Green Way Play Area	No current issues	No action	-	-	-	-
Hartswood Ave Play Area	Poor quality access	Access cannot be improved due to location.	-	-	-	-
Holmesdale Ave. Play Area	Currently under repair	Complete refurbishment	Developer	-	-	Low
Hogden Bottom Play Area	No current issues	No action	-	-	-	-
Horley Recreation Ground	No current issues	No action	-	-	-	-
Howards Close Play Area	No current issues	No action	-	-	-	-
Ifold Road Play Area	Limited range and poor quality equipment and poor access.	Provide additional equipment and provide hard surfaced access.	R&BBC	-	£12,000	High
Keats Avenue Play Area	No current issues	No action	-	-	-	-
Lady Neville Recn Ground	No current issues	No action	-	-	-	-
Laker's Rise	No current issues	No action	-	-	-	-
Langshott Play Area	No current issues	No action	-	-	-	-
Lilley Mead Play Area	No current issues	No action	-	-	-	-
Kingswood Recn Ground	Poor quality access	Improve access arrangements	R&BBC	-	£5,000	Medium
Maple Way Play Area	No current issues	No action	-	-	-	-
Merstham Recn Ground	No current issues	No action	-	-	-	-
Michael Crescent Comm. Pk	No current issues	No action	-	-	-	-
Moy Green Play Area	No current issues	No action	-	-	-	-
Nork Park Play Area	No current issues	No action	-	-	-	-

Site	Issues	Action	Lead	Partners	Resources	Priority
Oak Tree Play Area	No current issues	No action	-	-	-	-
Orchard Drive Play Area	No current issues	No action	-	-	-	-
Peppiatt Close Play Area	No current issues	No action	-	-	-	-
Petridgewood Common	No current issues	No action	-	-	-	-
Powell Gardens (Park25)	Poor quality access	Improve access arrangements	Developer	-	£5,000	Medium
Preston Park	No current issues	No action	-	-	-	-
Priory Park Play Area	No current issues	No action	-	-	-	-
Redhill Memorial Play Area	No current issues	No action	-	-	-	-
Salfords Play Area	No current issues	No action	-	-	-	-
Somerset Road Play Area	No current issues	No action	-	-	-	-
South Park Play Area	Poor quality access	Improve access arrangements	R&BBC	South Park Sports Assoc	£5,000	Medium
Subrosa Avenue Play Area	Limited provision	No improvement practical	-	-	-	-
Tanyard Barn Play Area	Poor quality access	Improve access arrangements	Tanyard Barn Pre-school	-	£5,000	Medium
Tattenham Recn Ground	No current issues	No action	-	-	-	-
Westview Close Play Area	No current issues	No action	-	-	-	-
Whitebushes Play Area	No current issues	No action	-	-	-	-
Whittaker Drive North	Poor quality equipment	Upgrade equipment	R&BBC	-	£10,000	Medium
Whittaker Drive South	No current issues	No action	-	-	-	-
Wick Farm Play Area	No current issues	No action	-	-	-	-
Woodhatch Play Area	No current issues	No action	-	-	-	-
Woodmansterne Recn. Grd	No current issues	No action	-	-	-	-

Site	Issues	Action	Lead	Partners	Resources	Priority
Wordsworth Mead Play Area	No current issues	No action	-	-	-	-
Yattendon Play Area	No current issues	No action	-	-	-	-
YMCA East Surrey	No current issues	No action	-	-	-	-
YMCA Sovereign Centre	No current issues	No action	-	-	-	-

- Ball courts:**

Table 181: Site-specific actions for ball courts in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Beecholme Recreation Ground	No current issues	No action	-	-	-	-
Court Lodge Playing Field	No current issues	No action	-	-	-	-
Green Way Ball Court	No current issues	No action	-	-	-	-
Hartwood Avenue Ball Court	Poor quality access	Access cannot be improved due to location.	-	-	-	-
Hooley Recreation Ground	No current issues	No action	-	-	-	-
Horley Recreation Ground	No current issues	No action	-	-	-	-
Kingswood Recreation Ground	No current issues	No action	-	-	-	-
Laker's Rise Ball Court	No current issues	No action	-	-	-	-
Yattendon Recreation Ground	<ul style="list-style-type: none"> Poor court surface Poor quality access 	<ul style="list-style-type: none"> Resurface court Improve access arrangements 	R&BBC	-	£15,000	Medium

- Multi-use Games Areas:**

Table 182: Site-specific actions for MUGAs in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Abinger Drive MUGA	No current issues	No action	-	-	-	-
Fairfax Avenue MUGA	No current issues	No action	-	-	-	-

Site	Issues	Action	Lead	Partners	Resources	Priority
Horley Recreation Ground	No current issues	No action	-	-	-	-
Howards Close MUGA	No current issues	No action	-	-	-	-
Ifold Road MUGA	No current issues	No action	-	-	-	-
Lady Neville Recreation Ground (2)	No current issues	No action	-	-	-	-
Merstham Recreation Ground	No current issues	No action	-	-	-	-
Orchard Drive MUGA	No current issues	No action	-	-	-	-
Preston Park	No current issues	No action	-	-	-	-
Priory Park	No current issues	No action	-	-	-	-
Redhill Memorial MUGA	No current issues	No action	-	-	-	-
Tattenham Recreation Ground	No current issues	No action	-	-	-	-
Whittaker Drive North MUGA	No current issues	No action	-	-	-	-

- **BMX/Skate Parks:**

Table 183: Site-specific actions for BMX/Skate parks in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Burgh Heath BMX	Site currently closed on safety grounds	Facility currently being reinstated	R&BBC	-	TBC	High
Horley Recreation Ground	No current issues	No action	-	-	-	-
Preston Park	No current issues	No action	-	-	-	-
Priory Park	No current issues	No action	-	-	-	-
South Park BMX Track	No current issues	No action	-	-	-	-



Preston Park BMX/Skate Park

- **Outdoor Gyms:**

Table 184: Site-specific actions for outdoor gyms in Reigate and Banstead

Site	Issues	Action	Lead	Partners	Resources	Priority
Court Lodge Playing Field	No current issues	No action	-	-	-	-
Laker's Rise	No current issues	No action	-	-	-	-
Kingswood Recreation Ground	No current issues	No action	-	-	-	-
Nork Park	No current issues	No action	-	-	-	-
Redhill Memorial	No current issues	No action	-	-	-	-
Salfords	No current issues	No action	-	-	-	-
Walcountians Sports Club	No current issues	No action	-	-	-	-

15.11.4 Potential project impact

The bowls projects with the potential to have the greatest impact on identified needs and deficiencies are as follows:

- Reinstating Burgh Heath BMX facility.
- Addressing geographical gaps in provision in outdoor gyms in Tadworth/ Kingswood, Merstham, Reigate and Horley.

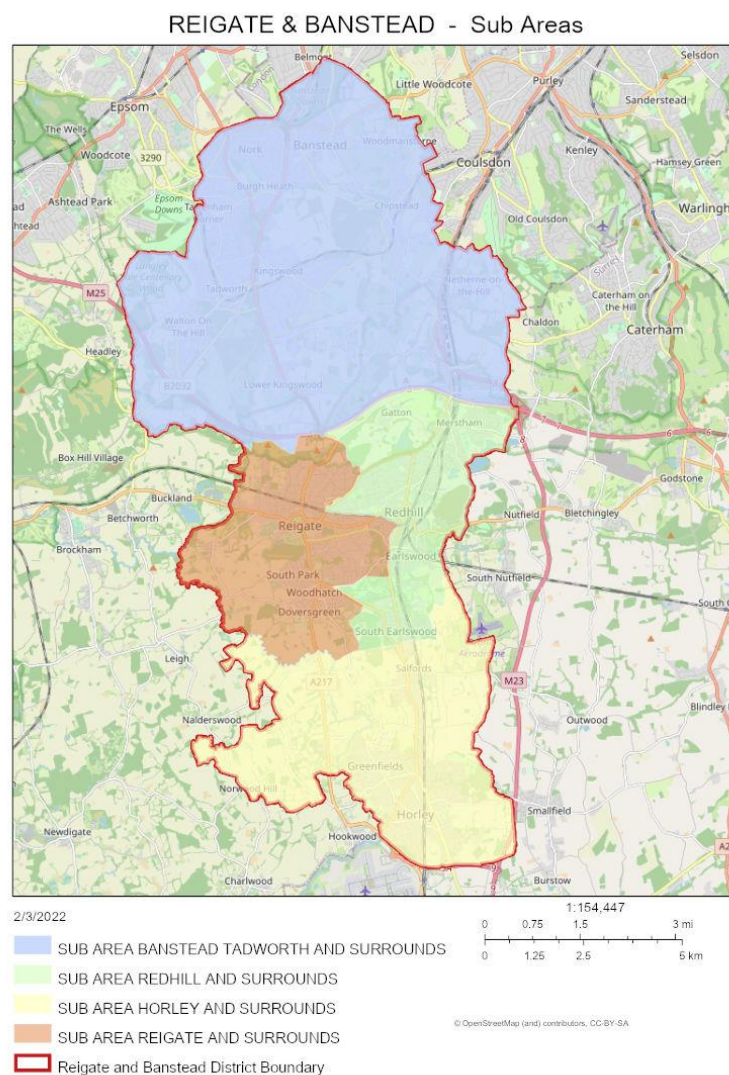
16 SUB-AREA ASSESSMENT

16.1 Introduction

This section contains a collective assessment of needs in each sub-area for all types of pitch and outdoor sports facilities.

16.2 Reigate and Banstead Sub-areas

The borough can be divided into sub-areas, to assist with analysing provision at a more local level and in particular to assess the differential spatial impact on supply and demand for sports facilities arising from housing growth. Four areas are identified in R&BBC's Core Strategy, selected on the basis that they comprise discrete areas within which the resident population will typically look to access provision like sports facilities on a relatively local basis. The sub-areas are shown on the map below:



The sub-area populations are based upon ONS 2019 small-area estimates and are as follows:

Table 185: Reigate and Banstead Sub-areas

Sub-area	Wards	Ward Population 2020	Sub-area Population 2020
Banstead, Tadworth and surrounds	Banstead Village	10,048	52,789
	Chipstead, Kingswood and Woodmansterne	9,847	
	Hooley, Merstham and Netherne (north)	3,707	
	Lower Kingswood, Tadworth and Walton	9,724	
	Nork	9,503	
	Tattenham Corner and Preston	9,960	
Reigate and surrounds	Meadvale and St John's	9,668	28,652
	Reigate	10,392	
	South Park and Woodhatch	8,592	
Redhill and surrounds	Earlswood and Whitebushes	10,111	38,267
	Hooley, Merstham and Netherne (south)	7,857	
	Redhill East	9,104	
	Redhill West and Wray Common	11,195	
Horley and surrounds	Horley Central and South	10,331	29,040
	Horley East and Salfords	9,861	
	Horley West and Sidlow	8,848	

16.3 Banstead, Tadworth and Surrounds

The needs assessment and proposed actions for the Banstead, Tadworth and surrounds sub-area are as follows:

Table 186: Needs assessment and proposed actions in Banstead/Tadworth

Facility type	Needs assessment	Proposed actions
Football pitches	<ul style="list-style-type: none"> • Adult pitches: Peak shortfall of 3 match equivalent sessions. • Youth 11v11 pitches: Peak shortfall of 3 match equivalent sessions. • Youth 9v9 pitches: Peak shortfall of 7 match equivalent sessions. • Mini-soccer 7v7 pitches: Peak shortfall of 5 match equivalent sessions. • Mini-soccer 5v5 pitches: Peak spare 	<ul style="list-style-type: none"> • '3G' pitches: Feasibility studies for '3G' pitches at Chipstead FC and Kingswood Recreation Ground. • Beecholme Recreation Ground: Upgrade changing and reinstate showers. • Garton Field: Consider extending the changing facilities. • Howard Close Playing Field: Implement improved maintenance and review the need for changing. • Kingswood Recreation Ground: Implement improved maintenance and improve changing. • Merstham Recreation Ground: Improve pitch capacity, redeploy surplus demand provide an additional pitch at Battlebridge Recreation Ground and provide new changing facilities. • Netherne CASC: Improve changing facilities. • Nork Park: Review the need for changing.

Facility type	Needs assessment	Proposed actions
	<p>capacity of 2 match equivalent sessions.</p> <ul style="list-style-type: none"> • '3G' football turf pitches: Shortfall of 4.03 pitches. 	<ul style="list-style-type: none"> • Walton Heath Recreation Ground: Review the case for improvements • Woodmansterne Recreation Ground: Redeploy surplus demand • Woodmansterne Sports Club: Redeploy surplus demand
Cricket pitches	<ul style="list-style-type: none"> • Seasonal capacity: Deficit of 19 seasonal match equivalent sessions. • Peak capacity: Balanced. 	<ul style="list-style-type: none"> • Kingswood Recreation Ground: Reinstate pitch. • Lady Neville Recreation Ground: Install non-turf pitch. • Netherne Cricket Club: Improve pitch to 'good' quality and investigate non-turf pitch provision. • Tadworth Cricket Club: Provide new nets. • Tattenham Recreation Ground: Improve pitch to 'good' quality. • Woodmansterne Recreation Ground: Improve pitch to 'good' quality. • Woodmansterne Sports Club: Provide new nets.
Rugby pitches	<ul style="list-style-type: none"> • Weekly capacity: Weekly deficit of 1 match equivalent session at Chipstead RFC. • Peak capacity: Supply and demand balanced. 	<ul style="list-style-type: none"> • Improve drainage and maintenance. • Explore the feasibility of providing floodlighting to two pitches. • Explore the potential of sharing a floodlit artificial grass pitch with Chipstead FC.
Hockey pitches	Spare capacity in the peak and midweek periods at Walcountians Sports Club.	No action required.
Lacrosse pitches	Spare capacity in the midweek period and peak period balanced at Walcountians Sports Club.	No action required.
Croquet courts	Sub-area needs met by provision in the Reigate sub-areas	Commission an options appraisal to develop improved croquet facilities in Reigate.
Tennis courts	<ul style="list-style-type: none"> • Quantity: 26 courts in the sub-area. Supply and demand balanced. • Quality: Poor quality court surfaces at Lady Neville Recreation Ground, Tattenham Way Recreation Ground and Woodmansterne Sports Club and poor disabled access at Netherne CASC and Tattenham 	<ul style="list-style-type: none"> • Lady Neville Recreation Ground: Resurface the courts. • Netherne CASC: Provide a hard-surfaced path to the court. • Tattenham Way Recreation Ground: Resurface the court and provide a hard-surfaced path to the court. • Woodmansterne Sports Club: Resurface the court and provide a hard-surfaced path to the courts.

Facility type	Needs assessment	Proposed actions
	Way Recreation Ground and Woodmansterne Sports Club. <ul style="list-style-type: none"> • Accessibility: No accessibility issues. • Availability: Mix of open access and membership arrangements. 	
Bowls greens	<ul style="list-style-type: none"> • Quantity: 2 greens in the sub-area. Spare capacity. • Quality: Poor quality general access at Banstead Neville BC. • Accessibility: No accessibility issues. • Availability: Mix of open access and membership arrangements. 	Improve approach track at Banstead Neville BC
Netball courts	<ul style="list-style-type: none"> • Quantity: 1 court in the sub-area.. • Quality: No quality issues. • Accessibility: Community use is not secured. • Availability: Court is not floodlit. 	Secure community use at Eagle House School.
Athletics facilities	<ul style="list-style-type: none"> • Quantity: Sub-area needs met by poor quality cinder track in the Redhill sub-area. • Quality: The track is poor quality. • Accessibility: No accessibility issues. • Availability: No availability issues. 	Provide a new 400m all-weather track at Battlebridge Recreation Ground.
Informal outdoor facilities	<ul style="list-style-type: none"> • Quantity: 14 equipped play areas, 4 ball courts, 6 MUGAs, 2 BMX/skate parks and 4 outdoor gyms in the sub-area. • Quality: Burgh Heath BMX Track needs to be reinstated. Poor quality 	<ul style="list-style-type: none"> • Reinstatement of Burgh Heath BMX track. • Improve access arrangements at Laker's Drive.

Facility type	Needs assessment	Proposed actions
	access at Laker's Rise outdoor gym. • Accessibility: No accessibility issues. • Availability: No availability issues.	

16.4 Reigate sub-area

The needs assessment and proposed actions for the Reigate sub-area are as follows:

Table 187: Needs assessment and proposed actions in Reigate

Facility type	Needs assessment	Proposed actions
Football pitches	<ul style="list-style-type: none"> • Adult pitches: Peak shortfall of 4 match equivalent sessions. • Youth 11v11 pitches: Peak shortfall of 3 match equivalent sessions. • Youth 9v9 pitches: Peak shortfall of 7 match equivalent sessions. • Mini-soccer 7v7 pitches: Peak shortfall of 6 match equivalent sessions. • Mini-soccer 5v5 pitches: Peak spare capacity of 3 match equivalent sessions. • '3G' football turf pitches: Shortfall of 0.87 pitches. 	<ul style="list-style-type: none"> • Micklefield School: Secure community use. • New Pond Farm: Implement improved maintenance and review the need for changing. • Priory Park: Investigate the availability pitches at Reigate Grammar School. • Reigate Priory FC: Investigate the availability pitches at Reigate Grammar School • Sandcross School: Implement improved maintenance. • South Park: Implement improved maintenance and improve changing. • Wallfields Sports Ground: Secure community use.
Cricket pitches	<ul style="list-style-type: none"> • Seasonal capacity: : Deficit of 6 seasonal match equivalent sessions. • Peak capacity: Balanced. 	<ul style="list-style-type: none"> • Micklefield Recreation Ground: Improve pitch to 'good' quality to expand capacity for other users. • Reigate Grammar School: Secure community use. • Reigate St. Mary's Prep School: Secure community use. • South Park Recreation Ground: Reinstate pitch.
Rugby pitches	<ul style="list-style-type: none"> • Weekly capacity: Weekly deficit of 1 match equivalent session at Old Reigatians RFC and 3 match equivalent sessions at Reigate RFC. • Peak capacity: Spare match capacity at Old Reigatians RFC, supply and demand balanced at Reigate RFC. 	Investigate capacity improvement options at both sites, then either: <ul style="list-style-type: none"> • Improve drainage and maintenance and provide floodlighting to two pitches; or • Provide a floodlit artificial grass pitch.

Facility type	Needs assessment	Proposed actions
Hockey pitches	Supply and demand balanced the peak and midweek periods at Reigate Grammar School .	Secure planning consent for extended floodlighting period and secure community use.
Lacrosse pitches	Spare capacity in the midweek period and peak period balanced at Reigate Priory Cricket Club.	No action required.
Croquet courts	Some spare capacity but the size of the court and ancillary facilities at Reigate Priory Croquet Club are sub-standard.	Commission an options appraisal to develop improved croquet facilities in Reigate.
Tennis courts	<ul style="list-style-type: none"> • Quantity: 16 courts in the sub-area. Capacity shortfall equivalent to two floodlit courts. • Quality: Poor quality disabled access and changing at Reigate Priory TC and Reigate TC. Poor quality floodlights at Reigate TC. • Accessibility: No accessibility issues. • Availability: Mix of open access and membership arrangements. 	<ul style="list-style-type: none"> • Reigate Priory TC: Provide new clubhouse with improved disabled access. • Reigate TC: Upgrade changing with improved disabled access and upgrade floodlights.
Bowls greens	<ul style="list-style-type: none"> • Quantity: 1 green in the sub-area. Spare capacity. • Quality: Poor quality general access at Reigate Priory BC. • Accessibility: No accessibility issues. • Availability: Membership only. 	Improve approach track.
Netball courts	<ul style="list-style-type: none"> • Quantity: 8 courts in the sub-area.. • Quality: Poor general access at Reigate Grammar School courts. • Accessibility: Community use is not secured. • Availability: No availability issues. 	Secure community use at Reigate Grammar School, Reigate St. Mary's School and Royal Alexandra and Albert School.
Athletics facilities	<ul style="list-style-type: none"> • Quantity: Sub-area needs met by poor quality cinder track in the Redhill sub-area. • Quality: The track is poor quality. • Accessibility: No accessibility issues. • Availability: No availability issues. 	Provide a new 400m all-weather track at Battlebridge Recreation Ground.

Facility type	Needs assessment	Proposed actions
Informal outdoor facilities	<ul style="list-style-type: none"> • Quantity: 6 equipped play areas, 1 ball court, 1 MUGA, 2 BMX/skate parks and no outdoor gyms in the sub-area. • Quality: Burgh Heath BMX Track needs to be reinstated. Poor quality access at Laker's Rise outdoor gym. • Accessibility: No outdoor gyms in Reigate. • Availability: No availability issues. 	Improve provision at Hartswood Avenue Play Area.

16.5 Redhill sub-area

The needs assessment and proposed actions for the Redhill sub-area are as follows:

Table 188: Needs assessment and proposed actions in Redhill

Facility type	Needs assessment	Proposed actions
Football pitches	<ul style="list-style-type: none"> • Adult pitches: Peak spare capacity of 1 match equivalent session. • Youth 11v11 pitches: Peak shortfall of 1 match equivalent sessions. • Youth 9v9 pitches: Peak supply and demand balanced. • Mini-soccer 7v7 pitches: Peak spare capacity of 1 match equivalent session. • Mini-soccer 5v5 pitches: Peak supply and demand balanced. • '3G' football turf pitches: Shortfall of 0.95 pitches. 	<ul style="list-style-type: none"> • Battlebridge Recreation Ground: Implement improved maintenance, provide an additional 7v7 pitch and upgrade changing (part of athletics project). • Earlswood Common: Implement improved maintenance and review the need for changing. • Merstham Recreation Ground: Improve pitch capacity, redeploy surplus demand and provide new changing facility. • Monotype Perryfield SSC: Implement improved maintenance. • Redhill FC: Manage fixture scheduling.
Cricket pitches	<ul style="list-style-type: none"> • Seasonal capacity: : Deficit of 50 seasonal match equivalent sessions. • Peak capacity: Balanced. 	<ul style="list-style-type: none"> • Earlswood Common: Improve pitch to 'good' quality and investigate non-turf pitch provision. • Merstham CC: Provide a non-turf pitch at Merstham Recreation Ground.

Facility type	Needs assessment	Proposed actions
		<ul style="list-style-type: none"> • Salfords CC: Investigate non-turf pitch and improve changing.
Rugby pitches	Sub-area needs met by provision in the Banstead/Tadworth and Reigate sub-areas.	No action required.
Hockey pitches	Sub-area needs met by provision in the Banstead/Tadworth and Reigate sub-areas.	No action required.
Lacrosse pitches	Sub-area needs met by provision in the Banstead/Tadworth and Reigate sub-areas.	No action required.
Croquet courts	Sub-area needs met by provision in the Reigate sub-areas	No action required.
Tennis courts	<ul style="list-style-type: none"> • Quantity: 11 courts in the sub-area. Small capacity shortfall • Quality: Poor disabled access at Redhill TC. • Accessibility: No accessibility issues. • Availability: Mix of open access and membership arrangements. 	Redhill TC: Provide a tarmac path from the access point.
Bowls greens	<ul style="list-style-type: none"> • Quantity: 1 green in the sub-area with spare capacity. • Quality: Poor quality disabled access at Redhill BC. • Accessibility: No accessibility issues. • Availability: Membership only. 	Redhill Bowls Club: Provide a tarmac path from the access point.
Netball courts	<ul style="list-style-type: none"> • Quantity: 5 courts in the sub-area. • Quality: Poor quality court surface and fencing at St. Bede's School. • Accessibility: Community use is not secured. • Availability: No availability issues. 	Secure community use at St. Bede's School and improve court surfaces and fencing.
Athletics facilities	<ul style="list-style-type: none"> • Quantity: Poor quality cinder track at Battlebridge Recreation Ground. • Quality: The track is poor quality. • Accessibility: No accessibility issues. • Availability: No availability issues. 	Provide a new 400m all-weather track at Battlebridge Recreation Ground.
Informal outdoor facilities	<ul style="list-style-type: none"> • Quantity: 20 equipped play areas, 1 ball court, 4 MUGAs, no BMX/skate parks and 2 outdoor gyms in the sub-area. • Quality: No quality issues. • Accessibility: No BMX/skateparks in Redhill. • Availability: No availability issues. 	Consider the need for a BMX/skatepark in the Redhill sub-area.

16.6 Horley sub-area

The needs assessment and proposed actions for the Horley sub-area are as follows:

Table 189: Needs assessment and proposed actions in Horley

Facility type	Needs assessment	Proposed actions
Football pitches	<ul style="list-style-type: none"> • Adult pitches: Peak shortfall of 1 match equivalent session. • Youth 11v11 pitches: Peak shortfall of 1 match equivalent session. • Youth 9v9 pitches: Peak shortfall of 1 match equivalent • Mini-soccer 7v7 pitches: Peak supply and demand balanced. • Mini-soccer 5v5 pitches: Peak supply and demand balanced. • '3G' football turf pitches: Supply and demand balanced. 	<ul style="list-style-type: none"> • Court Lodge Playing Fields: Improved maintenance to increase capacity. • Horley Town FC: Feasibility study for a '3G' pitch to add capacity. • Oakwood Sports Centre: Improved maintenance to increase capacity.
Cricket pitches	<ul style="list-style-type: none"> • Seasonal capacity: : Deficit of 50 seasonal match equivalent sessions. • Peak capacity: Balanced. 	Investigate non-turf pitch provision and provide new nets at Horley CC.
Rugby pitches	Sub-area needs met by provision in the Banstead/Tadworth and Reigate sub-areas.	No action required.
Hockey pitches	Needs currently met by pitches in neighbouring areas.	Commission a feasibility study to determine whether a new pitch in Horley would be viable.
Lacrosse pitches	Sub-area needs met by provision in the Banstead/Tadworth and Reigate sub-areas.	No action required.
Croquet courts	Sub-area needs met by provision in the Reigate sub-area.	No action required.
Tennis courts	<ul style="list-style-type: none"> • Quantity: 13 courts in the sub-area. • Quality: Poor fencing and disabled access at Horley LTC. • Accessibility: No accessibility issues. • Availability: Mix of open access and membership arrangements. 	Improve fencing and disabled access at Horley LTC.
Bowls greens	<ul style="list-style-type: none"> • Quantity: 1 green in the sub-area with spare capacity. • Quality: Poor quality disabled access at Horley BC. • Accessibility: No accessibility issues. • Availability: Membership only. 	Provide hard path from the access point at Horley BC
Netball courts	<ul style="list-style-type: none"> • Quantity: 2 courts in the sub-area. • Quality: No quality issues. • Accessibility: Community use is not secured. • Availability: No availability issues. 	Secure community use at Oakwood School.
Athletics facilities	<ul style="list-style-type: none"> • Quantity: Sub-area needs met by poor quality cinder track in the Redhill sub-area. • Quality: The track is poor quality. • Accessibility: No accessibility issues. • Availability: No availability issues. 	Provide a new 400m all-weather track at Battlebridge Recreation Ground.

Facility type	Needs assessment	Proposed actions
Informal outdoor facilities	<ul style="list-style-type: none"> • Quantity: 17 equipped play areas, 3 ball courts, 3 MUGAs, 11 BMX/skate park and 1 outdoor gym in the sub-area. • Quality: Poor quality play area at Field Bank Play Area and poor quality ball court at Yattendon Recreation Ground. • Accessibility: No accessibility issues. • Availability: No availability issues. 	<ul style="list-style-type: none"> • Improve Field Bank Play Area. • Improve Ball Court at Yattendon Recreation Ground.

17 APPLYING AND REVIEWING THE STUDY

17.1 Introduction

This section identifies the applications of the Reigate and Banstead PPS and the mechanisms for reviewing it to ensure that it remains robust and up-to-date.

17.2 Study applications

The success of the PPS will be determined by how it is used. While the use of the PPS should be led by Reigate and Banstead Borough Council, its application and delivery should be the responsibility of the project steering group involving other key local stakeholders including Sport England and the governing bodies of the pitch sports. The PPS has a number of applications:

17.2.1 Sports development planning

The PPS can be applied to help:

- Highlight, justify and make the case for sports development activities with particular sports, groups and clubs and in particular areas.
- Identify current and future trends and changes in the demand for individual sports and how they are played.
- Inform the work, strategies and plans of sporting organisations active in the area.
- Advocate the need to work with specific educational establishments to secure community use of their site(s).
- Develop and/or enhance school club links by making the best use of school sites where they have spare capacity and are well located to meet demand.

17.2.2 Planning policy

The PPS can be applied to help:

- Develop new, and review the effectiveness of existing, local planning policy (e.g. Local and Neighbourhood Plans) in line with the National Planning Policy Framework (NPPF).
- The implementation of local planning policy to meet the needs of the community in line with the NPPF.

17.2.3 Planning applications

The PPS can be applied to help:

- Inform the development of planning applications which affect existing and/or proposed new sports facilities provision.
- Inform pre-application discussions to ensure any subsequent planning applications maximise their benefit to sport and are developed in line with national and local planning policy.
- Sports clubs and other organisations provide the strategic need for development proposals thereby potentially adding support to their application(s) and saving them resources in developing such evidence.
- The Council to assess planning applications affecting existing and/or proposed new playing pitch provision in line with national and local planning policy.
- Sport England and other parties respond to relevant planning application consultations.

The PPS can also be applied to help the Council to meet other relevant requirements of the NPPF including:

- Taking account of and supporting local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- Delivering the social, recreational, cultural facilities and services the community needs.
- Planning positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the framework.
- Working with public health leads and health organisations to understand and take account of the health status and needs of the local population, including expected future changes, and any information about relevant barriers to improving health and well-being).

17.2.4 Community Infrastructure Levy

The PPS can be applied to help:

- Advocate the need for playing pitch provision to be taken into account when the local authority is developing and/or reviewing an approach to CIL contributions and the wider benefits of doing so (e.g. improving health and wellbeing).
- Provide prioritised infrastructure requirements for playing pitch provision including deliverable sport, area and site-specific projects with costings (where known).

17.2.5 Funding bids

The PPS can be applied to help:

- Provide the evidence base and strategic need to support funding bids by a range of parties to a variety of potential funding sources.
- Inform potential bidders of the likely strategic need for their project.

17.2.6 Facility and asset management

The PPS can be applied to help:

- Ensure a strategic approach is taken to the provision and management of playing pitches.
- Inform the current management, strategies and plans of playing pitch providers e.g. the Council, leisure trusts and educational establishments.
- Share knowledge of how sites are managed and maintained, the lessons learnt and good practice.
- Highlight the potential of asset transfers and ensure any proposed are beneficial to all parties.
- Provide additional protection for particular sites over and above planning policy, for example through deeds of dedication.
- Resolve issues around security of tenure.

17.2.7 Public health

The PPS can be applied to help:

- Understand how the community currently participates in sport, the need for playing pitches and how this may evolve.
- Raise awareness of and tackle any barriers to people maintaining and increasing their participation.
- Highlight and address any inequalities of access to provision within the study area.
- Provide evidence to help support wider health and well-being initiatives.

17.2.8 Co-ordinating resources and investment

The PPS can be applied to help:

- Raise awareness of the current resources and investment (revenue and capital) going into the management, maintenance and improvement of playing pitch provision.
- Co-ordinate the current and any future resources and investment to ensure the maximum benefit to sport and that value for money is secured.
- Ensure the current and any future resources and investment are complimentary and do not result in their inefficient use.

17.2.9 Capital programmes

The PPS can be applied to help:

- Provide the evidence base to justify the protection and investment in playing pitch provision.
- Influence the development and implementation of relevant capital programmes (e.g. school refurbishment and new build programmes).

17.3 Monitoring delivery

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 Reigate and Banstead Borough Council and supported by all members of, and reported back to, the steering group. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery.

17.4 Keeping the Study robust and up-to-date

Along with ensuring that the PPS is used and applied, a process should be put in place to keep it robust and up to date. This will expand the life of the PPS, providing people with the confidence to continue to both use it and attach significant value and weight to its key findings and issues, along with its recommendations and actions.

Sport England advocates that the PPS should be reviewed on a regular basis from the date it is formally signed off by the steering group. This will help to maintain the momentum and commitment 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.

The reviews 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 facilities and/or sites in the area (e.g. the most used or high-quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues.
- Any development of a specific sport or particular format of a sport.
- Any new or emerging issues and opportunities.