



**TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY 2017 -2033**

NOVEMBER 2017

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APPENDICES

1	TUNBRIDGE WELLS BOROUGH COUNCIL PPS NEEDS ASSESSMENT STAGE C
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GLOSSARY & ABBREVIATIONS

3G	Third generation (artificial grass pitch)
AGP	Artificial grass pitch
AONB	Area of Natural Beauty
CC	Cricket Club Cricket Club
CIL	Community Infrastructure Levy
CFA	County Football Association
CSP	County Sports Partnership
EH	England Hockey
FA	Football Association
FC	Football Club
FE	Further Education
GIS	Geographical Information Systems
HC	Hockey Club
HE	Higher Education
JFC	Junior Football Club
ECB	England and Wales Cricket Board
LTA	Lawn Tennis Association
LMS	Last Man Stands
NGB	National Governing Body
ONS	Office of National Statistics
PF	Playing Field
PPS	Playing Pitch Strategy
PQS	Performance Quality Standard
RFC	Rugby Football Club
RFL	Rugby Football League
RFU	Rugby Football Union
S106	Section 106
TGR	Team Generation Rate
Secured Community Use	For pitches that are available to the community the degree of certainty that this availability will continue needs to be recorded (i.e. how secure is the availability to the community?). Unless local information suggests otherwise it can be assumed that the availability of all pitches in Local Authority, town and parish council and sports club ownership will be secure.
Unsecured Community Use	Mainly educational sites where the following should be in place to ensure certainty of secured community use: if not in place then the site provides unsecured community use. <ul style="list-style-type: none">• A formal community use agreement• A leasing or management agreement requiring pitches to be available to the community/a community club• A formal policy for community use adopted by the owner and or educational establishment• Written confirmation from the owner and or educational establishment.
Match Equivalent Sessions	Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is likely to be for matches, it is appropriate for the comparable unit to be match equivalent sessions.

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Note on definitions of artificial pitch surfaces.

Sport England has produced guidance on “Selecting the Right Artificial Surface for Hockey, Football, Rugby League and Rugby Union” This guidance should be followed when selecting an artificial surface. The guidance can be found at:

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

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

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

3G - third generation pitch. This pitch type comprises blades of polypropylene of 40mm to 65mm in length (i.e. short pile or long pile) supported by a thin base layer of sand and by an infill of rubber crumb. The 3G playing surface is laid on various types of stone base with or without a porous macadam layer and shock pad. FTPs are suitable for football to a high level of competition.

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

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

1. EXECUTIVE SUMMARY

- 1.1. This is the Playing Pitch Strategy (PPS) for the Tunbridge Wells Borough Council and its partners. The PPS builds upon the preceding Assessment Report (Stage C) and provides a framework for future provision and management of sports pitches to serve existing and new communities across the borough.
- 1.2. In line with the Government's National Planning Policy Framework, the PPS sets out to assess existing sports pitches, the future need for sports pitches, and opportunities for new provision.
- 1.3. The PPS will run to 2022 (five years based on Sport England recommendations), but should be reviewed on an annual basis to keep it up-to-date and robust. However future demand is taken into account to 2033 (in line with the draft new Local Plan) and should be reviewed in accordance with Stage E of the Sport England PPS guidance (see Part 7).
- 1.4. The PPS has been developed in partnership with a range of agencies including Tunbridge Wells Borough Council, Town and Parish Council's, Sport England, national governing bodies of sport including football, cricket, rugby union and hockey and local football, hockey, rugby union, and cricket clubs.
- 1.5. This PPS is based on a supply and demand assessment of playing pitch facilities in accordance with Sport England's PPS Guidance: An Approach to Developing and Delivering a PPS 2013:<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-andguidance/playing-pitch-strategy-guidance/>
- 1.6. The development of the PPS has been overseen by a Steering Group made up of representatives from:
 - **Sport England**
 - **England Hockey**
 - **Rugby Football Union**
 - **Tunbridge Wells Borough Council Planning Department**
 - **Tunbridge Wells Borough Council Parks and Leisure**
 - **England and Wales Cricket Board**
 - **Football Association**
- 1.7. It will be important for the Steering Group to continue once the PPS has been adopted by Tunbridge Wells Borough Council. The reasons for this are:
 - **To implement the PPS recommendations and action plan.**
 - **Monitor and evaluate the outcomes of the PPS.**
 - **Ensure that the PPS is kept up to date.**
- 1.8. The PPS is for the whole borough not just the Council. However, the Council has a lead role to play but at the same time the PPS has to be considered in the context of reducing budgets for local authorities and savings that mean a reduction in the resources available for the Council to maintain playing pitches and ancillary facilities.
- 1.10 The PPS identifies that some playing fields are surplus to requirements and could be sold for housing development to provide funds for new improved quality playing fields elsewhere within the borough. The provision of new replacement playing fields of equivalent size and improved quality would meet the requirements of Sport England Playing Fields Policy Exemption 4.

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1.11 The playing fields identified as surplus to requirements would need to be protected until replacement provision in line with Sport England's playing field policy is agreed with the NGBs and Sport England.

1.12 The aim of the PPS is:

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

1.13 The PPS will provide the evidence base for the following:

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

1.14 Tunbridge Wells Borough Council wishes to understand current needs for its playing pitch and playing pitch ancillary facilities portfolio, and future need for provision, driven by increased population, and identification of any gaps in the existing facility network.

1.15 The development of this new PPS will enable Tunbridge Wells Borough Council and other local providers to shape their future playing pitch facilities offer; this may comprise of direct Council provision and that undertaken by education, voluntary, community, private sectors and National Governing Body's.

1.16 The development of the PPS is an opportunity to set out a strategic vision for future provision of playing pitch facilities, based on robust evidence and a needs assessment.

1.17 The PPS will help to protect playing fields from loss and make sure the right type, and quantity, of new pitches and ancillary provision are provided as part of new developments and future growth sites.

1.18 The PPS will underpin the contribution that sport makes to Tunbridge Wells Borough Council's Corporate Plan, priority objectives and the Council's Sports and Active Recreation Strategy and will also help provide a rationale to enable National Governing Bodies to further invest and deliver their working outcomes as outlined in their Whole Sport Plans. The PPS will also provide evidence to support funding bids from other funders, whilst also supporting requests for S106 developer contributions following building developments. Additionally, the strategies will help focus internal revenue and capital spending in the medium term.

POPULATION AND GROWTH

1.19 Tunbridge Wells Borough Council is one of 12 local authority areas in the county of Kent. The borough borders four Kent authorities (Ashford, Maidstone, Sevenoaks and Tonbridge & Malling) and two within East Sussex (Rother and Wealden).

1.20 The Borough covers 33,133 hectares and encompasses the thriving communities of Royal Tunbridge Wells, Cranbrook, Paddock Wood and Southborough as well as a number of thriving rural villages.

1.21 The ONS 2014-based Subnational population projections project a population of 117,700 in 2017 rising to 129,000 in 2033. This is a rise in population of 11,300.

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- 1.22 Understanding the needs of different pitch sports at a local level enables Tunbridge Wells Borough Council to provide appropriately to meet the needs of its communities. It is inevitable that the needs of communities change over time, just as the playing and participative requirements of individual sports change. The demand for these at a local level need to be assessed and modelled to understand what this means in terms of actual pitch provision, otherwise the Council could be providing too much or too little, thinking they are addressing local needs, but in fact they are not.
- 1.23 The very fact that the requirements of sports change is one of the several justifications for undertaking the PPS at a local level and critically for updating this analysis every 5, if not 3 years. However, it must also be understood that the PPS represents a ‘snap-shot’ in time based upon the anticipated level of growth planned for the borough.
- 1.24 This means there will be proposals that come forward for the new Local Plan such as large residential development that the PPS has not taken into consideration.

PPS HEADLINE FINDINGS

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

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

SPORT	CURRENT DEMAND SHORTFALL 2017	FUTURE DEMAND SHORTFALL 2033 USING ONS SUB NATIONAL POPULATION PROJECTIONS 2017 - 2033
FOOTBALL (GRASS PITCHES)	<p>Adult 11 v 11 - Demand is being met for adult match sessions.</p> <p>Junior 11 v 11 – Shortfall 15 match sessions.</p> <p>Junior 9 v 9 - Shortfall 11 match sessions.</p> <p>Mini Soccer 7 v 7 -Demand is being met for mini 7 v 7 matches</p> <p>Mini Soccer 5 v 5 - Demand is being met for mini 5 v 5 matches</p>	<p>Adult 11 v 11 - Demand can be met from current supply.</p> <p>Junior 11 v 11 shortfall of 23 junior 11 v 11 match sessions</p> <p>Junior 9 v 9 – Shortfall 18 match sessions.</p> <p>Mini Soccer 7 v 7 – Demand can be met from current supply.</p> <p>Mini soccer 5 v 5 – Demand can be met from current supply</p>
FOOTBALL 3G RUBBER CRUMB PITCHES	Shortfall of 5 full size 3 G rubber crumb pitches based upon the FA training model.	Shortfall of 6 full size 3 G rubber crumb pitches based upon the FA training model.
CRICKET	Demand is being met with over play at Arthur Nicholson, King George V Sissinghurst, Rusthall Common and the Tomlin Ground	<p>Future demand can be met from current supply. There is a need to carry out a feasibility study for the development of the Nevill Ground in conjunction with Hockey.</p> <p>There is a proposal to lose a lapsed cricket facility at the Memorial Ground Paddock Wood. This site needs to be protected as a playing field unless it meets one of Sport England’s Exemptions from its Playing Field Planning Policy.</p>

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SPORT	CURRENT DEMAND SHORTFALL 2017	FUTURE DEMAND SHORTFALL 2033 USING ONS SUB NATIONAL POPULATION PROJECTIONS 2017 - 2033
HOCKEY	Current demand for a second artificial grass pitch	Future demand for a second artificial grass pitch.
RUGBY UNION	Current demand is being met at peak time of play. There is over play when training and matches are included	Future demand is met at peak time of play. There is demand for additional floodlit pitches and a World Rugby Regulation 22 International Rugby Compliant 3G pitch to meet training needs.

FOOTBALL – HEADLINES

- 1.26 The adult 11 v 11 current and future demand can be met from existing match sessions (pitches). The assessment has identified 14 match equivalent sessions spare at peak time of play.
- 1.27 The shortfall in junior 11 v 11 match sessions is due to overplay of junior 11 v 11 games on adult pitches. The shortfall can partially be met by the re configuration of adult 11 v 11 pitches and provision of new playing field developments at Paddock Wood, the Southborough Hub and providing junior 11 v 11 pitches at new replacement playing field developments at Hawkenbury, Rusthall and Pembury.
- 1.28 The shortfall in junior 9 v 9 match equivalent sessions is due to overplay of junior 9 v 9 games on adult pitches. There is a need to ensure that there are sufficient 9 v 9 pitches in the future. The shortfall can be overcome by protecting the current use of Marlborough House School, re location of Bayham Playing Fields to new playing fields at Hawkenbury, new pitch provision at the Southborough Hub and the development of 3G rubber crumb pitches as central venues for match play at Hawkenbury, Rusthall and Langton Green.
- 1.29 Overall demand is currently being met for 7 v 7 match equivalent sessions across the borough. However, due to location and accessibility it is important to provide additional 7 v 7 match equivalent sessions at Goudhurst, possibly Glebe Field, Hawkhurst at Marlborough House School with a formal Community Use Agreement in place and new developments at Rusthall and Southborough Hub. The development of 3G rubber crumb pitches as central venues for match play would replace some of the need for grass 7 v 7 match sessions.
- 1.30 Overall demand is currently being met for 5 v 5 match equivalent sessions across the borough but due to location and accessibility it is important to provide additional 5 v 5 match equivalent sessions at Hawkhurst - Marlborough House School with a formal Community Use Agreement in place and new developments at Rusthall, Pembury, Paddock Wood and Southborough Hub. Langton Green Sports Club require additional 5 v 5 match equivalent sessions that could be met from the development of 3G rubber crumb pitches as central venue sites for match play. This provision would replace some of the need for grass 5 v 5 match sessions.

3G RUBBER CRUMB HEADLINES

- 1.31 There are 3 x 3G rubber crumb pitches across Tunbridge Wells Borough (Mascalls School, Tunbridge Wells Grammar School and St Gregory's Catholic School. Bennett Memorial School has planning permission and has started construction of a 3G rubber crumb pitch that will meet World Rugby Regulation 22 International Rugby Board compliant regulations. There is current demand for 5 3G rubber crumb pitches to meet football training demand and 6 3G rubber crumb pitches to meet football training demand in the future.
- 1.32 If Bennett Memorial School 3G rubber crumb is built, there will be a shortfall of 2 3G rubber crumb pitches in the future.
- 1.33 The development of a 3G pitch on new playing field land at Hawkenbury partially funded from S106 funding and a 3G pitch at Langton Green would meet the current and future shortfall.

CRICKET HEADLINES

- 1.34 The total capacity for cricket pitches across the borough is 1027 match equivalents per season. The demand is 637 match equivalents per season with a theoretical underplay of 390 match equivalents games per season. There are a number of 1 team clubs in villages which means cricket pitches are used once per week. Larger cricket clubs' pitches are constantly used. The 1 team clubs contribute to the theoretical underplay.
- 1.35 Peak demand is on a Saturday and this needs to be considered as only one game can be played on 1 square. Some clubs have to play at other sites other than their home ground. These clubs are Bidborough Cricket Club 3rd X1 play at Stonewell Cricket Club Edenbridge, Linden Park Cricket Club 3rd X1 play at Hawkenbury, 4th X1 play at Groombridge Cricket club and the 5th X1 play at Colmans Hatch Cricket Club, and Horsmonden Cricket Club 3rd X1 play at Kilndown and Lamberhurst Cricket Club.
- 1.36 There are 4 grounds with over play Arthur Nicholson, King George V Sissinghurst, Rusthall Common and the Tomlin Ground.
- 1.37 There is potential for there to be a loss of 1 cricket square at Paddock Wood. The playing fields identified as a loss would need to be protected until replacement provision in line with Sport England's playing field policy is agreed with the NGBs and Sport England or it is agreed that the site is surplus to requirements.

HOCKEY HEADLINES

- 1.38 There is demand for a second artificial full-size grass pitch for hockey. Tunbridge Wells Hockey Club and Tunbridge Wells Cricket Club are keen to pursue the development of the Nevill Ground to provide:
- **2 Hockey full size artificial grass pitches fit for purpose**
 - **2 Cricket Squares with sufficient pitches fit for purpose**
 - **Non-grass artificial cricket pitch**
 - **Cricket nets**
 - **Stand**
 - **Clubhouse fit for purpose with appropriate male and female changing accommodation**
 - **Car parking**
 - **Grounds up keep facilities and storage**

RUGBY UNION HEADLINES

- 1.39 There is a need to address drainage issues on club rugby pitches and a need for clubs to have access to two floodlit pitches for training.
- 1.40 Consideration should be given to the development of a World Rugby Regulation 22 Rugby Union compliant rubber crumb pitch for Tunbridge Wells Rugby Club. However, this will require an extension of the current lease with Tunbridge Wells Borough Council. The alternative could be for Tunbridge Wells Rugby Club to develop links with Bennett Memorial Diocesan School, and or with Sevenoaks Rugby Club who are currently seeking planning permission for a pitch at Knole Paddock, Sevenoaks.

THE PPS OBJECTIVES

1.41 The PPS Objectives follow the following three principles:

- **PROTECT:** The strategy seeks to make sure that the right amount of playing pitches and ancillary facilities of the right quality are in the right place. It promotes the protection of existing provision and recognises the benefits of multi pitch sites by:
 - Highlighting sites which have a particular significance for sport and seeks to protect them as a local recreational space through the Development Plan process (see NPPF paragraphs 76 and 77)
 - Securing tenure and access for development minded clubs, through a range of solutions and partnerships.
 - Seeking formal community use agreements with schools where there is a need.
- **ENHANCE:** Key partners such as Tunbridge Wells Borough Council, Town and Parish Council's, local schools, Private and Voluntary Sector Sports Clubs, and NGBs must work together to maximise the full potential of playing pitch assets and the long-term sustainability of these assets and recognise that an improvement in quality and ongoing maintenance can have an impact on the capacity of use. The strategy will do this by setting out where improvements to the quality of playing pitches and ancillary facilities are required. The PPS looks at:
 - Improving quality
 - Working in partnership with stakeholders to provide funding
 - Securing developer contributions or CIL Funding
- **PROVIDE:** In times of public sector austerity, investment needs to be directed at sites which will provide the best impact and highest increase in participation. It is the policy of Tunbridge Wells Borough Council to support projects and sports clubs that are able to; demonstrate sustainable long-term development, increase participation and have achieved the appropriate accreditations e.g. Clubmark and / or Charter Standard providing player and sports development pathways. The strategy looks at:
 - Addressing capacity in junior and mini football by designating under played adult football pitches to junior and mini sites to ensure that all teams are playing on pitches of the right size.
 - Addressing the need for artificial grass pitches to meet increasing and changing demand for AGP surfaces for both training and competition in football, hockey and rugby and other pitch sports.
 - Looking at the development of the Nevill Ground to ensure continued sustainability as a minimum for cricket and hockey.
 - Where required re locating playing fields to release sites for housing and provide funds to provide new playing fields with improved quality of provision.
 - Providing the required number and type of pitches on-site, or appropriate provision off-site, to meet the specific needs of residential development proposals.

PLANNING – TUNBRIDGE WELLS BOROUGH COUNCIL

- 1.42 Tunbridge Wells Borough Council's current Development Plan consists of the Local Plan 2006, the Core Strategy 2010 and the Site Allocations Local Plan (SALP) 2016. The Core Strategy and the SALP cover the Plan period to 2026.
- 1.43 The new Local Plan which is currently being prepared will cover the period to 2033. This is referred to as the new Local Plan.
- 1.44 The PPS is covering the same period as the new Local Plan (to 2033), with a caveat in it that it will need to be reviewed within 3-5 years.
- 1.45 As part of the early preparation and to gather evidence and information to inform Tunbridge Wells Borough Council's new Local Plan, the Council invited individuals and organisations to identify sites and broad locations for housing and economic development uses within the borough. The first 'Call for Sites' (which ran from 9 February to 18 September 2016), has been followed up with a second call for sites at the same time as the Local Plan Issues and Options consultation (from 2 May to 12 June 2017).
- 1.46 There are playing pitch sites that have been submitted through the first 'Call for Sites'. These sites are:
- **Culverden Stadium (1.40 Ha) – Home to Tunbridge Wells FC who play in the Southern Counties East Premier League 2016/17 Season. The club currently lease the stadium from Tunbridge Wells Borough Council with a 30-year lease from 1995 to 2025. There is a possibility of a re location to new playing field land which is currently being compulsory purchased by Tunbridge Wells Borough Council adjacent to Hawkenbury Recreation Ground with possible provision of a community 3G pitch and associated stand, social areas and changing accommodation providing facilities for community football teams as well as Tunbridge Wells FC. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.**
 - **Colebrook Recreation Ground (2.80 Ha) – The ground has 1 adult pitch and a mini soccer 7 v 7 pitch. The Recreation Ground is built on the site of a waste tip and there is subsidence to the pitches. The site is used as a back-up site for cancelled football pitches due to bad weather. The bottom field is undulating but sometimes used for mini soccer training. The site has a history of anti-social behaviour. Clubs have stated they do not wish to use the ground. The adult pitch and mini 7 v 7 pitch would be a loss of 1.12 Ha of playing pitch space. The use of this space would revert to recreation ground and open space. However, it would be required to be replaced providing improved playing pitches and ancillary facilities. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.**
 - **Cadogan Playing Fields (2 adult pitches with run offs & 20% for changing = 1.63 Ha) – Located adjacent to Tunbridge Wells Masonic Centre. The site has a high degree of anti-social behaviour and vandalism. The 2 adult football pitches are used for Kent League games and these pitches are close to residential housing and there are a large number of complaints regarding foul language when the pitches are used at the weekend. If lost these pitches would be required to be replaced providing improved playing pitches and ancillary facilities – minimum of 1.63 Ha. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.**

- **Bayham 5 is on the Call for sites List but in addition it has been identified that the remaining Bayham playing field site is reserved in the longer term for an extension of the cemetery. Bayham West provides 1 adult 11 v 11 pitch and the rest of Bayham Playing Fields provides for 1 adult 11 v 11, 1 9 v 9, 4 x 7 v 7 and 5 x 5 v 5 football pitches. The pitches are used by Tunbridge Wells Foresters FC. The club has grown to such a size that the pitches, pavilion and car parking no longer meet its needs. The council has a long term aim to find another site for the football pitches and Tunbridge Wells Foresters FC. If lost these pitches would need to be replaced providing improved playing pitches and ancillary facilities – minimum of 6 Ha. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.**

- 1.47 These sites must be protected until replacement provision in line with Sport England's playing field policy is agreed with the NGBs and Sport England.
- 1.48 Tunbridge Wells Borough Council is currently seeking to purchase land at Hawkenbury adjacent to Hawkenbury Recreation Ground 8.27 Ha, Rusthall Recreation Ground 2.9 Ha and Pembury 2.08 Ha. These sites are allocated for sports pitches in the Tunbridge Wells Adopted Site Allocation Plan 2016 in order to meet the need for additional pitches arising from previously identified housing growth and could also provide for the loss of playing field land identified above. The total amount of hectares seeking to be bought by Tunbridge Wells Borough Council is 13.25 Ha. The estimated hectares required to replace those sites identified in the 'Call for Sites List' is 10.15 Ha.
- 1.49 The PPS will guide Tunbridge Wells Borough Council as to what its future provision needs are and inform the Council on the number and type of pitches and ancillary provision is required. The Council has a commitment to provide improved playing pitch facility stock and if land can be released for housing development then monies from the sale of land will be invested to fund new playing field facilities and ancillary provision. When looking at the potential loss of sites/ re-provision, ancillary facilities must be equivalent or better.
- 1.50 The allocated housing sites at Paddock Wood, which are allocated within the adopted SALP and so are not new sites coming forward through the new Local Plan are: Church Farm 300 dwellings, Mascalls Court Road 350 dwellings and Mascalls Farm 300 dwellings. Section 106 funding will be provided to improve existing sports pitch provision within Paddock Wood, including the provision of additional youth pitches at Green Lane.
- 1.51 Section 106 funding will provide for a new community centre at Memorial Park. The new Community Centre will impact on the cricket square which has been decommissioned as the local team have not been in existence for a number of years. This site needs to be protected as a playing field unless it meets one of Sport England's Exemptions from its Playing Field Planning Policy.
- 1.52 When considering new housing as part of the new Local Plan. The Sport England new Development Calculator for new developments should be used to identify future playing pitch requirements. This means there will be proposals that come forward for the new Local Plan such as large residential development that the PPS has not taken into consideration. In such circumstances the Sport England New Development Calculator should be used to identify new playing pitch needs from housing developments alongside consultation undertaken with the Football Association, Rugby Football Union, England Hockey and England and Wales Cricket Board. This is to ensure that sporting provision is planned at the start of the development and not as it grows.
- 1.53 There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.

MONITORING AND REVIEW OF THE STRATEGY

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

2. TUNBRIDGE WELLS BOROUGH COUNCIL PPS INTRODUCTION AND CONTEXT

INTRODUCTION

2.1. Tunbridge Wells Borough Council commissioned a Playing Pitch Strategy (PPS), which has been developed for grass and all-weather pitches. The PPS will guide future provision and management of sports pitches, to serve existing and new communities across Tunbridge Wells.

2.2. In line with the Government's National Planning Policy Framework, the PPS sets out to assess existing Playing Pitches, the future need for Playing Pitches, and opportunities for new provision. The key factors for Tunbridge Wells Borough Council are:

- **The requirements of the 2012 NPPF and specifically paragraph 73**

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

(Source: NPPF 2012 Paragraph 73)

- **and additionally, paragraph 74 of the NPPF** emphasise that existing open space, sports and recreational facilities and land, including playing fields, should not be built on unless:
 - An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - Any loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - The development is for alternative recreation or open space facilities, the need for which clearly outweighs the loss.

AIM OF DEVELOPING A PPS

2.3. The aim of developing the PPS is to:

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

2.4. The Strategy will provide evidence to support:

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

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2.5. This work will ensure that a planned approach to sport and physical activity facilities takes place across the borough over the medium term, ensuring that the borough's community has access to high quality facilities, helping communities improve their health and remain cohesive. It is imperative that where Tunbridge Wells Borough Council, Town and Parish Council's provide facilities, they are as efficient and effective as possible due to continuing financial pressures.

STRATEGY SCOPE

2.6. The project scope for the PPS includes:

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

2.7. The Strategy addresses facilities provided by the following sectors:

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

RATIONALE FOR DEVELOPING A PPS STRATEGY

2.8. Tunbridge Wells Borough Council wishes to understand both the needs of its playing pitch and playing pitch ancillary facilities portfolio, and future need for provision, driven by increased population, and identification of any gaps in the existing facility network.

2.9. The development of this new PPS will enable the Tunbridge Wells Borough Council and other local providers to shape their future playing pitch facilities offer; this may comprise direct provision and that undertaken by education, voluntary, community, private sectors and National Governing Body's.

2.10. The PPS will underpin the contribution that sport makes to the local authority's Corporate Plan and priority objectives. It will also help provide a rationale to enable National Governing Bodies to further invest and deliver their working outcomes as outlined in their various strategic development documents.

2.11. The development of the PPS is an opportunity to set out a strategic Vision for future provision of playing pitch facilities, based on robust evidence and a needs assessment.

2.12. This will guide and inform future investment and partnerships, influence the new Local Plan, future proof and increase participation opportunities to 2033.

TERMS OF REFERENCE

PPS

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

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

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

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

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

BACKGROUND CONTEXT

Map 2.1:

THE STUDY AREA

2.16. Tunbridge Wells Borough lies in the south west of Kent, bordering East Sussex. It covers an area of 326 square kilometres. The borough borders the authorities of Sevenoaks, Tonbridge & Malling, Maidstone and Ashford in Kent; and Rother and Wealden in East Sussex.

2.17. Map 2.1 below shows Tunbridge Wells Borough and its relationship to the rest of Kent and East Sussex.

2.18. Royal Tunbridge Wells forms the majority of the main urban area and provides a large proportion of the social, cultural and economic opportunities available in the borough. In addition to being the borough's principal retail centre, the town provides a wide variety of services.



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- 2.19. Southborough also lies within the main urban area within Royal Tunbridge Wells, but has a separate smaller town centre and neighbourhood centre.
- 2.20. Paddock Wood benefits from good transport links and higher order facilities such as a Secondary School and Sports Centre.
- 2.21. Cranbrook is an attractive, vibrant rural town located within the High Weald AONB. The local architecture and features give it a distinctive character.
- 2.22. Cranbrook also benefits from a range of comparison shopping facilities, a supermarket, secondary schools, a sports centre and the Weald Information Centre.
- 2.23. Hawkhurst features local architecture that is distinctive to the area and is located within the High Weald AONB. It supports a wide rural hinterland and benefits from a primary school, small independent cinema and two supermarkets.
- 2.24. The borough is also home to a variety of village settlements, each with its own character. Most villages are in the High Weald AONB and some in the western part of the borough are also in the Green Belt facilities, such as a primary school, shop, public house or church. In addition, there are a number of hamlets and other more remote clusters of buildings and farmsteads dispersed across the borough, many of which are located within the High Weald AONB and/or Green Belt and provide important features of the landscape.
- 2.25. Just over half of the population live in the urban area of Royal Tunbridge Wells and Southborough, with approximately 43% of the population living within the rural towns and villages.
- 2.26. The Council is in the process of producing its new Local Plan which will set out the level of housing and other development growth that is needed to come forward by 2033. Currently, the evidence base which supports the new Local Plan is suggesting that an additional 12,960 houses will be required (2013 – 2033).
- 2.27. The rising household numbers, coupled with an ageing population, mean that the borough will continue to need to provide a mix of housing types and sizes, including specialist forms of housing. This presents a challenge for the new Local Plan, as it will need to facilitate the delivery of affordable housing and a range of housing types to meet identified needs, including those of older people, within both the market and affordable sectors.

OTHER LOCAL FACTORS

- 2.28. The Indices of Deprivation 2015 shows Tunbridge Wells Borough Council as the least deprived local authority area in Kent and it has experienced the largest decrease in deprivation relative to other areas in Kent.
- 2.29. Tunbridge Wells Borough Council has a deprivation ranking in 2015 of 282 out of 326 authorities. This rank places Tunbridge Wells Borough Council within the least 20% deprived areas in England. Tunbridge Wells Borough Council was ranked 249 out of 326 authorities in 2010. The borough does not have any Lower Super Output Areas ranked within the top 10% most deprived in England.
- 2.30. 82.5% of the borough households have access to private transport, with 27.1% of households having access to 2 cars or vans. This suggests that the households in the borough are fairly mobile. (Source Census data 2011).
- 2.31. There is high dependence on private transport across the borough, although there are larger villages in the area, many people travel to Royal Tunbridge Wells Town Centre for education, retail opportunities and employment. This explains why 82.5% of the population have access to private transport.
- 2.32. Overall communities in the borough have good health and are generally better than the England average. Tunbridge Wells is one of the 20% least deprived districts in England, however about 11% (2,300) of children live in low income families. Life expectancy for both men and women is higher than the England average.

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- 2.33. Child Health in Year 6, 13.5% (136) of children are classified as obese, better than the average for England. Levels of teenage pregnancy, GCSE attainment and breastfeeding initiation are better than the England average.
- 2.34. Adult Health - The rate of alcohol-related harm hospital stays is 425, better than the average for England. This represents 475 stays per year. Estimated levels of adult excess weight and physical activity are better than the England average. The rate of people killed and seriously injured on roads is worse than average. Rates of sexually transmitted infections and TB are better than average. Rates of violent crime, long term unemployment, early deaths from cardiovascular diseases and early deaths from cancer are better than average.
- 2.35. The Health Profile for the borough 2017 identified the health priorities to include reducing rates of self-harm, obesity, drug and alcohol misuse, smoking related deaths, excess winter deaths, and preventing falls.

TUNBRIDGE WELLS BOROUGH COUNCIL'S CORPORATE PLAN:

DRAFT FIVE YEAR CORPORATE PLAN 2017 – 2022

THE DRAFT CORPORATE PRIORITIES

TO MAINTAIN A PROSPEROUS BOROUGH

We want all our residents to have access to good housing, jobs and educational opportunities.

TO SUPPORT A WELL BOROUGH

We want more opportunities for residents to access a pleasant public realm, sports and recreation facilities. We will work to reduce health inequalities and minimise our own impact on the environment, improving air quality by encouraging walking and cycling.

TO SUPPORT AN INCLUSIVE BOROUGH

We want services that are close to local people, are easy to use and in the right place.

- 2.36. A Well Borough identifies the priority Creating New Sports – Residents value highly the provision of facilities that promote health and well-being. We know there is a high uptake of sports club activities and the local football and rugby clubs have both had considerable success in recent years. During this next plan period, we will investigate options to provide new sports facilities, including the possibility of a new site that can act as a focus for a variety of sporting activities and as a catalyst for greater achievement.
- 2.37. In its Five-Year Plan, Tunbridge Wells Borough Council recognises that it needs to be 'an enabler of change – working in partnership and investing to create opportunities.

THE TUNBRIDGE WELLS BOROUGH LOCAL PLAN ISSUES AND OPTIONS DOCUMENT (MAY 2017)

THE VISION

- 2.38. The following sets out the Draft vision for Tunbridge Wells Borough in 2033.

"In 2033 Tunbridge Wells Borough Council will have delivered development to meet its local needs in a sustainable way. This includes the development of housing, economic, leisure and recreation uses identified in the Local Plan. New development will seek to protect and enhance the exceptional of the built, natural and historic environment whilst promoting economic prosperity to ensure the borough remains a special place. It will be a place where people want to live, work and visit and have easy access to the services and facilities that they require on a day to day basis."

2.39. The draft strategic objectives for the new local plan are:

1. **Meeting development needs:** to provide sufficient, developable and deliverable land for a mix of uses in order to meet the borough's new Local Plan development requirements to 2033.
2. **The borough's distinctive environment:** all new development will seek to protect and enhance both the natural, built and historic environment to ensure that its special character is maintained.
3. **Delivering sufficient infrastructure:** to ensure the provision of existing and future sufficient infrastructure to support the delivery of new development.
4. **To provide high quality housing:** to deliver the Local Plan's housing requirements, to include a range of housing types to meet local needs.
5. **Provision of economic growth:** to deliver the new Local Plan's economic requirements in relation to employment and retail growth in order to deliver jobs and long term economic prosperity.
6. **Ensuring adequate leisure and recreational facilities:** ensuring the provision of high quality sports, recreation, community and cultural facilities that are accessible to all the borough's residents.
7. **Delivering sustainable development:** taking into account the economic, social and environmental impacts of all new development in light of local circumstances and opportunities.
8. **Delivering adequate transport and parking capacity:** in order to fulfil the transport needs of the borough and its residents and businesses, and provide easy access to services and facilities.

TUNBRIDGE WELLS A SPORTS AND ACTIVE RECREATION STRATEGY 2016 - 2021

2.44 The Council's aim in delivering this strategy is:

'To enhance the quality of life for our residents and enable our communities to be active, healthy and confident through increased participation in sports and active recreation.'

2.45 By 2021, we will have more residents in Tunbridge Wells enjoying the benefits associated with active and healthy lifestyles. We will see more people engaging in at least basic levels of sport and physical activity, encouraging less active residents to view higher levels of physical activity as desirable and achievable.

2.46 We expect the borough to be a place where residents and communities have access to high quality sports and recreation facilities, have more opportunities to participate in sports and active recreation, and enjoy better health as a result.

2.47 Over the period of this strategy Tunbridge Wells Borough Council aim to:

- **Enhance the sports and leisure offer for our residents and visitors**
- **Increase levels of customer satisfaction with our sports and leisure facilities**
- **Raise the aspirations of residents to participate in sport and active recreation**
- **Develop the capacity of our community sports clubs by promoting learning, coaching and volunteering opportunities**
- **Work with national and local health partners to deliver programmes to reduce inactivity**
- **Support local businesses to promote active and healthy workplaces.**

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

2.48 To meet these objectives, Tunbridge Wells Borough Council will work with its partners at national, regional and local level to deliver on four key priorities:

- **Raising the profile of sport and active recreation**
- **Promoting healthy lifestyles**
- **Increasing opportunities for sport**
- **Improving sports facility provision**

RAISING THE PROFILE OF SPORT AND ACTIVE RECREATION

ACTIONS

2.49 The Council will:

- **develop a user-friendly on-line Sports Directory to promote sports opportunities, facilities and community sports clubs in the borough**
- **celebrate success stories and promote sports programmes through a range of media outlets, including the Council's 'Local' magazine, website, social media, and local press**
- **recognise the achievements of local sports people by incorporating sports-specific awards into our annual "Love Where We Live awards"**
- **support the development of our talented and elite performers by offering free access to leisure and sports facilities for personal training under the Kent FANS scheme (Free Access for National Sports people)**
- **enable community groups to plan and manage their own events more easily by providing and promoting an on-line 'Events Planning Toolkit'**

OUTCOMES

2.50 The outcomes will be:

- **Residents will have easy access to information on how and where to participate in sport and active recreation**
- **The profile of sport and recreation in the borough will be boosted**
- **Achievement at all levels in sport will be supported and celebrated**
- **Communities and local organisations will feel confident to organise more events independently of the Council**

PROMOTING HEALTHY LIFESTYLES

ACTIONS

2.51 The Council will:

- **provide targeted and accessible adult weight management programmes that are free to attend - to support overweight and obese adults to make sustained behavioural changes to increase physical activity, improve eating behaviour and improve emotional well-being**
- **deliver a programme of diet and lifestyle support to families and children, working in partnership with schools, school nursing and Kent 'Healthy Schools'**
- **support and encourage local businesses to develop active and healthy workplaces through the delivery of the Kent Healthy Business Awards**
- **work with our voluntary sector partners to promote and increase attendance at the monthly Tunbridge Wells Tea Dances**
- **work with our local GP surgeries and leisure centres to promote and increase uptake of exercise referral programmes**
- **promote healthy activities and improved mental and emotional wellbeing by funding Kent High Weald Partnership - our local countryside management partnership - to provide targeted programmes, (such as 'Men's Sheds' and 'Wellbeing Walks') and community volunteering opportunities**
- **raise awareness of the problems associated with obesity and physical inactivity in isolated rural communities and disadvantaged neighbourhoods through tailored advice sessions and the delivery of NHS health checks**

OUTCOMES

2.52 The outcomes will be:

- **Over 200 adults a year will participate in weight management programmes and be supported to adopt sustained long-term behaviour change and achieve maintained weight loss**
- **There will be a reduction in the percentage of children who are overweight or obese at reception and year 6, using National Child Measurement Programme data as the baseline**
- **Twenty new businesses a year will be actively engaged in the Kent Healthy Business Awards programme**
- **Older people will have more opportunities to engage in social and healthy activities, improving emotional wellbeing and physical health**
- **Over 100 adults a year will be engaged in the GP exercise referral scheme and demonstrate positive health outcomes as a result**
- **Social interaction and physical activity in a countryside environment will lead to improved wellbeing amongst KHWP volunteers and programme participants, as measured using the Warwick-Edinburgh Mental Wellbeing Scale**
- **There will be an increase in the number of people from disadvantaged and rurally isolated communities participating in health improvement and physical activity programmes**

INCREASING OPPORTUNITIES FOR SPORT AND ACTIVE RECREATION

ACTIONS

2.53 The Council will:

- **support and promote the use of our parks and open spaces for organised and informal sport and active recreation for all - for example: parkrun; Run England '3-2-1' routes; outdoor gyms; fitness classes; 'boot camps'; tai chi; BMX and skateboarding**
- **engage with schools and community sports clubs across the borough to look at ways of maximising community access to sports facilities and develop community use agreements where appropriate**
- **encourage and assist community sports clubs to access the funding, coaching and learning opportunities provided through Kent's Sport and Physical Activity Service**
- **support Fusion Lifestyle to develop a broader programme of summer activities for children and young people at their leisure centres in Tunbridge Wells, Paddock Wood and Cranbrook**
- **work with our partners to develop and promote opportunities for sections of the community that are not able to easily access existing sport and active recreation: for example, older people and people with disabilities**
- **promote the Council's Go!Card leisure concession scheme for residents on low incomes**
- **work with the Community Safety Partnership and community sports providers to use sports programmes to engage with young people in areas of the borough where there is a risk of anti-social behaviour**

OUTCOMES

2.54 The outcomes will be:

- **There will be an increase in the number of residents taking part in regular sport or active recreation, as indicated by the Sport England Active Lives Survey**
- **There will be more opportunities for older people and people with disabilities to participate in a wider variety of sports and active recreation**
- **Community sports clubs will be supported to develop the skills of coaches and volunteers**
- **There will be an increase in the level of external funding drawn into the Borough for new and existing sports and healthy activities programmes**
- **In areas where anti-social behaviour can be an issue, there will be positive activities and opportunities for young people, promoting a sense of inclusion, self-esteem and achievement.**

IMPROVING SPORTS FACILITY PROVISION

ACTIONS

2.55 The Council will:

- 1. Undertake a sports facilities and playing pitch audit to identify usage and needs, and rationalise the provision and distribution of pitches, with a focus on providing additional modern synthetic turf pitches.**
- 2. Undertake a new sport, recreation and open space study as part of the local development plan to establish the adequacy of current provision and the borough's future needs, and ensure that these needs are reflected in our Local Plan and the Kent & Medway Growth & Infrastructure Framework.**
- 3. Acquire, where possible, land currently allocated in the local development plan for sports pitches and outdoor recreation to enable provision of facilities in line with existing and future needs – for example, at Hawkenbury, Rusthall and Pembury.**
- 4. Seek to release Council assets where appropriate and attract external funding to help with the capital costs of facilities development.**
- 5. Work with Town and Parish Councils across the Borough to improve and enhance the facilities they provide for local residents.**
- 6. Examine the potential, with community sport clubs, for establishing development centres or 'centres of excellence' for individual sports: for example, football / hockey at Hawkenbury; rugby at St Mark's Playing Fields; and cricket / tennis at the Nevill Ground.**
- 7. Work with Fusion Lifestyle to improve facilities at our sports and leisure centres in Tunbridge Wells, Paddock Wood and Cranbrook to ensure that they meet customer needs and expectations.**

OUTCOMES

2.56 The outcomes will be:

- There will be a clear understanding of the level and distribution of facilities required throughout the Borough and who is best placed to provide them**
- The Borough will have high quality indoor and outdoor sports facilities, able to meet the demands of future population and housing growth**
- Community sports clubs will be supported to develop and manage their facilities as local 'centres of excellence' where appropriate.**
- There will be increased levels of customer satisfaction with the range and quality of facilities provided across the Borough**

SPORTS PARTICIPATION

2.57 Sport England's Active People Survey (APS) 10 (2015/16) based on a survey of 500 people across the Borough highlights that of those aged 16+ in Tunbridge Wells, 43.3% participates once a week in sport; this is higher than, South East (38.3%) and England (36.1%), and is higher than previous levels of participation in Tunbridge Wells in 2012/2013 (41%), 2013/2014 (35.3%) and 2014/15 (42.3%). This means that circa 57% of Tunbridge Wells residents over 16, do not take part in any sporting activity.

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Table 2.1: Adult (16+) Participation in Sport (at least once a week), by year

YEAR	TUNBRIDGE WELLS	SOUTH EAST	ENGLAND
2005/06	37.8 %	37.1 %	34.6 %
2007/08	39.1 %	39.0 %	36.6 %
2008/09	35.4 %	37.9 %	36.5 %
2009/10	36.6 %	37.9 %	36.2 %
2010/11	36.7 %	36.8 %	35.6 %
2011/12	36.5 %	38.4 %	36.9 %
2012/13	41 %	38.1 %	36.6 %
2013/14	35.3%	37.6 %	36.1 %
2014/15	42.3 %	37.7 %	35.8 %
2015/16	43.3%	38.3%	36.1%

Source: Active People Survey. Measure: Adult (16+) participation in sport (at least once a week) by year, one session per week (at least 4 sessions of at least moderate intensity for at least 30 minutes in the previous 28 days). Time period(s): 2005/06, 2007/08, 2008/09, 2009/10, 2010/11, 2011/12, 2012/13, 2013/14, 2014/15, 2015/16

2.58 Other key participation performance indicators are shown below in table 2.2.

Table 2.2: Active People Survey Key Performance Indicators

INDICATOR	TUNBRIDGE WELLS				SOUTH EAST				ENGLAND			
	2012/13	2013/14	2014/15	2015/16	2012/13	2013/14	2014/15	2015/16	2012/13	2013/14	2014/15	2015/16
KPI3 - CLUB MEMBERSHIP IN THE LAST 4 WEEKS	26.7%	20.8%	25%	23.9%	24.3 %	24.2 %	23.7 %	24.5 %	21.0 %	21.6 %	21.8 %	22.2 %
KPI4 - RECEIVED TUITION OR COACHING IN LAST 12 MONTHS	24.3 %	20.4 %	23.2 %	21.8 %	18.1 %	19.0 %	18.0 %	18.3 %	15.8 %	16.4 %	15.6 %	15.6 %
KPI5 - TOOK PART IN ORGANISED COMPETITION IN LAST 12 MONTHS	20.4%	18.4%	17.6%	15.8%	14.2 %	15.0 %	14.7 %	15.6 %	11.2 %	13.3 %	13.3 %	13.3 %
KPI6 - VERY/FAIRLY SATISFIED WITH LOCAL SPORTS PROVISION	63.8%	67.8%	70.4%	70.5%	63.7 %	63.8 %	63.6 %	64.6 %	60.3 %	61.6 %	61.8 %	62.1 %

Source: Active People Survey. Measure: Key Performance Indicators 3,4,5,6. Time Period(s): 2012/13, 2013/14, 2014/15, 2015/16

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- 2.59 The table above shows that club membership in the last 4 weeks is slightly lower in Tunbridge Wells in 2015/2016 (23.9%) than in 2014/2015 (25%) and is lower than the South East (24.5%) but higher than and England (22.2%).
- 2.60 Those that have received coaching in the last 12 months (21.8%) is lower than that of England (15.6%) and the South East (18.3%).
- 2.61 Those that have taken part in organised competition in Tunbridge Wells 2015/2016 (15.8%) is lower than the South East (15.6%) and England (13.3%).
- 2.62 The Very/Fairly satisfied with local sports provision in Tunbridge Wells is 70.5% in 2015/2016 higher than the previous year 70.4% and is higher than the South East (64.6%) and England (62.1%).
- 2.63 APS 10 also identifies that:
- **In terms of Latent Demand, 60.9% of all those aged 16+ want to do more sport**

SPORT ENGLAND MARKET SEGMENTATION

- 2.64 Sport England has developed nineteen sporting segments to provide a better understanding of people's attitudes to sport, their motivations and barriers. The key data sources were Department of Culture, Media and Sport (DCMS) 'Taking Part' survey and Active People. Further data was added from Experian Mosaic databases. Population data is used for people aged 18 and over.
- 2.65 Segmentation provides information on who participates in sport and what they want in terms of sport and active recreation provision. In total there are nineteen segments.
- 2.66 The Market Segmentation analysis for the borough identifies that the dominant segments are Tim, Philip, Alison, Roger and Joy.

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

Table 2.3: Market Segmentation Summary – Dominant Segments Tunbridge Wells Borough Council

MARKET SEGMENT AND NUMBER	SEGMENT NAME	DESCRIPTION	TOP PARTICIPATION SPORTS NATIONALLY	TUNBRIDGE WELLS BOROUGH COUNCIL	
				NUMBER	RATE
TIM (6)	Settling Down Males	Sporty male professionals (aged 26-45), buying a house and settling down with partner.	Tim is an active type that takes part in sport on a regular basis. Tim's top sports are cycling (21%), keep fit/ gym (20%), swimming (15%), football (13%) and golf (7%)	10,700	13.4%
PHILIP (1)	Comfortable Mid-life Males	Mid-life professional, sporty males with older children and more time for themselves	Philip's sporting activity levels are above the national average. Philip's top sports are cycling (16%), keep fit/ gym (15%), swimming (12%), football (9%), and golf (8%)	7,700	9.6 %
RALPH AND PHYLLIS	Comfortable retired couples.	The main motivations for Ralph and Phyllis are playing sport for enjoyment and keeping fit where their scores are above the national average.	Keep fit/gym, swimming, cycling, golf and angling.	6,400	8.4%
CHLOE	Fitness Friends Class	The main motivations for Chloe are young image conscious female keeping fit and trim.		6,100	7.6%

Source: Sport England, 2010, Measure: Sport Market Segmentation

- 2.67 There are also quite large groups of: Ben (Competitive male urbanites - who participate in Football, 'keep fit and gym', cycling, and athletics or running); and Elaine (Empty nest career ladies. Mid-life professional who have more time on their hands since their children left home).
- 2.68 The market segments with the highest participation rates and which are most likely to play pitch sports are aged from 16 – 34 (segments 1-7 in the scale). Tim who is the most dominant market segment in Tunbridge Wells is in this age group. This suggests that a proportion of the population will be keen to play outdoor sports.

3. KEY FINDINGS

FOOTBALL SUMMARY OF KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.1. There are 30 Secured Community Use Playing Pitch Sites in Tunbridge Wells providing community use football pitches for the adult 11 v 11 game, providing 41 match equivalents weekly. There are 2 adult pitch sites that are currently not used that provide secured use and are available for use – Frittenden Recreation Ground and Lamberhurst Playing Fields and there are sites with 10 adult pitches that are provided at unsecured sites and are unavailable for use.
- 3.2. There are 43 adult teams across Tunbridge Wells. There is a requirement for 18 adult 11 v 11 match equivalent sessions at peak time of play and there are 41 match equivalent sessions available. The actual spare capacity of adult 11 v 11 match equivalent sessions across Tunbridge Wells at peak time of play is 23 match equivalent sessions in the peak period.
- 3.3. There are currently 38 junior 11 v 11 boys and 2 junior 11 v 11 girls' teams across Tunbridge Wells. There are 30 teams that play at peak time on a Sunday morning these teams demand 15 match equivalent sessions per week at the peak time. However, there is demand on adult pitches by junior teams and this demand equates to 14.5 junior match equivalent sessions played on adult 11 v 11 pitches per week.
- 3.4. There are 34 junior 9 v 9 teams. Peak time of play is a Saturday morning and demands 12 match equivalent sessions. There are currently 6 available match equivalent sessions in community use across 5 secured community use sites and 1 unsecured site in Tunbridge Wells. There are 11 x 9 v 9 match equivalent sessions overlapped on adult 11 v 11 match equivalent sessions.
- 3.5. There are 57 mini 7 v 7 teams demanding 27.5 match equivalent sessions at peak time of play and there are 18 available match equivalent sessions in community use across secured and unsecured sites in Tunbridge Wells providing capacity for 72 match equivalent sessions per week. There is a need for 32 match equivalent sessions in the peak period in 2033.
- 3.6. There are 48 5 v 5 mini soccer teams across Tunbridge Wells that demand 24 match equivalent sessions at peak time of play and there are currently 13 available match equivalent sessions in community use across secured and unsecured sites in Tunbridge Wells providing capacity for 56 match equivalent sessions. There is a need for 29 match equivalent sessions in the peak period in 2033.

IS THERE ENOUGH ACCESSIBLE AND SECURED COMMUNITY USE PROVISION CURRENTLY AND IN THE FUTURE?

- 3.7. There currently is an oversupply of adult pitches and an under supply of junior 11 v 11 and junior 9 v 9 pitches. All adult 11 v 11 match equivalent sessions are played on secured community use sites.
- 3.8. Tunbridge Wells Borough Council would like to remove some current sites as playing fields for housing development or just to leave as open space and provide new and better sports hubs across the borough. These new hubs will provide grass pitches where possible and 3G rubber crumb pitches where space is limited.
- 3.9. Tunbridge Wells Borough Council is seeking to purchase additional land for playing pitches at Hawkenbury, Rusthall and Pembury in order to implement the recreation land allocations in the adopted development plan. The new Southborough Hub has agreed with the FA the pitch formats and numbers that will be provided on site.

3.10. The sites that are being considered for disposal or just open space are:

- **Culverden Stadium (1.40 Ha) – Home to Tunbridge Wells FC who play in the Southern Counties East Premier League 2016/17 Season. The club currently lease the stadium from Tunbridge Wells Borough Council with a 30-year lease from 1995 to 2025. Possible relocation to new playing field land which is currently being compulsory purchased by Tunbridge Wells Borough Council adjacent to Hawkenbury Recreation Ground with provision of a community 3G pitch and associated stand, social areas and changing accommodation providing facilities for community football teams as well as Tunbridge Wells FC. Where land is being purchased to replace existing facilities, there is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.**
- **Colebrook Recreation Ground (2.80 Ha) – The ground has 1 adult pitch and a mini soccer 7 v 7 pitch. The Recreation Ground is built on the site of a waste tip and there is subsidence to the pitches. The site is used as a back-up site for cancelled football pitches due to bad weather. The bottom field is undulating but sometimes used for mini soccer training. The site has a history of anti-social behaviour. Clubs have stated they do not wish to use the ground. The adult pitch and mini 7 v 7 pitch would be a loss of 1.12 Ha of playing pitch space. The use of this space would revert to recreation ground and open space. However, it would be required to be replaced providing improved playing pitches and ancillary facilities. Where land is being purchased to replace existing facilities, there is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.**
- **Cadogan Playing Fields (2 adult pitches with run offs & 20% for changing = 1.63 Ha) – Located adjacent to Tunbridge Wells Masonic Centre. The site has a high degree of anti-social behaviour and vandalism. The 2 adult football pitches are used for Kent League games and these pitches are close to residential housing and there are a large number of complaints regarding foul language when the pitches are used at the weekend. If lost these pitches would be required to be replaced providing improved playing pitches and ancillary facilities – minimum of 1.63 Ha. Where land is being purchased to replace existing facilities, there is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.**
- **Bayham West is on the Call for sites List but in addition it has been identified that the remaining Bayham playing field site is reserved in the longer term for an extension of the cemetery. Bayham West provides 1 adult 11 v 11 pitch and the rest of Bayham Playing Fields provides for 1 adult 11 v 11, 1 9 v 9, 4 x 7 v 7 and 5 x 5 v 5 football pitches. The pitches are used by Tunbridge Wells Foresters FC. The club has grown to such a size that the pitches, pavilion and car parking no longer meet its needs. The Council has a long term aim to find another site for the football pitches and Tunbridge Wells Foresters FC. If lost these pitches would need to be replaced providing improved playing pitches and ancillary facilities – minimum of 6 Ha. Where land is being purchased to replace existing facilities, there is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.**

TUNBRIDGE WELLS BOROUGH COUNCIL PLAYING PITCH STRATEGY

3.11. All 4 sites are within Royal Tunbridge Wells. The proposal is to replace the above on additional land at Hawkenbury (8.27Ha). There is currently 1 adult 11 v 11 football pitch and 1 junior 11 v 11 football pitch, a cricket square and hockey AGP at Hawkenbury.

NEW HAWKENBURY SPORTS FACILITIES

3.12. The cricket and hockey facilities currently at Hawkenbury will need to be protected. The following replacement football pitches will be required to provide for current and future match equivalent sessions:

- **2 adult grass 11 v 11 pitches.**
- **2 junior 11 v 11 pitches.**
- **2 3G full size pitches.**

3.13. 2 full size 3G pitches with floodlights would provide the 9 v 9, 7 v 7 and 5 v 5 pitch requirements for Saturday and Sunday mornings. The second 3G pitch would need to be in addition to the 3 adult pitch requirements (2 grass and 1 3G).

3.14. The need for the 2nd 3G pitch is dependent on the community use agreement put in place for community use of the new St Gregory's Catholic School 3G pitch which will have community use by Tunbridge Wells Foresters FC, Tunbridge Wells Ridgeway and Langton Green FC.

3.15. The second 3G pitch could just mean replacing the carpet on the existing AGP used for hockey but not to the detriment of hockey use – i.e., suitable replacement provision within the Borough would need to be provided should a non-hockey compliant surface be proposed in this location, in consultation with the relevant NGBs.

3.16. Total pitch requirements to meet the loss of Culverden Stadium, Colebrook Recreation Ground, Cadogan, Bayham 5 and Bayham and replace with better facilities and pitches at a larger modern Hawkenbury site would be:

- **2 x 3G full size with floodlights. The second is dependent on the agreed community use of the new St Gregory's 3G pitch due to be open in October 2017.**
- **2 grass adult 11 v 11 pitches**
- **2 grass junior 11 v 11 pitches**

3.17. Where land is being purchased to replace existing facilities, there is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.

SOUTHBOROUGH

3.18. The FA have agreed the new playing pitch layout at Southborough. The site will provide:

- **2 adult 11 v 11 pitches**
- **2 junior 11 v 11 pitches**
- **1 junior 9 v 9 pitch**
- **4 mini soccer 7 v 7 pitches**
- **6 mini soccer 5 v 5 pitches**

3.19. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.

PEMBURY – ADDITIONAL LAND PURCHASE

3.20. In order to implement the adopted development plan recreation allocation. Tunbridge Wells Borough Council plans to purchase additional land adjacent to Woodside Recreation Ground, Pembury (2.08Ha) and expand the playing pitch provision. There are currently 2 playing pitch sites in Pembury, Lower Green Recreation Ground and Woodside Recreation Ground. Pembury FC (2 teams) currently play at Woodside Recreation Ground and Pembury Athletic FC currently play mini soccer 5 v 5 through to under 14's at Lower Green Road and 15 – U18s at Woodside Recreation Ground.

3.21. There is a current and latent demand requirement to provide the following football pitches across the 2 sites:

- **2 adult 11 v 11 pitches**
- **2 junior 11 v 11 pitches**
- **2 junior 9 v 9 pitch**
- **3 mini soccer 7 v 7 pitches**
- **3 mini soccer 5 v 5 pitches**

3.22. The existing and new land at Woodside Recreation Ground will provide for:

- **2 adult 11 v 11 pitches**
- **2 junior 11 v 11 pitches**
- **2 mini soccer 7 v 7 pitches.**

3.25 Lower Green Recreation Ground will provide for:

- **2 junior 9 v 9 pitches**
- **1 mini soccer 7 v 7 pitch**
- **3 mini soccer 5 v 5 pitches.**

3.23. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.

RUSTHALL - ADDITIONAL LAND PURCHASE

3.24. In order to implement the existing recreation allocation in the adopted development plan. Tunbridge Wells Borough Council plans to purchase land to increase playing fields at Rusthall adjacent to Southwood Road Recreation Ground and Jockey Farm 2.9Ha. The requirement to meet current and latent demand need is to provide:

- **1 adult 11 v 11 pitch suitable for South East Counties League Premier Division standard.**
- **3 adult 11 v 11 grass pitches**
- **3 junior 11 v 11 pitches**
- **4 junior 9 v 9 pitches**
- **3 mini soccer 7 v 7 pitches**
- **3 mini soccer 5 v 5 pitches.**

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

- 3.25. The Jockey Farm playing field can cater for the South-East Counties League Premier Division Pitch and 1 adult and 1 junior pitch. Southwood Recreation Ground can cater for 2 adult and 1 junior pitches.
- 3.26. The remaining 1 junior 11 v 11, 4 junior 9 v 9 pitches, 3 mini soccer 7 v 7 pitches and 3 mini soccer 5 v 5 pitches with runoffs total 4.35 Ha. The additional land purchase is 2.9 Ha. An option would be to provide a 3G rubber crumb pitch for 9 v 9, 7 v 7 and 5 v 5 match equivalent sessions with a junior 11 v 11 grass pitch.
- 3.27. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.

PADDOCK WOOD – DEVELOPER CONTRIBUTIONS EITHER GREEN LANE OR ELSEWHERE.

- 3.28. Tunbridge Wells Borough Council Adopted Site Allocations Local Plan 2016 identifies that there will be 3 major housing developments in Paddock Wood: Church Farm 300 dwellings, Mascalls Court Road 300 dwellings and Mascalls Farm 300 dwellings. Section 106 funding will be provided to – fund additional playing pitches at either Green Lane or another site if identified.
- 3.29. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.
- 3.30. Section 106 funding will provide for a new community centre at Memorial Park. The new Community Centre will impact on the cricket square. This site needs to be protected as a playing field unless it meets one of Sport England's Exemptions from its Playing Field Planning Policy.
- 3.31. If this site has been used for Cricket in the past, then Sport England will object to its loss unless it can be proved that there is no requirement for this facility currently or in the future. (Sport England objects to loss of playing fields that doesn't meet its exceptions regardless of how long a playing field has been out of use. Five years is the length of time Sport England are a statutory consultant, but its policy doesn't change).
- 3.32. Elm Tree Playing Fields, Green Lane Playing Fields, Putlands Leisure Centre and the Memorial Ground are the grass pitch sites for football in Paddock Wood. Mascalls School, Paddock Wood provides a 3G full size floodlit provision and is on the FA pitch register for competitive use.
- 3.33. The current supply of pitches across the grass pitch sites is:
- **4 adult 11 11 pitches**
 - **1 junior 11 v 11 pitches**
 - **1 junior 9 v 9 pitches**
 - **2 mini soccer 7 v 7 pitches**
 - **1 mini soccer 5 v 5 pitches**
- 3.34. The demand identified in the PPS audit requires the following pitches:
- **4 adult 11 11 pitches**
 - **2 junior 11 v 11 pitches**
 - **2 junior 9 v 9 pitches**
 - **2 mini soccer 7 v 7 pitches**
 - **2 mini soccer 5 v 5 pitches**

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

3.35. There is a difference of and a future requirement for 1 junior 11 v 11, 1 junior 9 v 9 and 1 mini soccer 5 v 5 pitch.

3.36. The Sport England new Development Calculator has been used to identify potential football pitches required in the future from new housing in the Paddock Wood area. The 900 houses multiplied by 2.27 (Source: Department of Communities and Local Government Household projections 2029) persons per household = 2043

3.37. The current population, team generation rates and current population per football typology are applied to the Sport England New Development Calculator and informs the requirement for additional pitches for future developments.

3.38. The additional pitches required from the housing development in Paddock Wood are:

- **1 adult 11 v 11**
- **1 junior 11 v 11**
- **1 junior 9 v 9**
- **1 mini soccer 7 v 7**
- **1 mini soccer 5 v 5**

3.39. The projected football pitch demand for 2033 is identified in paragraph 3.33 above. This can be met from current supply identified in paragraph 3.32 and additional pitches required in the future from the three housing developments identified in paragraph 3.37. The total pitches in 2033 including current supply and pitches provided from new housing development will be:

- **5 adult 11 11 pitches**
- **2 junior 11 v 11 pitches**
- **2 junior 9 v 9 pitches**
- **3 mini soccer 7 v 7 pitches**
- **2 mini soccer 5 v 5 pitches**

PROVISION OF ADULT 11 v 11 FOOTBALL IN THE FUTURE TO 2033

3.40. Once all the formats that over play adult 11 v 11 pitches are removed from peak time play, as in table 3.1 below there are 18 adult match equivalent sessions required across the borough. This rises to 21 adult match equivalent sessions when adding in latent and future demand and 10% for rest and repair.

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

Table 3.1: Adult Peak Time usage without other formats overplaying

ADULT PITCH PROVISION – SITE AND PEAK PERIOD	PITCH RATING	SECURITY OF COMMUNITY USE ON SITE	NUMBER OF PITCHES	DEMAND MATCH EQUIVALENT SESSIONS PEAK PERIOD	MATCH EQUIVALENT SESSIONS ACTUAL SPARE CAPACITY IN THE PEAK PERIOD
ASHURST AND BLACKHAM SPORTS GROUND (ASHURST RECREATION GROUND) PEAK PERIOD SAT AM 9 V 9	Poor	Secured	2	0.5	1.5
BALL FIELD CRANBROOK	Standard	Secured	1	0.5	0.5
BAYHAM WEST	Poor	Secured	1	0.5	0.5
BAYHAM	Standard	Secured	1	0.5	0.5
BENENDEN RECREATION GROUND	Standard	Secured	1	0.5	0.5
BRENCHLEY WAR MEMORIAL	Standard	Secured	1	0.5	0.5
CADOGAN PLAYING FIELDS (U14 OVER PLAY)	Standard 1 pitch Poor 1 pitch	Secured	2	0.5	1.5
CHEQUER FIELD (U12 OVER PLAY)	Poor	Secured	1	0.5	0.5
COLEBROOK RECREATION GROUND	Poor	Secured	1	0.5	0.5
CONGHURST LANE SPORTS GROUND – SANDHURST (OVERPLAY 2 X U12 TEAMS)	Poor	Secured	1	0.5	0.5
CULVERDEN STADIUM (OVER PLAYED U16)	Good	Secured	1	0.5	0.5
ELM TREE PLAYING FIELDS	Poor	Secured	1	1	0
FIVE OAK GREEN RECREATION GROUND	Poor	Secured	1	0.5	0.5
FRITTENDEN RECREATION GROUND	Poor	Secured	1	0	1
GREEN LANE PADDOCK WOOD (OVER PLAY 1 X U16)	Good	Secured	1	0.5	0.5
HAWKENBURY RECREATION GROUND	Good	Secured	1	1	0
HILBERT RECREATION GROUND (GROSVENOR AND HILBERT) – FIELDS IN TRUST SITE	Poor	Secured	2	0.5	1.5
HORSMONDEN SPORTS GROUND	Standard	Secured	1	0.5	0.5
JOCKEY FARM	Good	Secured	2	1.5	0.5
KING GEORGE V PLAYING FIELD THE MOOR HAWKHURST (OVER PLAYED U15 & U16 TEAM) – FIELDS IN TRUST SITE	Poor	Secured	1	1	0
LAMBERHURST PLAYING FIELDS	Standard	Secured	2	0	2
LANGTON GREEN (U16, U15, U13 OVERPLAY)	Standard	Secured	1	0	1
LOWER GREEN REC (13, U12, U11 X 2 OVERPLAY)	Standard	Secured	1	0	1
MEMORIAL RECREATION GROUND PADDOCK WOOD - COMMUNITY CENTRE	Standard	Secured	1	1	0
PUNTLAND'S SPORT AND LEISURE CENTRE (U15 OVERPLAY)	Standard	Secured	1	0	1
RIDGEWAY PLAYING FIELDS	Standard	Secured	2	1	1
SOUTHFIELDS PARK – SKINNERS	Poor	Secured	1	0.5	0.5

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

ADULT PITCH PROVISION – SITE AND PEAK PERIOD	PITCH RATING	SECURITY OF COMMUNITY USE ON SITE	NUMBER OF PITCHES	DEMAND MATCH EQUIVALENT SESSIONS PEAK PERIOD	MATCH EQUIVALENT SESSIONS ACTUAL SPARE CAPACITY IN THE PEAK PERIOD
RUSTHALL SOUTHWOOD REC (OVER PLAY U14, U15) - CPO LAND – POSSIBLE 3G	Standard	Secured	2	1	1
SPELDHURST RECREATION GROUND	Poor	Secured	1	0.5	0.5
WOODSIDE RECREATION GROUND (U16, U15 OVERPLAY) - LAND PURCHASING	Standard	Secured	2	1.5	0.5
YEW TREE ROAD PLAYING FIELDS	Standard	Secured	3	0.5	2.5
			41	18	23

3.41. Table 3.2 below considers all the requirements of the loss of pitches and purchase of additional land. The changes taking into consideration the loss of pitches and new land purchases would provide 32 adult match equivalent sessions and 21 are required at peak time in 2033 this leaves 11 adult match equivalents spare.

Table 3.2: Number of adult match equivalents available for use at peak time 2033 following alterations of pitches at Culverden, Colebrook, Cadogan, Bayham, Hawkenbury, Pembury, Rusthall and Paddock Wood

ADULT PITCH PROVISION – SITE AND PEAK PERIOD	SECURITY OF COMMUNITY USE ON SITE	NUMBER OF PITCHES
Ashurst and Blackham Sports Ground (Ashurst Recreation Ground)	Secured	2
Ball Field Cranbrook	Secured	1
Benenden Recreation Ground	Secured	1
Brenchley War Memorial	Secured	1
Chequer Field (U12 over play)	Secured	1
Conghurst Lane Sports Ground – Sandhurst (overplay 2 x U12 teams)	Secured	1
Five Oak Green Recreation Ground	Secured	1
Frittenden Recreation Ground	Secured	1
Paddock Wood	Secured	5
Hawkenbury Recreation Ground	Secured	2
Hilbert Recreation Ground (Grosvenor and Hilbert) – Fields in Trust Site	Secured	2
Horsmonden Sports Ground	Secured	1
King George V Playing Field the Moor Hawkhurst (over played U15 & U16 team) – Fields in Trust Site	Secured	1
Lamberhurst Playing Fields	Secured	2
Southborough Hub	Secured	2
Southfields Park – skimmers	Secured	1

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

ADULT PITCH PROVISION – SITE AND PEAK PERIOD	SECURITY OF COMMUNITY USE ON SITE	NUMBER OF PITCHES
Rusthall	Secured	4
Speldhurst Recreation Ground	Secured	1
Pembury	Secured	2
		32

- 3.42. The new pitch spaces are subject to further feasibility and master planning work to ensure that playing pitches can be placed on sites and meet Sport England and NGB guidance. There are other additional changes through reconfiguration of adult pitches to junior 11 v 11 pitches that can take place e.g. Hilbert Road – One adult team can be moved to an alternative location and this will allow reconfiguration of 2 adult pitches to 2 junior 11 v 11 pitches.
- 3.43. Lamberhurst has 2 lapsed adult 11 v 11 football pitches that could be reconfigured for junior 11 v 11 use.
- 3.44. If Lamberhurst and Hilbert are reconfigured as junior 11 v 11 pitches this reduces the available adult match equivalents in 2033 to 28.
- 3.45. A further adult match equivalent could be reconfigured to 2 x 9 v 9 match equivalents at Ashurst and Blackham. This would leave 27 adult match equivalents available for use in 2033 leaving 6 spare at peak times of play.
- 3.46. The reason for the 6-spare match equivalent sessions is the number of single adult teams that play in villages once every 2 weeks and therefore have 0.5 match equivalent spare capacity.
- 3.47. There are sufficient adult pitches provided for when all lost sites and new sites are considered.

PROVISION OF JUNIOR 11 V 11 FOOTBALL IN THE FUTURE TO 2033

- 3.48. There are 23 junior match equivalent sessions required across the borough in 2033. Table 3.3 below considers all the requirements above and includes adult pitch reconfiguration to junior 11 v 11 at Langton Green; Ball Field, Cranbrook; Hilbert Recreation Ground; Lamberhurst and King George V Sissinghurst.
- 3.49. After considering all the changes there are 19 junior 11 v 11 match equivalent sessions available for use in 2033. With 23 match equivalent sessions required there is a shortfall of 4 junior 11 v 11 match equivalent sessions.

Table 3.3: Number of adult match equivalents available for use at peak time 2033 following alterations of pitches at Culverden, Colebrook, Cadogan, Bayham, Hawkenbury, Pembury, Rusthall and Paddock Wood. Also includes adult pitch reconfiguration to junior 11 v 11 at Langton Green, Ball Field Cranbrook, Hilbert Recreation Ground, Lamberhurst and King George V Sissinghurst

YOUTH 11 V 11 PITCH PROVISION – SITE	SECURITY OF COMMUNITY USE ON SITE	NUMBER OF PITCHES
LANGTON GREEN	Secured	1
CRANBROOK SCHOOL PITCHES	Unsecured	1
SOUTHBOROUGH HUB	Secured	2
HAWKENBURY RECREATION GROUND	Secured	2
RUSTHALL RECREATION GROUND	Secured	3

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

YOUTH 11 v 11 PITCH PROVISION – SITE	SECURITY OF COMMUNITY USE ON SITE	NUMBER OF PITCHES
BALL FIELD CRANBROOK		1
PEMBURY	Secured	2
HILBERT RECREATION GROUND	Secured	2
LAMBERGURST	Secured	2
KING GEORGE V SISINGHURST	Secured	1
PADDOCK WOOD	Secured	2
		19

- 3.50. When considering new housing as part of the new local plan to 2033. The Sport England new Development Calculator for new developments should be used to identify future playing pitch requirements. This means there will be proposals that come forward for the new Local Plan such as large residential development that the PPS has not taken into consideration. In such circumstances the Sport England New Development Calculator should be used to identify new playing pitch needs from housing developments alongside consultation undertaken with the Football Association, Rugby Football Union, England Hockey and England and Wales Cricket Board. This is to ensure that sporting provision is planned at the start of the development and not as it grows.
- 3.51. The projected population increase between 2017 and 2033 in the borough is 11,300. (Source: ONS Sub National Mid-Year 2014 Population Projections).
- 3.52. When applying the projected population figure to the Sport England new Development Calculator the results show a need for 2 adult 11 v 11 pitches and 2 junior 11 v 11 pitches. There are currently sufficient adult pitches across the borough to allow the reconfiguration of 2 adult pitches to 2 junior 11 v 11 pitches. These 4 pitches negate the shortfall in junior 11 v 11 pitches to 2033.
- 3.53. There will be a need for a formal community use agreement with Cranbrook School.
- PROVISION OF JUNIOR 9 v 9, MINI SOCCER 7 v 7 AND 5 v 5 FOOTBALL IN THE FUTURE TO 2033**
- 3.54. There are 18 x 9 v 9, 32 x 7 v 7 and 28 x 5 v 5 match equivalent sessions required by 2033.
- 3.55. When considering the loss of playing pitches, the purchase of new playing pitch land and Paddock Wood developments the recommendations are to provide a 3G pitch for 9 v 9, 7 v 7 and 5 v 5 use at Hawkenbury, Rusthall / Langton Green or a location in the west of the Borough.
- 3.56. Langton Green FC has a larger number of small sided teams. The club exports teams to other Borough's to use playing pitches and has to use a second ground in Tunbridge Wells. A 3G rubber crumb pitch at Langton Green Recreation Ground, Rusthall or a location in the west of the borough would provide for 9 v 9, 7 v 7 and 5 v 5 on one site. Cricket facilities at Langton Green will be required to be protected.
- 3.57. Table 3.4 shows that with old provision taken out and new provision provided there are sufficient 9 v 9 pitches supplemented by 9 v 9 slots on Saturday and Sunday mornings on 3G pitches.
- 3.58. There is a shortfall of 7 mini soccer 7 v 7 pitches that can be provided by grass pitches being played twice a day at peak time.
- 3.59. There is a shortfall of 4 mini soccer 5 v 5 pitches that can be provided by some grass pitches being played twice a day at peak time

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

Table 3.4: Number of junior 9 v 9, 7 v 7 and 5 v 5 match equivalents available for use at peak time 2033 following alterations of pitches at Culverden, Colebrook, Cadogan, Bayham, Hawkenbury, Pembury, Rusthall and Paddock Wood

	9 V 9 MATCH EQUIVALENT SESSIONS AVAILABLE FOLLOWING PLAYING PITCH DEVELOPMENTS AND PROVISION OF 3 NEW 3G PITCHES.	7 V 7 MATCH EQUIVALENT SESSIONS AVAILABLE FOLLOWING PLAYING PITCH DEVELOPMENTS AND PROVISION OF 3 NEW 3G PITCHES.	5 V 5 MATCH EQUIVALENT SESSIONS AVAILABLE FOLLOWING PLAYING PITCH DEVELOPMENTS AND PROVISION OF 3 NEW 3G PITCHES.
HAWKENBURY 3G	3	5	5
RUSTHALL 3G	3	3	3
LANGTON GREEN 3G	4	5	5
SOUTHBOROUGH HUB	1	4	6
PEMBURY	2	3	3
PADDOCK WOOD	2	2	2
GOUDHURST – GLEBE FIELD NEW PITCH	1	1	0
CONGHURST LANE – 9 V 9 OVERPLAY ADULT PITCH	1	0	0
MARLBOROUGH SCHOOL – COMMUNITY USE AGREEMENT	1	1	1
BRENCHLEY WAR MEMORIAL	0	0.5	0
SKINNERS SCHOOL	0	2	0
TOTALS	18 (18 MATCH EQUIVALENT SESSIONS REQUIRED 2033).	25 (25.5 ROUNDED DOWN) SHORTFALL OF 7 MATCH EQUIVALENT SESSIONS (32 MATCH EQUIVALENT SESSIONS REQUIRED 2033).	25 SHORTFALL OF 4 MATCH EQUIVALENT SESSIONS (29 MATCH EQUIVALENT SESSIONS REQUIRED 2033).

3G RUBBER CRUMB PITCHES

3.60. The 3G pitches across the borough are identified in the table 3.5 below.

Table 3.5: 3G pitches across the Borough

SITE NAME	PITCH TYPE (3G; SAND BASED; SAND FILLED; WATER BASED)	SIZE	SECURITY OF COMMUNITY USE	AGE OF SURFACE	PITCH SCORE	FLOODLIGHTING	FA PITCH REGISTER
MASCALLS ACADEMY PADDOCK WOOD	3G	100 x 70	Secured	10 years	83 - Good	Yes	Yes
TUNBRIDGE WELLS GRAMMAR SCHOOL FOR BOYS	3G	100 x 70	Secured	5-10 years	68 - Standard	Yes	Yes
ST GREGORY'S CATHOLIC SCHOOL	3G	100 x 70	Secured	New – proposed to open October 2017	Good	Yes	Yes proposed

3.50 The audit of teams has identified 218 teams within the borough (2016). The Football Association has identified that for a full size 3G rubber crumb pitch to be sustainable, there are 42 teams required. On this basis, the borough requires 5 x 3G rubber crumb full size pitches.

3.51 When considering latent demand and future population growth the team total becomes 248 and this requires 6 x 3G full size rubber crumb pitches in the future.

3.52 There are three full size 3G rubber crumb pitches with floodlights. 2 of these currently have FA registration status. All three are on school sites and Mascalls and Tunbridge Wells Grammar School for boys offer the facilities for community use. The third 3G pitch at St Gregory's Catholic School is currently being constructed and due to open in October 2017. Sport England requested that a community use agreement should be put in place 9 months following the planning permission being granted. It is not clear as yet if this has been achieved. **All School 3G rubber crumb pitches must be registered with the FA if they are to be used for any affiliated match games. If not registered the pitch can only be used for training purposes. This includes school affiliated matches.**

3.53 Bennett Memorial School has planning permission for a 3G rubber crumb pitch that also would meet World Rugby Regulation 22 IRB Rugby compliant regulations. The construction work started September 2017.

3.54 Tunbridge Wells Borough Council has Section 106 funding towards a 3G pitch at Hawkenbury. If sites are sold for development, then further funding will be available for match funding towards other 3G pitches and grass pitch

3.55 The FA model has been used to identify all formats of football moving to 3G pitches. Table 3.6 below shows the FA 3G pitch model.

Table 3.6: FA 3G pitch model

Format	No Teams per time (x)	No matches at PEAK TIME (y)= x/2	3G units per match (z)	Total units required formats (A)=(y)*(z)	3G pitches required B=(A)/64
5v5 (EG)	25	13	4	52	1
5v5	58	29	4	116	2
7v7	64	32	8	256	4
9v9	36	18	10	180	3
11v11(Y)	54	27	32	864	14
11v11(A)	54	27	32	864	14

3.61. To provide all formats with 3G rubber crumb would require 39 x 3G rubber crumb pitches. If 50% of 9 v 9, 7 v 7 and 5 v 5 played on 3G rubber crumb competitively this would require 5 x 3G rubber crumb pitches.

IS PROVISION ACCESSIBLE AND OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED?

3.62. The site assessments carried out determine the 'Carrying Capacity' of a football pitch. This capacity determines the number of matches a pitch can take per week without having a detrimental effect on the quality. A pitch receives a score identified through the assessment that determines the quality as 'good', 'standard' or 'poor'. The effect this has on carrying capacity for adult pitches is as follows:

- **Poor = 1 match equivalent carrying capacity per week**
- **Standard = 2 match equivalent carrying capacity per week**
- **Good = 3 match equivalent carrying capacity per week**

3.63. For Youth Football 11 v 11 and 9 v 9 pitches, carrying capacity is affected differently due to the difference in nature and length of play. The effect of the quality scores on these pitches is as follows:

- **Poor = 1 match equivalent carrying capacity per week**
- **Standard = 2 match equivalent carrying capacity per week**
- **Good = 4 match equivalent carrying capacity per week**

3.64. For Mini soccer 7 v 7 and 5 v 5 pitches, the quality score affects carrying capacity as follows:

- **Poor = 2 match equivalent carrying capacity per week**
- **Standard = 4 match equivalent carrying capacity per week**
- **Good = 6 match equivalent carrying capacity per week**

3.65. The quality of pitches across the borough is assessed below. There are 5 football pitch sites audited as good quality pitches these are shown in table 3.7 below.

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

Table 3.7: Borough wide 'Good' Quality Football Pitches

PITCH PROVISION – SITE	PITCH QUALITY RATING
Culverden Stadium	Good
Green Lane Paddock Wood	Good
Hawkenbury Recreation Ground	Good
Jockey Farm	Good
Cranbrook School Pitches	Good

3.66. With the exception of Cranbrook School all of the good quality pitch sites are in secured community use. There is a need for a formal community use agreement with Cranbrook School.

3.67. Table 3.8 below identifies the 16 football sites audited as 'Standard' quality.

Table 3.8: Borough wide 'Standard' Quality Football Pitches

PROVISION – SITE	PITCH QUALITY RATING
Ball Field Cranbrook	Standard
Bayham	Standard
Benenden Recreation Ground	Standard
Brenchley War Memorial	Standard
Cadogan Playing Fields	Standard 1 pitch Poor 1 pitch
Horsmonden Sports Ground	Standard
Lamberhurst Playing Fields	Standard
Langton green	Standard
Lower Green Rec	Standard
Memorial Recreation Ground Paddock Wood - Community centre	Standard
Puntland's Sport and Leisure Centre (U15 overplay)	Standard
Ridgeway Playing Fields	Standard
Rusthall Southwood Rec (over play U14, U15) - CPO land – possible 3G	Standard
Woodside Recreation Ground (U16, U15 overplay) - Land purchasing	Standard
Yew Tree Road Playing Fields	Standard
Marlborough House School	Standard

3.68. Table 3.9 shows the 'poor' quality football pitches across the borough. There are 13 sites with poor quality pitches.

Table 3.9: Borough wide 'Poor' Quality Football Pitches

PITCH PROVISION – SITE	PITCH RATING
Ashurst and Blackham Sports Ground	Poor
Bayham West	Poor
Cadogan Playing Fields	Standard 1 pitch Poor 1 pitch
Chequer Field	Poor
Colebrook Recreation Ground	Poor
Conghurst Lane Sports Ground – Sandhurst	Poor

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

PITCH PROVISION – SITE	PITCH RATING
Elm Tree Playing Fields	Poor
Five Oak Green Recreation Ground	Poor
Frittenden Recreation Ground	Poor
Hilbert Recreation Ground (Grosvenor and Hilbert) – Fields in Trust Site	Poor
King George V Playing Field the Moor Hawkhurst – Fields in Trust Site	Poor
Southfields Park – skimmers	Poor
Speldhurst Recreation Ground	Poor

3.69. Poor natural drainage and compaction of the ground are issues at several of the grass football pitch sites and these are rated as 'Poor' quality.

3.70. Kent FA are happy to look at new sites for the Pitch Improvement Plan when the Local Football Facility Plans are developed.

3.71. As part of Pitch Improvement Programme Kent FA have so far visited Hawkhurst, Bayham and Elm Tree. Priority sites for the future are:

- **Speldurst Recreation Ground**
- **Southfields Park.**
- **King George V Playing Fields, Hawkhurst**
- **Hilbert Recreation Ground - The bottom pitch has artificial drainage, but still struggles after heavy rainfall due to being located next to a spring. Funding is in place.**
- **Five Oak Green Recreation Ground**
- **Conghurst Lane Sports Ground**
- **Chequer Field**
- **Ashurst and Blackham Recreation Ground**

3.72. Other sites that may require the Pitch Improvement Service are:

- **Frittenden Recreation Ground – Currently unused**
- **Colebrook Recreation Ground – May return to general open space**
- **Cadogan – May be requested for housing development and replaced.**

3.73. It is important that fit for purpose ancillary provision (changing and social facilities) are provided. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must provide for the maximum number of sports teams able to play at the site at peak time and be either equivalent or better.

3.74. There are a number of sites where new changing rooms or improvements are required. The identified sites are:

- **Grosvenor & Hilbert Park: The changing rooms are in a recently refurbished oast house (the council have received a grant to improve the oast house, but the changing rooms themselves are not in a particularly good condition)**
- **Brenchley War Memorial Ground – club requires improved changing rooms (Brenchley FC).**
- **Tunbridge Wells Youth – require changing facilities at the new Southborough Hub.**
- **Jockey Farm playing pitches – There are improvements to be undertaken and paid for by Tunbridge Wells Borough Council to help Rusthall FC meet the requirements to move up to step 5 of the league system, including stand and a path around the pitch. Tunbridge Wells Borough Council will be providing £60,000 Capital investment towards these pitch upgrades.**
- **Rusthall Playing fields - The site has ageing ancillary facilities, with a large changing block with communal WC and showers, except the referee's room, which is self-contained.**
- **Bayham Road - The ancillary facilities are extremely poor, although the site is mainly used by juniors and therefore the changing is rarely used. These need to be replaced, possibly with a cafe and WC block to make revenue from parents and provide an improved facility. Parking is a major issue.**
- **There is a current planning permission for the erection of a community centre at the Sports Pavilion at the King George V Playing Fields at The Moor Hawkhurst. The permission is for the provision of accommodation for changing rooms, meeting rooms and a main hall, as well as the erection of separate store buildings, car parking and a reinstated outdoor playground (permissions 09/00828 and 12/00793). This scheme has yet to be implemented; therefore, this site is allocated for community facilities and Policy AL/HA5 is intended to guide future detailed proposals.**

CRICKET SUMMARY OF KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

3.75. In the 2016/17 season, 24 cricket squares provided 211 grass cricket pitches and 4 non-turf cricket pitches were identified as maintained and available for community cricket at 23 playing field sites providing secured community use.

3.76. There are 3 other sites provided by education establishments that have cricket facilities that have said they are available for community cricket use, but no cricket use has been identified. In addition, there are a further 7 education sites that have cricket facilities that are not available for community use and are not likely to be available in the future.

3.77. Bayham has a cricket facility that is currently not in use and the Memorial Ground Paddock wood is no longer used for cricket these 2 grounds are classed as lapsed grounds.

3.78. There are 22 cricket clubs using cricket facilities across the borough with 51 adult men's teams and 33 junior boys' teams, 1 girls' team and 1 women's team.

3.79. Bidborough Cricket Club 3rd X1 has to use an alternative home ground due to insufficient cricket squares at their home ground on a Saturday. They play in Edenbridge.

TUNBRIDGE WELLS BOROUGH COUNCIL PLAYING PITCH STRATEGY

- 3.80. Linden Park Cricket Club 3rd, 4th and 5^{ths} play home games at Hawkenbury but also at Groombridge and Colmans Hatch in Sussex. The club are considering looking at a second ground.
- 3.81. Horsmondon Cricket Club use 3 home grounds for their teams all are in the borough. These are Horsmonden Cricket Club, Kildown Cricket Club and a new site for the 2017 season Bethany School Cranbrook a six-pitch site that has not been audited but will require a community use agreement and protecting in the Local Plan.
- 3.82. When comparing demand with current capacity of pitches, pitch demand meets supply. Where clubs such as Bidborough CC, Linden Park CC and Horsmonden CC have to use alternative grounds as they have insufficient squares on a Saturday. There are still sufficient squares available for use and the aim is to bring these clubs teams back into the borough. However, Linden Park Cricket Club will require a second square in the future.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND

- 3.83. Overall across the borough there is sufficient current supply to meet current demand for cricket. There are particular sites where there is over play e.g. Bidborough CC (Would benefit from non-turf pitch for junior use), Rusthall CC (Need to raise the standard of pitch quality) and Sissinghurst CC (Would benefit from non-turf pitch for junior use and have room for the square to expand with provision of additional pitches and the Tomlin Ground Cranbrook.
- 3.84. All clubs have use of secure community use sites. There is one team Horsmonden 4th X1 who play at Bethany School Cranbrook whom will require a formal community use agreement to be in place.

CRICKET PITCHES ARE THEY ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.85. Although the cricket pitches at most of the club-operated sites are either good or standard quality. Rusthall Common home to Rusthall Cricket Club is the only 'Poor' quality rated site in the borough.
- 3.86. Rusthall CC do not currently play in an official league, only friendly games throughout the season. They would like to join a local competitive league, but would need to add showers to meet the league requirements. The pitch itself is uneven with poor grass coverage throughout and struggles with horse hoof marks that have to be filled in before games. The changing facility is 40 years old and in bad condition.
- 3.87. There are improvements required to clubhouse facilities and, provision of equipment and practice facilities. It is important that ancillary facilities and equipment are fit for purpose.
- 3.88. The club and ECB consultation reported:
- **Arthur Nicholson Recreation Ground:** Bidborough Cricket club would like to redevelop the current clubhouse facility to make it bigger, to host the inflow of players, and also to meet ECB guidelines. They are currently in the process of applying for planning permission for this. The nets are also in poor condition and could do with being replaced. Due to the setting of the ground this could pose as a problem and it may be more advantageous to relocate the nets. They are looking for a ground for their 3rd team in the borough.
 - **Castlehill Cricket Club:** The site currently has an adequate pavilion. However, if girls and women's cricket grow at the club improved facilities for girls and women will be required.
 - **Gills Green Cricket Ground:** The pavilion is ageing and had no electricity at time of visit
 - **King George V Field Sissinghurst:** Average recreation site with a moderate slope and room for more pitches. The pavilion had an extension in winter 2015 and has good quality changing and showers. The club would like to redesign the other side of the pavilion in the next 5 years, as well as installing new nets.

TUNBRIDGE WELLS BOROUGH COUNCIL PLAYING PITCH STRATEGY

- **Matfield Green Cricket Club:** The club would like to have a practice facility somewhere but are worried about its installation due to the possibility of vandalism and the need to keep the green for the community as well as the club.
- **Pembury Cricket Club:** Club is looking to improve its net, as it is in bad condition. Also wanting to add a non-turf pitch.
- **Rusthall Common:** Club currently don't play in an official league, only friendly games throughout the season. Would be looking to join a local competitive league, but would need to add showers to meet the league requirements. The pitch itself is uneven with poor grass coverage throughout, struggling with horse hoof marks and have to fill these in before games. Don't currently have a net, but if they did they fear security issues. Ancillary facility is 40 years old and in bad condition.
- **Southborough Common:** Southborough Cricket Club has not been able to change the site due to its protection through the council, i.e. can't have permanent nets structure and have to have a roll-on instead. The club would want to improve the pavilion facilities, but fear this would not be possible due to constraints on protection of the site.
- **Speldhurst Recreation Ground:** Space and practice facilities are at the top of their priorities. They have a thriving colts section, which is growing year on year. Due to this they want to purchase a fixed net, have a plan in place for this but need to bridge the funding gap to be able to build. There is a need to upgrade the showers to meet the clubs' requirements.
- **Higher Cricket Ground:** Site is the home of Linden Park CC and have good quality pitches and practise nets. The clubhouse is of average condition and is utilised by a nursery during the week. The club is currently working at full capacity at their home ground, and are looking at a permanent 2nd ground in the future.
- **St Marks Recreation Ground:** Club set on a large site, with two good pitches. As one of these pitches is situated a long way from the clubhouse, this causes a problem for players changing and also the storage of equipment, so would ideally be able to build a new ancillary facility located nearer to the 2nd pitch. The club also highlighted the issue of dog fouling across the pitches. The cricket squares are in fairly good condition but the non-turf practice net on the bottom pitch is quite poor. The Tunbridge Wells Rugby Club are also based at this site and have shown an interest in providing a 3G World Rugby Regulation 22 IRB compliant pitch which may impact on 1 of the cricket squares and outfields.
- **Tomlin Ground (Cranbrook Rugby Club):** 90-year lease from the Council. Changing rooms/club house are not adequate for the size of the club and needs development. Plans for new changing are in place with the club wishing to remove the old cricket pavilion and rebuild a brand new, purpose built changing facility there to cater for Rugby and Cricket, although there is no permission and no funding in place yet. Also plans for a car park extension and the current kitchen is too small for the amount of functions/matches played.
- **Memorial Ground Paddock Wood:** No home cricket club and was being used by Horsmonden Cricket Club up to 2015. A new Community Centre is being planned and could impact on the current cricket ground.
- **Nevill Ground:** The ECB confirmed that Tunbridge Wells Cricket Club is one of the pivotal clubs in the area for participation (especially focused on Cricket All-stars and Women's and Girls cricket).

3.89. Consultation with Tunbridge Wells Borough Council, England and Wales Cricket Board, England Hockey, Tunbridge Wells Cricket Club and Tunbridge Wells Hockey Club have identified the need to provide a master plan for the Nevill Sports Ground going forward.

3.90. The master plan will consider a sustainable approach to facilities and management looking at different Scenarios.

TUNBRIDGE WELLS BOROUGH COUNCIL PLAYING PITCH STRATEGY

- 3.91. It is recognised that this is the starting point of the master planning exercise and that a feasibility study will need to be undertaken.
- 3.92. The aim would be to provide a sustainable facility for cricket and hockey to meet both clubs' ambitions of improving their status in their sport, increasing membership and local community participation in both clubs.
- 3.93. The feasibility study needs to consider provision for the following:
- **Facilities:**
 - 2 Hockey full size artificial grass pitches fit for purpose
 - 2 Cricket Squares with sufficient pitches fit for purpose
 - Non-grass artificial cricket pitch
 - Cricket nets
 - Stand
 - Clubhouse fit for purpose with appropriate male and female changing accommodation
 - Car parking
 - Grounds up keep facilities and storage
- 3.94. The Feasibility study should consider Hawkenbury as well as the Nevill if space becomes an issue in providing the required facilities for both Tunbridge Wells Hockey Club and Tunbridge Wells Cricket Club at the Nevill. However, the preferred site for all facilities is the Nevill Sports Ground.
- 3.95. Once the PPS is adopted. Officers from Tunbridge Wells Borough Council will seek approval for funding to undertake the feasibility study and work with the stakeholder sports clubs to set out the scope for the feasibility study.
- 3.96. The default position on which the feasibility study is predicated on, is that the Nevill Ground remains protected as a site for cricket and for sport.

MANAGEMENT:

- 3.97. Consider different management options that provide a fit-for-purpose management and operational arrangement for the Nevill Ground and can attract grant funding.
- 3.98. As part of the feasibility study consideration should be given to future use of the Nevill Sports Ground by Kent County Cricket Club.

FUTURE SUPPLY AND DEMAND FOR PROVISION

- 3.99. Population growth and Club development - The projected club development growth of 3 adult men's, 1 women's teams and 1 junior boys' teams will add to current demand as will the 2 junior teams from population growth.
- 3.100. The future game requirements for latent demand per season equate to 55 games and future population growth requirements equate to 12 games. The total additional games per season would be 67 games.
- 3.101. Theoretically this can be met from the theoretical underplay of 390 match equivalent sessions. The club development can be catered for from within existing supply with some funding for improvements at existing sites.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

- 3.102. There will be sufficient accessible and secured community use if funding can improve some facilities, and if new housing development identifies new cricket facilities are required.

HOCKEY SUMMARY KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.103. Hawkenbury Recreation Ground AGP is the only AGP that is available for use and provides secured community use within the borough. The remaining AGPs are on school sites and are heavily used by these schools. The quality of the Hawkenbury pitch was identified as 'Poor' quality at the time of the audit. Since the Stage B audit the surface has been refurbished.
- 3.104. Hawkenbury AGP is in the ownership of Tunbridge Wells Borough Council.
- 3.105. Tunbridge Wells Hockey Club train at the following times at Hawkenbury and Tonbridge School. Tonbridge School is in the neighbouring borough of Tonbridge and Malling. Tonbridge School provides 2 water based AGPs, one sand based pitch, a small caged warm up area ideal for 1:1 and enclosed small group practice area as well as an Indoor Hockey court.
- 3.106. The total training hours required by Tunbridge Wells Hockey Club is 10 hours per week. It is understood although not advertised that the club are using the Kent College artificial turf pitch for training.
- 3.107. The club has a demand for the use of 2 AGPs for match slots on a Saturday and Sunday and to accommodate junior training on a Sunday.
- 3.108. Hockey clubs are in competition with football teams requiring training facilities. This requires Hockey Club training to be protected at Hawkenbury. The PPS has identified that there is demand for football training on the Hawkenbury AGP.
- 3.109. Tunbridge Wells Hockey Club use the Club House at the Nevill Ground as their home for teas and social events. They share with Tunbridge Wells Cricket Club who have use of the clubhouse in the summer and the hockey club have use in the winter season. The Clubhouse is not near the clubs' home pitches.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND?

- 3.110. The use of the Tonbridge School facilities is not a secure community use. The school itself has high demand for use of its own hockey facilities.
- 3.111. In planning for the future, opportunities should be pursued to deliver community hockey clubs with secure access to playing, training and ancillary facilities for longer than a single season. If possible, the secure access for Tunbridge Wells Hockey Club will be a site able to accommodate all the club's activities in one location - i.e. either double pitch sites, or two single pitch sites in close proximity, with good quality ancillary facilities.

ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.112. It is important that ancillary and pitch facilities are fit for purpose. The current pitch at Hawkenbury has recently undergone refurbishment and is fit for purpose.

MAIN CHARACTERISTICS OF THE FUTURE SUPPLY AND DEMAND FOR PROVISION

- 3.113. The future growth in demand is likely to be driven primarily by the growth plans of Tunbridge Wells Hockey Club (as new youth age group squads graduate to senior play).
- 3.114. Since 2011 England Hockey has seen a 36% growth in the total number of club players. This is especially noted at U/18 club level where there has been an 80% increase in members. As part of the new England Hockey Strategy 'A Nation where Hockey matters' 2017-2021 a long-term aspiration is to double the number of people playing hockey in clubs by 2028.

TUNBRIDGE WELLS BOROUGH COUNCIL PLAYING PITCH STRATEGY

- 3.115. Tunbridge Wells Hockey club has not stated any latent demand. From team generation rates and forecast population growth, there is potentially 1 new junior girls' team. This increase will exert pressure on Sundays for junior training.
- 3.116. The club has worked hard over the last 18 months to be more creative on the pitch to maximise the use of space and upskilling more coaches to help manage junior numbers on a Sunday morning, but this will hit saturation soon. The impact of the gold in Rio saw an increase in hockey especially in the junior girls 11-13 years age groups, and it is hoped that a home World Cup in 2018 will again create further appetite, but this can provide additional pressure on an already swelling junior membership. The club are desperately trying to avoid waiting lists.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

- 3.117. The current accessible supply of hockey facilities in the borough will not be enough to meet future demand.
- 3.118. There is a need for 1 additional AGP England Hockey category 1 – 3 will be required in the borough.
- 3.119. Ideally, any new hockey AGP in the Borough should be located close to an existing pitch and served by changing and social facilities with security of tenure.
- 3.120. The Tunbridge Wells Hockey Club's home is the Nevill Ground, where they have access to two grass pitches and a clubhouse. The clubhouse is aged and has insufficient changing facilities to meet the needs of all its teams. The club shares use of the clubhouse with Tunbridge Wells Cricket Club each operating six month on and six months off. There is a need for all year usage as Hockey is becoming an all year-round sport. The club requires all year-round use of the clubhouse and bar and opportunities to generate income from other activities organised outside of the traditional hockey calendar, including 12 months sponsorship deals or the opportunity to develop a culture of a sports ground, rather than two separate entities working in isolation to service the leisure and sports opportunities for the area.
- 3.121. The club would like funding support to install AGP facilities (ideally two pitches) at their ground at the Nevill, as all adult teams are currently having to travel from Hawkenbury before and after home matches in order to access changing facilities, and this was identified as a major inconvenience that is restricting the club from growing any further and attracting new players. They have rated the quality of maintenance at Hawkenbury AGP as good. The club also has to travel back and forth from using the Tonbridge School facilities.
- 3.122. Tunbridge Wells Hockey Club has won promotion to the premier league for Men's teams. The club hosts The England Hockey Player Pathway. This is the route for development of players through to national level. The EH Player Pathway aims to provide the best possible talent development experiences for all players. Tunbridge Wells Hockey Club runs the local Development Centre in partnership with Sevenoaks Hockey Club. The DCs are part of the Player Pathway and are the lowest step on the ladder towards representative hockey (county, regional, national etc.). The DC runs from September to November on midweek evenings at Tonbridge School.
- 3.123. Consultation with Tunbridge Wells Borough Council, England and Wales Cricket Board, England Hockey, Tunbridge Wells Cricket Club and Tunbridge Wells Hockey Club has identified the need to provide a master plan for the Nevill Sports Ground going forward.
- 3.124. Both Cricket and Hockey Clubs feel it is in the best interests of the clubs and the community that the facilities are as much as possible concentrated at the Nevill and have discussed all the reasons and advantages of this for all concerned. There can be a better utilisation of the space available to create a more structured and modern facility and this could include the tennis club as well.
- 3.125. The master plan will consider a sustainable approach to facilities and management looking at different Scenarios.

TUNBRIDGE WELLS BOROUGH COUNCIL PLAYING PITCH STRATEGY

- 3.126. It is recognised that this is the starting point of the master planning exercise and that a feasibility study will need to be undertaken.
- 3.127. The aim would be to provide a sustainable facility for cricket and hockey to meet the clubs' ambitions of improving their status in their sport and increasing participation by the local community.
- 3.128. The feasibility study needs to consider provision for the following:
- **Facilities:**
 - 2 Hockey full size artificial grass pitches fit for purpose
 - 2 Cricket Squares with sufficient pitches fit for purpose
 - Non-grass artificial cricket pitch
 - Cricket nets
 - Stand
 - Clubhouse fit for purpose with appropriate male and female changing accommodation
 - Car parking
 - Grounds up keep facilities and storage
- 3.129. The Feasibility study should consider Hawkenbury as well as the Nevill if space becomes an issue in providing the required facilities for both Tunbridge Wells Hockey Club and Tunbridge Wells Cricket Club at the Nevill. However, the preferred site for all facilities is the Nevill Sports Ground.
- 3.130. Once the PPS is adopted. Officers from Tunbridge Wells Borough Council will seek approval for funding to undertake the feasibility study and work with the stakeholder sports clubs to set out the scope for the feasibility study.
- 3.131. The default position on which the feasibility study is predicated on, is that the Nevill Ground remains protected as a site for cricket and for sport.

RUGBY SUMMARY OF KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.132. The audit of rugby pitches across the borough identifies that there are 16 sites with rugby pitches but only 3 sites stating they offer community use. The secured community use sites are the Tomlin Ground (Cranbrook Rugby Club), St Marks Recreation Ground (Tunbridge Wells Rugby Club) and Putlands Sports and Leisure Centre (East Peckham and Paddock Wood Rugby Club).
- 3.133. There are no identified lapsed or disused sites identified for use by Rugby Union across the borough.
- 3.134. 1 site is in the ownership of Cranbrook Parish Council leased to Cranbrook Rugby Club, 2 in the ownership of Tunbridge Wells Borough Council, one of these St Marks Recreation Ground is leased to Tunbridge Wells Rugby Club, 7 sites are unavailable for community use and these are all provided on education land. 6 sites state they are available for use all are on Education sites, unsecured and are not used by community rugby clubs.
- 3.135. Tunbridge Wells Rugby Club – St Marks Recreation Ground have 4 men's teams, ladies U18 team, 6 U17 - U13 teams and 6 mini teams.
- 3.136. East Peckham and Paddock Woods Rugby Club – Paddock Wood Sports and Leisure Centre have 1 men's team.
- 3.137. Cranbrook Rugby Club – Tomlin Ground have 3 men's teams, 5 U17 – U13 teams and 6 mini teams.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND

- 3.138. Security of access to rugby grounds in the borough is good. All 3 clubs play at secured community use sites.
- 3.139. Tunbridge Wells Rugby Club 1st XV, 2nd XV and 3rd XV men's teams train on a Tuesday and Thursday evening. The men's 4th XV team train Thursday evenings. The ladies U18 team train Wednesday evenings and Sunday mornings. The Academy Team, junior teams and mini teams train on Sundays.
- 3.140. Demand for training and match equivalents is 11 and capacity is 8. There is currently overplay of 3 match equivalent sessions per week. The club have used Tunbridge Wells Grammar School World rugby regulation 22 compliant rubber crumb pitch in the past and will be able to use the new 3G world rugby regulation 22 compliant rubber crumb pitches being placed in Sevenoaks and possibly the 3G world rugby regulation 22 compliant rubber crumb pitch at Bennett Memorial School that has planning permission and has started construction work.
- 3.141. East Peckham and Paddock Wood Rugby Club 1st XV, train on Wednesday evenings at Mascalls School and play competitively at Putlands sport and Leisure Centre on Saturday afternoons.
- 3.142. Demand for training and match equivalent sessions is 1 and capacity at Putlands Sports and Leisure Centre is 0.5 match equivalent sessions. There is currently over play of 0.5 match equivalent sessions per week. However, the East Peckham and Paddock Wood Rugby Club train at Mascalls School meaning that the rugby pitch at Putlands Sports and Leisure Centre has balanced play.
- 3.143. Cranbrook Rugby Club 1st XV, 2nd XV and 3rd XV adult teams train on a Tuesday and Thursday and play on a Saturday. The U17 – U13 teams and mini teams train Sunday mornings.
- 3.144. Cranbrook Rugby Clubs demand for training and match equivalent sessions is 8.5 and capacity is 5.5 match equivalent sessions there is currently over play of 3 match equivalent sessions.
- 3.145. All clubs have sufficient pitches at peak match times on a Saturday, but the pitches are over used for training. Tunbridge Wells Rugby Club and Cranbrook Rugby Club would benefit from additional pitches with floodlights.

ACCESSIBLE SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.146. It is important that ancillary and pitch facilities are fit for purpose. The following quality issues have been raised as part of the consultation:
- **Tunbridge Wells Rugby Club:** The club has highlighted the issue of dog fouling across the pitches. Apart from the main pitch all pitches have issues with drainage. The club would like to develop a new clubhouse and changing facility and to add a full sized 3G pitch to the site, but this would compromise a cricket pitch. The site has met the initial criteria for the rugby turf project but doesn't have currently the long-term security of tenure that the RFU require. The club currently have a 60 x 40 floodlit training area that is heavily utilised.
 - **East Peckham and Paddock Wood Rugby Club:** Rugby pitch is in adequate condition but suffering from problems with drainage. The site management team identified an aspiration for a new artificial drainage system, which would increase the carrying capacity for the site. The changing room facilities at the leisure centre are in good condition.
 - **Cranbrook Rugby Club:** 3 good pitches and a 90-year lease from the Parish Council. Changing rooms/club house are not adequate for the size of the club and need development. Plans are in place with the club to remove the old cricket pavilion and rebuild a brand-new purpose built changing facility to cater for Rugby and Cricket (There is no permission and no funding in place). The club has a very large junior section and sometimes have to use local school pitches in the neighbouring Cranbrook School. The current kitchen is too small for the number of functions/matches played. They club also has plans for a car park extension.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

- 3.147. There is spare capacity currently at peak times but not for training match equivalents. Only East Peckham and Paddock Wood Rugby Club have expressed latent demand for 1 adult men's team. At peak times this would be met by the current supply. Training needs would increase in the future by 1 additional match/training equivalent session. Future population growth and team generation rates have identified the need for 1 additional junior team.
- 3.148. Without rugby compliant AGP capacity, the forecast increases in teams resulting from population growth and clubs' own development plans will place further demand on the existing grass pitch supply, most of which is already used at or near its playing capacity particularly for training.
- 3.149. Clubs will have access to a 3G world rugby regulation 22 compliant rubber crumb pitch at Tunbridge Wells Grammar School, Sevenoaks Rugby Club and Bennett Memorial School.

WHAT IS THE OVERALL QUALITY LEVEL?

- 3.150. Future investment in quality enhancement is required to sustain and grow the clubs based in the borough. Improved drainage, floodlights and improvements to pitch drainage and access to 3G world rugby regulation 22 compliant rubber crumb pitches are required.

4. STRATEGY FRAMEWORK AND ACTION PLAN FOR ENABLING FUTURE DELIVERY OF PLAYING PITCH PROVISION

- 4.1. The PPS and Action Plan has been developed from research and analysis of playing pitch provision and usage within the borough and this is provided in Appendix 1 Stage C Tunbridge Wells Borough Council Playing Pitch Analysis and Assessment.
- 4.2. This section sets out a strategy to enable the delivery of Football, Cricket, Hockey, and Rugby Union. The PPS provides a framework for delivery with partners and sets out aspirations and provides a priority list for when funding becomes available.
- 4.3. The identified outputs for the PPS are:
- **Provide a framework to support medium and long-term facilities planning for the delivery of sports and leisure in the Borough.**
 - **A clear needs analysis for developers regarding future sports and recreation facility needs in the Borough**
 - **A robust framework to assist the allocation of developer contributions (through S106 money or the Regulation 123 list of CIL funded infrastructure) for sports and recreation provision in the Borough.**
 - **To identify priority sports for the area based on National Governing Bodies targets and local community needs.**
 - **To develop a priority list for investment and use of resources secured through Section 106 and CIL**
- 4.4. The PPS framework and action plan focusses on the 7 points above and these points are addressed throughout the Priority Sports Specific Actions and Individual Site Action Plans.
- 4.5. The strategy framework focuses on the following three principles:
- **Protect:** The strategy seeks to make sure that the right amount of playing pitches and ancillary facilities of the right quality are in the right place. It promotes the protection of existing provision and recognises the benefits of multi pitch sites by:
 - Highlighting sites which have a particular significance for sport and seek to designate them as a local recreational space through the Development Plan process (see NPPF paragraphs 76 and 77)
 - Negotiate security of tenure for clubs at leased sites
 - **Enhance:** Key partners such as Tunbridge Wells Borough Council, Town and Parish Council's, local schools, Private and Voluntary Sector Sports Clubs, and NGBs must work together to maximise the full potential of playing pitch assets and the long-term sustainability of these assets and recognise that an improvement in quality and ongoing maintenance can have an impact on the capacity of use. The strategy will do this by:
 - Improving the quality of the playing surface by providing improved maintenance and as a last resort drainage, by undertaking and supporting improvements and enhancement at sites that do not meet required quality standards, supporting clubs that require improved facilities in order to play at a higher standard, ensuring that pitches have a period of rest and recovery where appropriate.
 - Provision of enhanced ancillary facilities where they are required – floodlighting and changing
 - Ensure that clubs have access to sufficient training facilities
 - Identification of sites for further development

TUNBRIDGE WELLS BOROUGH COUNCIL PLAYING PITCH STRATEGY

- **Provide:** In times of public sector austerity, investment needs to be directed at sites which will provide the best impact and highest increase in participation. It is the policy of Tunbridge Wells Borough Council to support projects and sports clubs that are able to demonstrate sustainable long-term development, increase participation and support those clubs that have achieved the appropriate accreditations e.g. Clubmark and or Charter Standard and provide player and sports development pathways. The strategy looks at:
 - Addressing capacity in junior and mini football by designating under played adult football pitches to junior and mini sites to ensure that all teams are playing on pitches of the right size.
 - Addressing the need for artificial grass pitches to meet increasing and changing demand for AGP surfaces for both training and competition in football, hockey and rugby and other pitch sports.
 - Providing the required number and type of pitches on-site, or appropriate provision off-site, to meet the specific needs of residential development proposals.

PRIORITY SPORT SPECIFIC ACTIONS

- 4.6. All existing playing field land is protected by the Local Development Plan for the Borough (Tunbridge Wells Borough Local Plan 2006, The Core Strategy 2010, and the Site Allocations Local Plan 2016) Sport England policies and the NPPF to deliver current and future needs.
- 4.7. As a priority for all partners on the Steering Group there is a need for Tunbridge Wells Borough Council, Town and Parish Council's, Football Association, Kent Football, England Hockey, ECB and Kent Cricket, Rugby Football Union and Sport England to work together to provide a local investment plan to ensure the successful implementation of this PPS.
- 4.8. The Football, Cricket, Rugby and Hockey individual Sport Specific actions are shown in the table below.
- 4.9. The action plans are given a priority:
 - **Priority 1.** Delivered against or worked towards within three years (ahead of the first full review of the PPS)
 - **Priority 2.** Delivered within 6 years
 - **Priority 3.** No specific date – In many instances the action is a general support for clubs or other bodies to progress with ground improvements and is not necessarily an action the Council or the Playing Pitch Steering Group have control over.

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

Table 4.1: Individual Sport Specific Action Plans

OBJECTIVE	RECOMMENDATION	STRATEGIC RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
FOOTBALL						
PROTECT	Football 1.	<p>All football pitches across the borough should be protected in the Local Plan unless suitable equivalent or better replacements are provided.</p> <p>The Action Plan identifies sites that may be lost for playing pitch use in the future. These sites will be replaced with new additional playing pitch land that will be compulsory purchased and will provide new playing pitches and ancillary facilities</p> <p>There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must be equivalent or better.</p> <p>Sites that are proposed to be lost must be protected until replacement provision in line with Sport England's playing field policy is agreed with the NGBs and Sport England.</p>	<p>All existing pitches and sites that have been previously used as playing fields across the borough.</p> <p>Sites that are proposed to be lost:</p> <ul style="list-style-type: none"> • Culverden Stadium • Colebrook Recreation Ground • Cadogan Playing Fields • Bayham 5 & Bayham West. <p>Sites to be Compulsory Purchased to provide new facilities and protected through Local Plan policies:</p> <ul style="list-style-type: none"> • Land adjacent to Hawkenbury Recreation Ground, Royal Tunbridge Wells. • Land adjacent to Rusthall Recreation Ground, Royal Tunbridge Wells. • Land adjacent to Woodside Playing Fields, Pembury. 	1	Tunbridge Wells Borough Council	High
PROTECT	Football 2.	Ensure formal Community Use Agreements are in place with Education establishments providing football pitches and 3G rubber crumb pitches for community use.	All schools, colleges and Higher Education facilities used by clubs.	1	Tunbridge Wells Borough Council / Schools / Academies / Colleges and Higher Education	Low
PROTECT	Football 3.	Ensure clubs have appropriate levels of security of tenure at playing pitch sites where feasible to secure the long-term future of the club.	All relevant clubs	1	Tunbridge Wells Borough Council/ Parish and Town Council's Owners / Tenants.	Medium
ENHANCE	Football 4.	Increase the quality and playing capacity of pitches at priority sites and those that are classified as 'Poor' in the assessment for junior 11 V 11, junior 9 v 9 and mini soccer	<p>Priority Sites:</p> <ul style="list-style-type: none"> • Speldurst Recreation Ground • Southfields Park. • King George V Playing Fields, Hawkhurst • Hilbert Recreation Ground • Five Oak Green Recreation Ground • Elm Tree Lane, Paddock Wood • Conghurst Lane Sports Ground • Chequer Field • Ashurst and Blackham Recreation Ground <p>Others:</p> <ul style="list-style-type: none"> ➤ Southfields Park – Skinners School this playing field may not be big enough to meet the needs of the schools' intake in the future; ➤ Frittenden Recreation Ground – Currently unused ➤ Colebrook Recreation Ground – May return to general open space ➤ Cadogan – May be allocated for housing development and replaced. ➤ Bayham West & Bayham– may become general open space and be replaced. Bayham is identified as additional cemetery land in the future. 	1	Site Owners / Schools/ FA	High

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

OBJECTIVE	RECOMMENDATION	STRATEGIC RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
ENHANCE	Football 5.	Improve the standard of non-playing pitch facilities including access and car parking and the quality of changing rooms to provide segregated changing for male and females where feasible.	<p>Priority Sites:</p> <ul style="list-style-type: none"> • Grosvenor & Hilbert Park • Brenchley War Memorial Ground • Tunbridge Wells Youth – Southborough Hub. • Jockey Farm playing pitches – There are works being prepared and paid for by Tunbridge Wells Borough Council to help Rusthall FC meet the requirements to move up to step 5 of the league system, including stand and a path around the pitch. Tunbridge Wells Borough Council will be providing £60,000 Capital investment towards these pitch upgrades. • Rusthall Playing fields - The site has ageing ancillary facilities. • Bayham Road - The ancillary facilities are extremely poor, although the site is mainly used by juniors and therefore the changing is rarely used. These need to be replaced, possibly with a cafe and WC block to make revenue from parents and provide an improved facility. Parking is a major issue. • There is a current planning permission for the erection of a community centre at the Sports Pavilion at the King George V Playing Fields at The Moor Hawkhurst. 	2	Football clubs, Borough of Tunbridge Wells Council, FA and Kent FA, Parish and Town Council's	High
ENHANCE	Football 6.	Consider the re-designation of some adult pitches for junior 11 v 11, and 9v9 use	<p>Adult pitch reconfiguration to junior 11 v 11 at:</p> <ul style="list-style-type: none"> • Langton Green. • Ball Field, Cranbrook. • Hilbert Recreation Ground. • Lamberhurst. • King George V Sissinghurst. 	1 - 3	FA, Kent FA, Site Owners	Low
ENHANCE	Football 7.	Work with junior football clubs that meet the Councils and NGBs priorities and support clubs to achieve Charter Standard accreditation as a minimum kite mark for the Council to provide future support and funding and support those clubs that wish to achieve community or development club standards.	Clubs where appropriate	1	Tunbridge Wells Borough Council, Clubs and Kent FA, Parish and Town Council's	Low
ENHANCE	Football 8.	Support junior clubs to develop with the management and improvement of facilities and ensure security of tenure of playing facilities for junior clubs either through leasing or community asset transfers so clubs can become sustainable in the future.	<ul style="list-style-type: none"> • Tunbridge Wells Junior FC • Tunbridge Wells Forresters FC • Rusthall Juniors FC • Langton Green Juniors FC • Pembury Athletic FC • Paddock Wood Juniors FC 	1	All site owners, Kent FA, FA	Low
PROVIDE	Football 9.	Support the development of a minimum of 3 x 3G rubber crumb pitches (artificial grass pitches) and a maximum of 4 x 3G rubber crumb pitches (artificial grass pitches).	<p>Sites for 3G pitches to be considered:</p> <ul style="list-style-type: none"> • Hawkenbury (Possibly 2 x 3G pitches depending on use at St Gregory's 3G pitch). • Rusthall / Langton Green (1 x 3G pitch) <p>The delivery of 3G pitches at Hawkenbury and Rusthall is dependent on the purchase of additional land and the loss of some playing field land.</p>	1 – 3	Tunbridge Wells Borough Council, FA, Kent FA, Schools identified.	High

OBJECTIVE	RECOMMENDATION	STRATEGIC RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST																																																															
PROVIDE	Football 10.	<p>Provide a solution to meet current, identified latent demand and future demand to 2033.</p> <p>Meeting Current, Latent and Future Demand 2033 – Adult Teams</p> <p>Table 4.1 showing number of adult match equivalents required and that would be available for use at peak time 2033 following alterations of pitches at Culverden, Colebrook, Cadogan, Bayham, Hawkenbury, Pembury, Rusthall and Paddock Wood.</p> <table border="1"> <thead> <tr> <th>ADULT PITCH PROVISION – SITE 2033</th> <th>SECURITY OF COMMUNITY USE ON SITE</th> <th>NUMBER OF MATCH EQUIVALENT SESSIONS</th> </tr> </thead> <tbody> <tr> <td>Ashurst and Blackham Sports Ground (Ashurst Recreation Ground)</td> <td>Secured</td> <td>2</td> </tr> <tr> <td>Ball Field Cranbrook</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>Benenden Recreation Ground</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>Brenchley War Memorial</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>Chequer Field</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>Conghurst Lane Sports Ground – Sandhurst</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>Five Oak Green Recreation Ground</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>Frittenden Recreation Ground</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>Paddock Wood</td> <td>Secured</td> <td>5</td> </tr> <tr> <td>Hawkenbury Recreation Ground</td> <td>Secured</td> <td>2</td> </tr> <tr> <td>Hilbert Recreation Ground (Grosvenor and Hilbert) – Fields in Trust Site</td> <td>Secured</td> <td>2</td> </tr> <tr> <td>Horsmonden Sports Ground</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>King George V Playing Field the Moor Hawkhurst – Fields in Trust Site</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>Lamberhurst Playing Fields</td> <td>Secured</td> <td>2</td> </tr> <tr> <td>Southborough Hub</td> <td>Secured</td> <td>2</td> </tr> <tr> <td>Southfields Park – skimmers</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>Rusthall</td> <td>Secured</td> <td>4</td> </tr> <tr> <td>Speldhurst Recreation Ground</td> <td>Secured</td> <td>1</td> </tr> <tr> <td>Pembury</td> <td>Secured</td> <td>2</td> </tr> <tr> <td></td> <td></td> <td>32</td> </tr> </tbody> </table> <p>The new match equivalent sessions are subject to further feasibility work to ensure that playing pitches can be placed on sites and meet Sport England and NGB guidance.</p> <p>Meeting Current, Latent and Future Demand Junior 11 v 11 Teams - 2033</p> <p>Table 4.2 Number of adult match equivalents available for use at peak time 2033 following alterations of pitches at Culverden, Colebrook, Cadogan, Bayham,</p>	ADULT PITCH PROVISION – SITE 2033	SECURITY OF COMMUNITY USE ON SITE	NUMBER OF MATCH EQUIVALENT SESSIONS	Ashurst and Blackham Sports Ground (Ashurst Recreation Ground)	Secured	2	Ball Field Cranbrook	Secured	1	Benenden Recreation Ground	Secured	1	Brenchley War Memorial	Secured	1	Chequer Field	Secured	1	Conghurst Lane Sports Ground – Sandhurst	Secured	1	Five Oak Green Recreation Ground	Secured	1	Frittenden Recreation Ground	Secured	1	Paddock Wood	Secured	5	Hawkenbury Recreation Ground	Secured	2	Hilbert Recreation Ground (Grosvenor and Hilbert) – Fields in Trust Site	Secured	2	Horsmonden Sports Ground	Secured	1	King George V Playing Field the Moor Hawkhurst – Fields in Trust Site	Secured	1	Lamberhurst Playing Fields	Secured	2	Southborough Hub	Secured	2	Southfields Park – skimmers	Secured	1	Rusthall	Secured	4	Speldhurst Recreation Ground	Secured	1	Pembury	Secured	2			32	<p>Meeting Current, Latent and Future Demand 2033 – Adult Teams</p> <p>There are sufficient adult 11 v 11 match equivalent sessions at peak time to meet current and future requirements.</p> <p>The PPS has considered the requirements of the proposed pitch sites that may be lost:</p> <p>Sites that are proposed to be lost:</p> <ul style="list-style-type: none"> • Culverden Stadium • Colebrook Recreation Ground • Cadogan Playing Fields • Bayham 5 & Bayham West. <p>And the sites to be Compulsory Purchased to provide new facilities:</p> <ul style="list-style-type: none"> • Land adjacent to Hawkenbury Recreation Ground, Royal Tunbridge Wells. • Land adjacent to Rusthall Recreation Ground, Royal Tunbridge Wells. • Land adjacent to Woodside Playing Fields, Pembury <p>Land at Paddock Wood will be provided for new pitches as a result of new housing development.</p> <p>There are sufficient adult 11 v 11 match equivalent sessions at peak time to meet current and future requirements.</p> <p>The loss of pitches, new land purchases and reconfiguration of adult 11 v 11 match equivalents to junior 11 v 11 match equivalents at:</p> <ul style="list-style-type: none"> • Langton Green; • Ball Field, Cranbrook; • King George V Sissinghurst <p>This would provide 32 adult match equivalent sessions (Table 4.1) and 21 are required at peak time including latent and future demand in 2033 this leaves 11 adult match equivalent sessions spare.</p> <p>There are other additional changes through reconfiguration of adult match equivalent sessions to junior 11 v 11 match equivalent sessions that can take place these are:</p> <ul style="list-style-type: none"> • Hilbert Recreation Ground (2 match equivalent sessions); • Lamberhurst (2 match equivalent sessions) <p>If these two sites are reconfigured as junior 11 v 11 match equivalent sessions this reduces the available adult match equivalent sessions in 2033 to 28.</p>	1 - 3	Tunbridge Wells Borough Council, Parish and Town Councils, Kent FA, FA	High
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BRENCHLEY WAR MEMORIAL	0	0.5	0																																																							
SKINNERS SCHOOL	0	2	0																																																							
TOTALS	18 (18 MATCH EQUIVALENT SESSIONS REQUIRED 2033).	25 (25.5 ROUNDED DOWN) SHORTFALL OF 7 MATCH EQUIVALENT SESSIONS (32 MATCH EQUIVALENT SESSIONS REQUIRED 2033).	25 SHORTFALL OF 4 MATCH EQUIVALENT SESSIONS (29 MATCH EQUIVALENT SESSIONS REQUIRED 2033).																																																							
PROVIDE	Football 11.	Provide off site payments to enhance football facilities across the borough for use by residents of new developments.	Use Sport England's new Development Calculator for each new development to obtain developer contributions.	1 - 3	Tunbridge Wells Borough Council and other Stakeholders.																																																					

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

OBJECTIVE	RECOMMENDATION	STRATEGIC RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
CRICKET						
PROTECT	Cricket 1.	All cricket pitches across the borough should be protected in the Local Plan unless suitable equivalent or better replacements are provided.	All existing pitches and sites that have been previously used as playing fields across the borough.	1	Tunbridge Wells Borough Council	Low
PROTECT	Cricket 2.	Ensure clubs have appropriate levels of security of tenure at playing pitch sites where feasible to secure the long-term future of the club.	All relevant clubs	1	Tunbridge Wells Borough Council / Owners / Tenants.	Low
ENHANCE	Cricket 3.	<p>Work in partnership with the ECB and Kent Community Cricket to support clubs and schools in improving the quality of pitches, and in accessing funding through the ECB Grant Aid and Pitch Advisory Scheme.</p> <p>Any improvements undertaken should seek to ensure that facilities are in line with ECB standards as well as meeting specifications for the local leagues</p>	<p>Nevill Ground: The ECB confirmed that Tunbridge Wells Cricket Club is one of the pivotal clubs in the area for participation (especially focused on Cricket All-stars and Women's and Girls cricket).</p> <p>England Hockey have similarly described Tunbridge Wells Hockey Club as a pivotal Club in the area. The club has won promotion to the premier league for its Men's team and also host England Hockey Single System this is the route for development of players through to national level.</p> <p>Consultation with Tunbridge Wells Borough Council, England and Wales Cricket Board, England Hockey, Tunbridge Wells Cricket Club and Tunbridge Wells Hockey Club have identified the need to provide a master plan for the Nevill Sports Ground going forward.</p> <p>The master plan will consider a sustainable approach to facilities and management looking at different Scenarios.</p> <p>It is recognised that this is the starting point of the master planning exercise and that a feasibility study will need to be undertaken.</p> <p>To move the feasibility study forward, it is recommended that Tunbridge Wells Borough Council underwrites the cost of the feasibility study, recognising that these are community clubs with limited funds.</p> <p>The aim would be to provide a sustainable facility for cricket and hockey to meet the two clubs' ambitions of improving their status in their sport and increasing participation by the local community.</p> <p>The feasibility study needs to consider provision for the following:</p> <p>Facilities:</p> <ul style="list-style-type: none"> • 2 Hockey full size artificial grass pitches fit for purpose • 2 Cricket Squares with sufficient pitches fit for purpose • Non-grass artificial cricket pitch • Cricket nets • Stand • Clubhouse fit for purpose with appropriate male and female changing accommodation • Car parking • Grounds up keep facilities and storage 	1	Tunbridge Wells Council, ECB and Kent Cricket Board. England Hockey, Tunbridge Wells Hockey Club and Tunbridge Wells Cricket Club.	High

OBJECTIVE	RECOMMENDATION	STRATEGIC RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>The Feasibility study should consider Hawkenbury as well as the Nevill if space becomes an issue in providing the required facilities for both Tunbridge Wells Hockey Club and Tunbridge Wells Cricket Club at the Nevill. However, the preferred site for all facilities is the Nevill Sports Ground.</p> <p>Once the PPS is adopted. Officers from Tunbridge Wells Borough Council will seek approval for funding to undertake the feasibility study and work with the stakeholder sports clubs to set out the scope for the feasibility study.</p> <p>The default position on which the feasibility study is predicated on, is that the Nevill Ground remains protected as a site for cricket and for sport.</p> <p>There is also a need to consider different management options that provides a fit-for-purpose management and operational arrangement for the Nevill Ground and can attract grant funding. As part of the feasibility study consideration should be given to future use of the Nevill Sports Ground by Kent County Cricket Club.</p>			
ENHANCE	Cricket 4.	Ensure that ancillary facilities meet club needs and requirements to ensure sustainability of use.	<p>Bidborough Cricket Club: Re develop the clubhouse, and replace nets.</p> <p>Castlehill Cricket Club: If girls and women's cricket grow at the club improved clubhouse facilities for girls and women will be required.</p> <p>Gills Green Cricket Ground: Require refurbishment of the pavilion. is ageing and had no electricity at time of visit</p> <p>King George V Field Sissinghurst: The pavilion had an extension in the winter 2015 and has good quality changing and showers. The club would like to redesign the other side of the pavilion in the next 5 years, as well as installing new nets.</p> <p>Matfield Green Cricket Club: Need for practice nets but concerns over vandalism.</p> <p>Pembury Cricket Club: Need to improve its net and wish to add a non-turf pitch.</p> <p>Southborough Cricket Club: not been able to change the site due to its protection, i.e. can't have permanent nets structure and have to have a roll-on instead. The club would like to improve the pavilion facilities, but fear this would not be possible due to constraints on protection of the site.</p> <p>Speldhurst Recreation Ground: Require a fixed net, and there is a need to upgrade the showers to meet the clubs' requirements.</p> <p>Tunbridge Wells Borderers Cricket Club: One pitch is situated a long way from the clubhouse, this causes a problem for players changing and also the storage of equipment, so would ideally be able to build a new ancillary facility located nearer to the 2nd pitch. Need to replace non-turf practice net on the bottom pitch.</p>	1	Tunbridge Wells Borough Council, ECB, Kent Cricket, Site Owners and Clubs	High

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

OBJECTIVE	RECOMMENDATION	STRATEGIC RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			Tomlin Ground (Cranbrook Rugby Club): 90-year lease from the Council. Changing rooms/club house are not adequate for the size of the club and needs developing. Also plans for a car park extension and the current kitchen is too small for the number of functions/matches played.			
PROVIDE	Cricket 5.	Work with clubs to identify satellite facilities of appropriate quality when demand exceeds supply at the club base. This may include use of Parish Council pitches where clubs have folded.	Priorities: Work with Bidborough Cricket Club to find a ground for its 3 rd X1. Work with Linden Park CC: The club is currently working at full capacity at their home ground, and are looking at a permanent 2nd ground in the future.	1	Bidborough CC and Linden Park CC, ECB and Kent Cricket	Low
PROVIDE	Cricket 6.	Provide a solution for under and oversupply in the future to 2030.	Cricket requirements 2017 – 2033. The projected club development growth of 3 adult men's, 1 women's teams and 1 junior boys' teams will add to current demand as will the 2 junior teams from population growth. The future game requirements for latent demand per season equate to 55 games and future population growth requirements equate to 12 games. The total additional games per season would be 67 games. Theoretically this can be met from the theoretical underplay of 390 match equivalent sessions. The club development can be catered for from within existing supply with some funding for improvements at existing sites.	1 - 3	Tunbridge Wells Borough Council, other site owners, Clubs, ECB and Kent Cricket	Low
PROVIDE	Cricket 7.	Provide off site payments to enhance cricket facilities across the borough for use by residents of new developments.	Use Sport England's new Development Calculator for each new development to obtain developer contributions.	1 – 3	Tunbridge Wells Borough Council and other Stakeholders	
RUGBY						
PROTECT	Rugby 1.	All Rugby pitches in the borough should be protected unless suitable equivalent or better replacements are provided.	All existing pitches and sites that have been previously used as playing fields and remain of potential value,	1	Tunbridge Wells Borough Council	Low
ENHANCE	Rugby 2	Improve the quality, availability and carrying capacity of existing rugby pitches to meet current and future needs of clubs. Particular emphasis on improving maintenance and installing drainage and access to floodlit training facilities.	Tunbridge Wells Rugby Club - St Marks Recreation Ground: Need to improve drainage to all pitches apart from the main pitch. East Peckham and Paddock Wood Rugby Club - Putlands Sports & Leisure Centre: Rugby pitch requires improvement for drainage.	1 - 3	Tunbridge Wells Borough Council, Tunbridge Wells Rugby Club, East Peckham and Paddock Wood Rugby Club, RFU	High
ENHANCE	Rugby 3.	Support the improvement of all ancillary facilities to the required NGB standard.	Tunbridge Wells Rugby Club - St Marks Recreation Ground: The club would like to develop a new clubhouse and changing facility and to add a full sized 3G pitch to the site, but this would compromise a cricket pitch. The site has met the initial criteria for the rugby turf project but doesn't have currently the long-term security requirements of the RFU. Cranbrook Rugby Club – Changing rooms/club house are not adequate for the size of the club and need development.	1	Tunbridge Wells Borough Council, Tunbridge Wells Rugby Club, RFU Cranbrook Rugby Club, RFU.	Medium

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

OBJECTIVE	RECOMMENDATION	STRATEGIC RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			Plans are in place with the club to remove the old cricket pavilion and rebuild a brand-new purpose built changing facility there to cater for Rugby and Cricket (There is no permission and no funding in place). The club also has plans for a car park extension.			
PROVIDE	Rugby 4.	Provide a solution for under and oversupply in the future to 2033.	There is spare capacity currently at peak times but not for training match equivalents. Only East Peckham and Paddock Wood Rugby has expressed latent demand for 1 adult men's team. At peak times this would be met by the current supply. Training needs would increase in the future by 1 additional match/training equivalent session. Future population growth and team generation rates have identified the need for 1 additional junior team. Without a rugby compliant AGP capacity, the forecast increases in teams resulting from population growth and clubs' own development plans will place further demand on the existing grass pitch supply, most of which is already used at or near its playing capacity particularly for training. Clubs do have access to a 3G world rugby 22 compliant rubber crumb pitch at Tunbridge Wells Grammar School, possibly Sevenoaks Rugby Club and Bennett Memorial School.	1 - 3	Tunbridge Wells Borough Council, Tunbridge Wells Rugby Club, Cranbrook Rugby Club and East Peckham and Paddock Wood Rugby Club, RFU	High
PROVIDE	Rugby 5.	Provide off site payments to enhance rugby facilities across the borough for residents of new developments.	Use Sport England's new Development Calculator for each new development to obtain developer contributions.	1 – 3	Tunbridge Wells Borough Council and other Stakeholders.	
HOCKEY						
PROTECT	Hockey 1.	All hockey suitable sand-based AGPs in the borough are required to be protected. Change of use of existing hockey artificial turf pitches to 3G rubber crumb pitches should be discussed and agreed with Tunbridge Wells Borough Council, the Football Association, England Hockey and the Rugby Football Union.	All existing pitches and sites that have been previously used as hockey AGPs and remain of potential value	1 1	Tunbridge Wells Borough Council Tunbridge Wells Borough Council, FA, England Hockey, RFU	Low Low
PROTECT	Hockey 2.	It is important to ensure that those AGPs used for hockey and provide community use have prioritised peak time match slots and training slots for hockey use.	Clubs and schools.	1	Clubs / Local Authority / NGB / Schools / Academies/Colleges and Higher Education	Low
ENHANCE	Hockey 3.	The quality, availability and carrying capacity of existing sand-based AGPs. Particular emphasis on ensuring sink funds are in place for sand based AGPs.	Hawkenbury AGP carpet repairs/replacement	1	Tunbridge Wells Borough Council	Medium
PROVIDE	Hockey 4.	Provide a solution for under and oversupply in the future to 2030. There is a current shortfall in demand as Tunbridge Wells Hockey Club has to use facilities outside of the Borough and has a separate clubhouse to any of its playing facilities at Hawkenbury and Tonbridge School.	Nevill Ground: England Hockey have described Tunbridge Wells Hockey Club as a pivotal Club in the area. The club has won promotion to the premier league for its Men's team and also host England Hockey Single System this is the route for development of players through to national level. The ECB have confirmed that Tunbridge Wells Cricket Club is one of the pivotal clubs in the area for participation (especially focused on Cricket All-stars and Women's and Girls cricket).	1 - 3	Tunbridge Wells Borough Council, England Hockey, ECB, Kent Cricket, Tunbridge Wells Hockey Club, Tunbridge Wells Cricket Club.	High

OBJECTIVE	RECOMMENDATION	STRATEGIC RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			<p>Consultation with Tunbridge Wells Borough Council, England and Wales Cricket Board, England Hockey, Tunbridge Wells Cricket Club and Tunbridge Wells Hockey Club have identified the need to provide a master plan for the Nevill Sports Ground going forward.</p> <p>The master plan will consider a sustainable approach to facilities and management looking at different Scenarios.</p> <p>It is recognised that this is the starting point of the master planning exercise and that a feasibility study will need to be undertaken.</p> <p>The aim would be to provide a sustainable facility for cricket and hockey to meet the two clubs' ambitions of improving their status in their sport and increasing participation by the local community.</p> <p>The feasibility study needs to consider provision for the following:</p> <p>Facilities:</p> <ul style="list-style-type: none"> • 2 Hockey full size artificial grass pitches fit for purpose • 2 Cricket Squares with sufficient pitches fit for purpose • Non-grass artificial cricket pitch • Cricket nets • Stand • Clubhouse fit for purpose with appropriate male and female changing accommodation • Car parking • Grounds up keep facilities and storage <p>The Feasibility study should consider Hawkenbury as well as the Nevill if space becomes an issue in providing the required facilities for both Tunbridge Wells Hockey Club and Tunbridge Wells Cricket Club at the Nevill. However, the preferred site for all facilities is the Nevill Sports Ground.</p> <p>Once the PPS is adopted. Officers from Tunbridge Wells Borough Council will seek approval for funding to undertake the feasibility study and work with the stakeholder sports clubs to set out the scope for the feasibility study.</p> <p>The default position on which the feasibility study is predicated on, is that the Nevill Ground remains protected as a site for cricket and for sport.</p> <p>The Feasibility study should also consider if required facilities being provided for both Tunbridge Wells Hockey Club and Tunbridge Wells Cricket Club at the Nevill and at Hawkenbury if space becomes an issue at the Nevill. However, the preferred site for all facilities is the Nevill Sports Ground.</p>			

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

OBJECTIVE	RECOMMENDATION	STRATEGIC RECOMMENDATION	PRIORITY SITES / CLUBS / ACTIONS	PRIORITY	RESPONSIBILITY	COST
			There is also a need to consider different management options that provides a fit-for-purpose management and operational arrangement for the Nevill Ground and can attract grant funding. As part of the feasibility study consideration should be given to future use of the Nevill Sports Ground by Kent County Cricket Club.			
FTP 3G / AGP						
PROTECT	FTP 3G /AGP 1.	Protect all existing FTP 3G and AGPs currently in use for hockey and football	All existing pitches	1	Tunbridge Borough Council	Wells Low
PROTECT	AGP 2	Ensure that there remain sufficient sand based/dressed facilities to fulfil hockey need at both the current time and in the future by retaining sand based facilities that are strategically important for hockey	Currently Hawkenbury but carry out feasibility and master planning at the Nevill to look at provision of 2 new sand based/dressed facilities with appropriate ancillary facilities.	1	Tunbridge Borough Council	Wells Low
ENHANCE	FTP 3G / AGP 3.	Ensure that the quality of AGPs is sufficient and that a sinking fund is in place for the refurbishment of existing facilities.	All 3G and AGPs	1	Tunbridge Borough Council	Wells Medium
PROVIDE	FTP 3G / AGP 4.	Provide minimum of 3 or maximum of 4 additional 3G rubber crumb pitches at: <ul style="list-style-type: none"> • Hawkenbury minimum of 1 maximum of 2 (Dependent on community use agreement at St Gregory's School) • Rusthall 1 3G • Langton Green FC 1 3G <p>Ensure new sites can accommodate floodlights, changing, toilets, car parking and shelters.</p>	Provide minimum of 3 or maximum of 4 additional 3G rubber crumb pitches at: <ul style="list-style-type: none"> • Hawkenbury minimum of 1 maximum of 2 (Dependent on community use agreement at St Gregory's School) • Rusthall 1 3G • Langton Green FC 1 3G <p>Ensure new sites can accommodate floodlights, changing, toilets, car parking and shelters.</p> <p>Ensure all sites new pitches are assessed and placed on the FA Register for 3G Pitches.</p>	1 - 3	Tunbridge Borough Council,	Wells FA, RFU and England Hockey. High

GENERAL ACTIONS

- 4.10. The tables below identify the general Planning Policy recommendations, PPS Development recommendations and the general actions which are followed by the site by site action plans.
- 4.11. The actions are given priorities and relevant potential delivery partners are highlighted. By being highlighted as a potential delivery partner, partners are not obligated to fund or facilitate the action, but they should be involved in the project.
- 4.12. The action plans are given a priority:
- **Priority 1. Delivered against or to be worked towards within three years (ahead of the first full review of the PPS)**
 - **Priority 2. Delivered within 6 years**
 - **Priority 3. No specific date – In many instances the action is a general support for clubs or other bodies to progress with ground improvements and is not necessarily an action the Council or the PPS Steering Group have control over.**

COSTS

- 4.13. The strategic actions have also been ranked as low, medium or high based on cost. The brackets in which these sits are:
- **(L) -Low - less than £50k;**
 - **(M) -Medium - £50k-£250k;**
 - **(H) -High £250k and above.**
- 4.14. These are based on Sport England's estimated facility costs Quarter 2 2016.

FUNDING PLAN

- 4.15. In addition to using the planning system to lever in contributions through Section 106 or CIL, it is recognised that external partner funding will need to be sought to deliver much of the action plan. Although seeking developer contributions in applicable situations and other local funding/community schemes could go some way towards meeting deficiencies and/or improving provision, other potential/match sources of funding should be investigated e.g. look to apply for grants and work with NGBs and Sport England to seek partnership funding for a number of projects.

MONITORING AND REVIEW

- 4.16. It is important that the PPS Steering group keep this strategy alive. This will be achieved by:
- **Monitoring the delivery of the recommendations and actions.**
 - **Providing up to date annual supply and demand for pitch stock.**
 - **Addressing changing trends and formats for the different pitch sports as they develop and monitoring participation of these changes and trends.**
- 4.17. The on-going monitoring of the PPS will be led by Tunbridge Wells Borough Council and will be linked to the PPS Steering Group. The PPS will be updated every 3 – 5 years to fit in with Planning Policy reviews.

4.18. Sport England recommends that a process should be put in place to ensure regular monitoring of how the recommendations and action plan are being delivered. This monitoring should be led by the local authority and supported by all members of, and reported back to, the steering group.

4.19. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery. This should form an on-going role of the steering group.

4.20. As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the Steering Group, then Sport England and the NGBs would consider the PPS and the information on which it is based to be out of date as per Sport England's Playing Pitch Guidance.

4.21. Once the PPS is complete the role of the steering group should evolve so that it:

- **Acts as a focal point for promoting the value and importance of the PPS and playing pitch provision in the area.**
- **Monitors, evaluates and reviews progress with the delivery of the recommendations and action plan.**
- **Shares lessons learnt from how the PPS has been used and how it has been applied to a variety of circumstances.**
- **Ensures the PPS is used effectively to input into any new opportunities to secure improved provision and influence relevant programmes and initiatives.**
- **Maintains links between all relevant parties with an interest in playing pitch provision in the area.**
- **Reviews the need to update the PPS along with the supply and demand information and assessment work on which it is based. Further to review the group should either:**
 1. Provide a short annual progress and update paper;
 2. Provide a partial review focussing on particular sport, pitch type and/or sub area; or
 3. Lead a full review and update of the PPS document (including the supply and demand information and assessment details).

4.22. The steering group should meet at relevant points throughout the year to ensure that this role is progressed. This could be at six months and a year on from when the steering group signed off the PPS and/or arranged to tie in with the different seasons of the sports and any meetings with the NGBs.

4.23. Ideally the PPS could be reviewed on an annual basis from the date it is formally signed off by the Steering Group. The Steering Group including the NGBs will update the demand and supply information. This will help to maintain the momentum and commitment that would have been built up when developing the PPS. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.

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

- **How the delivery of the recommendations and action plan has progressed, and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others)**
- **How the PPS has been applied and the lessons learnt**

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- **Any changes to particularly important sites and/or clubs in the area (e.g. the most used or high-quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues**
- **Any development of a specific sport or particular format of a sport or recent information e.g. the FA modelling for 3G pitch requirements.**
- **Any new or emerging issues and opportunities.**

4.25. There is further information in Section E of Sport England's Playing Pitch Strategy guidance.

4.26. The table below provides general Planning Policy recommendations and PPS Development recommendations.

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PLAYING PITCH STRATEGY

Table 4.2: General Recommendations

GENERAL PLANNING & PLAYING PITCH STRATEGY DEVELOPMENT	ACTION
GENERAL RECOMMENDATIONS FOR PLANNING	<p>Agree the following Actions for the Local Plan. Appropriate Allocations for playing fields should be set out within the new Local Plan</p> <ul style="list-style-type: none"> • The policies within the new Local Plan, should be in accordance with the NPPF, which seeks to protect playing pitches unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. • Planning consent should include appropriate conditions and/or be subject to CIL or a Section 106 Agreement. Where developer contributions are applicable a Section 106 Agreement must be completed specifying the amount and timing of sums to be paid. (Sport England’s New Development Calculator for New Developments should be used to identify new need from a development and will guide on development, maintenance and sink fund costs. • The Infrastructure Delivery Plan and the Community Infrastructure Levy Charging Schedule (if the Council commits to producing a CIL) should include locations and costed projects for investment in playing pitch facility provision and maintenance for sites. • Where new pitches are provided changing rooms should be located on site as a minimum for adult use including provision for women and girls or as a minimum toilet facilities should be provided for junior and mini football use including toilets for women and girls. • There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities must be equivalent or better. • Where schools or higher education establishments seek planning permission for outdoor playing pitches and/or artificial grass pitches the planning conditions must stipulate a formal community use agreement is put in place with the School and the Local Authority to provide for community use of the facility.

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PLAYING PITCH STRATEGY

GENERAL PLANNING & PLAYING PITCH STRATEGY DEVELOPMENT	ACTION
<p>GENERAL RECOMMENDATIONS PPS DEVELOPMENT</p>	<p>Tunbridge Wells Borough Council will work in partnership with the:</p> <ul style="list-style-type: none"> • Football Association Regional Investment and Facilities manager Kent Football Association. • England and Wales Cricket Board Facilities and Investment Manager and Kent Community Cricket • Rugby Football Union Investment and Facilities Manager • England Hockey Relationship Manager for Kent / England Hockey Facilities Relationship Manager • Sport England <p>Short Term Action by December 2017</p> <p>Tunbridge Wells Borough Council will continue working with the PPS Steering Group. The Steering Group will monitor and review the PPS and site action plans on a six-monthly basis.</p> <p>Short Term Action December 2017 - Long Term November 2020:</p> <p>The action plan from the PPS should be implemented by Tunbridge Wells Borough Council with the assistance of the Steering Group.</p> <p>It is important that the PPS Steering group keep the PPS alive. This will be achieved by:</p> <ul style="list-style-type: none"> • Working together to seek Investment appropriate to deliver the PPS in Partnership. • Monitoring the delivery of the recommendations and actions. • Providing up to date annual supply and demand for pitch stock. • Addressing changing trends and formats for the different pitch sports as they develop and monitoring participation of these changes and trends. <p>The on-going monitoring of the PPS will be led by Tunbridge Wells Borough Council and will be linked to the PPS Steering Group. The PPS will be updated every 3-5 years.</p>

INDIVIDUAL SITE ACTION PLANS

4.27. The following provides information on individual sites.

Table 4.3: Individual Site Action Plans

SITE NAME / OWNERSHIP	STRATEGY	ACTION	PRIORITY	RESPONSIBILITY	COST
Ashurst and Blackham Sports Ground (Ashurst Recreation Ground) SPORTS – FOOTBALL.	PROTECT	This site needs to be protected as a playing field site in the Local Plan	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Requires improvements to football pitches. Would benefit from a visit by Kent FA Groundsman to provide advice on how to deal with drainage issue FA to report.	1	Kent FA	
	PROVIDE	Provide reconfiguration of an adult pitch to 9 v 9 pitches.	3	Charitable Body – Ashurst Recreation Ground Management Committee	Low
Ball Field Cranbrook SPORTS – FOOTBALL.	PROTECT	This site needs to be protected as a playing field site in the Local Plan There is a need for a formal community use agreement to be in place to safeguard future community use.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				
BAYHAM WEST & BAYHAM ROAD SPORTS - FOOTBALL AND LAPSED CRICKET	PROTECT	This site needs to be protected as a playing field site in the Local Plan unless an alternative site is provided providing better or improved quality.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	Bayham 5 is on the Call for sites List but in addition it has been identified that the remaining Bayham playing field site is reserved in the longer term for an extension of the cemetery. Bayham West provides 1 adult 11 v 11 pitch and the rest of Bayham Playing Fields provides for 1 adult 11 v 11, 1 9 v 9, 4 x 7 v 7 and 5 x 5 v 5 football pitches. The pitches are used by Tunbridge Wells Foresters' FC. The club has grown to such a size that the pitches, pavilion and car parking no longer meet its needs. The Council has a long term aim to find another site for the football pitches and Tunbridge Wells Foresters FC. If lost these pitches would need to be replaced providing improved playing pitches and ancillary facilities – minimum of 6 Ha. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.	1 – 3	Tunbridge Wells Borough Council/ FA / Kent FA/ Sport England/ Tunbridge Wells Foresters FC.	High
BENENDEN RECREATION GROUND SPORTS - FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				
BRENCHLEY WAR MEMORIAL GROUND SPORTS: CRICKET	PROTECT	This site needs to be protected as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Changing room provision requires improvement.	1 - 3	ECB – Kent Community Cricket and Brenchley Cricket Club.	Low
	PROVIDE				

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SITE NAME / OWNERSHIP	STRATEGY	ACTION	PRIORITY	RESPONSIBILITY	COST
CADOGAN PLAYING FIELDS SPORTS: FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan. Unless an alternative site is provided providing better or improved quality.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	This site is on the Council's Call for Sites List. If this site is lost, then better or improved quality playing pitches and ancillary facilities must be provided elsewhere. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.	1 - 3	Tunbridge Wells Borough Council/ FA / Kent FA/ Sport England.	
CHEQUER FIELD SPORTS: FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Requires improvements to football pitches – Would benefit from a visit by Kent FA Groundsman to provide advice on how to deal with drainage issue FA to report.	2	Kent FA	Low
	PROVIDE				
COLEBROOK RECREATION GROUND SPORTS - FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan. Unless an alternative site is provided providing better or improved quality.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	This site is on the Council's Call for Sites List. If this site is lost, then better or improved quality playing pitches and ancillary facilities must be provided elsewhere. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.	1 - 3	Tunbridge Wells Borough Council/ FA / Kent FA/ Sport England	High
CONGHURST LANE SPORTS FIELD - SANDHURST SPORTS: FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Requires improvements to football pitches. Would benefit from a visit by Kent FA Groundsman to provide advice on how to deal with drainage issue FA to report.	1	Kent FA	Low
	PROVIDE	Provide to 9 v 9 pitches marked over adult 11 v 11.	1	Parish Council	Low

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY	ACTION	PRIORITY	RESPONSIBILITY	COST
CULVERDON STADIUM SPORTS: FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan. Unless an alternative site is provided providing better or improved quality.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	This site is on the Council's Call for Sites List. If this site is lost, then better or improved quality playing pitches and ancillary facilities must be provided elsewhere. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.	1 - 3	Tunbridge Wells Borough Council/ FA / Kent FA/ Sport England	High
ELM TREE PLAYING FIELDS – Paddock Wood. SPORTS: FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Requires improvements to football pitches. Would benefit from a visit by Kent FA Groundsman to provide advice on how to deal with drainage issue FA to report.	1	Kent FA	Low
	PROVIDE				
FIVE OAK GREEN RECREATION GROUND SPORTS: FOOTBALL	PROTECT	This site needs protecting as a playing field site in the Local Plan	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Requires improvements to football pitches. Would benefit from a visit by Kent FA Groundsman to provide advice on how to deal with drainage issue FA to report.	1	Kent FA and Club	Low
	PROVIDE				
FRITTENDEN RECREATION GROUND SPORTS - FOOTBALL & CRICKET	PROTECT	This site will need to be protected as a playing field site in the Local Plan	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Football pitch is currently unused. Would benefit from a visit by Kent FA Groundsman to provide advice on how to deal with drainage issue FA to report.	1	Kent FA and Club	Low
	PROVIDE				

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY	ACTION	PRIORITY	RESPONSIBILITY	COST
GREEN LANE – PADDOCK WOOD SPORTS - FOOTBALL	PROTECT	This site will need to be protected as a playing pitch field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	<p>This site or land adjacent will possibly be used to provide additional football pitches from the three main developments in Paddock Wood. The football pitch requirements for this proposed site are:</p> <ul style="list-style-type: none"> • 1 adult 11 v 11 • 1 junior 11 v 11 • 1 junior 9 v 9 • 1 mini soccer 7 v 7 • 1 mini soccer 5 v 5 <p>A feasibility should be undertaken to ensure these pitches can fit within the land available and all new pitches and ancillary facilities must meet Sport England and FA Guidelines.</p> <p>There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.</p>	1 - 3	Tunbridge Wells Borough Council/ FA / Kent FA/ Sport England	High
HAWKENBURY RECREATION GROUND SPORTS: FOOTBALL, CRICKET & HOCKEY AGP	PROTECT	This site needs to be protected as a playing field site in the Local Plan. Additional playing field land is being purchased by Council. This will need to be protected in the Local Plan once purchased.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	<p>This site with additional purchased land adjacent will be used to provide additional football pitches and ancillary facilities and provide for the loss of Cadogan, Culverdon, Colebrook Recreation Ground, Bayham West and Bayham. The future football pitch requirements for this proposed site are:</p> <ul style="list-style-type: none"> • 2 adult grass 11 v 11 pitches. • 2 junior 11 v 11 pitches. • 2 3G full size pitches. <p>2 full size 3G pitches with floodlights would provide the 9 v 9, 7 v 7 and 5 v 5 pitch requirements on Saturday and Sunday mornings. The second 3G pitch would need to be in addition to the 3 adult pitch requirements (2 grass and 1 3G).</p> <p>The need for the 2nd 3G pitch is dependent on the community use agreement put in place for community use of the new St Gregory's Catholic School 3G pitch which will have community use by Tunbridge Wells Foresters FC.</p> <p>A feasibility should be undertaken to ensure these pitches can fit within the land available and all new pitches and ancillary facilities must meet Sport England and FA Guidelines.</p> <p>There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.</p> <p>The hockey and cricket use must continue to be provided.</p>	1 - 3	Tunbridge Wells Borough Council/ FA / Kent FA/ Sport England	High

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY	ACTION	PRIORITY	RESPONSIBILITY	COST
HILBERT RECREATION GROUND – FIELDS IN TRUST SITE SPORTS - FOOTBALL	PROTECT	This site needs to be protected as a playing field site within the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Drainage issues, funding is available to resolve this issue.	1	Tunbridge Wells Borough Council	Medium
	PROVIDE	Adult pitches to be reconfigured as junior 11 v 11 pitches	2	Tunbridge Wells Borough Council	Medium
HORSMONDEN SPORTS GROUND SPORTS: FOOTBALL & CRICKET	PROTECT	This site needs to be protected as a playing field site within the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				
RUSTHALL JOCKEY FARM SPORTS - FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan. Tunbridge Wells Borough Council plans to purchase land to increase playing fields at Rusthall adjacent to Southwood Road Recreation Ground and Jockey Farm 2.9Ha. This additional land will need protecting once purchased.	1	Tunbridge Wells Borough Council/ FA / Kent FA/ Sport England	High
	ENHANCE	There are works being prepared and paid for by Tunbridge Wells Borough Council to help Rusthall FC meet the requirements to move up to step 5 of the league system, including stand and a path around the pitch. Tunbridge Wells Borough Council will be providing £60,000 Capital investment towards these pitch upgrades.	1	Tunbridge Wells Borough Council/ FA / Kent FA/ Sport England	Medium
	PROVIDE	A feasibility exercise is required to understand if the following could be provided on the additional land being purchased by the Council. A 3G rubber crumb pitch for 9 v 9, 7 v 7 and 5 v 5 match equivalent sessions with a junior 11 v 11 grass pitch. All new pitches and ancillary facilities must meet Sport England and FA Guidelines. There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.	1	Tunbridge Wells Borough Council FA / Kent FA/ Sport England	High
KING GEORGE V THE MOOR HAWKHURST – FIELDS IN TRUST SPORTS - FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan. Formal Community Use agreement needs to be put in place.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	There is a current planning permission for the erection of a community centre at the Sports Pavilion at the King George V Playing Fields at The Moor Hawkhurst. The permission is for the provision of accommodation for changing rooms, meeting rooms and a main hall, as well as the erection of separate store buildings, car parking and a reinstated outdoor playground (permissions 09/00828 and 12/00793). This scheme has yet to be implemented; therefore, this site is allocated for community facilities and Policy AL/HA5 is intended to guide future detailed proposals. Financial contributions will be sought from other developments within Hawkhurst and directed towards the provision of this new community facility	1 - 3	Hawkhurst Parish Council/ Tunbridge Wells Borough Council	High

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY	ACTION	PRIORITY	RESPONSIBILITY	COST
LAMBERHURST PLAYING FIELDS SPORTS: FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	Reconfigure 2 lapsed adult 11 v 11 pitches to junior 11 v 11 pitches.	1 - 2	Lamberhurst Parish Council	Low
LANGTON GREEN PLAYING FIELDS SPORTS: FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	Reconfigure 1 adult 11 v 11 pitch to 1 junior 11 v 11 pitch. Provide 1 3G full size rubber crumb pitch with floodlights.	1-3	Langton Green Parish Council/ Langton Green FC / FA /Kent FA / Tunbridge Wells Borough Council	High
LOWER GREEN RECREATION GROUND - PEMBURY SPORTS: FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	With the additional playing field land being bought by the Council next to Woodside Playing Fields in Pembury. The future pitch requirements at Lower Green Recreation Ground are: <ul style="list-style-type: none"> • 2 junior 9 v 9 pitches • 1 mini soccer 7 v 7 pitch • 3 mini soccer 5 v 5 pitches. <p>There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.</p>	1	Tunbridge Wells Borough Council	High
MEMORIAL RECREATION GROUND – PADDOCK WOOD SPORTS – FOOTBALL & LAPSED CRICKET	PROTECT	This site needs to be protected as a playing field site in the Local Plan, unless it meets one of Sport England’s Exemptions from its Playing Field Planning Policy.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				
PUTLANDS SPORT AND LEISURE CENTRE SPORTS: FOOTBALL & RUGBY	PROTECT	This site needs to be protected as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Rugby pitch drainage issues need to be resolved.	1	RFU/ Rugby Clubs/ Tunbridge Wells Borough Council	Low
	PROVIDE				

TUNBRIDGE WELLS BOROUGH COUNCIL
PLAYING PITCH STRATEGY

SITE NAME / OWNERSHIP	STRATEGY	ACTION	PRIORITY	RESPONSIBILITY	COST
SOUTHBOROUGH HUB SPORTS: FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	<p>The FA have agreed the new playing pitch layout at Southborough. The site will provide:</p> <ul style="list-style-type: none"> • 2 adult 11 v 11 pitches • 2 junior 11 v 11 pitches • 1 junior 9 v 9 pitch • 4 mini soccer 7 v 7 pitches • 6 mini soccer 5 v 5 pitches <p>There is a need to pursue funding to ensure that the new South Borough Hub has adequate changing and showering facilities/</p> <p>There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.</p>	1 -2	Southborough Community Hub/ FA /Kent FA	High
SOUTHFIELDS PARK – SKINNERS SCHOOL SPORTS - FOOTBALL	PROTECT	<p>This site needs protecting as a playing field site in the Local Plan</p> <p>This site requires a formal community use agreement to be in place to safeguard community use in the future.</p>	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				
RUSTHALL SOUTHWOOD REC SPORTS: FOOTBALL	PROTECT	This site needs to be protected as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	<p>Provide 2 adult 11 v 11 and 1 junior 11 v 11 pitches in the future to 2033</p> <p>There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.</p>	1 - 3	Tunbridge Wells Borough Council	Low
SPELDHURST RECREATION GROUND SPORTS: FOOTBALL & CRICKET	PROTECT	This site needs protecting as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE	The Cricket Club require a fixed net, and there is a need to upgrade the showers to meet the clubs' requirements.	1 - 3	Speldhurst Cricket Club/ ECB	Low
WOODSIDE RECREATION GROUND SPORTS: FOOTBALL	PROTECT	<p>This site needs protecting as a playing field site in the Local Plan.</p> <p>Tunbridge Wells Borough Council plans to purchase additional land adjacent to Woodside Recreation Ground, Pembury (2.08Ha) and expand the playing pitch provision. This land will require protecting once purchased.</p>	1	Tunbridge Wells Borough Council	Low
	ENHANCE				

SITE NAME / OWNERSHIP	STRATEGY	ACTION	PRIORITY	RESPONSIBILITY	COST
	PROVIDE	<p>The existing and new land at Woodside Recreation Ground will provide for:</p> <ul style="list-style-type: none"> • 2 adult 11 v 11 pitches • 2 junior 11 v 11 pitches • 2 mini soccer 7 v 7 pitches. <p>A feasibility exercise is required to understand if the above could be provided on the additional land being purchased by the Council.</p> <p>All new pitches and ancillary facilities must meet Sport England and FA Guidelines.</p> <p>There is a need to ensure that existing facilities (changing rooms etc.) are not placed under undue pressure by the provision of new pitches and that ancillary facilities that are being replaced must be equivalent or of better quality.</p>	1 - 3	Tunbridge Wells Borough Council/ FA / Kent FA/ Sport England	Low
CRANBROOK SCHOOL PITCHES SPORTS: FOOTBALL	PROTECT	<p>This site needs protecting as a playing field site in the Local Plan.</p> <p>This site requires a formal community use agreement to be in place to safeguard community use in the future.</p>	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				
MARLBOROUGH HOUSE SCHOOL SPORTS: FOOTBALL AND CRICKET	PROTECT	<p>This site needs protecting as a playing field site in the Local Plan. There is a planning application in to build houses on existing playing fields and move the existing playing fields.</p> <p>There is an opportunity to create a formal community use agreement on these facilities. There is no current community cricket played currently. Hawkhurst Junior FC use the school facilities, but this is unsecured use.</p>	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				
ARTHUR NICHOLSON RECREATION GROUND SPORTS: CRICKET	PROTECT	This site needs protecting as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Re develop the clubhouse and replace nets	1 – 3	Bidborough CC/ Parish Council ECB	Medium
	PROVIDE	Provide non-turf pitch to assist with junior demand.	1-3	Bidborough CC/ Parish Council ECB	
GILLS GREEN CRICKET CLUB SPORTS: CRICKET	PROTECT	This site needs protecting as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Require refurbishment of the pavilion.	1	Gills Green Cricket club	Medium
	PROVIDE				

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PEMBURY CRICKET CLUB SPORTS: CRICKET	PROTECT	This site needs protecting as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Need to improve its nets and wish to add a non-turf pitch.	1	Cricket Club/ECB	Low
	PROVIDE				
RUSHALL COMMON CRICKET CLUB – RUTSHALL COMMON SPORTS - CRICKET	PROTECT	This site needs protecting as a playing field site in the Local plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				
SOUTHBOROUGH CRICKET CLUB – SOUTHBOROUGH COMMON SPORTS: CRICKET	PROTECT	This site needs protecting as a playing field site in the Local plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Club has not been able to change the site due to its protection, i.e. can't have permanent nets structure and have to have a roll-on instead. The club would like to improve the pavilion facilities, but fear this would not be possible due to constraints on protection of the site. There is a need to seek clarification.	1	Southborough Cricket Club, Southborough Town Council ECB and Tunbridge Wells Borough Council	Low
	PROVIDE				
KILNDOWN AND LAMBERHURST CRICKET CLUB SPORTS: CRICKET	PROTECT	This site needs to be protected as a playing field site in the Local Plan	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				
BENENDEN GREEN SPORTS: CRICKET	PROTECT	This site needs to be protected as a playing field site in the Local Plan	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				
CROOK ROAD BRENCHLEY – CASTLE HILL CRICKET CLUB SPORTS - CRICKET	PROTECT	This site needs to be protected as a playing field site in the Local Plan	1	Tunbridge Wells Council Borough Council	Low
	ENHANCE				
	PROVIDE	If girls and women's cricket grow at the club improved clubhouse facilities for girls and women will be required	3	Cricket Club and Kent Community Cricket.	Medium
HIGHER CRICKET GROUND - LINDEN PARK CRICKET CLUB SPORTS: CRICKET	PROTECT	This site needs to be protected as a playing field site in the Local Plan	1	Tunbridge Wells Council Borough Council	Low
	ENHANCE				
	PROVIDE	Work with Linden Park CC: The club is currently working at full capacity at their home ground, and are looking at a permanent 2nd ground in the future.	1	Tunbridge Wells Borough Council / ECB/Kent Community Cricket/ Linden Park Cricket Club	Medium
CAPEL GREEN CRICKET CLUB – FALMOUTH PLACE SPORTS - CRICKET	PROTECT	This site needs to be protected as a playing field site in the Local Plan	1	Tunbridge Wells Borough Council	Low
	ENHANCE				
	PROVIDE				

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SITE NAME / OWNERSHIP	STRATEGY	ACTION	PRIORITY	RESPONSIBILITY	COST
MATFIELD CRICKET CLUB – MATFIELD GREEN SPORTS: CRICKET	PROTECT	This site needs to be protected as a playing field site in the Local Plan	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Need for practice nets but concerns over vandalism.	1 - 2	Cricket Club/ ECB/ Kent Community Cricket	Low
	PROVIDE				
KING GEORGE V SISSINGHURST SPORTS: FOOTBALL & CRICKET	PROTECT	This site needs protecting as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	The pavilion had an extension in the winter 2015 and has good quality changing and showers. The club would like to redesign the other side of the pavilion in the next 5 years, as well as installing new nets.	1 - 3	Sissinghurst CC and Football club	Medium
	PROVIDE	Provide 2 9 v 9 pitches overplaying adult 11 v 11.	1 - 3	Sissinghurst Football Club.	Low
ST MARKS RECREATION GROUND SPORTS – CRICKET & RUGBY	PROTECT	This site needs protecting as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Need to improve drainage of pitches.	1 - 3	Rugby Club/ Tunbridge Wells Borough Council / RFU	Medium
	PROVIDE	The Rugby Club would like to develop a new clubhouse and changing facility and to add a full sized 3G pitch to the site, but this would compromise a cricket pitch. The site has met the initial criteria for the rugby turf project but doesn't have currently the long-term security requirements of the RFU.	3	Rugby Club / RFU	High
TOMLIN GROUND SPORTS: CRICKET & RUGBY	PROTECT	This site needs protecting as a playing field site in the Local Plan.	1	Tunbridge Wells Borough Council	Low
	ENHANCE	Changing rooms/club house are not adequate for the size of the club and needs developing. Also plans for a car park extension and the current kitchen is too small for the number of functions/matches played.			
	PROVIDE				

SITE NAME / OWNERSHIP	STRATEGY	ACTION	PRIORITY	RESPONSIBILITY	COST
NEVILL SPORTS GROUND	PROTECT	This site needs protecting as a playing field site in the Local Plan	1	Tunbridge Wells Borough Council	Low
SPORTS: CRICKET & HOCKEY	ENHANCE				
	PROVIDE	<p>Feasibility Study and master plan for the Nevill Sports Ground that will consider a sustainable approach to facilities and management looking at different Scenarios.</p> <p>It is recognised that this is the starting point of the master planning exercise and that a feasibility study will need to be undertaken.</p> <p>The aim would be to provide a sustainable facility for cricket and hockey to meet the clubs' ambitions of improving their status in their sport and increasing participation by the local community.</p> <p>The feasibility study needs to consider provision for the following:</p> <p>Facilities:</p> <ul style="list-style-type: none"> • 2 Hockey full size artificial grass pitches fit for purpose • 2 Cricket Squares with sufficient pitches fit for purpose • Non-grass artificial cricket pitch • Cricket nets • Stand • Clubhouse fit for purpose with appropriate male and female changing accommodation • Car parking • Grounds up keep facilities and storage <p>The Feasibility study should consider Hawkenbury as well as the Nevill if space becomes an issue in providing the required facilities for both Tunbridge Wells Hockey Club and Tunbridge Wells Cricket Club at the Nevill. However, the preferred site for all facilities is the Nevill Sports Ground.</p> <p>Once the PPS is adopted. Officers from Tunbridge Wells Borough Council will seek approval for funding to undertake the feasibility study and work with the stakeholder sports clubs to set out the scope for the feasibility study.</p> <p>The default position on which the feasibility study is predicated on, is that the Nevill Ground remains protected as a site for cricket and for sport.</p> <p>Consider different management options that provides a fit-for-purpose management and operational arrangement for the Nevill Ground and can attract grant funding.</p> <p>As part of the feasibility study consideration should be given to future use of the Nevill Sports Ground by Kent County Cricket Club.</p>	1	Tunbridge Wells Borough Council / ECB/ England Hockey/ Tunbridge Wells CC/ Tunbridge Wells Hockey club	High

SCHOOL SITES WITH NO COMMUNITY USE BUT NEED PLAYING PITCHES PROTECTED				
Beechwood Sacred Heart School	PROTECT	These sites need to be protected as playing field sites within the Local Plan.	1	Tunbridge Wells Borough Council
Dulwich Prep School				
High Weald Academy				
Holmewood House School				
Kent College Pembury				
Mascalls Academy				
St Gregory's Catholic Comprehensive School				
Swattenden Centre				
The Skinners School –				
Tunbridge Wells Grammar School for Boys				
Bennett Memorial Diocesan School				
Bethany School.				
Tunbridge Wells Grammar School for Girls				
The Schools at Somerhill				
Bidborough Primary				
Bishops Down Primary School				
Brenchley and Matfield C of E School				
Broomhill Bank School				
Claremont Primary School				
Langton Green Primary School				
Paddock Wood Primary School				
Pembury School				
Rose Hill School				
Sissinghurst C of E Primary School				
Southborough C of E Primary School				
St Augustine's Catholic School				
St Barnabas Primary School				
St James C of E School				
St Mathews High Brooms C of E				
St Ronan's School				
St Johns C of E Primary School				
Temple Grove Academy				

