

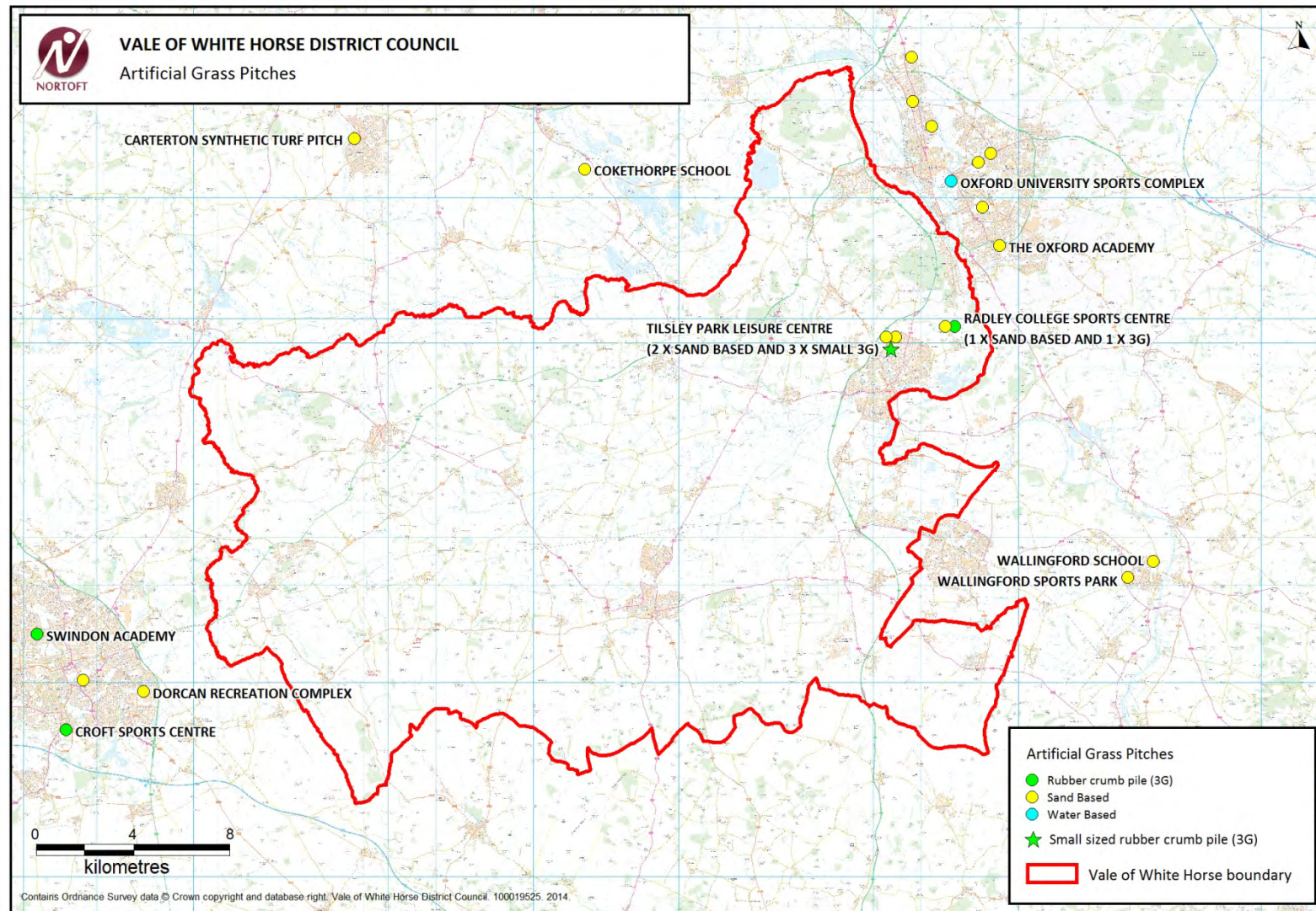
Current and future provision

351. There are currently, 3 large size floodlit AGPS in Vale, of which one is 3G, plus three small size 3G pitches. The details are provided in Figure 33, and they are mapped in Figure 34 together with the pitches in the surrounding areas.
352. It is notable that all of the current provision is on the east side of the authority, and residents in Wantage/Grove and Faringdon areas are outside a 20 minute drive time to any AGP.
353. There is a proposal with planning permission (November 2011 and since renewed) to develop a full-size floodlit 3G pitch adjacent to the Wantage Leisure Centre which is a partnership between Wantage Town Football Club and King Alfred's School. The Vale of White Horse District Council is involved as one of the landowners. Construction has yet to start as funding still needs to be put in place, and the extent of community use has not yet been confirmed.
354. There is an emerging proposal in Faringdon for a large size 3G AGP. The recommendation in this Study is for it to be located at the Community College as a dual use facility, and to operate during community time as part of the leisure centre. The Faringdon Neighbourhood Plan however also considers locating the AGP at either Tucker Park (preference) or near the skate park. Further discussions between the Vale Council, Community College and Town Council are therefore required. Should the AGP be developed in Tucker Field, there may be a need to replace the grass pitch provision elsewhere because the town is thought to have a deficit of grass pitches. This however will be considered in detail as part of the current Playing Pitch Strategy.
355. Also within Vale, Abingdon School is considering converting the 3 small size pitches to one full size 3G pitch at Tilsley Park, with the replacement of the small size pitches elsewhere on the site. This proposal is at an early stage.
356. New 3G pitches have been proposed in Didcot and the most recent strategy for South Oxfordshire recommended two pitches should be developed. However the final site location(s) have yet to be confirmed although the preferred option is a double pitch site at Didcot North East leisure centre Leisure Centre. These pitches would have importance for the Vale residents living within the Didcot Leisure Sub Area but would be too far away from residents living elsewhere in the authority.
357. Also in Didcot, there is an emerging proposal, which is still at an early stage, for the development of full size sand dressed or sand filled pitch at St Birinus School. Details are not yet known.
358. A new AGP may also be developed in Swindon, possibly as part of the proposed leisure centre in the Eastern Development Area.

Figure 33: AGPs - current provision

Site Name	Facility Sub Type	Size	Dimensions (m)	Build date	Refurb date	Sports lighting	Management Type	Hours available for community use
RADLEY COLLEGE SPORTS CENTRE	Sand Filled	AGP	60 x 100	1997	2010		School/College/University (in house)	16
RADLEY COLLEGE SPORTS CENTRE	3G	AGP	60 x 100	1982	2011	✓	School/College/University (in house)	34
THE DEFENCE ACADEMY	Sand Filled	Small	50 x 90	2000	x	✓	School/College/University (in house)	0
TILSLEY PARK	Sand dressed	AGP	60 x 110	1996	2013	✓	School/College/University (in house)	25
TILSLEY PARK	Sand dressed	AGP	60 x 110	1996	2013	✓	School/College/University (in house)	25
TILSLEY PARK	Rubber crumb pile (3G)	Small	21 x 37	2005	x	✓	School/College/University (in house)	25
TILSLEY PARK	Rubber crumb pile (3G)	Small	21 x 37	2005	x	✓	School/College/University (in house)	25
TILSLEY PARK	Rubber crumb pile (3G)	Small	21 x 37	2005	x	✓	School/College/University (in house)	25

Figure 34: Existing Artificial Grass Pitches



359. In general terms, the community market for AGPs is not inexhaustible and all proposals for AGPs should have a rigorous business plan to demonstrate their viability in the longer term if they are dependent on revenue from the community. If new AGPs are proposed to be built on existing grass pitches, the loss of the grass pitches and the impact upon the grass playing field stock should also be given detailed consideration, both in relation to summer and winter sports.

Modelling

Active People Survey findings

360. AGPs are used primarily for football and hockey. They are also increasingly used for rugby (where the surface is appropriate). Sport England published detailed sport evidence packs, which bring together data from the Active People Survey.
361. For football, there is a clear overlap between the small sided game played on large size pitches that have been divided up, and the specialist small sided (usually commercial) pitch complexes. Of the two, the small sided pitch complexes tend to be more attractive to players, but at present there are only three small-sided pitches, adjacent to the full sized sand dressed pitches at Tilsley. The cost of hiring artificial surfaces often prohibits use by mini and junior teams.
362. For rugby, good quality natural turf remains the surface of choice for both matches and training. However, where there is limited space, 3G artificial grass pitches with the appropriate length pile and shock pad offer a real opportunity to provide a quality surface upon which to play the game. The RFU however will generally only prioritise AGP development where a pitch is on a rugby club site, or is adjacent to it, or possibly where a school has a very strong background in rugby.

Facilities Planning Model

363. The Sport England Facilities Planning Model for AGPs considers only large size pitches. It is a useful guide to the balance in supply and demand, particularly where the area in question does not also have a large number of small-sided football pitches, which can skew the demand patterns. The key parameters used in the FPM are set down in Figure 35. The key points to note are: the dominance of football overall, the much higher percentage of male users than female, and the rapid fall off in users with age.

Figure 35: FPM AGP parameters

	Parameter	Comments																					
Participation -% of age band	<table><tr><td></td><td>0-15</td><td>16-24</td><td>25-34</td><td>35-44</td><td>45-54</td><td>55+</td></tr><tr><td>Male</td><td>3.37</td><td>7.72</td><td>4.93</td><td>2.71</td><td>1.26</td><td>0.17</td></tr><tr><td>Female</td><td>3.16</td><td>2.70</td><td>0.94</td><td>0.46</td><td>0.18</td><td>0.07</td></tr></table>		0-15	16-24	25-34	35-44	45-54	55+	Male	3.37	7.72	4.93	2.71	1.26	0.17	Female	3.16	2.70	0.94	0.46	0.18	0.07	
	0-15	16-24	25-34	35-44	45-54	55+																	
Male	3.37	7.72	4.93	2.71	1.26	0.17																	
Female	3.16	2.70	0.94	0.46	0.18	0.07																	
Frequency - VPWPP	<table><tr><td></td><td>0-15</td><td>16-24</td><td>25-34</td><td>35-44</td><td>45-54</td><td>55+</td></tr><tr><td>Male</td><td>1.81</td><td>1.67</td><td>1.27</td><td>1.06</td><td>1.07</td><td>0.97</td></tr><tr><td>Female</td><td>1.02</td><td>1.45</td><td>1.34</td><td>1.31</td><td>1.21</td><td>1.32</td></tr></table>		0-15	16-24	25-34	35-44	45-54	55+	Male	1.81	1.67	1.27	1.06	1.07	0.97	Female	1.02	1.45	1.34	1.31	1.21	1.32	Football 75.2% Hockey 22.7% Rugby 2.1%
	0-15	16-24	25-34	35-44	45-54	55+																	
Male	1.81	1.67	1.27	1.06	1.07	0.97																	
Female	1.02	1.45	1.34	1.31	1.21	1.32																	
Peak Period	<p>Monday-Thursday = 17.00 – 21.00 Friday = 17.00 – 19.00 Saturday = 9.00 – 17.00 Sunday = 9.00 – 17.00</p> <p>Total Peak Hours per week = 34 hrs Total number of slots = 26 slots</p> <p>Percentage of demand in peak period = 85%</p>	<p>Mon-Friday = 1 hr slots to reflect mixed use of activities –training, 5/7 a side & Informal matches</p> <p>Weekend = 2 hrs slots to reflect formal matches.</p>																					
Duration	<p>Monday - Friday = 1 hr Saturday & Sunday = 2 hrs</p>																						
At one time capacity	<p>30 players per slot Mon to Fri; 25 players per slot Sat & Sun 30 X 18slots = 540 visits 25 X 8slots = 200 visits Total = 740 visits per week in the peak period</p>	<p>Saturday and Sunday capacity to reflect dominance of formal 11-side matches i.e. lower capacity</p>																					
Catchments	<p>Overall catchment for all users 82% travelling 20 minutes or less during week – within a distance decay function of the model</p> <p>Users by travel mode 81% Car borne 15% Walk 4% Public Transport</p>																						

364. The key findings from the national FPM assessment of early 2014 by Sport England (which considers only large size pitches) are:

- There are effectively 3 pitches available for community use in Vale, once the opening hours are taken into account. These are 2 pitches most suitable for hockey, and 1 pitch most suitable for football.
- There is a total estimated demand for 3 football pitches and 0.8 hockey pitches.
- Although football is using the sand dressed pitches at Tilsley, there is an overall lack of the preferred surface for football, the 3G pitches.
- There is more than sufficient space for hockey
- The current level of provision is 0.02 pitches per 1000, which is the same as for South Oxfordshire, but a lower rate of provision than the national average (at 0.03 pitches per 1000) and about half the rate of the average for the south east region.
- About 82% of the estimated demand is met, about 42% of which is provided for in the adjoining authorities. The demand for football is partially met through the use of the sand dressed pitches at Tilsley, which is not the preferred surface.
- The amount of export of demand is almost balanced out by the number of “imported” visits;
- All of the pitches are sited close to Abingdon;
- Of the “unmet demand” most is simply due to a lack of capacity, although the location of the existing pitches means that they are too far to travel to from parts of the Vale (they are more than 20 minutes drive for football use);
- People living in the Wantage and Faringdon areas have least good access to a pitch, but there is no one place in the authority where a new pitch is currently justified simply because of the total level of unmet demand in the area.
- The estimated used capacity of the Tilsley Park pitches is around 94%, and the Radley College pitches at about 89%.

Nortoft Calculator

365. The Nortoft Calculator forecasts future need for facilities based upon both changes in the population and the anticipated growth in participation (at 0.5% pa). The findings in Figure 36 suggest that four additional pitches would be required in the period up to 2031 to allow for the increase in housing growth, an increase in participation, and to bring the authority into line with the south east average level of provision which is currently 0.04 pitches per 1000. If the national average rate of provision of 0.03 pitches per 1000 was applied instead, then 3 additional pitches would appear to be justified by 2031.

Figure 36: Nortoft Calculator results- AGPs

Assessment of change in facilities required - based on projected population increase													
Vale of White Horse Local Authority Population Projections													
	2014	2021	2026	2031									
Population	124,580	153,939	165,124	169,872									
Facility type	Authority	Unit of measurement	No of units	Current units per 1000	South East provision per 1000	Change in provision required to bring levels in line with South East average (with assumed 0.5% increase in participation per year)				Total provision proposed (existing plus new)			
						2014	2021	2026	2031	2014	2021	2026	2031
AGPs		Pitches	3	0.02	0.04								
England average = 0.03 SE average = 0.04	Whole Authority					2	3	4	4	5	6	7	7

FA model for 3G AGP provision

366. The FA have an aspiration that each football team should have access at least one hour a week to a 3G AGP, and they have developed their own model to calculate the amount of 3G AGP pitch space required. The FA model utilises the latest Sport England research “AGP’s, The state of the Nation 2012” which showed that for 3G AGP’s built since 2001, that 51% of the usage was from sports clubs, 40% pay and play, and 9% commercial. The FA assumes in their model that the 3G AGPs are available from 6pm-10pm midweek and 9am-5pm on weekends, and that the pitches are available for club training as follows:

Figure 37: FA 3G AGP model training hours

Pitch size and nature	Number of hours available for club training
Full size	56
Stadia	46
Multi Use Games Area	18
Commercial 5 aside centres	10
Pro club indoor and outdoor facilities	0

367. The FA model identifies how many more hours are required in each local authority to potentially provide every affiliated club with the opportunity to train for one hour per week. Based on the number of affiliated teams recorded in the FA’s Football Participation Report 2013/14 for the Vale which is a total of 217, the FA is seeking 217 hours of training time on 3G pitches.
368. The table in Figure 38 considers the number of hours the pitches in Vale are currently available for training, based on the FA model. The maximum number of training slots/hours is currently 88, so this falls well short of the FA’s aspirations in relation to 3G pitches for the authority. Using their model, a further 2.3 3G pitches would be justified now. This demand will increase further as the population increases up to 2031 and there are new football teams arising as a consequence.

Figure 38: FA model applied to Vale AGPs

Site Name	Type	Number of Pitches	Ownership Type	Access Type	Included in the FA modelling	No of hours avail in for club training
RADLEY COLLEGE SPORTS CENTRE	Sand based (not floodlit)	1	Independent School	Pay and Play		
THE DEFENCE ACADEMY	Sand based	1	MOD	Private Use		
TILSLEY PARK	Sand based	2	Local Authority	Pay and Play		
TILSLEY PARK	3G	3	Local Authority	Pay and Play	√	18 x 3
RADLEY COLLEGE SPORTS CENTRE	3G	1	Independent School	Pay and Play	√	34 x 1
TOTAL 3G TRAINING SLOTS AVAILABLE						88

Sports Facilities Calculator

369. To assess the demand for AGPs arising directly from the main new housing developments, Sport England's Sports Facilities Calculator is the most appropriate and accurate modelling tool. A 10% increase for participation growth over the period 2014-31 has been applied as this is the best fit for the modelling of the 0.5% participation increase per year, which is the adopted strategic rate of increase.
370. Each of the 22 separate housing sites in the Local Plan 2021 "Final Sites Package" (see para 36) has been assessed using the SFC, see Appendix 11 for copies of the individual site calculations. Altogether the 11,560 new dwellings with their 27,628 additional residents will generate around almost the equivalent demand of one large AGP (0.86 pitch). This demand is spread across the authority and is the equivalent of 0.03 pitches per 1000.
371. A 3G AGP is proposed to be developed in Wantage adjacent to the existing leisure centre, and a second AGP is also planned for Faringdon. If these 3G AGPs are developed it will meet the needs of both the existing and new communities in those areas.
372. In the Didcot Leisure Sub Area there are no AGPs at this time which have community access. The Didcot North East leisure centre is proposed to have at least one if not two large size 3G AGPs. If two pitches are built either here or elsewhere in the town, this would meet the needs of the both the new housing growth in the DLSA and the existing population within Didcot.

Comparator authorities' provision

373. Using the data available on Active Places it is possible to compare the general levels of facility provision in Vale with its CIPFA benchmark authorities and with South Oxfordshire, see Figure 39. It is clear that Vale has a lower number of pitches than any of its comparator authorities. None of the authorities has a water based pitch.

Figure 39: AGPs - comparator authorities

Nearest Neighbour	Population at 2014	AGPs (sand filled or sand dressed)	AGPs (sand filled or sand dressed) small	AGP (3G)	AGP (3G) small
Vale of White Horse	124,580	3	0	0	3
South Oxfordshire	136,758	4	1	0	2
East Hampshire	117,513	3	0	2	1
East Hertfordshire	141,940	8	0	1	0
Test Valley	117,691	4	0	1	3

Summary of modelling findings

374. The modelling clearly shows that there is both an overall deficit of 3G AGP space in the authority and that the current distribution of pitches is causing further difficulties for some residents in getting access to any AGP. The area least well served is the central and western parts of the district. The travel time used in the modelling is 20 minutes (with a distance decay element).
375. Because one of the four existing pitches is not flood-lit it is not counted as fully available to the community during weekday evenings in the winter months, the peak period of demand for these facilities. However floodlighting this pitch is not a priority because of the location of the pitch, the overlapping catchments, and the lack of provision elsewhere in the authority.
376. The current rate of provision for AGPs in Vale is about half of the south east regional average and about 2/3rd of the national rate of provision. Given the need for two 3G pitches now according to the FA model, it is proposed to use the south east standard as the starting point for considering the overall amount of AGP provision required in the Vale up to 2031.
377. The network and future provision requirements for AGPs will be reviewed as part of the forthcoming playing pitch strategies for both South Oxfordshire and the Vale.

The playing pitch strategy process includes detailed consultation with all pitch based clubs (football, hockey, rugby) so the proposed AGP network and associated standards in this Study will be confirmed once the PPSs have been completed.

378. There is an existing proposal for a full size 3G pitch adjacent to Wantage Leisure Centre. Assuming this has a significant degree of community use, then the pitch will be able to serve the both the existing and new community in the Wantage and Grove area.
379. However new provision at Wantage/Grove would still leave residents of Faringdon and the western side of the authority without access to an AGP. There is an emerging proposal to develop a 3G AGP at the Community College as part of the dual use leisure centre. This is justified by the catchment of such facilities being 20 minutes drive time and the need for two further 3G AGPs within the Vale to meet the needs of football training.
380. There is also a need to provide for additional AGP space in the Didcot Leisure Sub Area and the priority is 3G (for football) as there are none in South and only limited access in Vale. The pitch provision will need to be confirmed by the emerging Playing Pitch Strategy but two pitches in the Didcot area have been assessed as needed to meet expected demand from both the existing community and new housing growth.
381. It is proposed that there will be at least one pitch at Didcot North East leisure centre, so there are two options:
- Locate a double pitch site at the new Didcot North East leisure centre
 - Locate one pitch at the new Didcot North East leisure centre and one elsewhere in association with a community use school (existing or new, or at a new sports park at Hadden Hill (Didcot Town Council), or at a new leisure centre elsewhere (e.g. Valley Park or East of Harwell).
382. The potential extra 3G pitch which Abingdon School may wish to develop is not a community priority because of the high level of existing provision of AGPs and 3G pitches in the Abingdon area.
383. It is therefore proposed that contributions from developments will be requested where this meets CIL compliance tests on the following basis:
- In the Wantage/Grove area towards the new 3G AGP adjacent to the existing leisure centre.
 - In the Faringdon area towards a new 3G AGP, with the preferred location being at the Community College and managed as part of the dual use leisure centre.

- In the Vale part of the Didcot Leisure Sub Area, 50% towards the Wantage 3G AGP, and 50% towards the two 3Gs proposed in Didcot, at least one of which would be provided at the Didcot North East leisure centre Leisure Centre.

Recent consultations

384. The consultation on the 2013 Leisure and Sports Facilities Strategy specifically asked about artificial grass pitch provision. This was seen as a high priority for Wantage/Grove.
385. The 2014 Faringdon Neighbourhood Plan specifically identifies the development of a large size 3G AGP as a sports facility priority, with the options being at the Community College, Tuckers Field or adjacent to the skate park. Reference is made to the need for improved car parking provision at the leisure centre if the facilities there are to be expanded.

Kit Campbell Background Study (January 2009)

386. The Kit Campbell Background Study used the same facility baseline, the four current pitches available to the community, but at that point all were sand-based. One of the Radley College pitches has since been re-carpeted to 3G. The same issues with the geographical distribution of the pitches were identified, and an accessibility standard of 15 minutes drive time was recommended.
387. The Kit Campbell study recommended the development of two additional pitches, one in the Wantage/Grove area and one at Faringdon. A planning standard of 1 pitch per 30,000 people was proposed, which written another way is 0.03 pitches per 1000.
388. No consultation was undertaken with the Residents' Panel nor with the town and parish councils on the adequacy or otherwise of the existing provision.

Comment and need for updating

389. The new assessment in this Study confirms that a higher rate of provision per 1000 is required. However the Kit Campbell proposed 15 minute drive time accessibility standard needs to be updated in line with the Sport England research on AGPs which shows that a 20 minute drive time catchment is more appropriate, particularly for 3G pitches which are the current priority.

National Governing Body Strategies

390. The relevant national governing body strategies are for hockey, football and rugby. The application and funding implications of the NGB strategies will be confirmed as part of the forthcoming Playing Pitch Strategy work which both the Vale and South Oxfordshire are currently undertaking.

Hockey

391. England Hockey's document *The Right Pitches in the Right Places* is the governing body's facilities strategy. It suggests that there should be a number of steps in assessing hockey provision including an assessment of supply and demand, the strategic considerations, the type/level of use, and how much use for each type of pitch and standard of play. Nationally over 80% of the total current pitch provision is on education sites (schools and FE or HE).
392. England Hockey has a capital investment programme running up to spring 2016 which is for both refurbishments and new AGPs. The programme is already almost fully committed for the period 2013-17, and it seems unlikely that any facilities in the Vale would be a high priority for investment, given that the double pitch site at Tilsley has recently been re-carpeted.

Football

500. The FA National Facilities Strategy was launched in February 2013. It places heavy emphasis on the development of new AGPs and on the re-carpeting of some of the existing AGPs to 3G from sand filled/dressed. The objective is to give every team the opportunity to at least train on a 3G pitch, and the FA estimate that the equivalent of one large size 3G pitch is needed for every 60 teams in an area.
501. With the low number of 3G pitches in the Vale, the district may be a priority for funding from the Football Foundation, dependent upon the projects meeting their detailed funding criteria.

Rugby

502. The National Facilities Strategy 2013-2017 from the RFU sets the criteria for the County Board investment strategies. One of the priorities for investment includes "Increase the provision of artificial grass pitches that deliver wider game development outcomes".
503. The RFU strategy states:
- "The use of artificial grass pitches and in particular IRB 22 compliant surfaces has the potential to offer wider opportunities for the growth of the game, particularly when taken in the context of those communities that do not have access to natural turf facilities or when natural turf facilities are unavailable or unusable. Artificial grass

pitches can offer a quality playing surface throughout the year, allowing for increased opportunities for training and match competition at all levels and ages. In a wider context and when delivered against a strategic setting such as a school, college or university site, they enhance curricular activity, opportunities for intra-mural social and competitive rugby and provide quality playing opportunities for the wider community.

Previous strategic investment in artificial grass pitches that deliver wider game development outcomes remain valid and investment will continue into sites that service a number of rugby partners at a local level.”

504. The last paragraph suggests that RFU investment on 3G pitches will be focussed on sites which “service a number of rugby partners”. The rugby clubs in Vale do not appear to provide for any other regular teams and there are no school or education establishments close by which would share an AGP. Rugby specific AGPs are not therefore an immediate priority in the Vale.

Market Segmentation implications

393. The use of AGPs is primarily by young men for football, and there is also use to a lesser extent by both men and women for hockey, and some use for rugby training. Only a relatively small number of the dominant market segments in the Vale might use these facilities on a regular basis; the Settling Down Males (football), the Comfortable Mid-Life Males (football) and the Competitive Male Urbanites (football and possibly for rugby training).
394. This market segmentation information suggests that where AGPs are to be considered for investment, this should be jointly or closely adjacent with secondary schools. This is because stand-alone AGPs are unlikely to attract high levels of use from the adult community during working hours, as the main community users are also of working age.

Development of a planning standard

395. The planning standards are derived from a synthesis of the findings from the modelling, consultation responses, and the policy decision about the growth of participation.

Standard for quantity

396. A planning standard to be applied to new developments which simply reflects the level of current provision across the district would not be appropriate because the level of provision is lower than is justified by the needs of the community at this time. It is therefore proposed to apply a standard only to new developments, where the amount of provision of AGPs and the associated developers’ contributions will be determined by the number of people who will be living in the development, using

the relevant population profile as at 2031 plus a percentage increase for participation.

397. The Sports Facility Calculator estimates that the new housing requirement is a rate of provision of 0.03 large size pitches per 1000, and it is therefore proposed that this figure should be the planning standard. Developers' contributions should be sought and the SFC value for 3G AGPs should be used as the basis for developers' contributions as it is this type of AGP which is primarily required in the Vale.

Standard for accessibility

398. Sport England research has shown that the majority of football AGP users will travel up to around 20 minutes to reach a 3G pitch. As the priority for AGP provision in Vale is for football use, developers' contributions should be collected for this purpose with a drive time a catchment area of 20 minutes.

Standard for design and quality

399. The third element of the planning standards is that of quality and design. The quality and design of facilities should reflect current best practice, including design guidance from Sport England and the national governing bodies. This should apply to refurbishment proposals as well as new build.

400. The planning standards for new housing are therefore proposed as:

- 0.03 large size 3G AGPS per 1000 (fully available to the community at peak time i.e. weekday evenings and weekends)
- 20 minutes drive time catchment
- Design and quality standard to meet Sport England or the relevant national governing body standards.

Conclusions and Recommendations

Current supply and demand

401. AGPs are an important part of the facility network in the Vale but there are currently only the equivalent of 3 large size pitches and 3 small sized pitches available for community use. All of the provision is currently on the eastern side of the authority and all of the large pitches are sand based. The current overall rate of AGP provision is about 2/3rd of the national average, and about half of the south east regional average. The FA model for identifying the amount of 3G pitch space required suggests that at least two more 3G pitches are required as at 2014.
402. There is a proposal to develop a large size 3G pitch with community use in Wantage, and another is at the early stages of consideration at Faringdon.

Future requirements

403. The modelling suggest that there will may be a need for up to 4 additional pitches across the Vale to cater for the existing population, new housing growth and an increased rate of participation in the period up to 2031. The proposed 3G pitches at Wantage and Faringdon would both meet the needs of the existing and new communities in those areas, and fill a strategic gap in facility provision in terms of accessibility.
404. The future facility requirements arising from the housing growth in the Vale part of the Didcot Leisure Sub Area are likely to be met by both the facilities within Vale and within Didcot. This is because much of the housing growth within Vale is within the 20 minute drive time catchment of both the proposed new AGP at Wantage and proposed AGPs in Didcot. Developers' contributions could therefore be allocated to facilities in both districts, and a 50%:50% split may be one of the simplest ways of achieving this. However no formal policy decisions have yet been made about cross border developer contributions by either the Vale of White Horse or South Oxfordshire District Councils.
405. The Didcot Leisure Sub Area will require two 3G pitches, and it is proposed that at least one of these should be located at the new North East Didcot Leisure Centre. An option would be to locate the second pitch on that site, or alternatively a pitch could be located elsewhere within Didcot linked perhaps to a school.
406. The forthcoming Playing Pitch Strategy will estimate the number of teams likely to be playing in the Vale by 2031 and also involve consultation with the clubs. This will enable the recommendations for new provision in this study to be confirmed.

Recommendations

407. The existing AGP network should be retained and two new large size pitches should be developed in Wantage adjacent to the existing leisure centre and at Faringdon Community College/Leisure Centre. Two further 3G pitches should be developed with the Didcot Leisure Sub Area, though these may be outside of the Vale itself.
408. In approximately 10 years there will be a need to replace the carpets of the AGPs at Tilsley, although the responsibility for this will be with Abingdon School.
409. Funds secured from developers for housing growth around Wantage, Grove, and those arising from the developments within Vale which are within the Didcot Leisure Sub Area, may be directed towards the proposed new AGP at Wantage.
410. Some of the developers' contributions from within the Didcot Leisure Sub Area might also be allocated towards enhanced and new facilities within South Oxfordshire if a policy decision is made to do so, as outlined in paragraph 404 above.

In this case the priorities are for two 3G pitches in the Didcot Leisure Sub Area, with at least one on the Didcot North East leisure centre site.

411. Funds secured from developers for housing growth within the catchment of Faringdon should be directed towards the development of a large size 3G pitch at Faringdon.
412. Sport England's Sports Facilities Calculator will be used to determine the level of contributions expected from each development, where such contributions are justified.
413. The long term facility proposals and standards recommended in this study should be reviewed and confirmed as part of the forthcoming Playing Pitch Strategy.
414. The planning standards for new housing developments are therefore proposed as:
 - 0.03 large size 3G AGPS per 1000 (fully available to the community at peak time i.e. weekday evenings and weekends) for new housing developments
 - 20 minutes drive time catchment
 - Design and quality standard to meet Sport England and the relevant national governing body standards.

ATHLETICS TRACKS

Introduction

415. Participation in athletics which includes athletics field, athletics track, running track, running cross-country/road, running road, running ultra-marathon, and jogging has increased nationally during the period 2007/08 to 2013/14 from 1.6 million adults taking part at least once a week to 2.9 million. Athletics generally attracts more men (60%) than women (40%).

Current and future provision

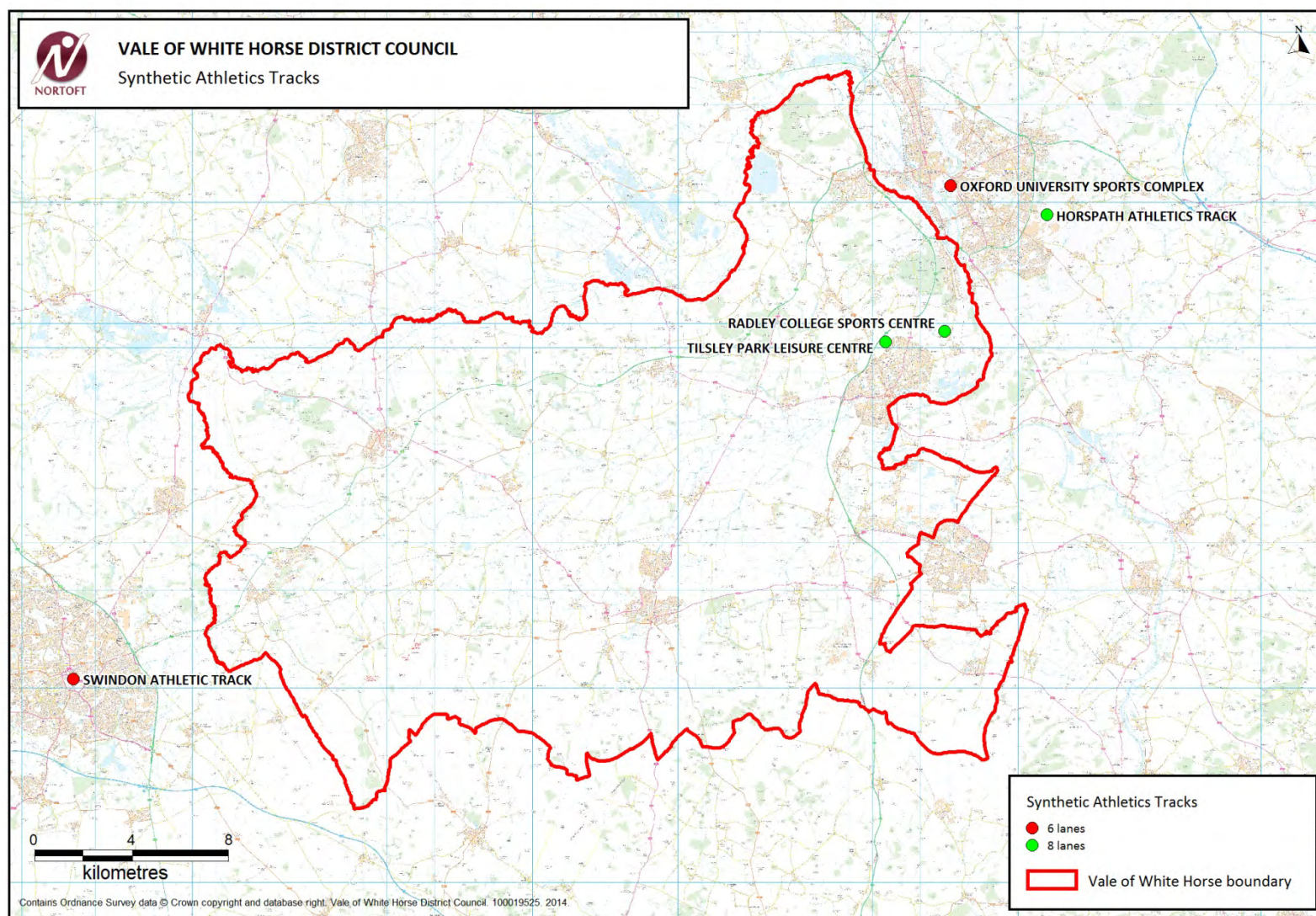
416. There are two 8 lane athletics tracks in the Vale, one of which is owned by the District Council but leased to Abingdon School on a 125 year lease, the other is owned by Radley College (see Figure 40). No new tracks are proposed in the district.

Figure 40: Athletics tracks- current provision

Site Name	No. of lanes	Access Type
Tilsley Park	8	Sports Club/Community Association
Radley College	8	Sports Club/Community Association

417. Figure 41 below shows the location of the athletics tracks and those tracks in the surrounding local authority areas.

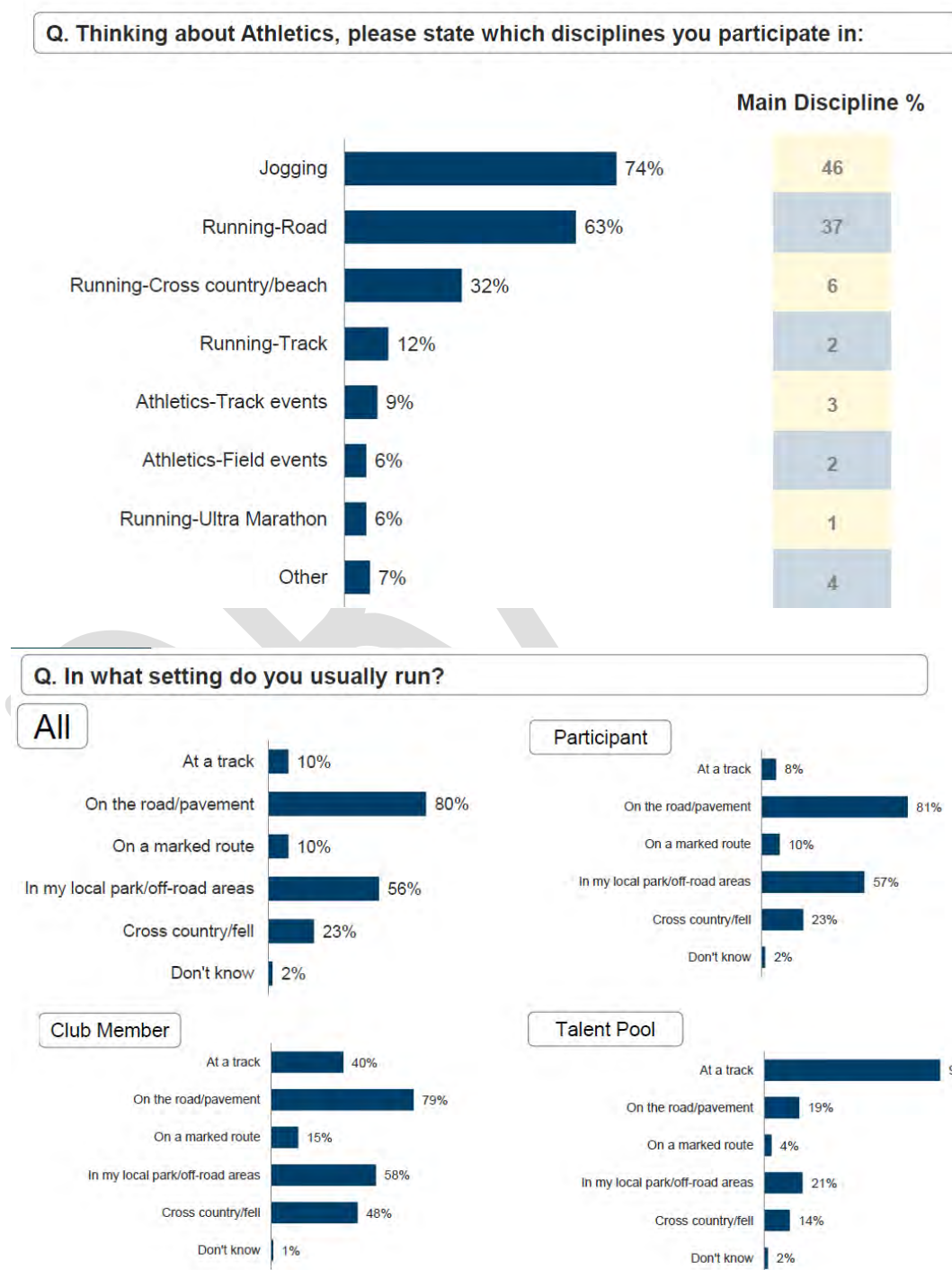
Figure 41: Athletics tracks location



418. Research by Sport England has shown that about 10% of athletics activity takes place at a track, with 90% elsewhere (see Figure 42), so the opportunities to access green spaces including parks and traffic free routes are also important.

Figure 42: Athletics participation details

Source: Satisfaction with the quality of the sporting experience survey (SQSE 4)
Results for Athletics: Trends 2009-2012, July 2012 (Sport England)



Modelling

419. A number of tools have been used to assess the future needs for athletics tracks and the results are set out below. Sport England's Facilities Planning Model and Sports Facility Calculator are not available for athletics tracks.

Findings from the Nortoft Calculator

420. The Nortoft Calculator forecasts future need for facilities based upon both changes in the population and the anticipated growth in participation of 0.5% per annum. Figure 43 shows that the current provision based on the number of lanes per 1000 people in the Vale is about 3 times higher than the average provision for the south east region, and four times higher than the national average rate of provision. Even by 2031 and with all of the planned growth in the authority, no additional provision will required, and in fact the amount of provision will still be twice that probably required if the track at Radley College remains.

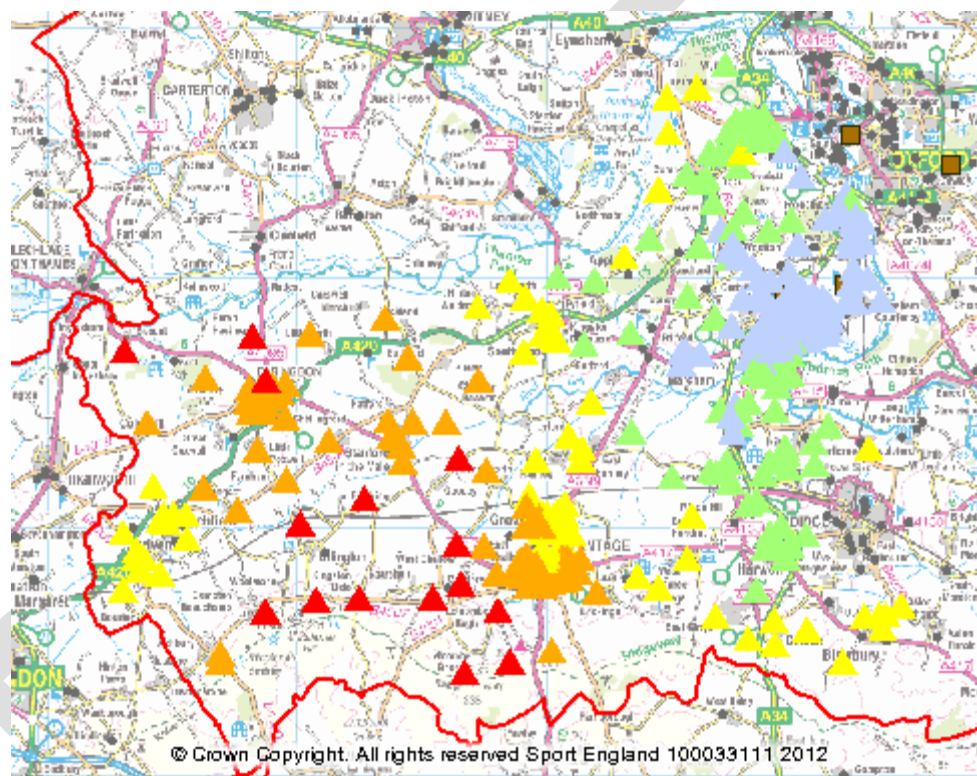
Figure 43: Nortoft Calculator results- athletics tracks





Assessment of change in facilities required - based on projected population increase													
Vale of White Horse Local Authority Population Projections													
	2014	2021	2026	2031									
Population	124,580	153,939	165,124	169,872									
Facility type	Authority	Unit of measurement	No of units	Current units per 1000	South East provision per 1000	Change in provision required to bring levels in line with South East average (with assumed 0.5% increase in participation per year)				Total provision proposed (existing plus new)			
						2014	2021	2026	2031	2014	2021	2026	2031
Athletics Tracks England average = 0.03 SE average = 0.04	Whole Authority	Lanes	16	0.13	0.04	-11	-10	-9	-9	5	6	7	7

Travel time

421. Although the Vale of White Horse has more than double the national and regional averages of provision of athletics track the geographical location of the two sites means that many residents in the central and western side of the authority are unable to reach a track within 20 minutes, although all can reach the track at Tilsley Park within 30 minutes drive time. Figure 44 illustrates the drive times across the Vale.

Figure 44: Athletics tracks- travel times by car



Symbol	Travel time by car (minutes)
	3 - 8
	8 - 13
	13 - 18
	18 - 23
	23 - 28

Comparator authorities' provision

422. Using the data available on Active Places it is possible to compare the general levels of facility provision for with its CIPFA benchmark authorities and with South Oxfordshire, see Figure 45. It is clear that Vale has a very much higher rate of provision than its benchmark authorities and the national and regional average.

Figure 45: Athletic tracks - comparator authorities

Nearest Neighbour	Population at 2014	Number of synthetic athletic tracks	Number of lanes at synthetic athletic tracks	Provision per 1000 (no of lanes)
Vale of White Horse	124,580	2	16	0.13
South Oxfordshire	136,758	1	8	0.06
East Hampshire	117,513	0	0	0.00
East Hertfordshire	141,940	1	8	0.06
Test Valley	117,691	1	6	0.05
South East	8,852,000	46	325	0.04
England	54,227,900	241	1706	0.03

Summary of modelling findings

423. The modelling tools indicate that there is more than adequate provision of athletics tracks in the district, but that their location means that the tracks do not serve the population as well as a facility located more centrally. With the high level of provision, no additional tracks are required in the period up to 2031.
424. There is however justification for an athletics training facility to be considered at Faringdon. Local training facilities can vary greatly in their design and therefore the cost, so further work would be needed to determine what might be needed, and the viability.

Recent consultations

425. The consultation on the 2013 Leisure and Sports Facilities Strategy and on the Participation Action Plan did not identify any particular wish for additional athletics facilities in the Vale. However athletics can attract young people from a wide range of socio-economic backgrounds and may be a valuable way of encouraging young people who are less active into sport.

426. Neither the Residents' Panel nor the Wantage and Grove survey were sufficiently detailed to identify demand or to provide comments on the provision of this type of facility.

Kit Campbell Background Study (January 2009)

427. The Kit Campbell Background Study 2009 did not assess athletics tracks provision.

Market Segmentation implications

428. The Market Segmentation information from Sport England does not suggest that athletics is an appealing sport for any of the largest Market Segments in Vale (see Figure 12). This helps to confirm that further investment in formal athletics provision in the Vale should not be the highest priority for the authority.

NGB strategies and sports development issues

429. England Athletics' Strategic Facilities Plan 2012-2017 has a number of sections and also identifies priority locations for England Athletics investment which are mainly large cities and therefore do not include the Vale. The key points from the England Athletics strategy are drawn out below.

Road and Off-Road Running

430. The development and promotion of at least one running route in every town or city with a population of over 100,000 by 2017. None of the towns in Vale will reach this population figure, but the concept of measured running routes developed locally may be of value.

Track and Field

431. The facility priorities for 2012-2017 include the upgrading of field event facilities and equipment, clubhouse modernisation projects, access improvements for disabled athletes, and track floodlighting. The Vale's good quality track would not be a priority for Run England investment.

Indoor Facilities

432. Training facilities are either purpose built or conversions or extensions to existing large halls, which may be used for limited competition. Ideally indoor training facilities are co-located with tracks.
433. Sports halls are seen as a key component of club athletics activity and are a vital resource particularly during the winter months for circuit training and other forms of

fitness training. Although multi-purpose, they provide indoor space for sports hall athletics, entry level activities for young people, and a range of other athletics training and learning programmes. The 6 court hall at Faringdon could act as a local indoor training facility for athletics, although an outdoor training facility of some type in the area would also be of value.

Facility and equipment budget costs

434. Appendix 5 of the Facilities Plan provides an indication of the budget costs for tracks based on UK Athletics, SAPCA and industry cost guidance, and Sport England Facility Costs. The track at Tilsley will be due for resurfacing in 2019-2020, with a 2012 estimated cost of around £290,000.

Development of planning standards

435. The planning standards are derived from a synthesis of the findings from the modelling, consultation responses, and the policy decision about the growth of participation.
436. The assessment and analysis of the needs for Vale in relation to athletics suggests that the existing provision is well above the required needs of the community, although the track at Radley College does not have any security of use. The track at Tilsley Park has been transferred to Abingdon School with effect from September 2014, with a 125 lease securing some community use of the site. There will be a need to resurface the track around 2019-2020, and it is appropriate that some contribution recognising the community use element is made. The following standards are therefore proposed to be applied to all of the development sites across the Vale.

Standard for quantity

437. The retention of one outdoor track for community use at Tilsley Park.
438. This track will require resurfacing in around 2019-2020 but this will be wholly the responsibility of Abingdon School.
439. In Faringdon, the provision of a small outdoor athletics training facility (subject to feasibility study).

Standard for accessibility

- 440. The tracks at Tilsley Park and Radley cater for most of the athletics track demand in Vale. All of the Vale is within a 30 minute catchment so no specific accessibility standard for tracks is required.
- 441. The outdoor training facility at Faringdon will attract users from about 20 minutes , so a 20 minute drive time catchment is appropriate.

Standard for design and quality

- 442. The quality and design of facilities should reflect current best practice, including design guidance from Sport England and the national governing body. This should apply to refurbishment proposals for the track, and any additional facilities on site.

Conclusions and Recommendations

Current supply and demand

- 443. The Vale currently has two 8 lane athletics tracks sited close together with one track at Tilsley Park and the other at Radley College. The track at Tilsley Park is certificated at Grade A by UK Athletics and was leased to Abingdon School with effect from September 2014, with a requirement to retain community use.
- 444. The two tracks give Vale a much higher rate of provision per 1000 of any of its benchmark authorities, the regional or national average rate of provision. However the Radley College track has no security of community use, and therefore community use of the track at Tilsley should be retained.
- 445. The tracks are approximately within a 30 minute drive time of all of the Vale, but is at the extreme for Faringdon and the western parts of the district. A small athletics training facility in Faringdon may be valuable as a satellite centre to the main track facility, particularly if this is linked to the use of the sports hall at the leisure centre for indoor training.

Future requirements

- 446. The demand for athletics will increase up to 2031 with more housing developments in the Vale, and a growing interest in the activities. However the current provision is more than sufficient to meet the requirements of this growth. The main requirement will be to ensure that the track at Tilsley is maintained to a high quality and resurfaced when needed, probably around 2020 and again around 2031.

Recommendations

- 447. Retain the existing 8 lane athletics track at Tilsley Park, and refurbishment by about 2020. Grade A certification standard should be maintained. There will be a requirement to again refurbish the track around 2031. Abingdon School will be responsible for this resurfacing.
- 448. The option of developing a small athletics training facility in Faringdon (J track or similar) should be explored.
- 449. If an athletics training facility is developed at Faringdon, the contributions from developers around Faringdon should instead be allocated to this facility.

HEALTH AND FITNESS

Introduction

450. The provision of health and fitness facilities (typically including fitness stations) is potentially a key element in achieving increased participation in physical activity. The private sector often plays a key role in these types of facilities, and is likely to continue to do so in the future.
451. There is no simple way of assessing participation in individual gym and fitness activities, nor the spaces they need. One method however is the analysis of the provision per 1000 people of the health and fitness facilities which have a number of 'stations'. (A station might be for example a single treadmill).
452. Health and fitness gyms attract all socio-economic groups and a wide spread of ages. However, there are more women users than men, and most people are aged under 45 years. The private sector clubs most often provide for the more affluent, whilst local authority facilities provide for a wider social range, albeit with less facility investment. Health and fitness facilities are often best co-located with other sports facilities because as a net income earner, they can support the financial viability of other facilities, particularly swimming pools.
453. The Inclusive Fitness Initiative encourages equipment and facilities to be fully accessible to people with a range of disabilities. The White Horse Tennis and Leisure Centre has an accredited IFI gym.

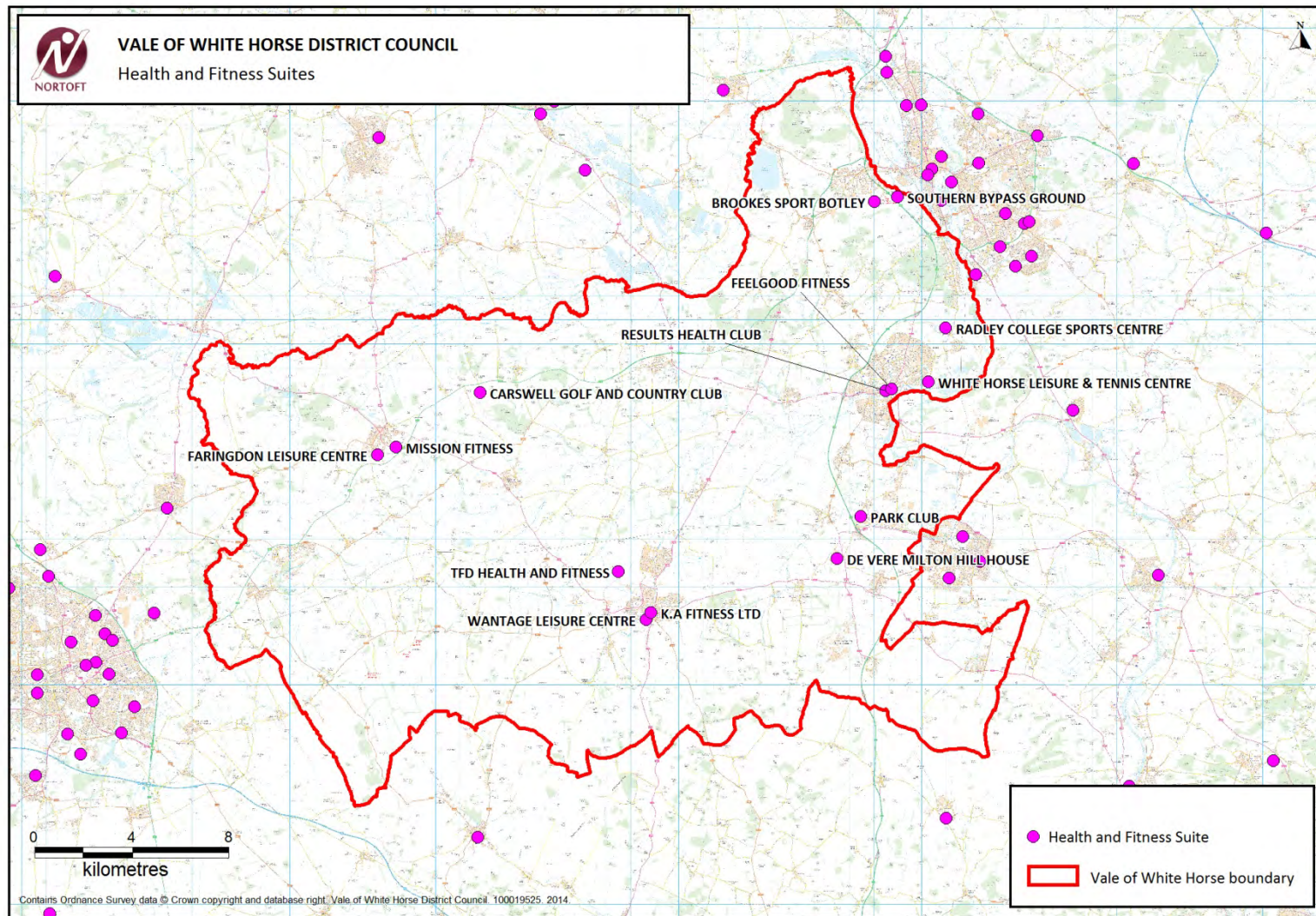
Current and future provision

454. There are currently 14 health and fitness centres in the Vale with a total of 617 stations. They vary in size from the De Vere Milton Hill House with only 5 stations up to Park Club with its 120 stations (see Figure 46).
455. There is planned new health and fitness provision at the proposed new Wantage/Grove leisure centre, which will be larger than the current provision at Wantage Leisure Centre. There is also an emerging proposal to expand the gym at Faringdon which is running over capacity at peak time. The White Horse Leisure and Tennis Centre is also likely to have an increase in its number of fitness stations, and it is proposed to provide an extra 42 stations in 2015/16.
456. Over the border of the authority will be new fitness facilities at the Didcot North East leisure centre and at the new leisure centre in Swindon, but the details have yet to be confirmed.
457. Figure 47 below shows the location of the health and fitness suites in the Vale.

Figure 46: Health and fitness- current provision

Site Name	Number of Stations	Ownership Type	Access Type
BROOKES SPORT BOTLEY	70	Higher Education Institutions	Registered Membership use
CARSWELL GOLF AND COUNTRY CLUB	10	Commercial	Registered Membership use
DE VERE MILTON HILL HOUSE	5	Commercial	Registered Membership use
FARINGDON LEISURE CENTRE	31	School	Pay and Play
FEELGOOD FITNESS (ABINGDON)	48	Commercial	Pay and Play
K.A FITNESS LTD	31	Commercial	Pay and Play
MISSION FITNESS UK	21	Commercial	Registered Membership use
PARK CLUB	120	Commercial	Registered Membership use
RADLEY COLLEGE SPORTS CENTRE	35	Independent School	Registered Membership use
RESULTS HEALTH CLUB (ABINGDON)	49	Commercial	Registered Membership use
SOUTHERN BYPASS GROUND	20	Sports Club	Sports Club / Community Association
TFD HEALTH AND FITNESS	90	Commercial	Registered Membership use
WANTAGE LEISURE CENTRE	33	School	Pay and Play
WHITE HORSE LEISURE & TENNIS CENTRE	54	Local Authority	Pay and Play

Figure 47: Health and Fitness Facilities in the Vale



Modelling

458. The Nortoft Calculator has been used for modelling health and fitness suites as well as the Active Places Power tools, and comparison with other authorities. The modelling is based on those facilities that have community use.

Findings from the Nortoft Calculator

459. The Nortoft Calculator (Figure 48) forecasts future need based upon both changes in the population and the anticipated growth in participation. The model suggests that a total of 341 additional health and fitness stations will be needed by 2031.

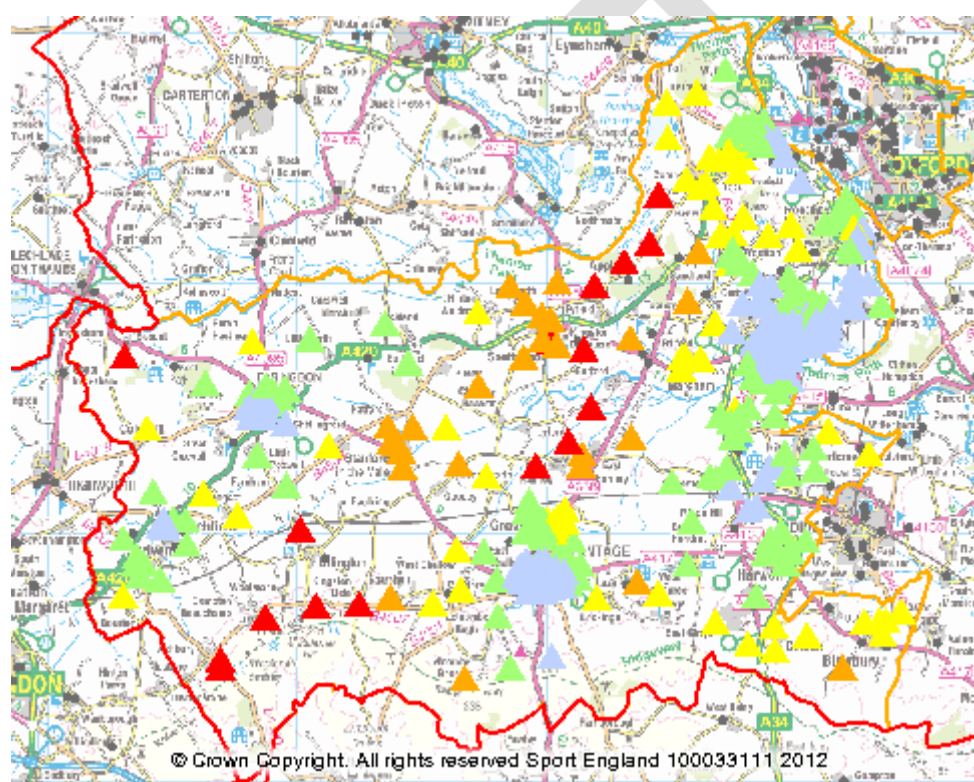
Figure 48: Nortoft Calculator results- health and fitness






Assessment of change in facilities required - based on projected population increase													
Vale of White Horse Local Authority Population Projections													
	2014	2021	2026	2031									
Population	124,580	153,939	165,124	169,872									
Facility type	Authority	Unit of measurement	No of units	Current units per 1000	South East provision per 1000	Change in provision required to bring levels in line with South East average (with assumed 0.5% increase in participation per year)				Total provision proposed (existing plus new)			
						2014	2021	2026	2031	2014	2021	2026	2031
Health & Fitness					5.20								
England average = 5.88	Whole Authority												
SE average = 5.20		Stations	617	4.95		31	211	293	341	648	828	910	958

Active Places Power

460. The provision per 1,000 for the Vale as a whole (including all health and fitness facilities) is lower than either the national or regional averages. There are however a number of sites just over the eastern boundary of the authority which will also cater for some of the demand from Vale residents.
461. Across the Vale there is generally good access to health and fitness provision, with nowhere being more than 13 minutes drive time from a site available to the community (see Figure 49).

Figure 49: Health and fitness - travel times by car



Symbol	Travel time by car (minutes)
	3 - 5
	5 - 7
	7 - 9
	9 - 11
	11 - 13

Comparator authorities' provision

462. Using Active Places Power data it has been possible to calculate the levels of health and fitness provision per 1,000 head of population for the Vale and its CIPFA comparator authorities, together with South Oxfordshire and the south east region, see Figure 50. This suggests that although the rate of provision for health and fitness in Vale is lower than either the national or regional averages, it is higher than two of its benchmark comparators.

Figure 50: Health and fitness - comparator authorities

Nearest Neighbour	Population at 2014	Total number of health and fitness stations	Number of stations per 1000
Vale of White Horse	124,580	617	4.95
South Oxfordshire	136,758	742	5.43
East Hampshire	117,513	467	3.97
East Hertfordshire	141,940	915	6.45
Test Valley	117,691	476	4.04
South East	8,852,000	46073	5.20

Summary of modelling findings

463. Although the current provision per 1000 is relatively low for the authority compared to the national and regional averages, there is a good spread of facilities which means that a gym is accessible to everyone with a car in the Vale. The adoption of the south east rate of provision seems appropriate as it is slightly higher than the current provision, and there is a known need for additional health and fitness provision at both Faringdon and Wantage. However this needs then to be increased by the anticipated rate of additional demand, of 0.5% per annum, or 108.5%.
464. There is a need for 341 additional stations up to 2031, or a rate of 5.64 stations per 1000 for the period up to 2031. The extra population in the Vale from the new housing developments will generate the demand for 156 of these additional stations.

465. New community health and fitness facilities are needed at the proposed new leisure centre in the Wantage/Grove area and at Faringdon Leisure Centre. In the Wantage/Grove area, developer contributions will therefore be sought towards the facility, which should have a minimum of 100 stations. Around Faringdon the contributions should be towards the expanded gym facility at Faringdon Leisure Centre.
466. In relation to the Didcot area, a 150 station fitness suite is planned for the Didcot North East leisure centre Leisure Centre. If the fitness facilities at the other sites in Didcot are retained (including at Didcot Wave) then there will still be a need for a further 64 stations in the period up to 2031. The could be provided by a number of options including; increasing the size of Didcot Leisure Centre, or at a new leisure centre in Valley Park or East of Harwell. Independent commercial operators are also expected to have a continuing role.
467. 50% of the developer contributions arising from the developments within Vale which are within the Didcot Leisure Sub Area and within 15 minutes drive time of Wantage/Grove should be directed towards the proposed new leisure centre in the Wantage/Grove area. The remaining 50% of the developers' contributions from within the Didcot Leisure Sub Area should be allocated towards enhanced and new facilities within the Didcot Leisure Sub Area within 15 minute drive time.
468. Contributions from developments elsewhere in the Vale will be requested for the refurbishment of existing facilities, where this meets CIL compliance tests.
469. It is expected that commercial health and fitness providers will continue to provide a proportion of the fitness facilities, and only the public facilities are proposed to attract developers' contributions.

Recent consultations

470. The consultation on the 2013 Leisure and Sports Facilities Strategy identified a need for improved health and fitness gym provision in the Wantage/Grove area and a possible need for addition studio/activity hall space at both Wantage/Grove and at Abingdon. The Participation Action Plan consultation did not specifically identify health and fitness facilities as a separate entity.
471. The Residents' Panel was not very detailed but it did identify both pilates and dance within the top four of activities that people were most interested in taking part in. The Wantage and Grove survey specifically identified the need for additional gym facilities in that area.

Kit Campbell report findings and recommendations

472. The Kit Campbell report of 2009 did not address health and fitness provision.

Market Segmentation implications

473. Fitness gym and related activities appeal to a number of the largest Market Segment groups in the Vale. These include: Comfortable Mid-Life Males (gym), Empty Nest Career Ladies (step machine, yoga, pilates, gym), Fitness Class Friends (body combat, pilates, gym running), Stay at Home Mums (aerobics, pilates, exercise bike) and Competitive Male Urbanites (gym). The appeal of this group of activities in Vale as a whole is therefore clear, and will help to justify further provision.

National Governing Body Strategies

474. There are no sport National Governing Bodies for fitness and gym so there are no strategies to guide investment.

Development of planning standards

475. The following standards are proposed based on the assessment and analysis in above in relation to health and fitness provision.

Standard for quantity

476. The proposed rate of provision for fitness facilities is 5.64 stations per 1000 for the period up to 2031.
611. This approach is justified because:
- The amount of provision in the Vale is currently lower than the regional and national averages, there is clearly increasing demand at the leisure centres for health and fitness, leading to the need for expanded facilities at both Wantage and Faringdon.
 - The market segmentation analysis suggests that the take up of fitness and gym facilities is high in the Vale, and will continue to be so.

Standard for accessibility

477. A 15 minute drive time catchment is appropriate for fitness facilities as these tend to have a smaller catchment area than swimming pools or sports halls.

Standard for design and quality

478. The quality and design of facilities should reflect current best practice, including design guidance from Sport England. This should apply to refurbishment proposals as well as new build.
479. The area for each indoor fitness station is taken to be an average of 5 sq m. It is appropriate that developers should be asked for a contribution towards the building

cost for the health and fitness space, but not the equipment which is often supplied on a contract basis. The cost of the building space is currently estimated to be £16,400 per station, or £2733.33 per sq m, but this will need to be kept up to date with the latest building cost information available from Sport England or based on recent local comparators.

Conclusions and Recommendations

Current supply and demand

- 480. The Vale currently has a lower rate of provision of fitness gyms than either the national or regional average, but it is higher than some of the benchmark authorities. Most residents of Vale can access a gym facility within 15 minutes drive time but there is a clear need for some additional provision, particularly around Wantage and Faringdon.
- 481. There is one accredited Inclusive Fitness Initiative site, at the White Horse Tennis and Leisure Centre.
- 482. There are several emerging proposals to increase the amount of fitness provision in the Vale including at the new Wantage/Grove leisure centre, the White Horse Leisure and Tennis Centre, and Faringdon Leisure Centre.

Future requirements

- 483. The modelling suggests that the overall increase in demand for new provision will be around 340 extra stations by 2031. This new provision is expected to be in large part provided by the public sector in association with the leisure centres, but in part also by private providers.
- 484. New public health and fitness facilities are needed at the proposed new leisure centre in the Wantage/Grove area, by the White Horse Tennis and Leisure Centre, and also via an expanded gym at Faringdon Leisure Centre. The White Horse Leisure and Tennis Centre proposals will be funded by the operator, but at Wantage/Grove, and around Faringdon developers' contributions should be towards the new or expanded gym facilities.
- 485. The future facility requirements arising from the housing growth in the Vale part of the Didcot Leisure Sub Area are likely to be met by both the proposed new leisure centre in the Wantage/Grove area, and leisure facilities within Didcot. This is because much of the housing growth within Vale is within the 15 minute drive time catchment of health and fitness facilities in both Vale and South Oxfordshire in Didcot. Developers' contributions could therefore be allocated to facilities in both districts, and a 50%:50% split may be one of the simplest ways of achieving this. However no formal policy decisions have yet been made about cross border

developer contributions by either the Vale or White Horse or South Oxfordshire District Councils.

486. Contributions from developments elsewhere will be requested for the refurbishment of existing facilities within about 15 minutes drive time, where this meets CIL compliance tests.

Recommendations

487. The existing health and fitness facilities should be retained and expanded at the White Horse Tennis and Leisure Centre, including the accredited Inclusive Fitness gym.
488. The existing health and fitness facilities should be retained and expanded at the Faringdon Leisure Centre.
489. A new wet/dry leisure centre with health and fitness facilities should be developed in the Wantage/Grove area with a minimum of 100 stations as proposed by the Vale of White Horse District Council. Depending on the location, this may require an appropriate amendment within the Local Plan to enable built sports facilities on this site.
490. There is a need to confirm the design and facility mix for the new Wantage/Grove leisure centre, including pool size, sports hall, health and fitness, to confirm the funding requirements and expectations on both the Council and developers. The objective should be to open the facility by 2019.
491. Funds secured from developers for housing growth from a 15 minute catchment area around Wantage/Grove, and those arising from the developments within Vale which are within the Didcot Leisure Sub Area, may be directed towards the proposed new Wantage/Grove leisure centre.
492. Some of the developers' contributions from within the Didcot Leisure Sub Area might also be allocated towards enhanced and new facilities within South Oxfordshire if a policy decision is made to do so, as outlined in paragraph 485 above.
493. Funds secured from developers' contributions for housing growth elsewhere should be directed towards the nearest leisure centre, where such contributions meet the CIL compliance tests.
494. The planning standard are proposed for new housing developments are:
- 5.64 stations per 1000 fully available at peak time i.e. weekday evenings and weekends to the community.
 - 15 minutes drive time catchment

- Design Standard: to reflect current best practice, Design Guidance Notes from Sport England and National Governing Body technical guidance.

DRAFT

INDOOR BOWLS

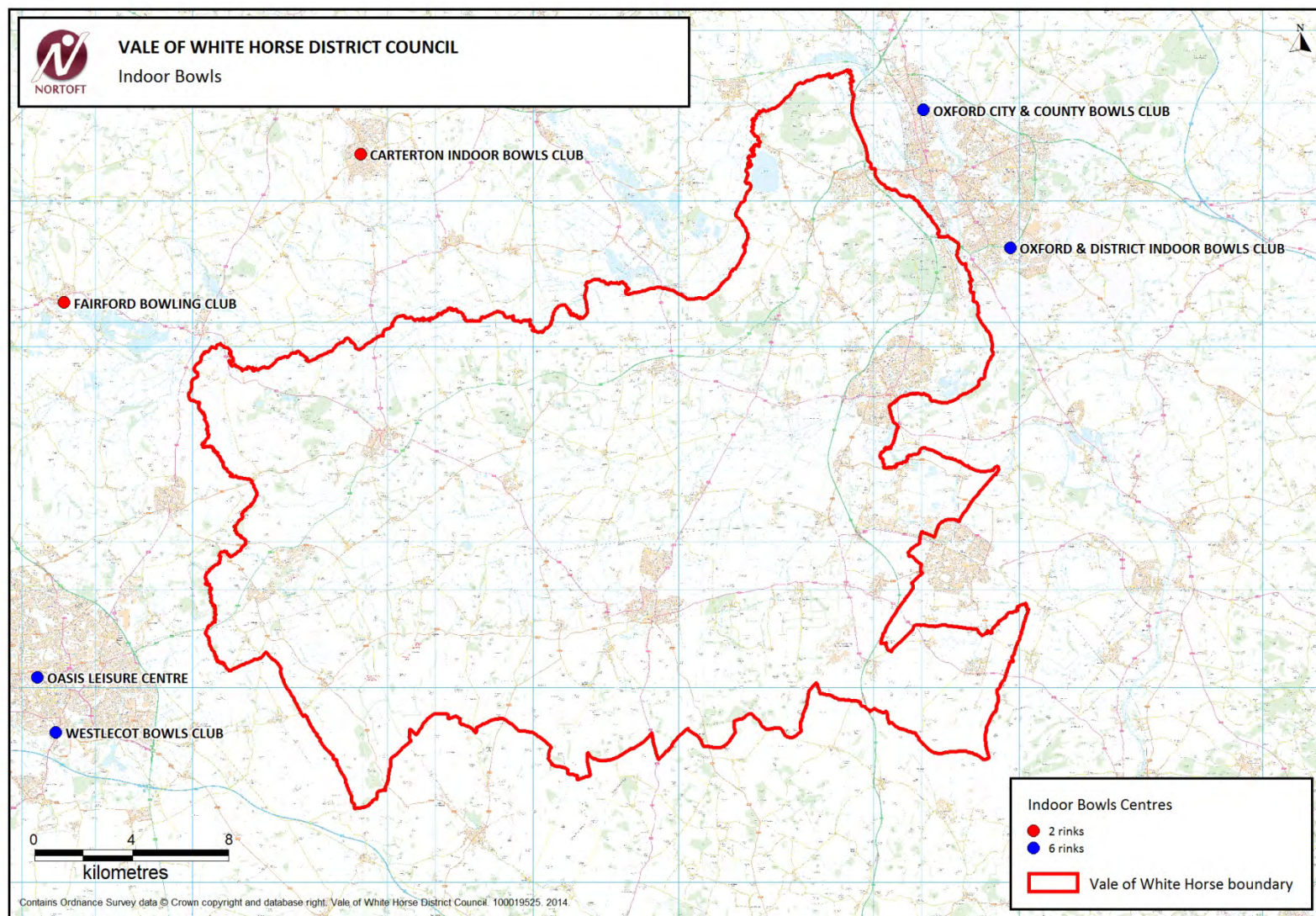
Introduction

495. National level research demonstrates that bowls is one of the very few sports which primarily attracts older people. Information from Sport England shows that across the country bowls has very limited participation from black or ethnic minority groups, and that the sport draws the largest proportion of its players from the higher socio-economic groups.
496. The national governing body for indoor bowls is the English Indoor Bowling Association (EIBA) which alongside Bowls England (flat green outdoor bowls) form the Bowls Development Alliance (BDA) which works together to grow the sport of bowls. Indoor bowls is not universally popular throughout England. There are significant regional variations in the provision of indoor bowls centres across the country. Historically, indoor bowls has proved more popular in areas of England where the outdoor game is 'flat green' rather than 'crown green'. In the Vale outdoor bowling is flat green.
497. Indoor bowls greens normally have a number of rinks, but these can vary in number. Two is probably the smallest usable size, but the larger sites often have 8 rinks or more.

Current and future provision

498. There is currently no indoor bowls provision in the Vale but there are a number of indoor bowls centres to the north, east and west of the authority. These are located on the map in Figure 51.

Figure 51: Indoor bowls centres around the Vale



Modelling

499. A number of different modelling tools are used to assess the future needs for indoor bowls and results are set out below.

Findings from the Nortoft Calculator

500. The Nortoft Calculator forecasts future need for facilities based upon both changes in the population and the anticipated growth in participation. Using the regional average provision per 1000, this suggests that there is justification now for a 5 rink centre, and that by 2031 this will have risen to a need for a 7 rink centre. See Figure 52.
501. However, given the large number of indoor bowls facilities around the borders of the authority, it is important to consider the outcomes of the other modelling tools.

Figure 52: Nortoft Calculator results- indoor bowls

Assessment of change in facilities required - based on projected population increase													
Vale of White Horse Local Authority Population Projections													
	2014	2021	2026	2031									
Population	124,580	153,939	165,124	169,872									
Facility type	Authority	Unit of measurement	No of units	Current units per 1000	South East provision per 1000	Change in provision required to bring levels in line with South East average (with assumed 0.5% increase in participation per year)				Total provision proposed (existing plus new)			
						2014	2021	2026	2031	2014	2021	2026	2031
Indoor Bowls		Rinks	0	0.00	0.04								
England average = 0.04	Whole Authority												
SE average = 0.04						5	6	7	7	5	6	7	7

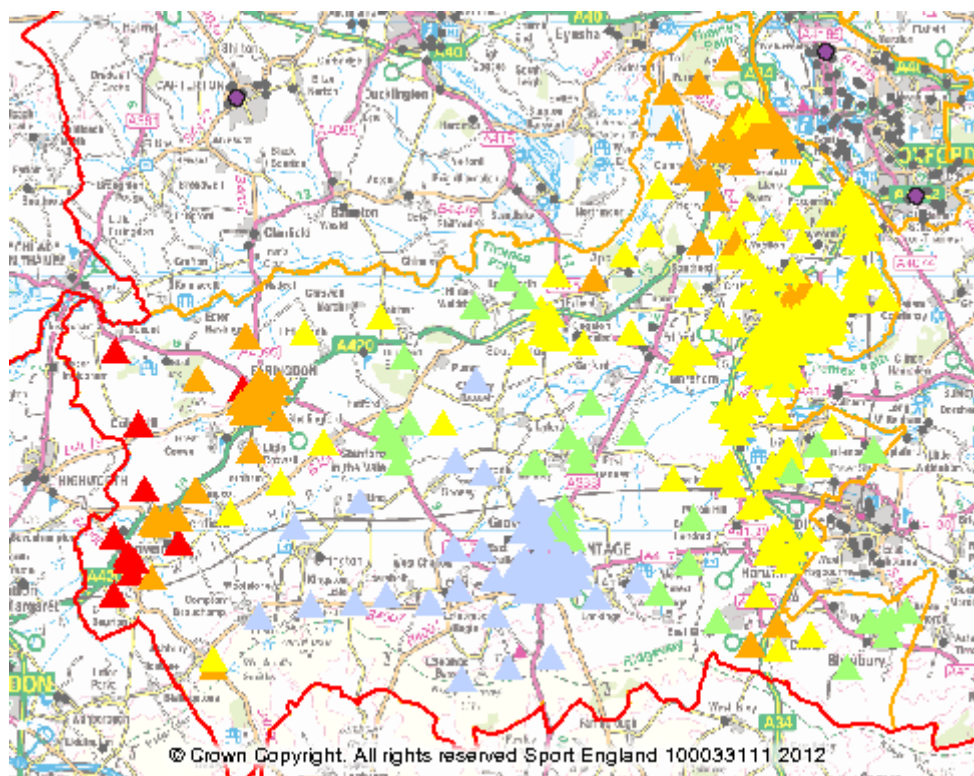
Sports Facilities Calculator

502. To assess the demand for indoor bowls arising directly from the main housing developments, Sport England's Sports Facilities Calculator is the most appropriate and accurate modelling tool and has therefore been used instead of a standard of provision. A 10% increase for participation growth over the period 2014-31 has been applied as this is the best fit for the modelling of the 0.5% participation increase per year, which is the adopted strategic rate of increase.
503. Each of the 22 separate housing sites in the Local Plan 2021 "Final Sites Package" (see para 36) has been assessed using the SFC, see Appendix 11 for copies of the individual site calculations. Altogether the 11,560 new dwellings with their 27,628 additional residents will generate around 2.13 indoor bowls rinks worth of new demand. This would be a rate of provision of 0.08 rinks per 1000. The current value of this in terms of new build would be around £630,000.
504. The demand from the Grove Airfield development also needs to be taken into consideration as this will generate a requirement of approximately 0.4 rink.
505. The demand for indoor bowls space arising from each development needs to be considered in relation to both the location and number of rinks available in the Vale and over the borders.

Active Places Power

506. The personal share tool from the previous Active Places Power web site provides the nearest comparison to the relative share tool from the Facilities Planning Model. This illustrates where people have the best and worst access to a facility. The map in Figure 53 clearly illustrates how the provision of indoor bowls centres over the borders impacts upon the Vale's residents. Overall, the average personal share for the Vale is well below both the regional and national average.

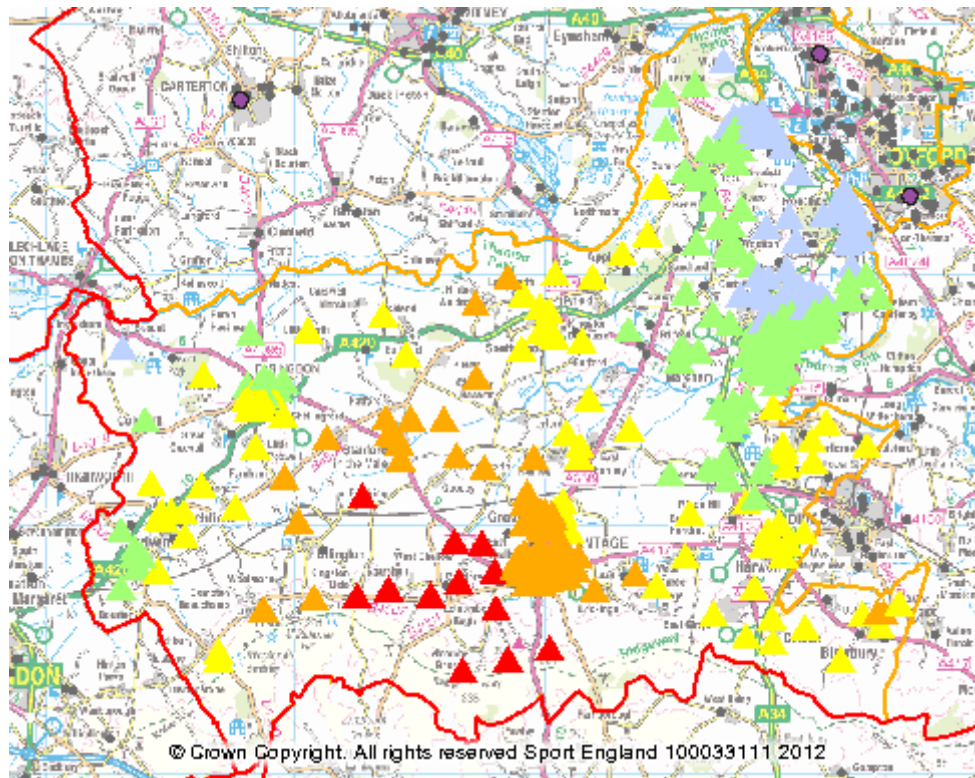
Figure 53: Personal share of indoor bowls



Symbol	Personal Share of rinks
	<0.2
	0.2 - 0.4
	0.4 - 0.6
	0.6 - 0.8
	0.8 - 1
England Ratio :	0.58
South East Region Ratio:	0.76
Vale of White Horse District Ratio:	0.48

507. Only those areas of the authority closest to Swindon and Oxford or with excellent road access are close to the regional average for personal share. The central area of the authority has no provision (the blue area in Figure 53) and cannot access it within a reasonable travel time by car i.e. within 20 minutes, illustrated by the red, orange and much of the yellow area in Figure 54 below.

Figure 54: Indoor bowls – travel time by car



Symbol	Travel time by car (minutes)
	7 - 13
	13 - 18
	18 - 23
	23 - 29
	29 - 34

Comparator authority provision

508. Using Active Places Power data it has been possible to calculate the levels of indoor bowls provision per 1,000 head of population for the Vale and its CIPFA comparator authorities, together with South Oxfordshire and the south east region, see Figure 55. This suggests that the lack of indoor bowls provision in the Vale is not unusual.

Figure 55: Indoor bowls - comparator authorities

Comparator	Population at 2014	Total number of indoor bowls rinks	Number of rinks per 1000
Vale of White Horse	124,580	0	0
South Oxfordshire	136,758	0	0
East Hampshire	117,513	6	0.05
East Hertfordshire	141,940	0	0
Test Valley	117,691	8	0.07
South East	8,852,000	382	0.04

Summary of modelling findings

509. The current lack of provision for indoor bowls in the authority is not unusual amongst its benchmark comparator authorities. However this does mean that a large number of people in the authority are unable to use this type of facility, as the sites in Swindon and Oxford are simply too far to travel to from the Wantage area and its surrounds.
510. There is theoretical justification now for the development of a 5 rink indoor centre, and by 2031 there would be justification for a 6-7 rink centre.
511. Any new centre could be a facility to provide for the whole of the authority if centrally located. Developers' contributions would be justified using the Sports Facility Calculator to assess the amount of demand and potential level of developers' contributions.

Recent consultations

512. The need for indoor bowls provision in the Vale was specifically asked in the consultation on the 2013 Leisure and Sports Facilities Strategy. The response from the consultees was that provision was not seen as very important. The issues was not raised in the consultation on the Participation Action Plan.

513. Neither the Residents' Panel nor the Wantage and Grove survey were sufficiently detailed to identify demand or to provide comments on the provision of this type of facility.

Kit Campbell Background Study (January 2009)

514. The Kit Campbell Background Study report considered the provision of indoor bowls centres in the Vale. It concluded that there was insufficient demand from those areas which could not travel to the existing facilities across the borders, to justify any new provision. No standards were therefore proposed.

Comment and need for updating

515. This new Study suggests that with the increase in population in the Vale that an indoor bowls centre may need to be developed which is located, so that it is accessible to the majority of the Vale residents.

Market Segmentation implications

516. The Market Segmentation analysis from Sport England suggests that bowls is only attractive to two of the larger market segments in the Vale, the Comfortable Retired Couples and the Early Retirement Couples. This reflects the characteristics of the sport, which primarily attracts older people. Both of these Market Segments are reasonably well off financially and will usually have access to a car.

Development of planning standards

517. The planning standards are derived from a synthesis of the findings from the modelling, consultation responses, and the policy decision about the growth of participation.
518. The assessment and analysis of the needs for Vale in relation to indoor bowls suggests that there may be justification for the development of one indoor bowls centre as a multi-code facility with both indoor and outdoor bowls. However this requires further detailed feasibility assessment. The following standards are based on the supposition that such a facility is developed.

Standard for quantity

519. There would be one facility with 6 rinks. Assuming that an 6 rink facility is built, this would be on the basis of 0.08 rinks per 1000 in relation to new housing, based on the amount of demand identified using the Sports Facility Calculator.

Standard for accessibility

520. The facility should be centrally located in the Vale and would be accessible to all new developments. The accessibility standard is therefore Vale-wide.

Standard for design and quality

521. The quality and design of facilities should reflect current best practice, including design guidance from Sport England and the national governing body.

Conclusions and Recommendations

Current supply and demand

522. There is clearly some unmet demand for indoor bowls in the authority but the actual level of demand is difficult to assess and would need to be considered through a detailed feasibility study, and at a site specific level. At the present time, most of the demand can be catered for through access to facilities in the adjoining authorities, and as of the most participants have access to a car, local access to a facility is not an overriding consideration. The current population would justify an indoor facility of 4-6 rinks if there was no access to provision elsewhere.

Future requirements

523. The growth in the population in Vale and also in the surrounding authorities, are likely to place increasing pressure on the existing network of indoor bowls facilities. All of the authorities also have aging populations, so the demand for bowls as a sport is likely to increase.
524. By 2031 the population in Vale will have increased to a level where a 7 rink facility would be justified. Consideration should therefore now be given to developing an indoor centre as part of a multi-code bowling facility. This may be best placed alongside popular existing outdoor greens where an active club can drive any project and help manage a facility. Any such facility should be ideally sited in the Grove/Wantage area which is accessible from most of the Vale within 30 minutes drive time.

Recommendations

525. A new indoor bowls centre with 6 rinks should be actively considered through a feasibility study and developed as a multi-code facility (with indoor and outdoor greens) in the Wantage / Grove area.
526. Developers' contributions from all of the new developments in Vale should contribute to the facility.

527. The proposed planning standards for new housing developments are:

- 0.08 rinks per 1000
- Vale wide accessibility standard
- The quality and design of facilities should reflect current best practice, including design guidance from Sport England and the national governing body.

528. Sport England's Sports Facilities Calculator will be used to determine the level of contributions expected from each development.

DRAFT

INDOOR TENNIS

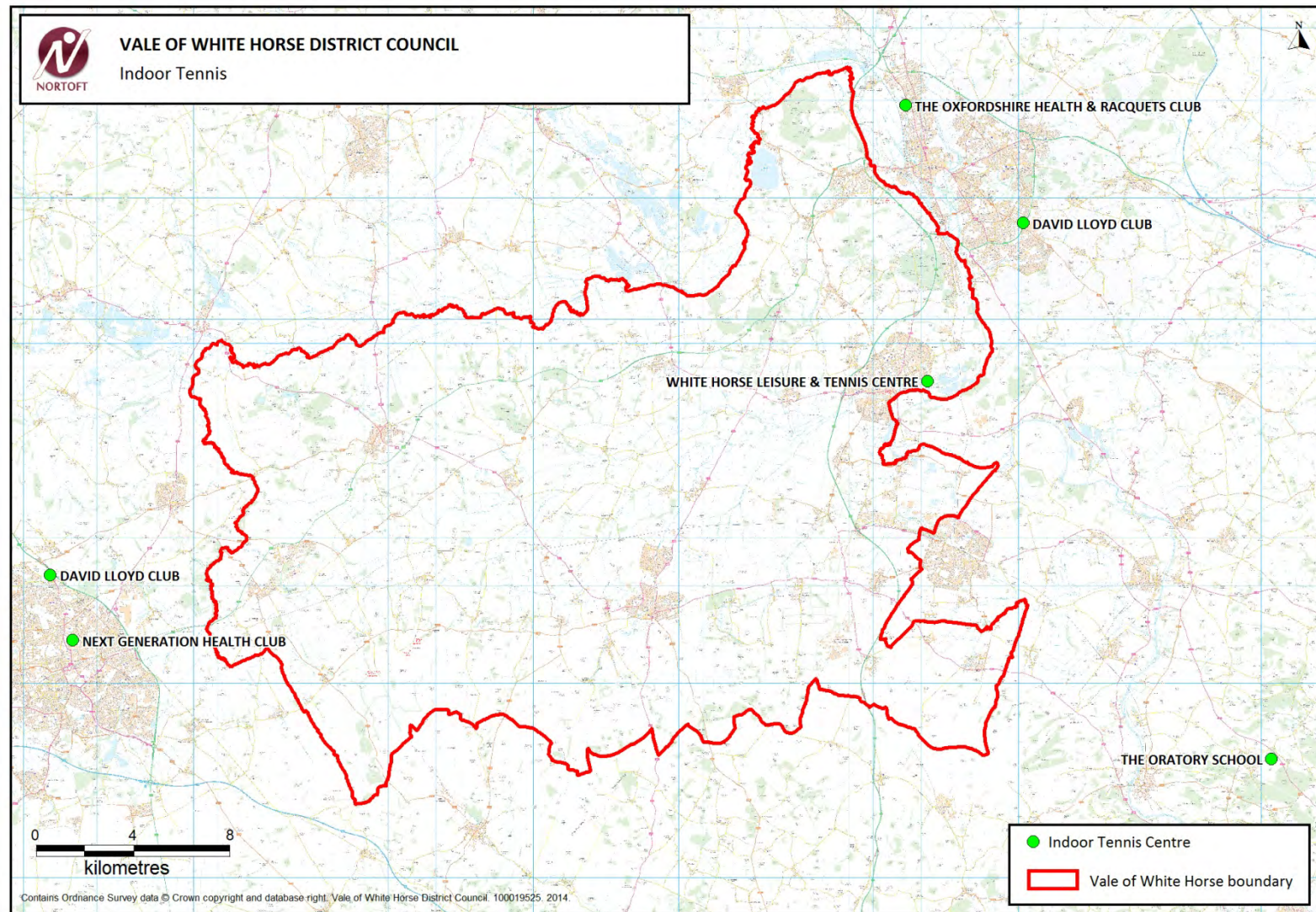
Introduction

529. Tennis participation has decreased overall during the period 2007/08 to 2010/13. The sport attracts more men (60%) than women (40%), and the higher socio-economic groups.
530. Indoor tennis facilities tend to be strategically located and often serve a wider than local catchment. They are important recreational facilities for casual play but are often equally important for the training and development of elite players and for higher level competitions. Indoor tennis centres usually have a number of courts indoors (4, 6 or 8) and often associated outdoor courts.

Current and future provision

531. There is one indoor centre, the White Horse Leisure and Tennis Centre in Abingdon, with 6 indoor courts and a number of outdoor courts. The locations of the White Horse Leisure and Tennis Centre and other nearby indoor tennis centres are mapped in Figure 56.

Figure 56: Indoor Tennis locations



Modelling

532. A number of different modelling tools are used to assess the future needs for indoor tennis, and the results are set out below.

Nortoft Calculator

533. If the Nortoft Calculator uses the regional and national average rates of provision as these are the same at 0.02 courts per 1000. This compares to the current rate of provision in the Vale of 0.05 per 1000. Using the SE/national rate of provision, this suggests that no additional courts are required up to 2031.
534. The 22 new housing areas in the Final Sites Package would between them generate a total demand of around 0.6 of an indoor court if the rate of provision used is based on the regional / national one.

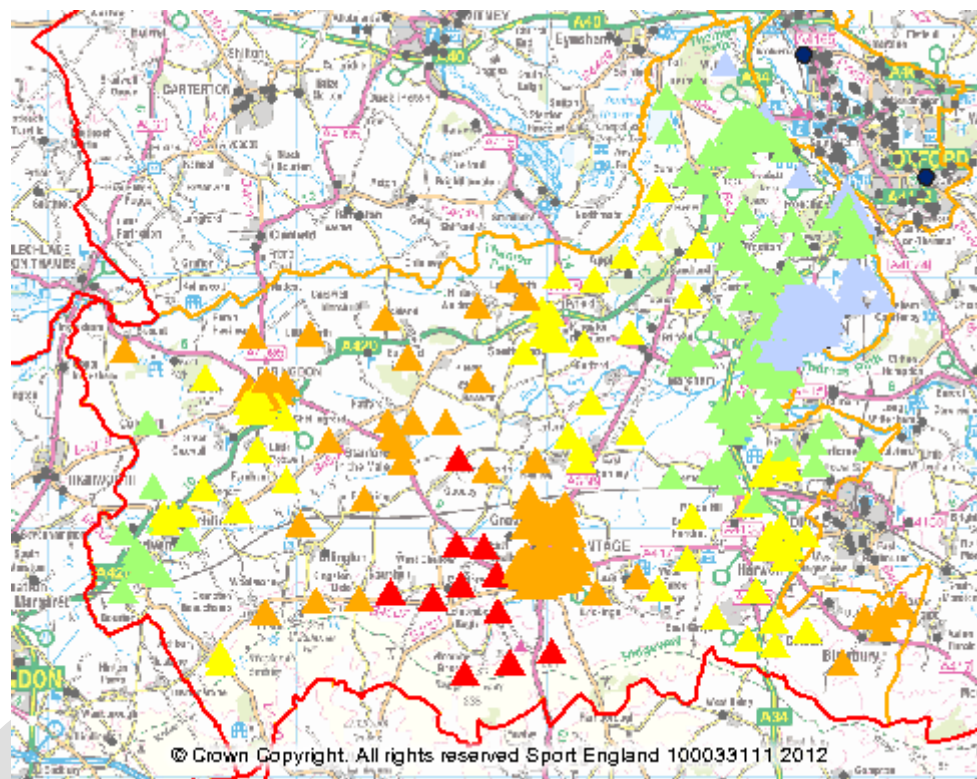
Figure 57: Nortoft Calculator results- indoor tennis

Assessment of change in facilities required - based on projected population increase													
Vale of White Horse Local Authority Population Projections													
	2014	2021	2026	2031									
Population	124,580	153,939	165,124	169,872									
Facility type	Authority	Unit of measurement	No of units	Current units per 1000	South East provision per 1000	Change in provision required to bring levels in line with South East average (with assumed 0.5% increase in participation per year)				Total provision proposed (existing plus new)			
						2014	2021	2026	2031	2014	2021	2026	2031
Indoor Tennis		Courts	6	0.05	0.02								
England average = 0.02	Whole Authority												
SE average = 0.02						-4	-3	-2	-2	2	3	4	4

Active Places Power (previous web site)

535. With the indoor tennis centre in Abingdon and the sites in Swindon, most residents can access a facility by car within about 30 minutes, a realistic travel time for this specialist facility. The area south and west of Wantage is least well served (see Figure 58 below).

Figure 58: Travel time to indoor facilities



Symbol	Travel time by car (minutes)
	3 - 9
	9 - 15
	15 - 21
	21 - 27
	27 - 33

Comparator authorities' provision

536. Using Active Places Power data it has been possible to calculate the levels of indoor tennis provision per 1,000 head of population for the Vale and its CIPFA comparator authorities together with South Oxfordshire, the south east region and England as a whole, see Figure 59. This suggests that although East Hampshire has a similar level of provision, it is greater in Vale than in either of the other benchmark authorities, and is more than twice the national and regional average rates of provision.

Figure 59: Indoor tennis - comparator authorities

Comparator	Population at 2014	Total number of indoor tennis courts	Number of indoor tennis courts per 1000
Vale of White Horse	124,580	6	0.05
South Oxfordshire	136,758	1	0.01
East Hampshire	117,513	6	0.05
East Hertfordshire	141,940	4	0.03
Test Valley	117,691	4	0.03
South East	8,852,000	215	0.02
England	54,227,900	1158	0.02

Summary of modelling findings

537. The current provision of indoor tennis courts in the Vale is well above the national or regional average, but this reflects the nature of the facility – where one is built there are usually a number of courts.
538. The priority for the public indoor tennis courts at the White Horse Tennis and Leisure Centre is for them to be maintained at a high quality and refurbished as necessary. It is appropriate that the developers should pay a proportion of the costs of the refurbishment works, based on the percentage of the population of the Vale which will be resident in the new development. This applies to all of the developments within Vale.
539. The area least well served with indoor tennis courts at present is the Wantage area, so if new provision was to be considered in the future as a commercial proposition, then Wantage would be an appropriate location.

Recent consultations

540. The consultation on the 2013 Leisure and Facilities Strategy specifically asked whether additional indoor tennis facilities should a priority, and the general response was that it was not very important. Provision for indoor tennis was not considered as a specific issue for the Participation Action Plan, but as tennis as a sport is primarily played by reasonably affluent men (Sport England sport profiles), the sport is not likely to a top priority for attracting those less interested or less active, particularly in the more deprived areas of the Vale.
541. Neither the Residents' Panel nor the Wantage and Grove survey were sufficiently detailed to identify demand or to provide comments on the provision of this type of facility.

Kit Campbell Background Study (January 2009)

542. The Kit Campbell Background Study report considered the provision of indoor tennis courts and recommended that two additional courts should be provided, but did not give a preferred location. The accessibility standard proposed was 30 minutes, and a quantity of 0.045 sq m of court per person, the equivalent of 1 court per 14,750 people (or 0.7 courts per 1000).

Comment and need for updating

543. As the regional average for indoor tennis courts provision is now appropriate for Vale, there is no requirement for additional indoor tennis courts in the period up to 2031. Public investment into the development of further indoor tennis facilities at this time is not therefore recommended. There may be opportunities however for a commercial provider, in which case this should be welcomed so long as this does not undermine the economic viability of the existing indoor tennis facility at the White Horse Tennis and Leisure Centre.

National Governing Body strategy

544. The LTA is committed to growing their sport to ensure that more people are playing tennis more often at first class tennis facilities, with high quality coaching programmes and well organised competition. Their overall aim for the period 2011-2016 is to ensure that, as far as practicably possible, the British population has access to and are aware of the places and high quality tennis opportunities in their local area. This includes:
- Access for everyone to well maintained high quality tennis facilities which are either free or pay as you play.
 - Indoor tennis courts within a 20 minute drive time of their home.
 - A mini tennis (10 and under) performance programme within a 20 minute drive of their home (Performance Centres).
 - A performance programme for 11 - 15 year olds within a 45 minute drive time of their home (High Performance Centre).
 - A limited number of internationally orientated programmes strategically spread for players 16+ with an international programme (International High Performance Centres).
545. If a club was to consider the development of an indoor court facility, the LTA has a general guide that a club membership needs to be around 200 members per indoor court to ensure their viability.

Market segmentation implications

546. Given the characteristics of tennis, it is not surprising that it appears as a sport which appeals to some of the largest Market Segments in the Vale. These are: Comfortable Retired Couples, Fitness Class Friends, Stay at Home Mums, and Competitive Male Urbanites. This level of appeal suggests that the current level of provision for indoor tennis in the Vale should be sustainable.

Development of planning standards

547. The planning standards are derived from a synthesis of the findings from the modelling, consultation responses, and the policy decision about the growth of participation.
548. The assessment and analysis of the needs for Vale in relation to indoor tennis suggests that the existing provision is sufficient to meet the needs of the community, now and up to 2031. The key issue is to ensure that the existing community facilities are maintained to a high standard.

Standard for quantity

549. The retention of the indoor tennis at the White Horse Tennis and Leisure Centre will require ongoing refurbishment. Contributions from the individual developments should therefore be the equivalent proportion of the estimated cost of the refurbishment works based on the proportion of the population expected in those developments, compared to the population of the Vale.

Standard for accessibility

550. The indoor courts at the White Horse Tennis and Leisure Centre are accessible within approximately 30 minutes drive time of all of Vale, so no specific accessibility standard is required.

Standard for design and quality

551. The quality and design of any new and refurbished facilities should reflect current best practice, including design guidance from Sport England and the LTA.

Conclusions and Recommendations

Current supply and demand

552. There is one indoor tennis site in Vale, at the White Horse Tennis and Leisure Centre. This has 6 courts and is of high quality. This current level of provision is above both the national and regional averages, but in line with one of the benchmark authorities.

Future requirements

553. The modelling suggests that the increase in the Vale's population over the period up to 2031 will still only generate demand for indoor tennis within the capacity of the existing facilities. Additional indoor tennis provision is not therefore a priority for public investment.
554. It is possible however that a commercial provider may wish to offer indoor tennis. This should be welcomed if the proposal does not undermine the viability of the existing indoor tennis provision. In terms of location for such a facility, this would be best in the Wantage/Grove area as this would maximise the accessibility of indoor tennis to the Vale residents.

Recommendations

555. The existing facilities at the White Horse Tennis and Leisure Centre are retained and refurbished as necessary.
556. Developer contributions should be sought on a proportional basis towards the cost of refurbishing the indoor courts at the White Horse Tennis and Leisure Centre.
557. Commercial indoor tennis provision should be welcomed if it does not undermine the viability of the existing facility at the White Horse Tennis and Leisure Centre.

OUTDOOR TENNIS

Introduction

558. The participation information for tennis on outdoor courts is not separately differentiated from tennis played indoors, so the Active People Survey information for indoor tennis above is also relevant here.
559. The following site information has been taken from the Kit Campbell Background Report of January 2009, and has not been updated. However the Vale of White Horse District Council is currently updating its strategy in relation to outdoor tennis provision, and the following findings and recommendations should therefore be considered an interim statement.

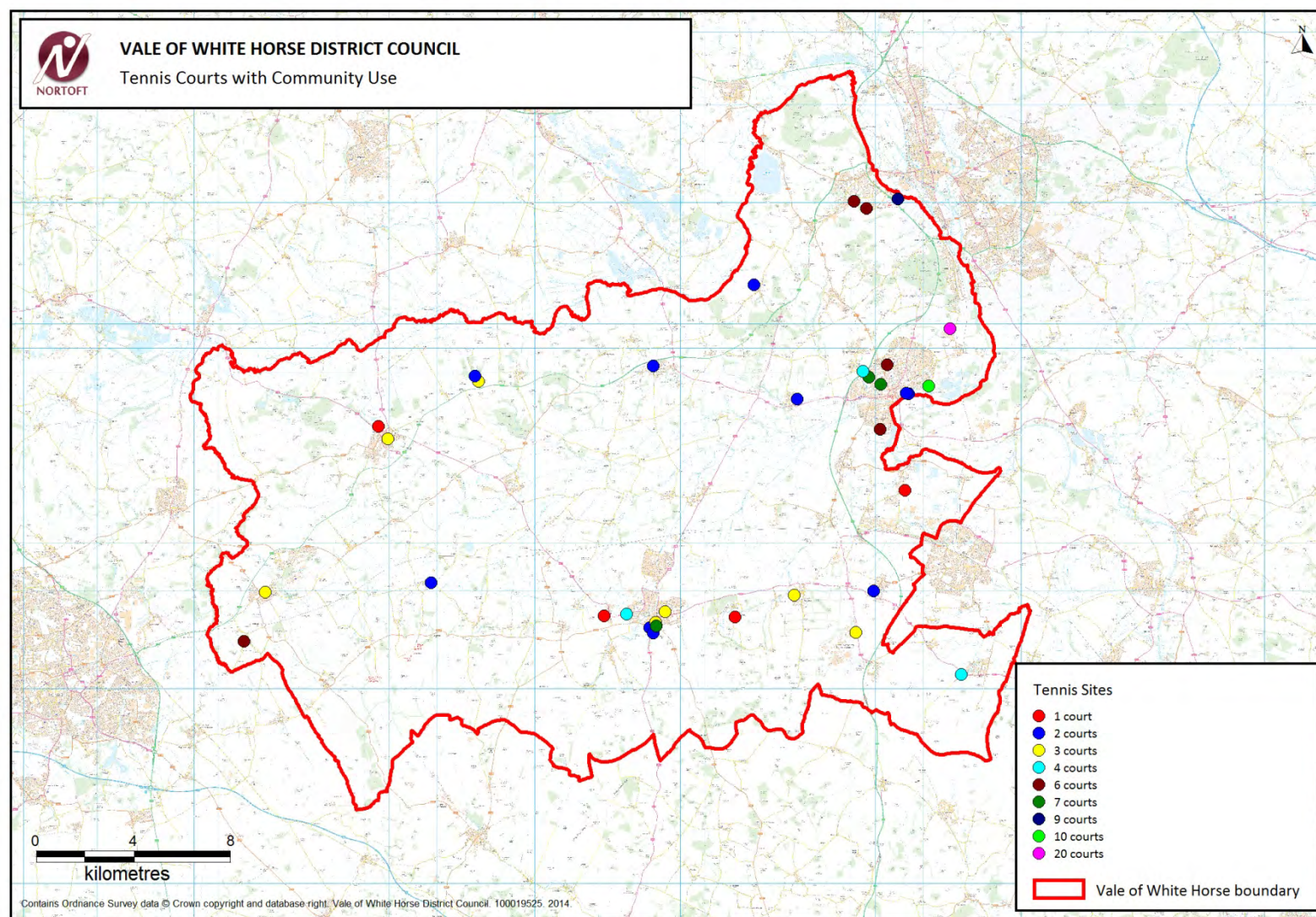
Current and future provision

560. According to the Kit Campbell report there were 35 tennis sites available to the community in the Vale, with a total 147 outdoor courts. These are listed in Figure 60 and mapped in Figure 61. It should be noted that this list included all hard court areas, not solely dedicated tennis courts, of which there are far fewer.
561. There are now a number of main major tennis complexes in the Vale; the White Horse Leisure and Tennis Centre which has 10 outdoor courts in total (4 artificial grass, and 6 green clay), Oxford Sport and Lawn Tennis Club (8 courts), Radley College (8 dedicated courts), and Southern Town Park in Abingdon which hosts Abingdon Lawn Tennis Club (6 courts), and Faringdon Tennis Club (4 courts).

Figure 60: Outdoor tennis courts with community use

Site Name	Courts
White Horse Leisure and Tennis Centre, Abingdon	10
Fitzharrys School, Abingdon	6
School of St Helen & St Katherine, Abingdon	7
Abbey Meadow, Abingdon	2
Southern Town Park, Abingdon	6
Waste Court , Abingdon	7
Appleton	2
Ardington Recreation Ground	1
Blewbury	4
Westminster College, Botley	6
Botley Tennis Club	9
Matthew Arnold School, Botley	6
Pinewood School, Bourton	6
East Challow	1
East Hendred	3
Faringdon Junior School	1
Faringdon Tennis Club	3
Recreation Ground, Harwell	2
Harwell IBC	3
Kingston Bagpuize	2
Littleworth (north)	3
Littleworth (south)	2
Marcham Primary School	2
St Peter's College, Radley	20
Manor Prep School, Shippon	4
Shrivenham	3
Sutton Courtenay Hall	1
Uffington	2
Wantage Tennis Club	3
Wantage Leisure Centre	2
Manor Road Memorial Park, Wantage	2
St Mary's School (north), Wantage	3
St Mary's School (south), Wantage	7
King Alfred School (west), Wantage	4

Figure 61: Outdoor tennis locations



Modelling

562. The Kit Campbell Background Study of 2009 included all hard courts within the standard for tennis courts. However the way in which information is now collected about tennis courts is changing. The Sport England Active Places database only includes dedicated tennis courts because Sport England recognises that the majority of year-round tennis is played on these courts, and that hard courts at schools tend to be only available in the summer term. The LTA's web has sites information which is primarily club based, but it has not been kept fully up to date.
563. The current strategy work commissioned by the Vale of White Horse includes a full review of outdoor tennis. This will identify the location and quality of courts and the location and size of the clubs. New standards are expected to emerge from that work and the recommendations in this section of the Study will be reviewed.

Findings from the Nortoft Calculator

564. The Nortoft Calculator has used the current number of courts, as identified by Kit Campbell in the 2009 study as the starting point. That report estimated that there was the equivalent of 130 courts in the district available for community use.
565. Based upon the 130 courts as the starting point the Nortoft Calculator suggests that a further 62 courts would be required by 2031. See Figure 62.

An interim approach to new provision

566. Rather than the current rate of provision being used to forecast potential tennis need in the area of Vale, a more conservative interim position has been taken at a level significantly below what the current standard would require.
567. Based on local knowledge of tennis at Wantage, Faringdon and elsewhere which has been collated as part of work in relation to specific planning applications, the following new provision is proposed in association with the 22 new housing sites contained in the Final Sites Package:
- One new tennis facility in either the Crab Hill or the Monks Farm development sites. This should be a 4 court facility with floodlights and a pavilion.
 - One new tennis facility in the North Shrivenham development. This should be a 4 court facility with floodlights and a pavilion.
 - Within the Didcot Leisure Sub Area there is need for 11 additional dedicated tennis courts. It is proposed that eight courts should be provided at two sites with 4 courts each (floodlit with pavilion) within the largest housing areas in Valley Park and at Great Western Park (NB 4 courts have been confirmed here in the s106). A further 3 courts should be provided in Harwell (or to make the existing courts in Harwell fully accessible to the community).

568. It is recognised that it will be important to retain the existing courts in Didcot as high quality facilities. Developers' contributions should therefore be used to support both the new tennis provision and to keep the existing facilities up to a high quality.

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Figure 62: Nortoft Calculator results- outdoor tennis

Assessment of change in facilities required - based on projected population increase													
Vale of White Horse Local Authority Population Projections													
	2014	2021	2026	2031									
Population	124,580	153,939	165,124	169,872									
Facility type	Authority	Unit of measurement	No of units	Current units per 1000	Current rate of provision per 1000	Change in provision required to keep in line with current Vale of White Horse average (with assumed 0.5% increase in participation per year)				Total provision proposed (existing plus new)			
						2014	2021	2026	2031	2014	2021	2026	2031
Outdoor Tennis England average = 0.03 SE average = 0.03	Whole Authority	Courts	130	1.04	1.04	0	36	52	62	130	166	182	192

Recent consultations

569. The 2013 Leisure and Sports Facilities Strategy consultation responses identified outdoor tennis as important local facilities, plus a possible need for more/better facilities in Abingdon. The Participation Action Plan did not specifically identify tennis, but as tennis is primarily played by reasonably affluent men (Sport England sport profiles), the activity may not be a top priority for attracting those less interested in sport, or those who are currently less active, particularly in the more deprived areas of the Vale.
570. Neither the Residents' Panel nor the Wantage and Grove survey were sufficiently detailed to identify demand, or to provide comments on the provision of this type of facility.

Kit Campbell Background Study (January 2009)

571. The Kit Campbell Background Study report considered outdoor tennis provision in some detail. They identified 22 sites of more than one court with community use. Site management was equally split between town and parish councils, and clubs. A number of the sites audited as part of the background report were poor quality, because they were single courts, or lacked floodlights, or lacked changing accommodation. There was also a need to improve the playing surfaces and fencing. Wantage and Faringdon were identified as having notably poor quality courts.
572. Some courts were poorly used, but a number of town and parish councils felt that there was too little tennis court provision. The majority of Vale Voice respondents felt that there was sufficient tennis provision. The Kit Campbell report suggested that there was a surplus of provision in the north east and a deficit in other areas. It was concluded that most areas had good accessibility to tennis courts (within 15 minutes drive), but there was a lack of provision in Grove and in the Hinksey/Kennington areas.
573. The Kit Campbell report did not anticipate significant increased demand for tennis, but suggested that the planning standard should be 1 court per 850 people, or 1.2 courts per 1000. There was also a need to improve the quality of the existing courts. The report specifically recommended new provision associated with the proposed Grove housing development.

Comment and need for updating

574. The brief for this Study did not include updating the Kit Campbell baseline information in relation to outdoor tennis courts. However the baseline sites information needs updating as it is likely that a number of the sites have changed in their quality, availability to the community, or use. In response to these issues, the Vale of White Horse District Council is in the process of reviewing the outdoor tennis data and developing a replacement strategy.

575. One of the factors for consideration is that tennis as a sport has not experienced the increase in participation that Kit Campbell anticipated, so a lower interim planning standard per 1000 is appropriate. The accessibility standard has not been yet been reviewed.

National Governing Body strategy

576. The LTA is committed to growing their sport to ensure that more people are playing tennis more often at first class tennis facilities, with high quality coaching programmes and well organised competition. Their overall aim for the period 2011-2016 is to ensure that, as far as practicably possible, the British population has access to and are aware of the places and high quality tennis opportunities in their local area.
577. In summary the LTA objectives include:
- Access for everyone to well maintained, high quality tennis facilities which are either free or pay as you play.
 - A Clubmark accredited place to play within a 10 minute drive of their home.
578. Only projects that will increase the number of adults and juniors participating and competing on a regular basis will be supported for funding. Projects seeking LTA support will need to provide a minimum 25% partnership funding for court improvements. The LTA has a loan scheme to support clubhouse improvements, for which the required partnership funding is at least 50%.

Market segmentation implications

579. Tennis as a sport appeals to some of the largest Market Segments in the Vale. These are: Comfortable Retired Couples, Fitness Class Friends, Stay at Home Mums, and Competitive Male Urbanites. This level of appeal suggests that local tennis courts are an important resource for these groups, and confirms the reason why they were seen as important in the responses to the 2013 Strategy.

Development of planning standards

580. The planning standards for outdoor tennis are currently those contained in the 2013 Leisure and Sports Facilities Strategy. These are given below but will be updated on completion of the current Vale of White Horse District Council study on outdoor tennis provision.

Standard for quantity

581. The current standard is 1.1 courts per 1000.

Standard for accessibility

582. The accessibility standard for outdoor tennis courts is 15 minutes drive time.

Standard for design and quality

583. The latest design guidance should be used both for new facilities and refurbishments.

Conclusions and Recommendations

Current supply and demand

584. There are four main major tennis complexes in the Vale; the White Horse Leisure and Tennis Centre which has 10 outdoor courts in total (4 artificial grass, and 6 green clay), Oxford Sport and Lawn Tennis Club (8 courts), Radley College (8 dedicated courts), and Southern Town Park in Abingdon which hosts Abingdon Lawn Tennis Club which has 6 courts. In addition there are a number of dedicated courts available to the community in other places, including Wantage Town Park and Faringdon, plus some of the larger villages.
585. The Vale of White Horse District Council are currently undertaking a full review of outdoor tennis provision, including the number of courts available to the community, whether these are dedicated courts, and the locations and sizes of the tennis clubs. The adopted standards for tennis are currently 1.1 courts per 1000, with an accessibility standard of 15 minutes drive time. These will be expected to be amended following the current project on tennis.

Future requirements

586. The future requirements for tennis will be confirmed by the current work on tennis provision in the Vale, but the interim findings of this Study are that new courts will be required to meet the demand from new housing in the Vale:
- One new tennis facility in either the Crab Hill or the Monks Farm development sites. This will be a 4 court facility with floodlights and a pavilion.
 - One new tennis facility in the North Shrivenham development. This will be a 4 court facility with floodlights and a pavilion.

- Within the Didcot Leisure Sub Area there is need for 11 additional dedicated tennis courts. It is proposed that eight courts should be provided as two sites with 4 courts each (floodlit with pavilion) within the largest housing areas in Valley Park and at Great Western Park (NB 4 courts have been confirmed in GWP). A further 3 courts should be provided in Harwell (or to make the existing courts in Harwell fully accessible to the community).
587. Issues associated with the number and quality of the existing courts will be identified as part of the new study on tennis and will be used to update these findings.
588. In the interim, a planning standard of 1.1 courts per 1000 should be used, with an accessibility standard of 15 minutes drive time.

Recommendations

589. The existing dedicated tennis courts should be retained and refurbished as required.
590. New housing growth should contribute to new tennis provision, and it is proposed that:
- One new 4 court tennis facility is provided either the Crab Hill or the Monks Farm.
 - One new 4 court tennis facility is provided in the North Shrivenham development.
 - 4 courts are provided in Great Western Park.
 - 4 courts are provided in Valley Park.
 - 3 courts are provided in Harwell (or make the existing courts fully accessible to the community).
591. Where tennis facilities are not provided on site, then developers' contributions should be at a rate of 1.1 tennis courts per 1000 with a drive time of 15 minutes, with the costs of courts as per the latest Sport England facility costs guidance.
592. The quality standard should be the latest guidance from Sport England and the LTA.

SQUASH

Introduction

593. Squash as a sport has slowly declined over a number of years and squash courts have often been converted into other uses in leisure centres across the country. However participation in the South East region continues to be stronger than elsewhere. The sport is dominated by males, with 86% of participants. It also attracts the more affluent.

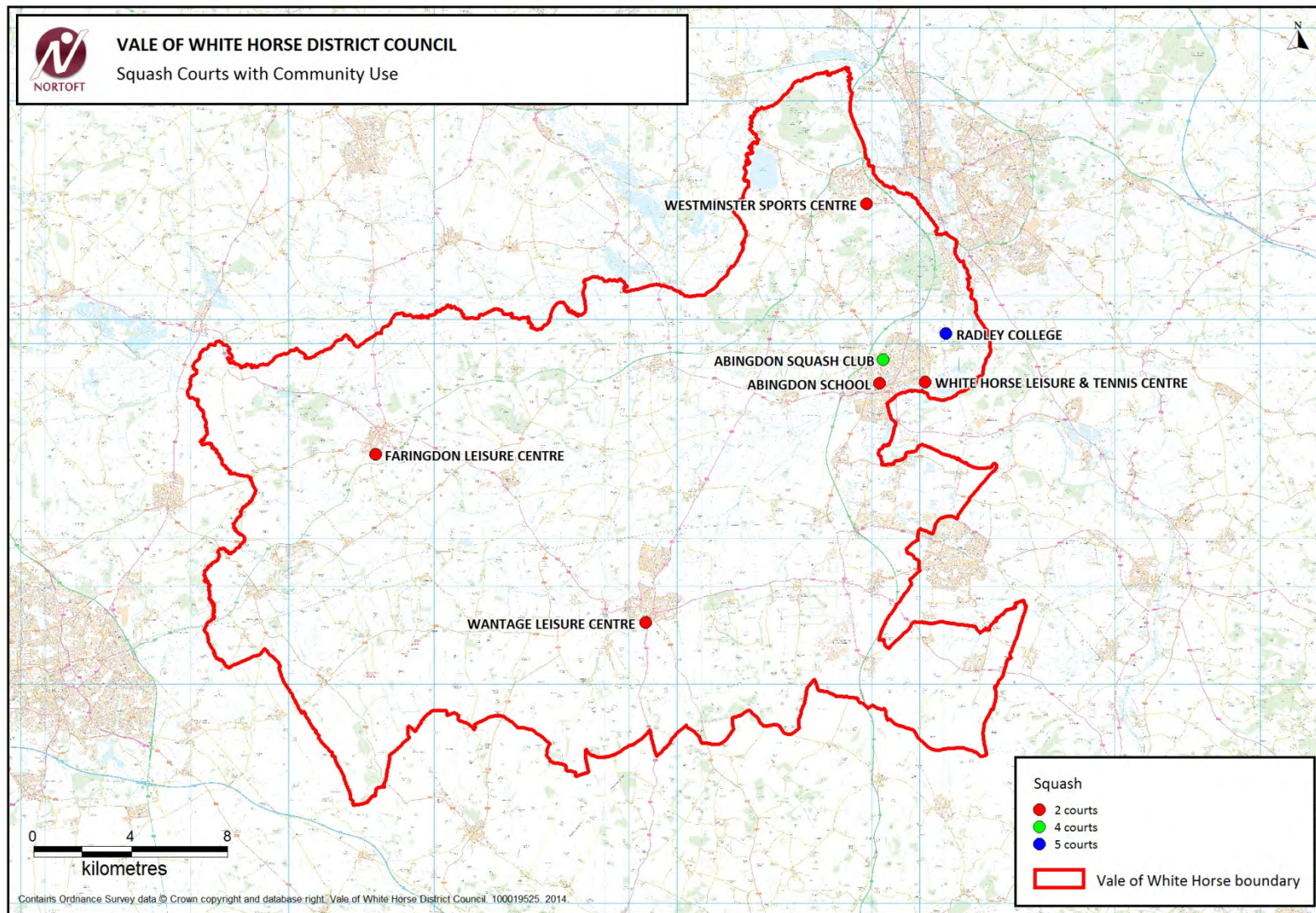
Current and future provision

594. There are currently 7 sites providing for community squash with a total of 19 courts. They are reasonably spread across the authority, enabling most people with a car access to squash within 20 minutes. The sites are listed in Figure 63, and mapped in Figure 64.
595. The courts at both Wantage and the White Horse Leisure Centres are not fully used at peak time, which suggests that there is some spare capacity.
596. In relation to future planned provision, squash courts are not currently proposed for either the new leisure centre in the Wantage/Grove area nor the Didcot North East Leisure Centre. However the existing courts at the Wantage Leisure Centre are expected to be retained for community use as are the ones at Didcot Leisure Centre.

Figure 63: Squash courts in the Vale

Site Name	Courts
Abingdon School	2
Abingdon Squash Club	4
Brookes Sport Botley	2
Faringdon Leisure Centre	2
Radley College	5
Wantage Leisure Centre	2
White Horse Leisure & Tennis Centre	2

Figure 64: Squash court locations



Modelling

Nortoft Calculator

597. The Vale has more squash provision than either the national or regional average, in fact it is almost double that of the national average.
598. If the Nortoft Calculator is run using the south east average level of provision, this suggests that there will be a requirement for one extra squash court by 2031 (see Figure 66). However if the current level of provision is taken as the starting point, then 9 additional squash courts would be required in the period up to 2031. The real need is probably somewhere between perhaps suggesting that up to 5 extra courts may be needed in the period up to 2031. If, so this would give a rate of provision per 1000 of 0.13 courts per 1000.
599. If this rate of provision is applied to the new housing areas across Vale, then 3.6 courts would be required to meet the needs of the new populations from the developments by 2031.

Comparator authorities' provision

600. Using Active Places Power data it has been possible to calculate the levels of squash provision per 1,000 head of population for the Vale and its CIPFA comparator authorities together with South Oxfordshire, the south east region, and England as a whole, see Figure 65. This suggests that the Vale currently has a much higher rate of squash provision than its comparator authorities, but that South Oxfordshire has an even higher rate of provision.

Figure 65: Squash - comparator authorities

Comparator	Population at 2014	Total number of squash courts	Number of squash courts per 1000
Vale of White Horse	124,580	17	0.14
South Oxfordshire	136,758	27	0.20
East Hampshire	117,513	13	0.11
East Hertfordshire	141,940	12	0.08
Test Valley	117,691	6	0.05
South East	8,852,000	844	0.10
England	54,227,900	4038	0.07

Figure 66: Nortoft Calculator results- squash courts

Assessment of change in facilities required - based on projected population increase													
Vale of White Horse Local Authority Population Projections													
	2014	2021	2026	2031									
Population	124,580	153,939	165,124	169,872									
Facility type	Authority	Unit of measurement	No of units	Current units per 1000	South East provision per 1000	Change in provision required to bring levels in line with South East average (with assumed 0.5% increase in participation per year)				Total provision proposed (existing plus new)			
						2014	2021	2026	2031	2014	2021	2026	2031
Squash courts England average = 0.07 SE average = 0.10	Whole Authority	Courts	17	0.14	0.14	0	5	8	9	17	22	25	26

Recent consultations

601. Neither the consultations on the 2013 Leisure and Sports Facilities Strategy nor the Participation Action Plan identified squash as an important priority in the Vale. The stage one Feasibility Study for Wantage/Grove sport facilities provision identified that the squash facilities at Wantage Leisure Centre were not fully booked at peak times by the community and that the school made only limited use of the courts during the day.
602. Neither the Residents' Panel nor the Wantage and Grove survey were sufficiently detailed to identify demand for squash or to provide comments on the provision of this type of facility.

Kit Campbell Background Study (January 2009)

603. The Kit Campbell Background Study report of 2009 did not address squash provision.

National Governing Body strategy

604. The England Squash and Racketball Strategy 2008-13 was broad brush and has yet to be updated. It made no specific facility comments, but does state that the NGB would oppose the closure of squash courts.

Market Segmentation implications

605. Of the largest market segments in the Vale, only two segments are attracted to squash as a sport, the Settling Down Males and the Competitive Male Urbanites. As both of these groups have generally high levels of sport and physical activity, they are not a priority for sports development initiatives. Investment in squash provision is therefore not a high priority for the Vale in comparison with activities which have a broader appeal.

Development of planning standards

606. The planning standards are derived from a synthesis of the findings from the modelling, consultation responses, and the policy decision about the growth of participation.
607. The assessment and analysis of the needs for Vale in relation to squash suggests that the existing provision is more than currently required by the community, but that a some extra provision may be required in the period up to 2031. It is expected that this additional provision would be supplied by the commercial sector but it also means that there is justification for retaining the current courts at the existing Wantage Leisure Centre and White Horse Tennis and Leisure Centre. The main

requirement in terms of developers' contributions is towards the cost of refurbishment of the existing courts with community access.

Standard for quantity

- 608. The provision standard for squash courts should be 0.1 courts per 1000 for the period up to 2031.
- 609. This rate assumes the retention of 17 squash courts in the period up to 2031 rather than new provision, as there is currently some spare capacity.
- 610. The squash courts in the leisure centres are proposed to be retained and refurbished as required. The standard of provision is therefore based on a requirement for developers to contribute a proportionate cost based on their population compared to the authority as a whole.

Standard for accessibility

- 611. The squash courts at the White Horse Tennis and Leisure Centre and Wantage Leisure Centre are within 20 minutes of most of the development areas. The accessibility standard is therefore proposed as 20 minutes.

Standard for design and quality

- 612. The quality and design of facilities should reflect current best practice, including design guidance from Sport England and the national governing body. This should apply to refurbishment as well as new facilities.

Conclusions and Recommendations

Current supply and demand

- 613. There are currently high levels of squash provision in the Vale compared to the south east and national averages, and the benchmark authorities. Only South Oxfordshire has a higher rate of provision per 1000. Although the squash courts are used, there is spare capacity at peak time in both of the public facilities; the White Horse Tennis and Leisure Centre and the Wantage Leisure Centre.

Future requirements

- 614. The anticipated growth in Vale and a target of a 0.5% increase in participation per year means that the number of squash courts needs to be increased. This is likely to be in the order of 1-5 courts in the period up to 2031.
- 615. The nature of the game and the characteristics of people playing the sport mean that squash is not a high priority for public investment in new courts. However the

existing courts at the existing leisure centres should be retained and refurbished as needed. Any new squash provision will be expected to be provided for by the commercial sector.

616. The future facility requirements arising from the housing growth in the Vale part of the Didcot Leisure Sub Area are likely to be met by both facilities in the Vale and in South Oxfordshire. This is because much of the housing growth within Vale is within the 20 minute drive time catchment of both the proposed new Wantage/Grove site, and the Didcot facilities. Developers' contributions could therefore be allocated to facilities in both districts, and a 50%:50% split may be one of the simplest ways of achieving this. However no formal policy decisions have yet been made about cross border developer contributions by either the Vale of White Horse or South Oxfordshire District Councils.

Recommendations

617. The existing squash courts at the White Horse Leisure and Tennis Centre, Faringdon Leisure Centre, and Wantage Leisure Centres will be retained and refurbished as needed.
618. Commercial provision of new courts will be welcomed.
619. The proposed planning standards for new housing developments are:
- 0.1 courts 1000
 - 20 minute drive time
 - The quality and design of facilities should reflect current best practice, including design guidance from Sport England and the national governing body.
620. Funds secured from developer contributions for housing growth within Vale, and those arising from the developments within Vale which are within the Didcot Leisure Sub Area may be directed towards the nearest leisure centre squash facilities in the Vale.
621. Some of the developers' contributions from within the Didcot Leisure Sub Area might also be allocated towards enhanced and new facilities within South Oxfordshire if a policy decision is made to do so, as outlined in paragraph 616 above.
622. The value of the contributions will be proportional to the number of residents in the development compared to the population of Vale as a whole.

MULTI-USE GAMES AREAS

Introduction

623. Multi Use Games Areas (or MUGAs) are outdoor areas which are normally enclosed by a fence usually about 2m high. They are at least the size of a tennis court and have some form of all-weather surface, usually tarmac. These facilities may be fully open at all times or can be managed, similar to other sports facilities. They are also known as multi-sport courts, which was the terminology used in the Kit Campbell Background Study report of 2009.
624. The site information used in this assessment has been taken from the Kit Campbell Background Study report of 2009 and will be updated as part of the current Vale of White Horse District Council work on the smaller community facilities. The findings and recommendations in this Study will therefore be reviewed and confirmed by this other strategy work.

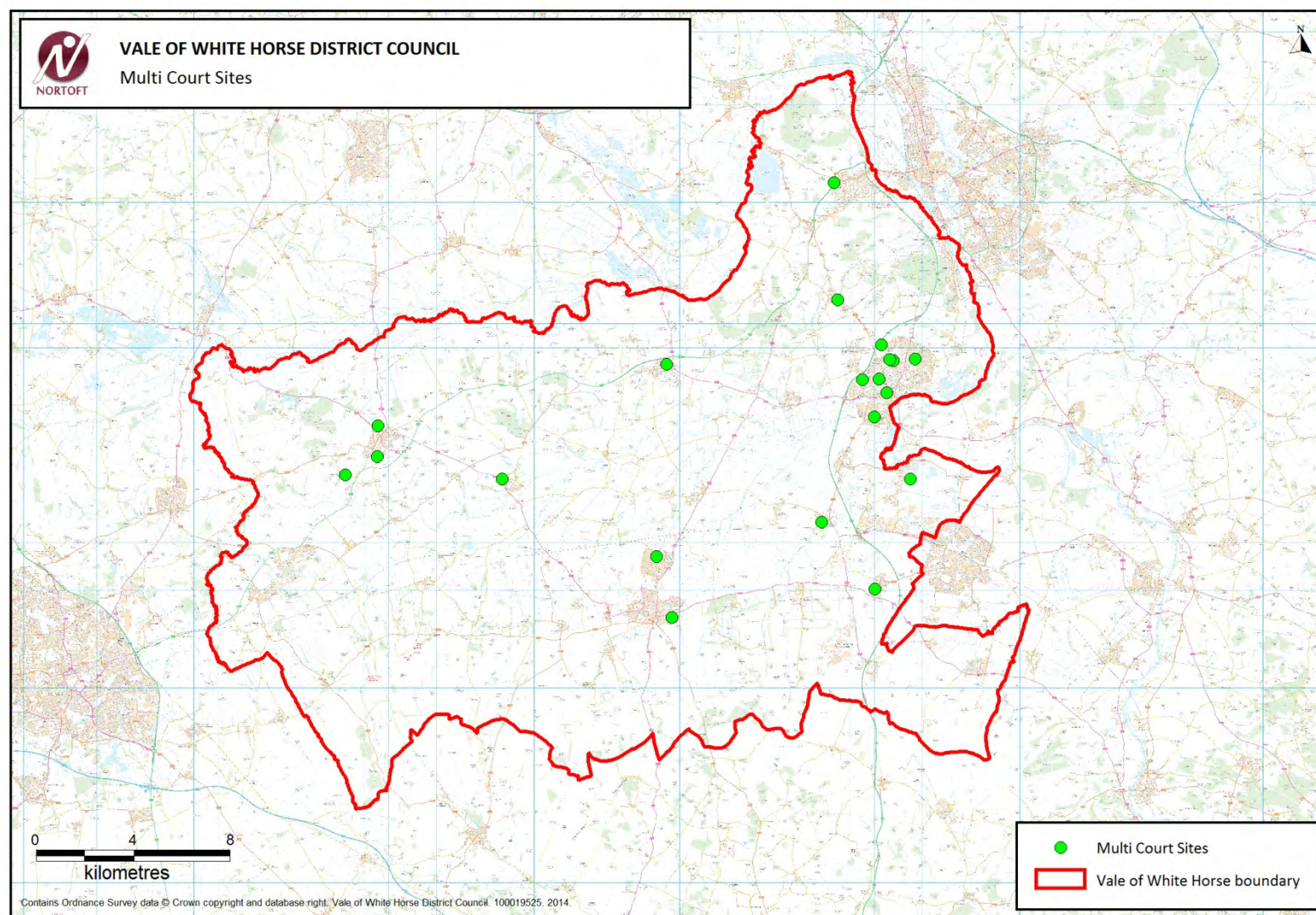
Current and future provision

625. According to the Kit Campbell Background Study report there were 21 MUGA sites available to the community in the Vale. These are listed in Figure 67 and mapped in Figure 68. Please note however that St Marys School MUGA has now been redeveloped for housing. A number of these sites are also specifically marked out for tennis, so also appear in the outdoor tennis section of this report.
626. There are a number of new MUGA sites currently being proposed as part of planning applications. These include two in Grove Airfield and two the Great Western Park development. The primary emphasis here is on accessibility of provision rather than a specific quantity of provision per 1000, though the latter is required to justify developers' contributions where these would be off site.

Figure 67: Multi use games areas (Multi-courts)

Site Name	Settlement
Appleford Drive	Abingdon
Thameside Primary School	Abingdon
Dunmore Junior School	Abingdon
John Mason School	Abingdon
Abingdon and Witney College	Abingdon
Stratton Way	Abingdon
Larkmead School	Abingdon
St Andrews Multi-court	Botley
Faringdon Junior School	Faringdon
Faringdon Community College	Faringdon
Great Coxwell Multi-court	Great Coxwell
Grove Centre Multi-court	Grove
Harwell Multi-courts by High St Hall	Harwell
Kingston Bagpuize Multi-court	Kingston Bagpuize
Stanford Football Ground	Stanford in the Vale
Steventon Multi-court	Steventon
Tilsley Park	Abingdon
Sutton Courtenay	Sutton Courtenay
King Alfred School (East Site)	Wantage
St Mary's School (South) REMOVED	Wantage
Wootton Multi courts	Wootton

Figure 68: Multi Use Games Areas locations - existing



Modelling

627. The Nortoft Calculator is the only modelling tool available for assessing demand for MUGAs in terms of quantitative provision. It does not however address the question of accessibility.
628. As very few authorities have collected information on the number of MUGAs it is not possible for the Vale to compare levels of provision per 1000 with its CIFA comparator authorities.

Findings from the Nortoft Calculator

629. As there are no regional or national provision per 1,000 figures that can be used to calculate future demand, the current provision rate has been used as the starting point.
630. Based upon the 21 MUGAs recorded in 2009 to give current rates of provision, the Nortoft Calculator results show that there may be a demand for a further 10 MUGAs by 2031 to cater for the natural growth of the population, the housing growth and a 0.5% increase in participation per annum. This means that the rate of provision increases from 0.17 per 1000 now, to 0.18 MUGAs sites per 1000 (see Figure 69). This is notably similar to the number of new MUGAs being proposed based on the accessibility criteria.

MUGAs in new developments

631. As the current MUGA standards are in need of review and work is underway, a conservative interim position is proposed in relation to the Final Sites Package for new development. In the area of Vale outside of the Didcot Leisure Sub Area it is proposed that there should generally be a MUGA within about 15 minutes walk. This means that some of the smaller developments as well as some of the large ones will need to host a MUGA, and it is proposed that one MUGA each should be provided at:
- Crab Hill
 - Monks Farm
 - North Abingdon
 - NW Abingdon
 - NW Radley
 - South Kennington
632. The detail for each individual site in the Final Sites Package is contained in the Appendix 11.
633. There should also be, as already planned, two MUGAs at Grove Airfield.

634. For the developments planned within the Didcot Leisure Sub Area, there is need for additional youth facilities in each of the larger housing areas. Key will be their geographical location, to ensure that at least one youth provision site/MUGA is within 10 minutes' walk of all housing. The detail of the planned provision will need to be agreed with the relevant Council for each development. Developers' contributions should be used to support both new MUGAs and improve the existing network of youth provision.

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Figure 69: Nortoft Calculator results- MUGAs

Assessment of change in facilities required - based on projected population increase													
Vale of White Horse Local Authority Population Projections													
	2014	2021	2026	2031									
Population	124,580	153,939	165,124	169,872									
Facility type	Authority	Unit of measurement	No of units	Current units per 1000	Current rate of provision per 1000	Change in provision required to keep in line with current Vale of White Horse average (with assumed 0.5% increase in participation per year)				Total provision proposed (existing plus new)			
						2014	2021	2026	2031	2014	2021	2026	2031
Multi Use Games Areas	Whole Authority	Sites	21	0.17	0.17	0	6	9	10	21	27	30	31

Recent consultations

635. The 2013 Leisure and Sport Facilities Strategy specifically asked for views on the relative importance of MUGAs, and the clear response was that they were seen as very important local facilities, particularly if floodlit. The Participation Action Plan did not specifically consider MUGA provision, but as these facilities primarily attract children and young people who do not have access to a car, they are potentially an important resource to support the objectives of encouraging more people to be active, particularly young people.
636. The nature of MUGAs means that they are not sports specific, and therefore cannot be related to the Market Segmentation analysis of Sport England. However the majority of users are in any case young people, who would not be picked up by this adults only analysis.

Kit Campbell Background Study (January 2009)

637. The Kit Campbell Background Study report considered the provision of MUGAs (Multi-courts) in detail.
638. The report showed that the north-eastern area of the authority lacks ready access to MUGAs and that the school provision is critical in Wantage and Faringdon. Several of the town and parish councils identified a need for more “hard surfaced multi-sports areas/courts”. The report noted that most are stand-alone facilities but they actually seemed to work best where there was more than one on a site.
639. The following comment from the consultants is also useful. “There are no obvious trends in the demand for multi-courts in general. Across the country, some are well used while others lie idle and neglected most of the time. The only apparent reasons for this seem to relate to active management and enthusiastic sports club volunteers more than the nature of the courts, although floodlighting is obviously important in terms of winter use. the concept of a multi-sport court as a form of “sports hall without walls or roof” is good in theory but much less good in practice.”
640. Many of the MUGAs recorded in the Kit Campbell report were relatively poor quality, mainly due to missing or damaged surround fencing, poor line markings or a lack of floodlights. Of the sites available to the community, only 8 across the Vale were open access with informal use, 4 were publicly accessible and available for hire, and 33 were dual-use courts on school sites.
641. The consultation with town and parish councils and with the Vale Voice panel in 2006 all showed a desire for more teenage facilities. For this reason and to enable easy walking and cycling access to MUGAs, the Kit Campbell report recommended “at least one multi-court somewhere in every parish plus groups of multi-courts in Abingdon, Grove/Wantage and Faringdon.” This suggests that the number of sites should be increased to about 48.

642. A planning standard of one court per 1315 people was proposed, with a spread of facilities across the Vale. This would effectively increase the number of courts from 52 to 88. The planning standard turned into a per 1000 figure is 0.76 courts per 1000.

Comment and need for updating

643. The brief for this Study did not cover the re-auditing of the MUGA / multi-court sites visited by Kit Campbell and included in the Background Study. As the research was done prior to 2008 is likely that the both the number and quality of the sites will have changed, as well as community access arrangements onto the large number of school sites included in the Background Study sites list. This issue is now being addressed by the Vale's current work on smaller sport and recreation facilities which includes MUGAs.
644. The amount of use by different groups on each site also needs to be reviewed as it is likely that this will be very different between "managed" sites and those which have informal, open access.
645. The design/technical specifications differ between those MUGAs which are primarily "sport" and those which are designed to complement teenage hang-out spaces. This too should be addressed in the process of revisiting the sites list contained in the Background Study.
646. The standard proposed for MUGAs/multi-courts by Kit Campbell anticipated increasing the number of courts from 52 to 88 i.e. an increase of 70%. Some of these would be multi-courts sites, so the number of new sites would not have been quite so dramatic. It is not known how many additional courts have been developed since the Kit Campbell report, or their locations. However it is suspected that only a few will have been opened.
647. The standard proposed by Kit Campbell and the substantial increase in the number of MUGAs/multi-courts would have significant capital and revenue implications for the organisations responsible. Given the restrictions on finance available, this level of both initial and on-going investment seems likely to be unsustainable.
648. The accessibility standard proposed by Kit Campbell was to encourage walking and cycling but no specific standard was proposed as there was a need to reflect both the town and rural situations. The need for an accessibility standard should be reconsidered as part of the MUGA review, and potentially linked with the size of settlement.

Conclusions and Recommendations

649. MUGAs as seen as by the community as a whole as being an important local facility and therefore should be carefully planned, and managed appropriately.
650. As the site and usage information which informed the 2009 Kit Campbell report is currently being updated, it is anticipated that the new study will lead to new planning standards.
651. There is however a need for an interim planning guidance to inform the emerging Local Plan. It is proposed that one MUGA each should be provided at:
- Crab Hill
 - Milton Heights
 - Monks Farm
 - North Abingdon
 - NW Abingdon
 - NW Radley
 - South Kennington
 - Valley Park
 - NW Valley Park
 - East of Harwell campus
 - NW of Harwell Campus
 - Great Western Park (2 MUGAs are planned)
652. There should also be, and as already planned two MUGAs at Grove Airfield.
653. For the developments planned within the Didcot Leisure Sub Area, there is need for additional youth facilities in each of the larger housing areas. Key will be their geographical location, to ensure that at least one youth provision site/MUGA is within 10 minutes' walk of all housing. The detail of the planned provision will need to be agreed with the relevant Council for each development. Developers' contributions should be used to support both new MUGAs and improve the existing network of youth provision.
654. The interim planning standards for new housing are:
- 0.76 MUGA per 1000
 - 10 minute walking catchment in urban areas, and 15 minutes drive time catchment
 - Quality as Sport England Guidance Notes

GRASS PLAYING PITCHES

Introduction

655. This section of the Study is an interim assessment which uses the 2008 SDP Open Spaces, Sport and Recreation Future Provision planning standards and sites information, which in turn was based on the Kit Campbell Background Study of 2009. The Vale of White Horse District Council is currently undertaking a full review of grass playing field provision and will be producing a new Playing Pitch Strategy (PPS) which follows the requirements of the 2013 Sport England Playing Pitch Strategy Guidance. The findings and recommendations of this Study will be reviewed and updated as necessary as part of that work.
656. This interim assessment will however provide a good indication of the playing field requirements for the Vale associated with new housing growth, and each of the 22 sites included in the Vale's Final Sites Package have been individually assessed (see Appendix 11). Some of these sites are sufficiently large to require playing field provision to be made on site, whilst others will be required to contribute towards off site provision. This off site provision will either be for new playing fields where there is insufficient existing capacity, or towards the improvement of existing facilities, both pitches and their ancillary facilities.
657. The emerging PPS will provide the evidence base at the local level as to where new playing fields are required or what improvements are needed in relation to the existing sites. The PPS will be developed with the close involvement of Sport England, the Football Association, County Cricket Board, Rugby Football Union, and England Hockey. The priorities for investment will be the agreed priorities for both the District Council and the relevant NGB. This in turn will influence the grant aid priorities for these organisations.

Current and future provision

658. The current provision of playing fields across the Vale will be confirmed by the emerging PPS. This will record the number and quality of playing pitches for each sport and whether they are available for community use. The sites will be mapped and an assessment undertaken about how the supply of playing fields meets the local demand, both now and as new housing is developed.
659. The assessment will take account of the nature of the different sports and how far people usually travel. Based on experiences from elsewhere and existing information about the Vale and its provision, some of the key factors which will influence the location, quantity and quality of playing fields in the Vale are given below.

Travel time

660. Football sites usually need to be located close to a community because the younger players tend only to travel for up to 10 minutes drive time or where appropriate, 15 minute walking time to reach a site. Most football provision therefore needs to be reasonably centrally located if the sites are to be attractive and well used. The larger developments will therefore need to provide for football on site. Other developments will be required to make contributions off site.
661. Cricket provision also needs to be made close to the communities, but at least as important is the quality of the site. The higher the quality of the ground, the further players will travel. However most players will still only travel for up to about 10 -15 minutes. Some of the larger developments will therefore need to provide for cricket on site, but most will be off site.
662. Rugby clubs draw players from a wider radius, with their memberships often being drawn from a 15-20 minute drive time. There are fewer rugby clubs than football or cricket clubs, so contributions will usually be off site towards either enhancing known deficiencies at the existing rugby clubs, or potentially towards new rugby club sites.

Site size and master planning

663. The most effective and best playing field sites are multi-pitch. For football, this is a minimum area of 4.5 ha. For cricket, this is a double pitch/ground site and for rugby, ideally 3-4 pitches per club.
664. There will be a need to master-plan those areas of the Vale where there are a number of new developments in a local area, for example within the Didcot Leisure Sub Area, around Wantage and Grove, and around Faringdon. The individual development sites in themselves may not be large enough to justify on-site provision, but taken together they do require more playing field space. This needs to be planned in at the earliest stages of the planning process, with one or more development sites providing the playing field space, and the others contributing off site.
665. The recommendations in this Study therefore allocate playing field provision to specific housing developments within the Final Sites Package.

Quality of playing field sites

666. All grass playing field sites used by the community require no or minimum informal use and should be fenced. They should not therefore be considered as part of the public open space provision within new developments.

667. The sports of football, cricket and rugby should be separately provided as the seasons now overlap and the quality of cricket outfield can be severely impacted by winter sports use. However wherever possible, sports should be grouped together into multi-sport hubs which can be more cost efficient than stand alone sites.
668. All new playing pitches will be required to meet the published quality guidance of Sport England and the relevant National Governing Body. Each site will also require the provision of a clubhouse/changing pavilion, again meeting the specifications of the National Governing Bodies and Sport England. There will also be a need for sufficient car park space on all sites.
669. Playing field sites for community use should not be considered as part of new school sites.
670. Playing fields should be located on flat ground, but above the 100 year flood risk line, so that they drain effectively at all times.
671. Floodlighting will be required on rugby sites and may be required on some football sites where stadia pitches are provided or where there is regular training on grass.

Value of contributions

672. As an interim approach prior to the completion of the PPS, the proportional value of the contributions is based on the needs of the sports in terms of their size of playing field area. This, in turn is based upon the percentage split between the different sports which have emerged from similar authorities as part of their PPSs. This is:

60% football
25% cricket
15% rugby

673. The value of the contributions will be the equivalent value of the area of pitches that would be provided by the development (either on or off site). This will be calculated using the latest Sport England Facility Cost information.
674. There is also a requirement for developers to contribute towards the cost of clubhouses/pavilions and ancillary facilities at playing field sites. This requirement is based on the following assumption:
- Football: 1 x 4-team changing room pavilion for 3 ha pitch space
 - Cricket: 1 x clubhouse per 2 ha ground
 - Rugby: 1 x 4 team changing room clubhouse for 4 ha pitch space
675. The rate of cost per 1000 is based on a 4 team changing room and club room using traditional construction, with the cost reference base being the latest Sport England Facility Cost information on their web site. The proposed split between the sports is based on the proportions in para 672. 672

Modelling

676. There is a new accepted methodology produced by Sport England for playing pitch strategies, contained in Sport England's Playing Pitch Strategy Guidance 2013. This will be used in the new PPS work. The SPD standards were based on the previous methodology contained in the "Towards a Level Playing Field" guidance, also from Sport England. The guidance in terms of the main aspects of the modelling has however not changed very significantly between the old and new versions, so the SPD standards in turn seem unlikely to change very significantly. This means that the estimated playing field requirements identified for the 22 individual Final Site Package development sites are likely to largely remain as set out in this Study. The PPS work will however review and confirm these estimates.
677. The main requirements arising from the Final Sites Package assessment are as follows for the period up to 2031. Note that the areas given are for the pitches only and the playing field area for each will be approximately 150% of the pitch area required. The details for each development area are provided in Appendix 11.

Football

- There is a need for new pitch provision with changing and floodlighting at:
 - 2.4 ha of pitches in North Abingdon
 - 2.6 ha of pitches in Faringdon
 - 4 ha of pitches in Valley Park
 - 2.7 ha of pitches in East of Harwell Campus
 - 1.3 ha of pitches in North West Valley Park
- Existing negotiated pitches at Grove, Crab Hill and Great Western Park will remain.

Cricket

- There is a need for one cricket pitch with pavilion at each of the sites at:
 - North Abingdon
 - Monks Farm
 - South Faringdon (Parish of Great Coxwell) or North Shrivenham
 - Valley Park
 - East of Harwell Campus
- The existing negotiated proposals remain for Crab Hill (Wantage and Grove CC) and Great Western Park will remain
- There is still a demand for one extra cricket pitch outside of the Didcot Leisure Sub Area at a site to be identified. This might be on a site that a developer suggests may be appropriate, and in an area not covered by a nearby pitch. The new Playing Pitch Strategy will be able to confirm this need and identify potential locations.

Rugby

- No one area generates enough need for a new multi-pitch rugby club site, but a need of up to about 3 ha across the Vale outside of the Didcot Leisure Sub Area may be needed for rugby. This might be on a new club site proposed by a developer, or as enhancement of existing club site. Any new rugby club would need to be sited away from existing clubs. The new Playing Pitch Strategy will be able to clarify this need.
678. Within the wider Didcot Leisure Sub Area including that part within South Oxfordshire and for which no specific sites have been identified, there will an additional need for 4 ha football pitches, 1 cricket pitch and 2 rugby pitches in the period up to 2031.

Recent consultations

679. The consultation on the 2013 Leisure and Sports Facilities Strategy identified grass pitch provision as very important locally. Grass pitch sports, particularly football and cricket as also likely to be significant in achieving the objectives of the Participation Action Plan because at the younger ages they tend to attract people from the very local communities and appeal to a wide range of socio-economic and ethnic minority groups. Concern about the availability of grass pitches in the Shrivenham/Watchfield area was raised in both the Strategy consultations by a respondent.
680. The consultation feedback also confirmed the need for an updated playing pitch strategy, to be completed as soon as possible. This is now in hand and will involve the direct consultation of all grass pitch sport clubs including football, cricket and rugby together with their national governing bodies. Also to be consulted will be schools, parish and town councils, playing field associations and any other pitch providers.

Kit Campbell Background Study (January 2009)

681. The Kit Campbell Background Study of 2009 considered the provision of grass pitches in detail. The standards covered quantity, quality and accessibility and were adopted in the 2008 SPD Open Space, Sport and Recreation Future Provision.
682. The standards proposed in the Kit Campbell report and adopted in the 2008 SPD were:
- Quantity: 1.56 ha per 1000 (rounded to 1.6 ha per 1000 in the 2008 SPD)
 - Accessibility: 900m of housing within urban areas, 15 minutes drive time in rural areas
 - Quality: a number of specific points

683. Although not particularly clear in the report or the SPD, the area in hectares standard per 1000 implies the inclusion of the area needed for ancillary facilities (pavilion, car park etc.), in addition to the area for the pitches themselves.

Comment and need for updating

684. There is a need to update all of the aspects of the Kit Campbell work on playing pitches to take account of known changes to sites, technical changes in the sports, proposals associated with new housing, changes in the team numbers for the different sports, and forecast demand. This is now in hand as part of the PPS study.

Market Segmentation implications

685. The Sport England Market Segmentation information suggests that the following larger market segments in Vale are attracted to grass pitch sports: Settling Down Males (cricket, football), Comfortable Mid-life Males (football, cricket), Competitive Male Urbanites (rugby, cricket, football). The fact that these are all male groups reflects the nature of the sports themselves, which have very low numbers of females participating, particularly at the adult ages.

Planning standards

686. Until revised standards are able to be produced, it is appropriate to apply the standards set down in the 2008 SPD for all new housing developments. However, as the standard does not differentiate between the different sports there is a need to do so.
687. The planning standards are:
- 1.6 ha per 1000 playing field area (assumes equates to 150% of the pitch area)
 - 15 minute drive time catchment
 - Quality standards as per Sport England and relevant national governing body guidance.
688. Developers' contributions should be used to support both new pitches and pavilions and improve the existing pitches and pavilion facilities.

Conclusions and Recommendations

Current supply and demand

689. Grass pitches and playing fields are important local facilities and contribute very significantly to the participation in sport by a large number of people living in Vale.
690. The District Council has recently commissioned a full Playing Pitch Strategy which will include a detailed quantitative and qualitative assessment of the pitches across the authority, consultation with all of the clubs, leagues and national governing bodies, plus all pitch providers such as schools and parish councils. The PPS will follow the Sport England Guidance of 2013 and consider the needs of the Vale now and up to 2031. The work will include a review of the recommendations in this Study and confirmation of the requirements for each housing site.

Future requirements

691. As the methodology has changed relatively little since the work by Kit Campbell in 2009, it seems likely that the SPD standards which were derived from the 2009 study will not significantly change. The interim planning standard for quantity and accessibility for playing fields can therefore be used with reasonable confidence in assessing the needs of the new housing developments.

Recommendations

692. Up to the time that the PPS is adopted and new standards of provision are in place, the existing planning standards in the 2008 SPD Open Space, Sport and Recreation Future Requirements should be used to determine developers' contributions.
693. Complete the Playing Pitch Strategy (PPS), including the review and confirmation of this Study's recommendations.
694. There is need to retain all current football, rugby and cricket pitches.
695. Where possible facilities should be grouped into a multi-sport hub so as to benefit from efficiencies of scale, of management, and viability.
696. Develop new provision to meet the needs of the new communities by 2031.

Football

- Develop new pitch provision with changing and floodlighting at:
 - 2.4 ha of pitches in North Abingdon
 - 2.6 ha of pitches in Faringdon
 - 4 ha of pitches in Valley Park
 - 2.7 ha of pitches in East of Harwell Campus
 - 1.3 ha of pitches in North West Valley Park

- Retain as negotiated the pitches at Grove, Crab Hill and Great Western Park.

Cricket

- Develop one cricket pitch with pavilion at:
 - North Abingdon
 - Monks Farm
 - South Faringdon (Parish of Great Coxwell) or North Shrivenham
 - Valley Park
 - East of Harwell Campus
- Retain the negotiated proposals for Crab Hill and Great Western Park
- Identify one extra cricket pitch outside of the Didcot Leisure Sub Area, location to be determined by the PPS.

Rugby

- Either develop one new rugby club site with approx 3 ha of pitch space in the area outside of the Didcot Leisure Sub Area, or enhance and expand the existing club facilities to cater for the demand from the new housing. The option will be confirmed by the PPS.

697. Within the wider Didcot Leisure Sub Area co-operate with South Oxfordshire District Council to identify new sites for: 4 ha football pitches, 1 cricket pitch and 2 rugby pitches (or the equivalent) in the period up to 2031.
698. Developers' contributions should be used to support both new pitches and pavilions and improve the existing pitches and pavilion facilities.
699. All larger development sites, together with adjacent sites, should have integrated master plans, even where this is across different ownerships/promotion agreements, so that there can be a strategic planning of leisure and sport (and other) facilities. Applications without such an approach should not be acceptable.
700. Specific policy guidance should be adopted in relation to the minimum size of sites to be provided, quality and accessibility, which should be set out in detail in the Playing Pitch Strategy.

GOLF

Introduction

701. The Sport England statistics for participation in golf shows that amongst adults participation rates of at least once a week is at about 2% of the population overall, with men's participation being close to 4% and women less than 1%. Nationally the rate of participation in golf fell between 2007 and 2014. The highest rates of participation are amongst those aged 55 years plus, and amongst the more affluent socio-economic groups (NS SEC 1-4). The South East has the highest rates of participation in golf of all of the regions.

Current and future provision

702. There are a number of sites providing for golf in the Vale, a mixture of 18 holes, 9 holes, par 3 courses and driving ranges. These are listed in Figure 70, and mapped in Figures 71, 72 and 73.

Figure 70: Golf provision - current provision

Site Name	Type of course and number of holes	Access Type	Management
RADLEY COLLEGE SPORTS CENTRE	Standard 9 hole	Sports Club / Community Association	School/College/University (in house)
ABBEY MEADOWS	Par 3	Pay and Play	Local Authority (in house)
WESTMINSTER SPORTS CENTRE	Par 3	Pay and Play	School/College/University (in house)
CARSWELL GOLF AND COUNTRY CLUB	Standard 18 hole	Pay and Play	Commercial Management
CARSWELL GOLF AND COUNTRY CLUB	Driving Range	Pay and Play	Commercial Management
DRAYTON PARK (ABINGDON) GOLF CLUB	Standard 18 hole	Pay and Play	Commercial Management
DRAYTON PARK (ABINGDON) GOLF CLUB	Par 3	Pay and Play	Commercial Management
DRAYTON PARK (ABINGDON) GOLF CLUB	Driving Range	Pay and Play	Commercial Management
FARINGDON GOLF COURSE	Par 3	Pay and Play	Sport Club
FRILFORD HEATH GOLF CLUB	Standard 18 hole	Sports Club / Community Association	Commercial Management
FRILFORD HEATH GOLF CLUB	Standard 18 hole	Sports Club / Community Association	Commercial Management

FRILFORD HEATH GOLF CLUB	Standard 18 hole	Sports Club / Community Association	Commercial Management
SHRIVENHAM PARK GOLF CLUB	Standard 18 hole	Pay and Play	Sport Club
SMOKE ACRES GOLF DRIVING RANGE	Driving Range	Pay and Play	Commercial Management
HINKSEY HEIGHTS GOLF CLUB	Par 3	Pay and Play	Sport Club
HINKSEY HEIGHTS GOLF CLUB	Standard 18 hole	Pay and Play	Sport Club
HINKSEY HEIGHTS GOLF CLUB	Driving Range	Pay and Play	Sport Club
HINKSEY HEIGHTS GOLF CLUB	Standard 9 hole	Pay and Play	Sport Club

703. As golf is primarily provided via the commercial sector, the development of courses will reflect a combination of demand and appropriate site opportunities. It is notable that the current pattern of provision is toward the east, north and west of the Vale, with no golf provision in the Wantage/Grove area or towards the southern boundary. However given that almost everyone playing golf has access to a car, all those wanting to participate in the Vale has access to an 18 hole, Par 3 course and driving range within 20 minutes, either to a course within the authority area, or over the boundary.
704. Much of the golf provision in the Vale has commercial management and as golf courses are not common within major urban areas, those golf courses and driving ranges that are within Vale are likely to have a significant proportion of their members and more casual players drawn from outside the authority, for example from Oxford, Didcot and Swindon.

Modelling

705. Although the Nortoft Calculator could be used to help guide future provision of golf, the sport is much more likely to respond to economic conditions and will change to reflect patterns of demand. The Vale itself is only able to make a significant impact on golf provision through the general Local Plan policies, and it is not appropriate to develop specific standards of provision.

Figure 71: 18 and 9 hole golf course location

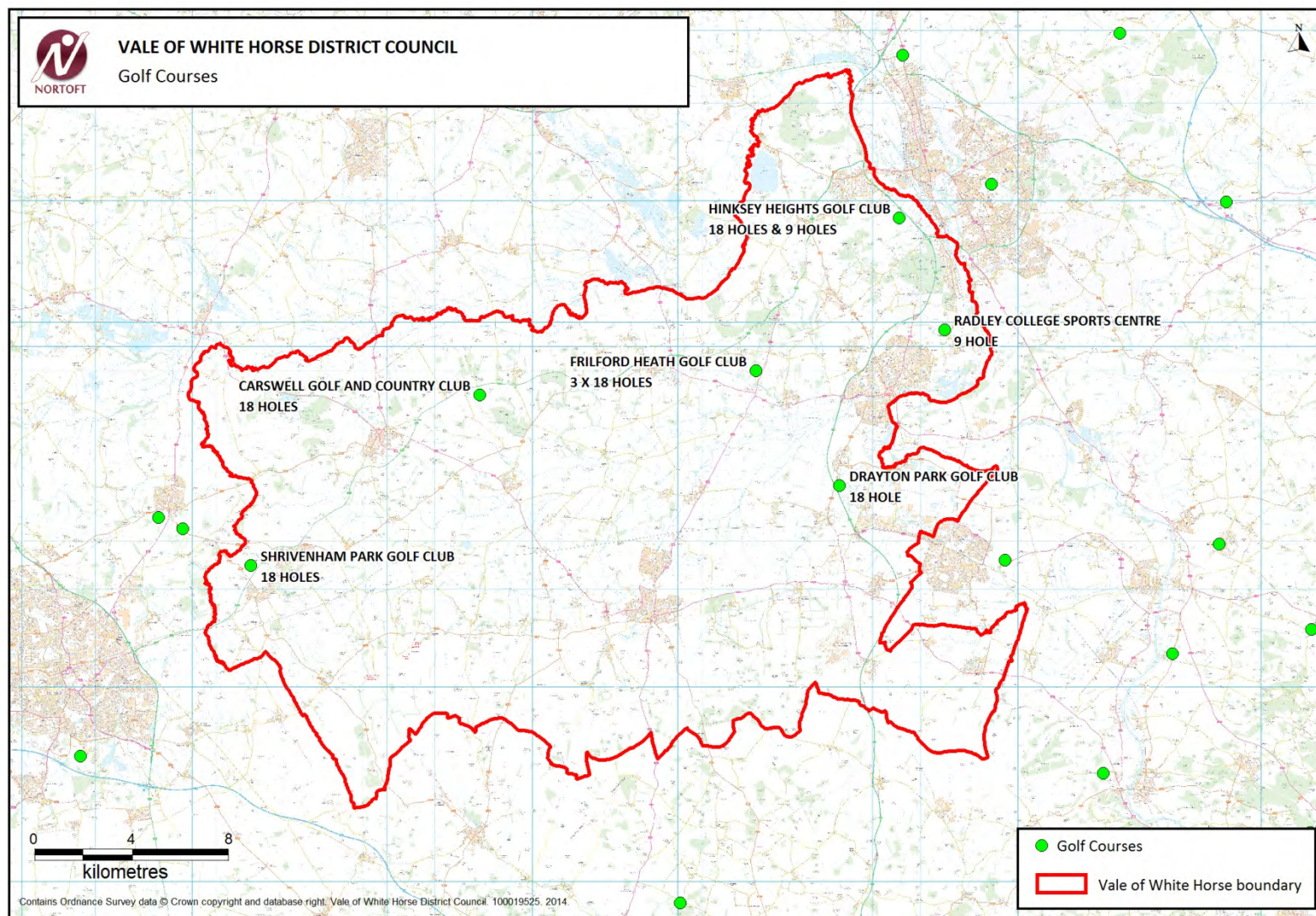


Figure 72: Par 3 golf courses

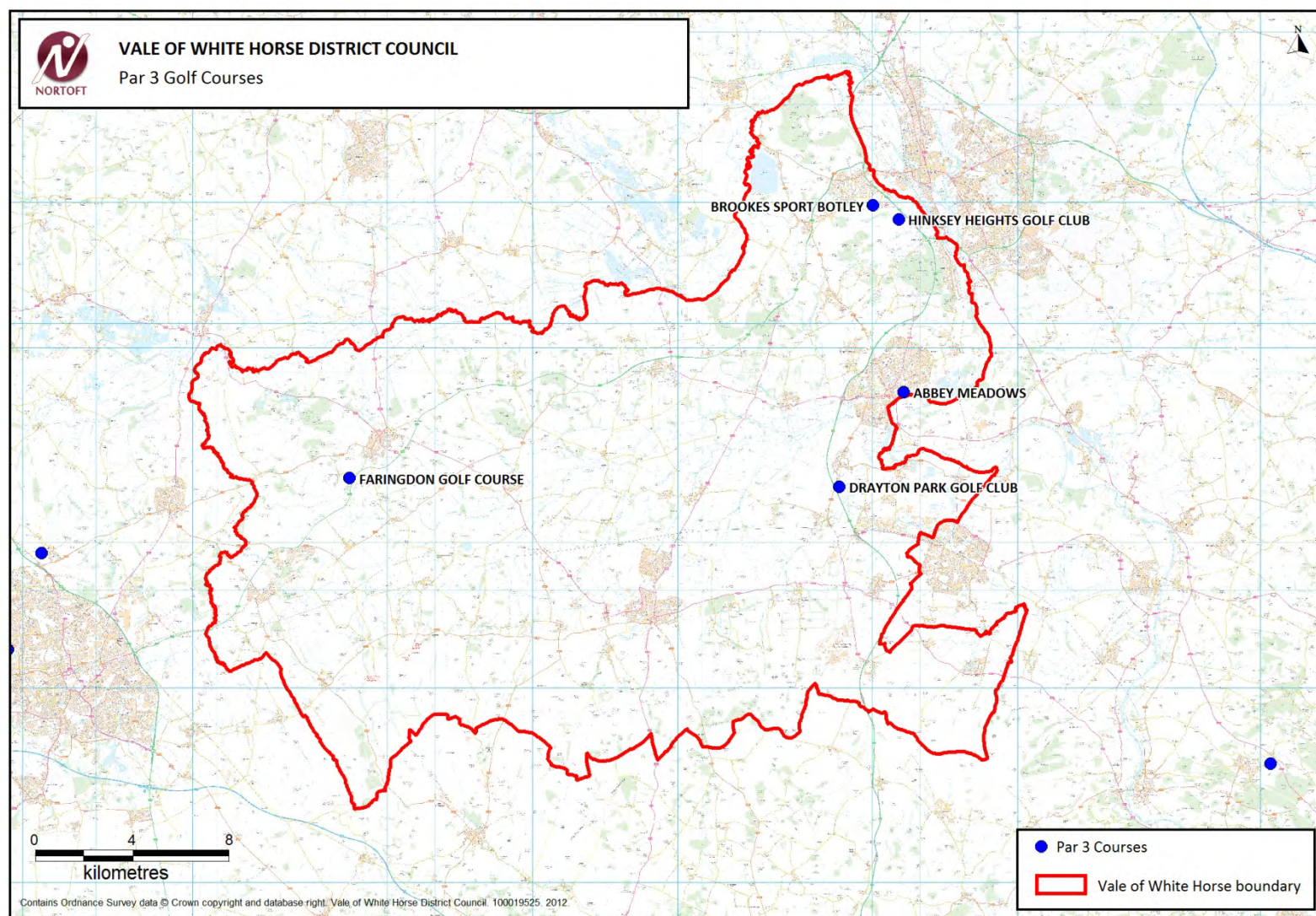
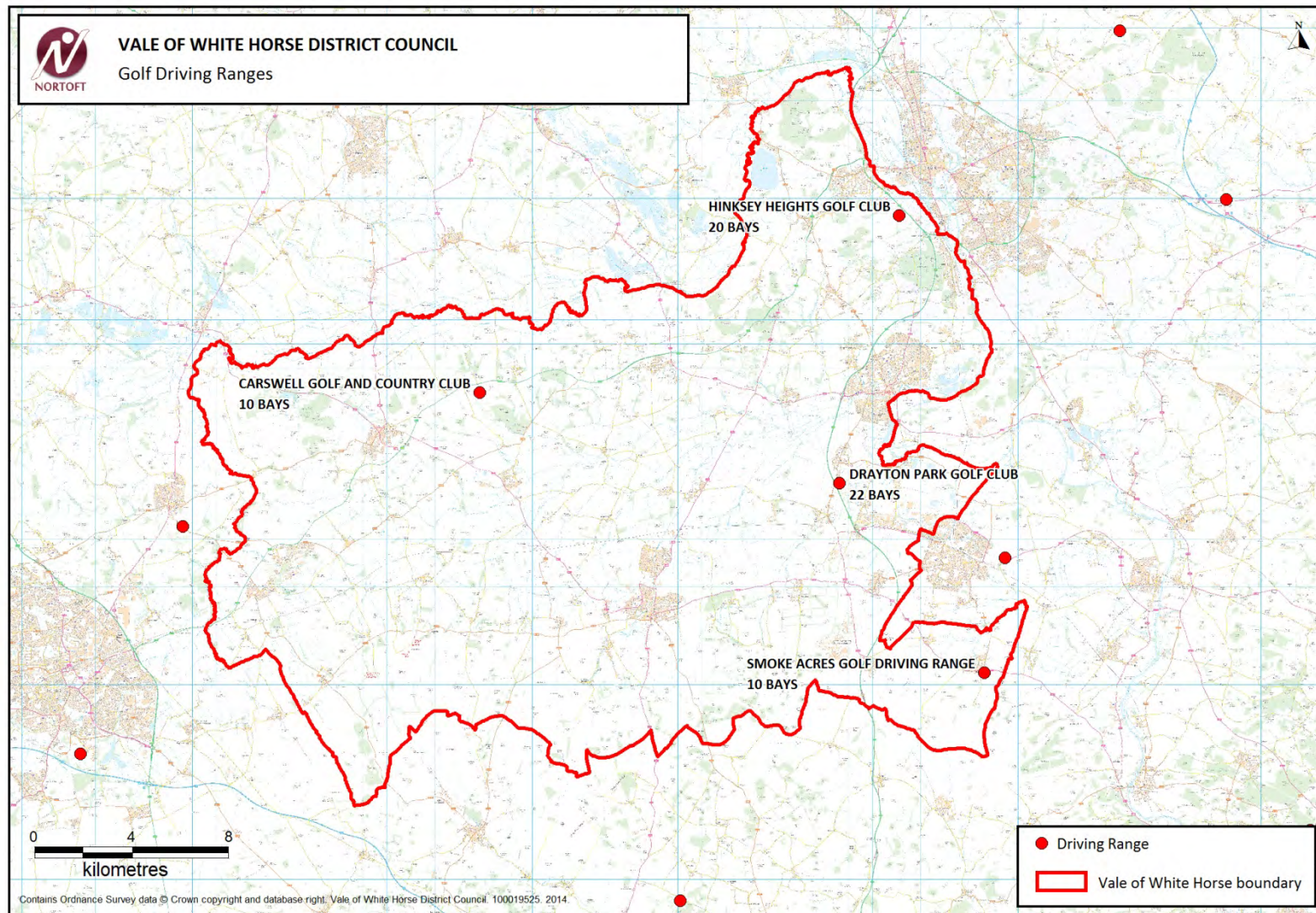


Figure 73: Golf driving ranges



Recent consultations

706. The consultation on the 2013 Leisure and Sports Facilities Strategy and on the Participation Action Plan did not identify any particular wish for additional golf provision, although one respondent would like the opportunity for further pitch and putt opportunities. Given the objectives of the Participation Action Plan however the Vale may wish to encourage new forms of golf aimed at younger people as part of the sports development programmes, including Tri Golf.
707. Neither the Residents' Panel nor the Wantage and Grove survey were sufficiently detailed to identify demand or to provide comments on the provision of this type of facility.

Kit Campbell Background Study (January 2009)

708. The Kit Campbell Background Study of 2009 did not assess golf course demand or provision.

Market Segmentation implications

709. The Market Segmentation information from Sport England suggests that golf is a sport which appeals to some of the largest Market Segments in Vale: Settling Down Males, Comfortable Mid Life Males, Comfortable Retired Couples, Early Retirement Couples. None of these groups are likely to be high priorities for sports development initiatives in the Vale, although several are run for both children and adults.

Conclusions and Recommendations

Current supply and demand

710. The current distribution of golf courses and driving ranges is uneven across the Vale, but as almost everyone playing the sport has access to a car, they can reach courses and driving ranges within 20 minutes. Therefore although "improving" the golf network might be useful, it is not high priority and will in any case, largely respond to demand.

Future requirements

711. The priority is to encourage the existing golf sites to remain open in economically challenging times, and if possible enable the development of new courses and driving ranges in the Wantage/Grove area. Positive planning policies are therefore the key priority which will enable the "offer" at golf courses to evolve in order for

them to retain and encourage use. However these planning policies must also balance with other policies relating to the impact on the countryside.

Recommendations

712. Ensure that positive policies to support the golf as a sport are included within the Local Plan which will enable golf providers to respond to changing demand, whilst balancing this need with wider policies impacting upon the countryside.

OTHER SPORT AND RECREATION ACTIVITIES

713. There are a number of sport and recreation activities which are not specifically addressed by this Study as they tend to be based in the countryside on natural resources. These sports and activities include amongst others; walking, cycling, horse riding, climbing, sailing, canoeing, windsurfing, rowing, motorcycle trials, and air sports. The vast majority of these activities will take place at sites which are outside of the control of the Vale as a Council, so the Vale's role in relation to these activities is necessarily different compared to the built facilities.
714. It is not possible nor appropriate to attempt to devise formal planning standards for these activities, as more important is appropriate and sufficient access to the resources. The appeal of these types of sport in the Vale is wide, with almost every one of the larger Market Segments using the countryside for at least one activity.
715. The importance of access to countryside resources was picked up in a number of the responses to the 2013 Leisure and Sport Facilities Strategy, including by Oxfordshire County Council (in relation to public rights of way and to cycling), and by respondents referring to canoeing, sailing and cycling.
716. The roles of Vale in relation to these sports and activities are and will continue to be:
- As an advocate working with partners to gain and retain access to a wide range of "natural resources", including along the River Thames.
 - Providing positive planning policy guidance to encourage provision for and access by a range of sport and recreation activities.
 - Encouraging the development of safe cycling routes, both as part of sustainable transport and a part of GI provision.
 - By providing grant aid, where appropriate, to clubs to gain, maintain and improve their facilities, particularly where this encourages or enables new participation.

SECTION 3: IMPLEMENTATION

Introduction

717. There are a number of key planning policy documents which currently guide the provision of sport and recreation for the Vale of White Horse. These are explored in the earlier sections of this Study. This section considers the policy changes which will be needed for the new Local Plan in relation to standards of provision, the phasing, cost and prioritisation of the main facilities. The detailed requirements for each individual housing area as defined by the Final Sites Package are provided in Appendix 11.

Planning standards

718. A key output from the strategy is a review of the relevant standards in the 2008 SPD Open Space, Sport and Recreation Future Provision. These are summarised in Figure 74 below and these updated standards, once adopted, will be used within the forthcoming Vale Contributions SPD.
719. This table addresses only the quantity and accessibility standards as these have changed. The quality standards are generally based on current best practice or current guidance notes from the relevant sport's national governing body or Sport England.
720. The justification and details behind the updating of each of these planning standards are contained within the assessment section of the Study report, for each facility type.
721. In relation to the standards for quality of provision, there is now an extensive set of sports facility and playing pitch design advice available from Sport England and the major national governing bodies of sport. The forthcoming Vale Contributions SPD will therefore refer to this guidance, both for design and layout.

Figure 74: Summary of proposed planning standards

Facility type	2008 SPD Open Space, Sport and Recreation		Proposed new planning standards		Comment
	Quantity per 1000	Accessibility (time by car)	Quantity per 1000 population	Accessibility (time by car)	
Sports Halls	0.6 courts	15 minutes	0.29 badminton courts fully available at peak time	20 minutes	Ensures new facilities are fully available to community. Travel time reflects Sport England findings.
Swimming pools	14 sq m	15 minutes	11.36 sq m water space fully available at peak time	20 minutes	
Artificial Grass Pitches (full size)	0.03 pitches	15 minutes	0.03 pitches	20 minutes	No change in quantity. Travel time reflects Sport England findings
Health and fitness	Not covered in SPD		5.64 stations	20 minutes	New standard
Indoor bowls	Not covered in SPD		0.08 rinks	Vale wide	New standard
Indoor tennis	0.7 courts	30 minutes	NONE		Standard omitted as no significant requirements up to 2031
Outdoor tennis	1.2 courts	15 minutes	1.1 courts	15 minutes	Interim standard. To be reviewed as part of new Vale wide study on smaller sports facilities.

Multi-use games area (MUGA) aka Multi-court	0.76 site	One per parish but may be shared	0.76 site	10 minutes (walking standard in urban areas, 15 minutes in rural areas)	Interim standard. To be reviewed as part of new Vale wide study on smaller sports facilities.
Grass Playing Pitches	1.6 ha	900 m urban areas, 15 minutes drive in rural areas	1.6 ha	15 minutes drive in rural areas	Interim standard. To be reviewed as part of new Vale wide Playing Pitch Strategy.

Priorities for Action

722. The Vale of White Horse District Council will treat this strategy as a rolling document and will be undertaking a number of action points arising from it. The strategy itself will be kept under review. See table below for the site specific priorities.
723. The Final Sites Package for housing development will generate new demand, including for local facilities. Specific phasing of facility provision is therefore required for some facility types which are primarily to meet the needs of the community at the local level. The larger strategic facilities will need to be a priority for all housing developments in order to ensure that there is sufficient sports facility provision in the long term, up to 2031.

Summary of facility proposals and estimated costs

724. This summary (Figure 75 and following paragraphs) brings together the facility specific proposals from the assessment section of this strategy, together with their estimated costs. More details about the estimated costs and how these have been derived are provided in Section 2 of the strategy and in Appendix 7.

Figure 75: Facility proposals and costs

Facility / Site	Project elements NB On-site provision requires suitable land to be provided by the developer	Partners and potential funding sources. ["VOWH" and "SODC" includes developers' contributions]	Date	Estimated cost (as at 2014 see Appendix 7)	Priority for action
New leisure centre in the Wantage/Grove area	4 court hall 25 m x 6 lane pool with moveable floor About 94 fixed seats and 250 moveable Teaching pool 100 station fitness gym, including IFI equipment Studio rooms Ancillary Facilities	VOWH	2019	£10-15m	H
White Horse Tennis and Leisure Centre	Retain existing facilities. Refurbish as required based on a latest condition survey.	VOWH/Operator	2025-2031	£173,000 for 2013-18, and £251,000 for 2019-2023	M
	Increase amount of fitness stations (42 stations planned for 2015/16)	VOWH/operator		£ as part of management contract	H
Grove Airfield new secondary school	4 court hall (large size) and designed for community block booking use	OCC/VOWH	2019	Contributions towards the additional costs of enabling community use	H
	Achieve Community Use Agreement with school as manager.	VOWH/school			
Wantage Leisure Centre	Retain existing sports hall and squash courts for community use. End current dual use agreement on opening of the new	OCC/VOWH	2020	tbc	M

	Wantage/Grove leisure centre but agree new Community Use Agreement for use of squash courts and sports hall, with school as manager.				
<p>Didcot area</p> <p>There is a need for 2 new community sports halls.</p> <p>These will be provided preferably by Great Western Park Secondary School and at a new secondary school in Didcot (if developed)</p> <p>OR</p> <p>If suitable community provision is not made at GWP school or at a second school, then the hall(s) provision will be provided at a new leisure centre in Valley Park and/or East of Harwell.</p>	<p>Two new 4 court halls (large size) with formal Community Use Agreement and designed for community use on block booking basis at GWP secondary school and at the potential new secondary school in Didcot</p>	OCC/VOWH/SODC	2018	Contributions towards the additional costs of enabling community use	H
	<p>4 court sports hall (large size) at a new Leisure Centre in Valley Park and/or at East of Harwell</p> <p>(NB depending on the outcome of swimming pool space in Didcot (see below) then a new Leisure centre in Valley Park and/or East of Harwell will also have a 25 m x 6 lane pool, 100 station health and fitness gym and 2 studios).</p>	VOWH	2026	£7.25m (leisure centre inclusive of pool, hall, fitness and studios)	H
Faringdon Leisure Centre	<p>Establish Community Use Agreement</p> <p>Refurbish sports hall and pool based on a latest condition survey</p>	VOWH/school	<p>2014-2023</p> <p>2018</p>	<p>£451,070</p> <p>£ 16,400 per station /incl extension</p>	<p>H</p> <p>M</p>

	Extend the fitness gym to enable additional stations (number to be confirmed)		2018	£885,000	H
	Develop full size floodlit 3G AGP		2020	£500 ,000 tbc	H
	Small athletics training facility (subject to feasibility study)				L
Indoor bowls centre (site tbc)	Develop 6 rink indoor bowls centre adjacent to outdoor bowls greens. Preferred area around Wantage/Grove. Subject to feasibility study.	VOWH	2025	£1.755m	M
Tilsley Park	Re-carpet AGPs (2 x sand based, 3 x small 3G)	Abingdon School	2023	no cost to VOWH	M
	Resurface athletics track (proportion of cost)	Abingdon School	2020	no cost to VOWH	H
Wantage	Full size floodlit 3G AGP	Wantage Town FC/King Alfred's Academy/Football Foundation	2017	£885,000	H
Outdoor tennis	All new courts should floodlit with a pavilion. The requirements are:	VOWH/developer	Phased with development		
	4 court tennis facility is provided either the Crab Hill or the Monks Farm.			£295,000	M
	4 courts are provided in Great Western Park			£295,000	M
	4 courts are to be provided in Valley Park			£295,000	M
	3 courts are to be provided in Harwell (or make the existing courts fully accessible to the community).			£222,000	M

Open access MUGAs	<p>New open access MUGAs at:</p> <p>Crab Hill Milton Heights Monks Farm North Abingdon NW Abingdon NW Radley South Kennington Valley Park NW Valley Park East of Harwell campus NW of Harwell Campus Great Western Park (2 MUGAs are planned)</p> <p>There is need for additional youth facilities in each of the larger housing areas and at least one youth provision site/MUGA to be within 10 minutes' walk of all housing. Detail will need to be agreed with the relevant Council for each development. Smaller sites may need to contribute to off-site provision.</p>	Developer / VOWH	Phased with development	£120,000 each	M
<p>Playing fields</p> <p>Develop new provision to meet the needs of the new communities by 2031. This excludes any known changes or deficiencies as at 2014 which may be identified by the PPS.</p> <p>NB "Playing field" areas</p>	<p><i>Football</i></p> <p>Develop new pitch provision with changing and floodlighting at each of:</p> <p>2.4 ha of pitches in North Abingdon 2.6 ha of pitches in Faringdon 4 ha of pitches in Valley Park 2.7 ha of pitches in East of Harwell Campus (total from development at East of Harwell, North West of Harwell West of Harwell and South Drive Harwell Campus).</p> <p>1.3 ha of pitches in North West Valley Park.</p>	Developer / VOWH	Phased with development	Costs as per Sport England Protecting Playing Fields programme, see http://www.sportengland.org/funding/our-different-funds/protecti	H

include ancillary area and are larger than "playing pitches"	<p>Retain as negotiated the pitches at Grove, Crab Hill and Great Western Park.</p> <p><i>Cricket</i></p> <p>Develop one cricket pitch with pavilion at each of:</p> <p>North Abingdon Monks Farm South Faringdon (Parish of Great Coxwell) or North Shrivenham Valley Park East of Harwell Campus</p> <p>Retain the negotiated proposals for Crab Hill and Great Western Park</p> <p>Identify one extra cricket pitch outside of the Didcot Leisure Sub Area, location to be determined by the PPS.</p> <p><i>Rugby</i></p> <p>Either develop one new rugby club site with approx 3 ha of pitch space in the area outside of the Didcot Leisure Sub Area, or; enhance and expand the existing club facilities to cater for the demand from the new housing. To be confirmed by the PPS.</p>			ng-playing-fields/budget-costs/.	
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Didcot Leisure Sub Area

In addition to the above and within the Didcot Sub Area, focussing on provision within Vale or where developer contributions may be sought from Vale, and in cooperation with SODC:

- Sports Halls
 - Improvements to support on-going community use at the existing Didcot Leisure Centre, Didcot Girls School and Wilowbrook Leisure Centre, based on costed schemes.
 - New Didcot Leisure Centre: 6 court hall
- Swimming pools
 - Development of the proposed North East Didcot Leisure Centre with 25 m x 8 lane main pool, 20m x 10m teaching pool and 81 sq m leisure water.
- or
 - Renovate/improve Didcot Wave as well as develop Didcot North East leisure centre with a 25 m x 6 lane pool;
- or
 - Develop Didcot North East leisure centre 25m x 6 lane pool and identify a new 25m x 6 lane pool elsewhere in the DLSA as part of a new leisure centre/sports hub (if the decision is made to close the Didcot Wave). This might be at the East of Harwell Campus development site or Valley Park (see sports halls commentary), so as to cover development that side of Didcot.
- Fitness Facilities
 - A minimum of 150 stations at the new Didcot North East leisure centre.
- Artificial grass pitches
 - Two 3G pitches with at least one at Didcot North East leisure centre.
- Playing fields
 - Within the wider Didcot Leisure Sub Area including that part within South Oxfordshire and for which no specific sites have been identified, there will be an additional need for 4 ha football pitches, 1 cricket pitch and 2 rugby pitches in the period up to 2031.

Other planning policies

725. The following points summarise the other recommendations in this strategy. Most of the action points will in turn generate key information or policy directions for planning policy. For example, the outcome of the discussions about the scope of dual use on school sites will impact directly on the future specific planning policies for Wantage/Grove and for Great Western Park/Valley Park.

Planning policy for inclusion in the Local Plan

726. The following planning policy points should be considered as part of the emerging Local Plan. These themes have emerged from the Strategy but do not have specific standards of provision related to them.
- The Vale will actively seek to develop new and improved public access to countryside and water resources and will have a presumption that all developments associated with such resources will provide new (or enhance) a range of sport and access opportunities, with exceptions only where there are overriding operational or security reasons.
 - The Vale will positively encourage provision for sport and recreation in the countryside, so long as the proposals are generally consistent with other planning policies.
 - The Vale will encourage the development of safe cycling and walking routes, both as part of sustainable transport and a part of GI provision. Safe cycling and walking routes will be expected to be an integral part of master planning for major developments.
 - Positively support proposals for an additional commercial tennis centre with indoor and outdoor courts so long as the proposed facility does not undermine the viability of the existing facility at the White Horse Tennis and Leisure Centre.

Developers' contributions in planning policy

727. The emerging Local Plan includes Core Policy 7: Providing Supporting Infrastructure and Services. This sets down the expectations for developers' contributions towards infrastructure, including for sport and recreation:

Core Policy 7: Providing Supporting Infrastructure and Services

All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and /or through an appropriate financial contribution prior to, or in conjunction with, new development. In ensuring the timely delivery of infrastructure requirements, development proposals must demonstrate that full regard has been paid to the Infrastructure Delivery Plan and all other relevant policies of this plan.

If infrastructure requirements could render the development unviable, proposals for major development should be supported by an independent viability assessment on terms agreed by the relevant parties including the Council and County Council, and funded by the developer. This will involve an open book approach. Where viability constraints are demonstrated by evidence, the Council will:

- i. prioritise the developer contributions sought with regard to the IDP (i.e. first priority to Essential Infrastructure and second priority to Place Shaping Infrastructure), and/ or*
- ii. use an appropriate mechanism to defer part of the developer contributions requirement to a later date, and/ or*
- iii. as a last resort, refuse planning permission if the development would be unsustainable without inclusion of the unfunded infrastructure requirements.*

The Council's Delivering Infrastructure Strategy will include both a CIL Charging Schedule and a Supplementary Planning Document for Section 106 and Section 278 legal agreements that will provide more detail about its approach to securing developer contributions.

Upon adoption of the CIL Charging Schedule, CIL will be used to pool developer contributions towards a wide range of new and improved infrastructure necessary to deliver new development.

Where not covered by the CIL Charging Schedule, infrastructure and services, including provision for their maintenance, should be delivered directly by the developer through the development management process and in accordance with The Regulation 122 Tests.*

Planning conditions and planning obligations will be sought to mitigate the direct impact(s) of development, secure its implementation, control phasing where necessary, and secure contributions towards the delivery of the necessary infrastructure.

** The Community Infrastructure Levy regulations 2010.*

728. The forthcoming Vale Contributions SPD will include references to the expected standards to be used for sport and recreation facilities.

Planning obligations (s106) in relation CIL

729. Developer contributions can be secured for sport and leisure through Planning Obligations (s106 agreements) as normal until 6th April 2015. This includes larger and smaller developments, and for off-site and on-site facilities, as long as they are necessary to make the development acceptable in planning terms; directly related to the development; and fair and reasonably related in scale and kind to the development (Community Infrastructure Levy Regulations 2010).
730. If by 6th April 2015 a CIL has not yet been formally adopted and operational (as may be the case in the Vale of White Horse), then the CIL transitional arrangements come into effect. Transitional arrangements mean that planning obligations (s106 agreements) can still be made but only be pooled from up to 5 developments.
731. If contributions have already been made from developments in the past (from 2010) towards a facility, then these count towards the 5 (Planning Act 2008, CIL Regulations 2010, as amended 2011). After April 2015 (and until a CIL is adopted) care should therefore be taken to choose which developments are used to secure s106 contributions.
732. Once adopted, CIL can enable the delivery of new or improved infrastructure needed to support the development generally (e.g. a new leisure centre, tennis courts, improvements to open space etc).
733. CIL has not replaced s106 agreements, however, from the date that a CIL is adopted or at April 2015, whichever is the earlier, the use of planning obligations is more restricted and, in particular, after April 2015, planning obligations can no longer be used as the basis for a tariff to fund infrastructure. From the adoption of CIL most general sport and leisure facilities will be funded through CIL.
734. However developers can still be required to mitigate the specific and direct impact of the development proposed through either a planning condition (e.g. to provide an amount of open space needed by a development) or a planning obligation (e.g. to replace a specific sports facility lost as part of the development and needing to be replaced elsewhere, or fund maintenance of a specific facility).

735. CIL will be used to fund infrastructure identified in the Vale Infrastructure Delivery Plan (IDP), and so it is essential that sport and leisure infrastructure needs to be fully identified in the IDP. The IDP will prioritise infrastructure as critical, essential and preferred. Sport is essential to community well-being and health, as well as wider economic benefit and job creation, and should have equal importance in the CIL as other community facilities, such as health and education.
736. For example the proposed new leisure centre in the Grove/Wantage area (for which there is an initial feasibility study, but a need for a more detailed costs study) should be specifically identified as a “critical infrastructure” in the IDP (as should the new Didcot Leisure Centre in the jointly planned DLSA for when South adopts its IDP/CIL) . Other community sports and leisure facilities identified in this report should be considered “Essential infrastructure”.
737. The IDP should include all the facilities identified in this Leisure and Sports Facilities Strategy (and where appropriate in the Didcot Leisure Sub Area), summarised in Figure 76 below, which also identifies how these may be funded through CIL, s106 and planning obligations.
738. The table below identifies indicative examples under the scenario for developer contributions from April 2015. Until then those elements identified under the CIL column will be requested via s106 agreements.

Figure 76: Indicative Examples of Funding Facilities through CIL

Facility	CIL Critical Infrastructure	CIL Essential infrastructure	Condition/Obligation
New or replacement leisure centre	✓		
Major new multi-sport club sites serving large catchment	✓		
Full size 3G AGP		✓	
Re-carpet AGP		✓	
Outdoor tennis courts		✓	
Multi-Use Games Area			✓
Local grass playing fields and outdoor tennis courts: onsite in large developments			✓
Local grass playing fields and outdoor tennis courts: off-site		✓	
Open space, MUGAs and children’s play			✓

Phasing

739. It is not anticipated that all of the proposals within this document will be implemented at the same time. Some sites/proposals require more urgent action than others. However, all of the identified facilities and proposals should be developed by 2031.
740. Where facilities are proposed to relate to new housing growth, the speed of development will necessarily impact upon the speed of provision of new facilities. However, once development is underway the sports facilities should be provided at the earliest opportunity.

Funding

741. In the current economic climate it is important to ensure that all of the available resources are carefully targeted and tailored to meet the needs of the whole community so any initial capital investment and long term revenue commitments can be fully justified.
742. The proposals arising from the Study are likely to be funded and supported by a range of partners and new facility provision might be via a mix of public and private sources. There are likely to be an increasing number of innovative partnership arrangements over the next few years both in relation to capital and revenue projects, and consideration should be given by the Council to exploring all of the available options to enable the delivery of the Study's proposals.
743. Whilst the facilities identified in this Study will be spread over a period of years to 2031, significant capital funding will be required to deliver the facilities as well as an ongoing revenue commitment primarily from the Council and potentially its partners.
744. Funding sources and programmes vary significantly over time, and there is limited benefit in exploring in detail all of the funds available at this point. As each facility is considered, a variety of options for funding will need to be explored by the authority and the potential developers of each project. These might include, in no particular order:
- Mixed development – perhaps delivering community sports facilities as part of a wider regeneration scheme;
 - Developers' Contributions – through the Community Infrastructure Levy (CIL) by locking the strategy into planning policy;
 - Land disposals and partial land development – where agreed as surplus to need;
 - Partnership delivery and joint funding - by working with key partners such as schools;
 - Partnership funding - with major sports clubs and their National Governing Bodies of Sport (NGBs), Football Foundation and others;
 - Sport England/UK Sport funds;

- Lottery Funds;
- Government funding.

Procurement and management

745. The nature and process of the procurement of the facilities covered by this Study and their long term management will fundamentally depend upon the type and scale of facility. Those which are small scale or on-site will be the responsibility of the developer in the larger housing schemes. Those which are off-site will be the responsibility of the district council, directly or indirectly.
746. For example, for larger housing schemes the planning and making up of community football grass pitches and playing fields (with associated pavilion) as part of an on-site requirement, will be solely the responsibility of the developer. The long term management of such sites will be the responsibility of the developer to arrange, but may include by a sports club(s), or potentially by some other body such as the parish council.
747. In contrast, the development of a new leisure centre or substantial refurbishment of the existing leisure centre will be primarily via the District Council, who are likely to take the lead within a partnership arrangement. The procurement process will follow those of the District Council, and the long term management will be for the Council and the partnership to decide.

Review and Monitoring

748. There should be a full review in 5 years to take account of:
- Anticipated housing growth;
 - General changes in participation and attractiveness of individual sports;
 - Technical changes to sport facility requirements;
 - The development of new or loss of existing facilities since the strategy was completed;
 - Facilities proposed to be developed in Didcot and Swindon;
 - Cross-boundary co-ordination between local authorities;
 - Facility investment decisions by the Council.
749. There should be an interim review of the standards for tennis, MUGAs and playing fields on completion of the forthcoming Playing Pitch Strategy and concurrent strategy work on the smaller sport and recreation facilities.

DRAFT



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