

**Ploszajski Lynch  
Consulting Ltd.**



**Runnymede Borough Council**  
*Playing Pitch and Outdoor Sports  
Facilities Strategy*

**October 2025**

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# 1 INTRODUCTION

## 1.1 Introduction

Runnymede Borough Council appointed Ploszajski Lynch Consulting Ltd. (PLC) to produce an updated Playing Pitch Strategy for the borough.

## 1.2 The rationale for the strategy

### 1.2.1 Background

- Runnymede Borough Council is currently preparing the Runnymede 2027-2043 Local Plan. The Local Plan will set out the level of development required in the Borough over the period and where this should be located.
- It is widely acknowledged that access to high quality open spaces and leisure facilities can make an important contribution to the health and wellbeing for both individuals and wider communities. Planning has a role to play in ensuring the right balance of land uses to ensure sustainable development is achieved which includes, amongst other things, leisure pursuits.
- Sport England has emphasised that the preferred approach to addressing outdoor sports facilities needs in Local Plans should be an up-to-date Playing Pitch Strategy (PPS), carried out in accordance with its approved methodology.
- The ‘*Runnymede Playing Pitch Strategy*’ (2018) is now regarded as out-of-date and therefore a new PPS is required, to inform the new Local Plan for Runnymede Borough Council.

### 1.2.2 Purpose

- The PPS will include the research and analysis of playing pitch provision and usage within the Borough of Runnymede. It will provide a strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2027 and 2043, in line with population projections.
- The PPS will then be used to ensure that there is a good supply of high quality playing pitches and playing fields to meet the sporting needs of local communities as far as possible. By providing valuable evidence and direction, the PPS will be used to help provide significant benefits to a wide variety of interested parties.

### 1.2.3 Aims of the strategy

The aim of the project is to produce a new PPS for Runnymede Borough Council, with the evidence and recommendations to encompass all playing pitches in the Borough. This will provide a baseline for current and future supply and demand assessments for each of the sports being considered and also set out a strategy towards playing pitch provision in the Borough in the short; medium; and long term, with clear sport; area; and site specific recommendations and prioritised action plan.

### 1.2.4 Objectives

The key objectives of the PPS are as follows:

- To gather all available supply and demand data from a range of sources for all sports covered by the PPS and achieve a high response rate from clubs, educational establishments and other community organisations.
- To analyse the current level of pitch provision within the Borough, taking into account availability for community usage.
- To assess the quality of all pitches in the Borough and understand what improvements could be made to meet the needs of residents and sports clubs.
- To compile a comprehensive database of the location and quality of all playing pitches and outdoor sports facilities in the Borough.
- To consider how facilities such as changing rooms can be improved.
- To identify the local demand for pitches and understand current trends.
- To provide recommendations to address the key issues around playing pitch provision, protection and enhancement.
- To support and inform the Local Plan and development policies and conform with the requirements of National Policy.
- To identify what opportunities exist to expand the local provision.
- To aid sports development and increase participation in sport/physical activity.
- To support health and wellbeing of residents.
- To provide a robust evidence base that can be used by multiple Council departments and other stakeholders for a wide range of projects.
- To ensure that the PPS is regularly monitored and updated.

### 1.3 *The scope of the strategy*

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

- Football.
- Cricket.
- Rugby Union.

- Hockey.
- Bowls.
- Tennis.
- Netball.
- Basketball.
- BMX.

#### **1.4 Strategy format**

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

- Assessing playing pitch and outdoor sports facilities needs in Runnymede.
- The local context for pitch and outdoor sports facilities provision.
- Strategic influences on pitch and outdoor sports facilities provision.
- Football pitch needs.
- Cricket pitch needs.
- Rugby Union pitch needs.
- Hockey pitch needs.
- Tennis court needs.
- Bowls green needs.
- Netball court needs.
- Basketball court needs.
- BMX track needs.

## 2 ASSESSING PLAYING PITCH NEEDS

### 2.1 Introduction

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

- Sport England's *'Playing Pitch Strategy Guidance'* (2013) for football, cricket, rugby and hockey pitches.
- Sport England's *'Assessing Needs and Opportunities Guidance'* (2014) for tennis courts, bowling greens, netball courts, basketball courts and BMX tracks.

### 2.2 Playing Pitch Methodology

#### 2.2.1 Introduction

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

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

#### 2.2.2 Preparing and tailoring the approach

Runnymede Borough Council convened a project steering group led by the Leisure Client and Development Officer and Planning Policy, involving advice from Sport England and the relevant governing bodies of sport to devise:

- The vision and objectives of the review of pitch provision in the study area.
- The scope of the exercise, including the types of facilities to include, the geographical scope and the overall timeframe for the assessment.
- The local and wider strategic context.
- The project management arrangements for the study.

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

### 2.2.3 Assessing current needs

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

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

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

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

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

### 2.2.4 Assessing future needs

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

- Establishing projected population change.
- Analysing sports development proposals and participation trends.

- Considering existing deficiencies or spare capacity.
- Taking account of any forthcoming changes to facility supply.

### 2.2.5 Assessed demand parameters

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

- **Population change:** Population projections to 2043 based on housing growth have been developed by Runnymede Borough Council. These suggest that compared with 2021 there will be an additional 33,426 people in Runnymede by 2043. The total population of 121,505 will represent a 38.0% increase from the 2021 Census figure.
- **Participation trends:** According to Sport England's 'Active Lives' surveys, participation at a national level in all the pitch sports has varied in the period since 2015. Historic trends have therefore been factored into projected needs.
- **Sports development initiatives:** A number of sports development initiatives are delivered in Runnymede by the governing bodies of the pitch sports and their member clubs (full details are in the individual sports sections). The impact on sustained increases in participation directly attributable to these activities has also been factored in to projected future needs.
- **Changes in supply:** Any known proposed gains or losses in pitches and related facilities provision will influence the ability to accommodate the additional demand arising from the increased population and this has been included in the capacity assessments (full details are in the individual sports sections).

### 2.2.6 Delivering future needs

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

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

### 2.2.7 Outputs

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

- **Current provision:** The adequacy of current provision and any existing spare capacity was assessed using Sport England’s approved methodology, adapted where appropriate to assess informal demand and facilities.
- **Additional needs:** Additional needs were calculated by identifying the existing Team Generation Rates in the borough, to identify the number of people that are currently required to form a team of various types in each of the pitch sports. These figures have then been applied to the 2043 population projections, to calculate the gross additional team and related pitch needs arising from the additional population.
- **Net requirements:** The net requirement for additional provision was calculated by comparing the extra required capacity to the current spare capacity where appropriate, to identify the difference.
- **Location of provision:** The location of additional pitch and related facilities needs was established by comparing the respective levels of projected population growth in each part of the borough.

### 2.2.8 The criteria assessed

- **Quantity:** The number of pitches and related facilities was established and cross checked against other sources provided by local stakeholders and consultees.
- **Quality:** The quality of playing pitches was assessed by visiting every pitch in the borough during the respective playing seasons and assessing quality criteria using the recognised non-technical visual assessment criteria. The ratings for each aspect of each pitch were checked and challenged via the clubs’ survey and stakeholder consultation and amended where necessary.
- **Accessibility:** The accessibility of pitches, in particular the extent of secured community use and pricing was assessed, to identify any barriers to use that might impact on the capacity of local provision.
- **Strategic priority:** The assessment of need and priorities for provision was identified by the governing bodies of the respective pitch sports.
- **Used capacity:** The used capacity of existing pitches at each site was assessed using a bespoke supply-demand spreadsheet.

## 2.3 Outdoor Sports Facilities Methodology

The methodology applied to assess the needs and opportunities for outdoor sports facilities (tennis courts, bowling greens, netball courts, basketball courts and BMX tracks) follows Sport England’s recommended approach, advocated in ‘Assessing Needs and Opportunities Guidance’ (2014).

### 2.3.1 Preparing and tailoring the approach

Runnymede Borough Council convened a project steering group led by the Leisure Client and Development Officer and Planning Policy and involving advice from Sport England and the relevant governing bodies of sport to devise:

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

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

### 2.3.2 Assessing sports facilities supply

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

- **Quantity:** Establishing what facilities there are in the borough, with details of their dimensions, technical information like playing surfaces and floodlighting. This included consideration of facilities not currently in use, those not available to the community and significant provision in neighbouring areas that serves some needs of Runnymede residents.
- **Quality:** Auditing the quality of facilities. This involved assessing each facility in terms of its condition (its age, appeal, fabric and ancillary provision like changing and car parking - factors that will influence its attractiveness to users) and fitness for purpose (its technical specifications and ability to accommodate an appropriate standard of play).
- **Accessibility:** Determining spatial distribution of provision in the borough by GIS mapping of each facility type, including catchment analysis appropriate to the scale and role of each facility.
- **Availability:** Identifying how much each facility is used, whether there is any existing spare capacity and if there is any scope to increase capacity. This involved consideration of programming and usage data, opening times and pricing levels, which was secured through consultation with facility providers and operators.

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

### 2.3.3 Assessing sports facilities demand

The assessment of sports facilities demand involved five main elements:

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

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

#### 2.3.4 Assessing the balance between sports facilities supply and demand

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

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs?
- **Quality:** Are the facilities fit for purpose for the users?
- **Accessibility:** Are the facilities in the right physical location for the users?
- **Availability:** Are the facilities available for those who want to use them?

#### 2.3.5 Applying the assessment - Developing the strategy

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

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

### 2.4 Stakeholder consultation

Information was gathered from a wide range of consultees including:

- ***Sport England:*** Guidance on the assessment methodology.
- ***Runnymede Borough Council:*** Consultation with officers from the policy planning department.
- ***Leisure operator:*** Data from Achieve Lifestyle, that runs several council-owned sports facilities in Runnymede.
- ***Neighbouring local authorities:*** Information on their playing pitch strategies and the impact of any cross-border issues was obtained from Elmbridge Borough Council, Spelthorne Borough Council, Surrey Heath District Council, the Royal Borough of Windsor and Maidenhead and Woking Borough Council.
- ***Active Surrey:*** Information on local and wider strategic priorities.
- ***Governing bodies of sport:*** Information on local and wider strategic priorities and local supply and demand information.
- ***Sports clubs:*** Information on pitch and outdoor sports facilities provision and use, current and future needs and opinions on quality, which was submitted via an on-line survey.

## **2.5 Summary**

Assessing playing pitch needs in Runnymede using the approach advocated by Sport England in its *'Playing Pitch Strategy Guidance'* and outdoor sports facilities using its *'Assessing Needs and Opportunities Guidance'* has ensured that the exercise is both robust and evidence-based and as a result complies with the provisions of the Government's National Planning Policy Framework.

## 3 THE LOCAL CONTEXT

### 3.1 Introduction

This section identifies the context within which playing pitch and outdoor sports facilities provision is made in Runnymede.

### 3.2 The borough

The Borough of Runnymede is located in the north of Surrey, adjoining the boundary with Berkshire. The borough covers 7,803 hectares, of which 5,800 hectares (74.3%) are in the Metropolitan Green Belt. There are a number of established settlements, including Addlestone, Chertsey, Egham, Englefield Green, Longcross Lyne, New Haw, Ottershaw, Row Town, Thorpe, Virginia Water and Woodham.

### 3.3 Demography

#### 3.3.1 Current population

The 2021 Census identified a population Runnymede of 88,079 residents in Runnymede. This represents an increase of 7,569 people (9.4% growth) since the 2011 Census figure of 80,510.

#### 3.3.2 Age structure

The population of Runnymede has a relatively youthful age structure compared with the regional and national averages.

<i>Age group</i>	<i>Runnymede</i>	<i>South-East</i>	<i>England</i>
0-19 years	23.8%	23.1%	23.1%
0-64 years	58.9%	57.5%	58.5%
65+ Years	17.3%	19.4%	18.4%

#### 3.3.3 Ethnicity

Runnymede is a diverse community with other countries of birth including India (1.9%), United States (0.9%), South Africa (1.1%), Ireland (0.8%), Poland (1.2%), Romania (1.0%), China (0.4%), Philippines (0.6%) and South America (0.7%).

#### 3.3.4 Population density

The Borough is relatively densely populated, with 11.3 people per hectare, compared with 4.5 people per hectare in the South-East of England as a whole.

#### 3.3.5 Population growth

Population projections to 2043 based upon the *Runnymede Housing and Economic Development Needs Assessment* (2025) project an increase of 20,005 people, an 22.7% increase from the 2021 Census figure.

### 3.3.6 Deprivation

Runnymede is an affluent area, with the Government’s Indices of Local Deprivation showing that the Borough is the 256th most deprived of 326 local authority areas in England in 2019. However:

- There are pockets of relative deprivation, with five Super Output Areas in the borough (Chertsey St. Ann’s, Hythe, Addlestone North, Chertsey Meads and Englefield Green West) ranked amongst the 50 most deprived parts of Surrey.
- 12.2% of children live in low income families.
- There is a life expectancy gap of 6.2 years for men and 5.7 years for women between the most and least deprived parts of the Borough.

### 3.4 Sport and physical activity

#### 3.4.1 Participation rates

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

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

The proportion of the adult (16+) population who are active for at least 150 minutes per week in Runnymede between 2015 and the present is tabulated below. Whilst rates have fluctuated over the survey periods, there is significant upward trend between 2015 and 2022:

<i>Nov '15- Nov '16</i>	<i>Nov '16- Nov '17</i>	<i>Nov '17- Nov '18</i>	<i>Nov '18- Nov '19</i>	<i>Nov '19- Nov '20</i>	<i>Nov'20- Nov '21</i>	<i>Nov '21- Nov '22</i>	<i>Nov'22- Nov '23</i>	<i>% Change</i>
57.3%	63.7%	67.5%	68.8%	62.9%	64.4%	67.0%	67.9%	+10.6%

In comparative terms, the most recent activity levels (2022-23) are well above all the regional and national comparators, but below the county level:

<i>Area</i>	<i>Active</i>	<i>Fairly active</i>	<i>Inactive</i>
Runnymede	67.9%	12.5%	19.6%
Surrey	69.2%	10.6%	20.0%
South-East	66.2%	11.6%	22.3%
England	63.4%	10.9%	25.7%

### 3.4.2 Demographic variations

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

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

### 3.4.3 Sports club membership

In comparative terms, the most recent club membership levels (2022-23) are well above all the regional and national comparators, but below the county level:

<i>Runnymede</i>	<i>Surrey</i>	<i>South-East</i>	<i>England</i>
56.9%	50.1%	44.8%	42.8%

### 3.5 The local pitch and outdoor sports facilities supply network

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

- **Runnymede Borough Council:** The council provides a range of pitches and outdoor sports facilities
- **Schools:** Schools are significant sports facilities providers in the borough, although not all provision is fully community accessible.
- **Sports clubs:** Voluntary sector sports clubs provide and run a range of mostly smaller facilities.

### 3.6 The implications for playing pitch and outdoor sports facilities provision

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

- **Population growth:** The population is projected to increase by 20,005 people by 2043.

- ***An affluent population:*** The population is relatively affluent, which is traditionally associated with higher than average participation in sport and physical activity.
- ***Participation rates:*** As anticipated from the local demography, general adult participation rates in sport and physical activity are high in Runnymede. Rates of club-based formal sports activity are commensurately high in the borough.

## 4 STRATEGIC INFLUENCES

### 4.1 Introduction

As a prelude to the assessment of supply and demand for pitches and outdoor sports facilities in Runnymede, this section reviews the relevant policies and priorities of the council and its strategic partners, to establish:

- The key relevant policies and local strategic outcomes.
- The extent to which these are convergent or divergent in respect of sport and physical activity.

### 4.2 Strategic Outcomes Planning Guidance

In May 2019 Sport England supplemented its guidance on the production of sports facilities strategies by publishing '*Strategic Outcomes Planning Guidance*'. The approach advocated involves

- Developing an understanding of the wider local strategic outcomes of the study area.
- Using a cross sector approach to identify local community needs and priorities.
- Establishing the contribution that sport and physical activity can make.
- Securing stakeholder 'buy-in' to the shared local outcomes.

The aim is to ensure that the development of sports and leisure facilities is not just an end in itself but is fully integrated into the strategic objectives of a range of key stakeholders in any given area. For example, rationale for the design, siting and operation of a new swimming pool in addition to the obvious benefits for sport and physical activity, should include the role it can play in delivering objectives relating to health inequalities, economic regeneration, tourism and socio-economic deprivation.

### 4.3 Runnymede Corporate Business Plan

RBC's '*Corporate Business Plan 2022 - 2026*' (2021) sets out the Council's priorities for improving local quality of life over the next four years. The Plan contains the following material of relevance to sport and physical activity:

- One corporate theme is health and wellbeing 'to improve the health and wellbeing of our residents, working in partnership with the NHS and other stakeholders'.
- The Corporate Business Plan also states that:
  - 'Our Community Services support the voluntary sector and provide a range of leisure and recreational services for our residents'.
  - 'Wellbeing' is also supported by the range of community safety functions carried out by Runnymede as well as support for the voluntary sector'.

## 4.4 Runnymede Health and Wellbeing Strategy

The *Runnymede Health and Wellbeing Strategy 2022-2026* (2022) looks at how the Council and other partners in the NW Surrey Health and Care Alliance can improve a range of conditions and environments locally to promote good health and reduce health inequalities. The following content is of particular relevance:

- **Healthy communities:** The healthy communities objective is one of four and aims ‘for all residents to be able to engage and participate in their community, access services, facilities, amenities, leisure and recreational opportunities locally’.
- **Sport and physical activity:** The strategy notes that ‘through our parks and open spaces, we provide access to recreation and exercise for residents. This includes provision of play and exercise equipment, sports pitches and the development of facilities and resident engagement activities’.

## 4.5 Runnymede Local Plan

### 4.5.1 Introduction

The *Runnymede Local Plan 2030* was adopted in July 2020 and sets out policies for guiding and managing the way that buildings and land are used and developed in Runnymede. The following policies are directly relevant to playing pitches and outdoor sports facilities.

### 4.5.2 Health and wellbeing

**Policy SL1: Health and Wellbeing:** ‘The Council is supportive of development that promotes community facilities and provides access to cultural experiences. The Council also supports development proposals which take opportunities to assist people of all ages and backgrounds living, working and relaxing in Runnymede to lead healthy lifestyles and improve quality of life. New major development should:

- Encourage people to take physical exercise by providing opportunities for walking, cycling, outdoor recreation and sport;
- Promote opportunities for recreation and social interaction.

In residential led schemes, opportunities should also be taken where possible to allow residents to grow their own food’.

### 4.5.3 New open space

**Policy SL26: New Open Space:** ‘The Council will require residential developments of 20 dwellings (net) or more to provide new or enhanced provision of open space in accordance with the standards set out below:

- 1.6 hectares per 1,000 population for outdoor sports facilities.
- 0.8 hectares per 1,000 population for provision for children and teenagers.

- At least 20 standard size allotment plots (250sq metres per plot in size) per 1,000 households or where this is not possible, provision of an alternative such as community gardens or similar.

As a minimum, development should not increase existing deficiencies of open space in the Borough as informed by the most up-to-date Open Space Study.

Development proposals, including sites allocated in this Plan, should aim to incorporate the required amount of open space as set out in this Policy, however the Council will negotiate on a site by site basis the type of Open Space provision where other typologies may be more appropriate or desirable having regard to the most up to date Open Space Study.

It may not be possible to make on-site provision for open space. Where it has been demonstrated that it is not feasible or viable to provide on-site provision, off site financial contributions to improve the quality of existing Council owned open spaces within a reasonable proximity to the development site as highlighted by the most up to date local accessibility standards will be considered as mitigation’.

#### 4.5.4 Playing pitches

**Policy SL28: Playing Pitches:** ‘The Council will not permit the loss or displacement of existing playing pitches and/or playing fields to other uses unless it can be demonstrated, through up-to-date and robust evidence, that:

- There is a proven surplus of provision and the site is no longer needed, or is unlikely to be required over the lifetime of the plan; or
- The benefit of the proposed development to the community, with regard to sport, health and wellbeing outweighs the harm caused by the loss of the facility; or
- A replacement playing pitch of an equal quantity and quality or higher standard will be provided in at least an equally convenient and accessible location to serve the same local community to be guided by the Council’s Playing Pitch Strategy.

In exceptional circumstances, where it has been demonstrated that on site provision is not feasible or viable, off site financial contributions may be considered acceptable. Provision and enhancement of outdoor sports pitch requirements (grass and artificial) will be guided by the Council’s Playing Pitch Strategy’.

## 4.6 Active Surrey Strategy

### 4.6.1 Introduction

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

## 4.6.2 Priorities

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

## 4.7 The Government's Planning Policies

### 4.7.1 Introduction

The *National Planning Policy Framework* (2024) (NPPF) sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

### 4.7.2 Sustainable development

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

### 4.7.3 Promoting healthy and safe communities

Paragraph 96 of the NPPF states that 'planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

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

#### 4.7.4 Open space and recreation

Paragraph 103 of the NPPF states that ‘access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate’.

#### 4.7.5 Planning Practice Guidance

The Government’s *Planning Practice Guidance*’ (2022) contains the following of particular relevance:

- ***Open space, sport and recreation provision:*** ‘Open space should be taken into account in planning for new development and considering proposals that may affect existing open space (see National Planning Policy Framework paragraph 103). Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure (see National Planning Policy Framework paragraph 171, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development (see National Planning Policy Framework paragraphs 7-9)’.
- ‘It is for local planning authorities to assess the need for open space and opportunities for new provision in their areas. In carrying out this work, they should have regard to the duty to cooperate where open space serves a wider area. See guidance on Local Green Space designation, which may form part of the overall open space network within an area’.
- ***Assessing needs:*** ‘Local planning authorities are required to consult Sport England in certain cases where development affects the use of land as playing fields. Where there is no requirement to consult, local planning authorities are advised to consult Sport England in cases where development might lead to:
  - loss of, or loss of use for sport, of any major sports facility;
  - proposals which lead to the loss of use for sport of a major body of water;
  - creation of a major sports facility;
  - creation of a site for one or more playing pitches;
  - development which creates opportunities for sport (such as the creation of a body of water bigger than two hectares following sand and gravel extraction);
  - artificial lighting of a major outdoor sports facility;
  - a residential development of 300 dwellings or more’.

## **4.8 The Government's Sports Strategy**

### **4.8.1 Introduction**

The Government's sports strategy *'Get Active - A Strategy for the Future of Sport and Physical Activity'* (2023) contains three main priorities, outlined below.

### **4.8.2 Driving participation and addressing inactivity**

- 'Ensuring everyone is focused on increasing physical activity, meaning fewer inactive children, and narrowing the gap on inactivity where groups are not being reached, with visible progress across the country by 2030'.
- 'Setting the future direction for facilities and spaces where people can be active by delivering multi-million pound investment into grassroots facilities and setting a clear strategic ambition for the future. This will mean facilities that reflect the needs of local communities, supported by hundreds of millions of pounds of government and local authority investment'.

### **4.8.3 Strengthening the integrity of sport**

- 'Help the sector to be welcoming to all, by promoting women's and disability sport, championing diversity across the sector and holding the sector to account for investing in these groups. This will mean groups feel the benefit of public and private investment, that we see meaningful progress by 2030, and that cultural issues which put people off sport are relentlessly tackled'.
- 'Improve how issues and concerns are dealt with in the sector, starting by launching a call for evidence around sport integrity issues. This will increase confidence in sport so that everyone knows that their welfare is at the heart of the sport system, whatever sport they play'.

### **4.8.4 Making sport more sustainable**

- 'Supporting the sector to access additional, alternative forms of investment to help it continue to grow and thrive, and by highlighting best practice, good governance mechanisms, and opportunities offered by technology and innovation. This will allow sport to thrive for future generations and support the continuation of our sporting institutions'.
- 'Working towards a more environmentally sustainable sector that delivers on the government's net-zero ambitions. We will do this by championing the role that sport can play in sustainability, and bringing together government departments, the sport sector and subject matter experts to share information and provide support'.

## 4.9 Sport England Strategy

### 4.9.1 Vision

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

### 4.9.2 Context

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

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

### 4.9.3 Advocating movement, sport and physical activity

Proposed actions include:

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

### 4.9.4 Five key issues

These are identified as:

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

#### 4.9.5 Active Environments

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

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

The Runnymede Sports Facilities Strategy will need to address the extent to existing sports facilities and the programmes that they deliver address Sport England’s new strategic priorities and in particular the emphasis on non-specialist community spaces or informal facilities.

#### 4.10 Sport England Playing Pitch Policies

By virtue of a statutory instrument made in 1996, Sport England is a statutory consultee on proposals for development which affect playing fields, land used for playing fields at any time in the last five years which remains undeveloped, or land which is identified for use as a playing field in a development plan. It considers proposals affecting playing fields in the context of the National Planning Policy Framework (in particular paragraph 104) and against its own playing fields policy which states the following:

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

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

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

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

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

## 4.11 The implications for shared strategic outcomes

### 4.11.1 Policy convergence

The review of strategic influences on playing pitch and outdoor sports facilities provision in Runnymede identifies policy convergence on the following issues:

- **Active, healthy communities:** There is strong policy support for the creation of active, healthy communities, including the provision of affordable accessible facilities with appropriate activity programmes, particularly addressing the needs of older people.
- **Active design:** Ensuring that the community provision creates opportunities for an attractive range of accessible and co-located facilities is embedded in local and wider policies.
- **Protect and retain:** Local and national planning policy is supportive of protecting and retaining sports facilities for which there is an assessed need.
- **Integration with health and social care:** Closer links with the health and social care system, to ensure that there is better integration between the needs of low participant groups and the sport and physical activity opportunities provided is a strong theme.
- **Low participant groups:** There is universal recognition of which groups have lower engagement with sport and physical activity and a shared policy commitment to address this.

### 4.11.2 Shared strategic outcomes

Based upon the shared policy influences, the shared strategic outcomes that provide the underpinning rationale for providing pitches and outdoor sports facilities in Runnymede are as follows:

- To promote active, healthy communities in the district, local stakeholders will support the provision of sustainable community sport and leisure facilities and the spaces and infrastructure that individuals, clubs, schools and individuals can access and use to take part.
- The network of sports facilities and supporting community infrastructure will be reviewed to ensure that the quantity, quality, accessibility and availability is appropriate to the needs of existing and prospective users.

- Closer links will be developed with the health and social care system, including the co-location of health and sports facilities where feasible and appropriate, to ensure that there is better integration between the needs of low participant groups and the sport and physical activity opportunities provided.

## 5 FOOTBALL PITCH NEEDS

### 5.1 Introduction

The key stakeholders delivering football in Runnymede are:

- **Surrey FA:** All football clubs in the study area affiliate to the Surrey FA, which administers the game in the county.
- **FA-affiliated clubs:** There are 15 FA-affiliated clubs in Runnymede, who collectively run 23 men's teams, two women's teams, 36 youth male 11v11 teams, three youth female 11v11 teams, 16 youth male 9v9 teams, six youth female 9v9 teams, 32 mixed mini-soccer 7v7 teams and 26 mixed mini-soccer 5v5 teams (144 teams in total).
- **Pitch providers:** A range of organisations provide football pitches in the Runnymede, in particular Runnymede Borough Council, clubs and schools.

### 5.2 Strategic context

#### 5.2.1 The Football Association

'A Thriving Grassroots Game: The FA Grassroots Football Strategy 2024-2028' (2024) has a number of targets with important implications for football and its facilities needs at grassroots level.

**Improve playing choice and opportunities:** This includes targets for:

- 100,000 more male players.
- A 37% increase in the number of players within Disability Football.
- A significant increase in the percentage of people playing the type of football they want to play.

**Deliver equal opportunities for women and girls to play:** This includes targets for:

- A 50% increase in the number of female players.
- 8,800 more women and girls only teams and sessions.
- 90% schools delivering equal access in curriculum and equal opportunities in extra-curricular.

**Build more and improve existing pitches:** This includes targets for:

- 12,000 quality grass pitches
- 300 more '3G' pitches.

**Tackle poor behaviour:** This includes targets for:

- An improvement in the percentages of games where behaviour is 'good' or better.
- Fewer teams breaching the behaviour penalty point threshold.

**Develop a valued network of coaches, volunteers and referees:** This includes targets for:

- Increases in the number of registered volunteers, coaches and referees at least in line with participation.
- Improvements in the percentage of volunteers, coaches and referees who are satisfied with their footballing experience.

## 5.2.2 Surrey FA

The Surrey FA Strategy ‘*A Thriving Grassroots Game in Surrey: 2024 - 2028*’ (2024) reflects the national strategy and contains the following material of relevance to Runnymede:

**Purpose:** The purpose of the strategy is ‘inspiring positive change through football - by uniting communities, tackling inequalities and improving the health of the nation’. The priorities are as follows:

***Improving playing choice and opportunities:***

- Evolve the youth game.
- Improve team based football for adult male players (increase players to 55,980).
- Create more opportunities to play safe, inclusive, casual football.
- Support the disability game to grow and thrive (increase players to 1,041).

***Continuing to develop equal opportunities for Women and Girls to play:***

- Support more playing opportunities in schools.
- Create more female team playing opportunities.
- Extend and enhance seasonal opportunities to play.
- Deliver safe and inclusive environments for women and girls to thrive.

***Building more and improving existing facilities:***

- Transform grass pitch quality (increase ‘good’ quality pitches to 448).
- Build more ‘3G’ pitches.
- Create inclusive and accessible facilities.
- Improve Environmental Sustainability.

***Tackling poor behaviour***

- Deliver high quality, efficient and effective discipline case management.
- Amplify the impact of negative behaviour.
- Promote Positive Behaviour.
- Drive Collective responsibility across the game to raise standards.
- Apply tougher sanctions.

***Developing a valued network of Volunteers, Coaches, and Referees:***

- Grow the number of people running the game (increase volunteers to 6,575, coaches to 7,741 and referees to 1,097).
- Improve the diversity of those running the game.
- Support those running the game to learn and develop.
- Celebrate and reward those running the game.

***Support thriving community clubs:***

- Ensure clubs grow opportunities and provide quality experience through England Football Accreditation (increase 3\* clubs to 43 and England Accredited Clubs to 83%).
- Help clubs to become more sustainable.
- Support the current and future generation of club leaders.
- Equip clubs to add value to their local communities.

### 5.2.3 The Local Football Facility Plan

The Football Foundation has produced a Local Football Facility Plan (LFFP) for each local authority area in England. The national funding partners have significantly increased investment to accelerate efforts to deliver more and better football facilities for the grassroots game. The purpose of the 'Runnymede LFFP' (2025) is to identify the priority projects for potential investment in Runnymede. The key findings are below:

#### ***RUNNYMEDE LOCAL FOOTBALL FACILITY PLAN***

##### ***3G' football turf pitches:***

- There are two existing full-sized (11v11) '3G' FTPs in Runnymede and five small-sided '3G' FTPs. A further full-sized '3G' pitch has since been developed by Abbey Rangers FC.
- There is a potential opportunity to develop an 11v11 3G FTP at Longcross Garden Development. However, this is a long term development and is beyond the timescale of this Plan.
- There is a current requirement for an additional two full-sized '3G' football turf pitches in the borough. Potential sites include Egham Orbit. There is an additional requirement for two further 'SG' pitches to meet demand arising from growth in football participation.

***Sources of help and support:*** No specific priority projects are stipulated, but the following sources of support are identified:

- ***PitchPower:*** PitchPower is the Football Foundation's free web app for inspecting grass football, rugby and cricket pitches. Using a smart phone or tablet, a pitch inspection can be completed at the touch of a button. This provides a detailed assessment report with recommendations on improving the quality of grass pitches. The PitchPower app is available to all pitch operators as a way to assess grass pitch quality and gain access to grass pitch improvement recommendations.
- ***Grass Pitch Maintenance Fund:*** The fund provides eligible organisations with a tapered six-year grant to help them sustain pitches already at a 'good' level and enhance pitches that are either considered 'poor' or 'basic'. To be eligible, organisations such as clubs and leagues must use the PitchPower web app to assess their pitches. Grants are also available towards maintenance machinery and equipment identified through a PitchPower report.
- ***Home Advantage:*** 87% of grassroots football is played on grass with local authority-owned pitches making up 60% of those used for the affiliated game. However, budget pressures often mean local authorities lack the resources to maintain their grass pitches to a high standard, contributing towards the thousands of match postponements every season due to poor quality pitches. The Home Advantage Programme aims to support grassroots clubs and organisations to take on long-term leases of the local authority sites they play at.
- ***Football Foundation Groundskeeping Community:*** A free platform that helps connect people to expert grass pitch knowledge and support.
- ***Small grants:*** Grants up to £25,000 are available for items such as fencing and storage containers

## 5.2.4 Neighbouring local authorities

Needs assessments in neighbouring areas highlighted the following cross-boundary issues:

### ***Elmbridge***

- The ‘*The Elmbridge Playing Pitch Strategy*’ (2019) identifies that there a small amount of spare capacity of adult grass pitches, but a deficit of all other grass pitch types and a shortfall of 4.66 ‘3G’ football turf pitches.
- The ‘*Elmbridge Local Football Facility Plan*’ (2025) prioritises sites for seven ‘3G’ football turf pitches, none of which are close to the boundary with Runnymede.

### ***Spelthorne***

- The ‘*Spelthorne Playing Pitch Strategy*’ (2019) identifies that there a small amount of spare capacity of adult grass pitches, but a deficit of all other grass pitch types and a shortfall of 1.92 ‘3G’ football turf pitches.
- The ‘*Spelthorne Local Football Facility Plan*’ (2024) prioritises sites for two ‘3G’ football turf pitches, neither of which are close to the boundary with Runnymede.

### ***Surrey Heath***

- The ‘*Surrey Heath Playing Pitch Strategy and Action Plan*’ (2023) identifies that there is a small amount of spare capacity of youth 9v9 grass pitches, but a deficit of all other grass pitch types and a shortfall of 2.75 ‘3G’ football turf pitches.
- The ‘*Surrey Heath Local Football Facility Plan*’ (2025) prioritises sites for five ‘3G’ football turf pitches, none of which are close to the boundary with Runnymede.

### ***Windsor and Maidenhead***

- The ‘*Royal Borough of Windsor and Maidenhead Playing Pitch Strategy*’ (2024) identifies that ‘overall, it is determined that there is currently a shortfall across all pitch types within RBWM and after factoring in exported and both forms of future demand, each shortfall exacerbates. This includes an identified shortfall of six ‘3G’ football turf pitches’.
- The ‘*Windsor and Maidenhead Local Football Facility Plan*’ (2025) prioritises sites for 11 ‘3G’ football turf pitches, two of which (Ascot and Sunningdale) are close to the boundary with Runnymede.

### ***Woking***

- The ‘*Woking Playing Pitch and Outdoor Sports Facilities Strategy*’ (2016) identifies that there is sufficient pitch provision to meet current needs, but that additional demand by 2027 will require three adult pitches, three youth (11v11) pitches, three junior (9v9) pitches, four mini-soccer pitches and four ‘3G’ football turf pitches.
- The ‘*Woking Local Football Facility Plan*’ (2025) prioritises sites for eight ‘3G’ football turf pitch, none of which are close to the boundary with Runnymede.

### 5.2.5 Implications of the strategic context

The implications of the strategic context for football in Runnymede are as follows:

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

## 5.3 Football pitch demand in Runnymede

### 5.3.1 Expressed demand

A questionnaire survey was circulated to all FA-affiliated football clubs in Runnymede. The following clubs responded, collectively representing 127 teams, or 88.2% of all the 144 affiliated teams in the Borough:

- AFC Royal Holloway
- Abbey Rangers FC
- Chertsey Old Salesians FC
- Chertsey Town FC
- Chertsey Town Juniors FC
- Dial Square FC
- Manorcroft United FC
- Ottershaw Junior FC
- Virginia Water FC

The following clubs affiliate to the Surrey FA and play in Runnymede in season 2024/25. Clubs based outside the study area but using Runnymede pitches are shown in italics, as are any pitches used by Runnymede-based clubs that are outside the study area:

<i>Club</i>	<i>Match venue</i>	<i>Training venue</i>	<i>Adult teams</i>	<i>Youth (11v11)</i>	<i>Youth (9v9)</i>	<i>Mini (7v7)</i>	<i>Mini (5v5)</i>
AFC Brooklands	Fullbrook School St. George's College	Fullbrook School	1	6	3	2	-
Abbey Rangers FC	Addlestone Moor	Addlestone Moor	7	14	8	10	9
Addlestone FC	Jubilee High School	Jubilee High School	2	1	-	1	-
AFC Royal Holloway	Royal Holloway SC	Royal Holloway SC	2	-	-	-	-
Chertsey Old Salesians	Addlestone Moor Chertsey Recreation Grd.	-	1	-	-	-	-
Chertsey Town FC	Alwyns Lane Football Grd	Royal Holloway Sp. Ctre.	1	-	-	-	-
Chertsey Town Juniors	Abbeyfields Recn. Grd. Chertsey Recreation Grd. Victory Park	Alwyns Lane Football Grd	-	6	2	5	4
Dial Square FC	Alwyns Lane Football Grd	<i>King's College, Guildford</i>	1	-	-	-	-
Egham Stags FC	Strodes College	-	1	-	-	-	-
Egham Town FC	Runnymede Stadium	Runnymede Stadium	2	-	-	-	-
<i>Hersham Harriers FC</i>	Ottershaw Mem. Field	-	1	-	-	-	-
Manorcroft United FC	Cooper's Hill Recn. Grd. Egham Cricket Club	Royal Holloway Sp. Ctre.	3	-	-	-	-
Manorcroft Utd JFC	Cooper's Hill Recn. Grd. Egham Cricket Club <i>Bedfont Sports FC</i>	Royal Holloway Sp. Ctre.	-	11	3	6	4
Ottershaw FC	Ottershaw Memorial Field	Fullbrook School Sir William Perkins School	1	-	-	-	-
Ottershaw Junior FC	Ottershaw Junior School	-	-	-	1	-	2
Virginia Water FC	<i>Slough Town FC</i> KGV Playing Field	KGV Playing Field Royal Holloway Sp. Ctre.	2	1	5	8	7
<b>TOTALS</b>	-	-	<b>25</b>	<b>39</b>	<b>22</b>	<b>32</b>	<b>26</b>

The key expressed demand issues are as follows:

- **Team numbers:** There are 15 FA-affiliated clubs in Runnymede, who collectively run 23 men's teams, two women's teams, 36 youth male 11v11 teams, three youth female 11v11 teams, 16 youth male 9v9 teams, six youth female 9v9 teams, 32 mixed mini-soccer 7v7 teams and 26 mixed mini-soccer 5v5 teams (144 teams in total).
- **Team numbers:** The number of teams playing in Runnymede is up from 124 in 2018 to 144 in 2024, a 16.1% increase.
- **Women and girl's football:** Football for women and girls is well-developed in Runnymede, with 11 adult women's teams, eight youth 11v11 teams and four 9v9 teams.

### 5.3.2 Expressed demand trends

Data from the Surrey FA shows that between 2021 and 2024 in the county:

- **Total players:** The total number of players grew from 51,063 to 66,930, a 31% increase.
- **Male players:** The total number of players grew from 46,938 to 57,645, a 23% increase.
- **Female players:** The total number of players grew from 3,708 to 8,451, a 128% increase.

- **Teams:** The number of Surrey teams grew by 13% to 4,669 and in Runnymede by 16%.

### 5.3.3 Displaced demand

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

- **Imported demand:** One team from Elmbridge plays its home matches in Runnymede at Ottershaw Memorial Field.
- **Exported demand:** Virginia Water Football Club exports two teams to play at Slough Town FC, under a ground share arrangement and Manorcroft United exports one team to Bedfont Sports FC in the London Borough of Hounslow.

### 5.3.4 Unmet demand

Unmet demand takes a number of forms:

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

Consultation with local clubs indicated that a total of 41 additional teams of all age groups could be accommodated in Runnymede if the quality and quantity of pitch provision was improved, a 31.2% increase on the current team numbers.

<i>Club</i>	<i>Adult teams</i>	<i>Youth (11v11)</i>	<i>Youth (9v9)</i>	<i>Mini (7v7)</i>	<i>Mini (5v5)</i>
Addlestone FC	0	1	1	1	3
AFC Royal Holloway	2	0	0	0	0
Dial Square FC	2	2	0	0	0
Manorcroft United FC	1	2	2	2	8
Virginia Water FC	2	2	2	2	6
<b>TOTALS</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>17</b>

### 5.3.5 Latent demand

Whereas unmet demand is known to currently exist, latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. Given the generally high rates of participation in Runnymede, it is reasonable to assume that there is no latent demand, although some latent demand may be reflected in the assessment of unmet demand by local clubs above.

## 5.4 Football pitch supply in Runnymede

### 5.4.1 Introduction

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

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

The categories assessed are as follows:

- Pitches available for community use and used (secured and unsecured. See section 5.4.11 below).
- Pitches available for community use but not used.
- Pitches not available for community use.

### 5.4.2 Full-sized '3G' football turf pitches

There are two full-sized '3G' football turf pitches in Runnymede, both of which are on the FA's '3G' Pitch Register so can be used for competitive play.

<i>Site</i>	<i>Address</i>	<i>Dimensions</i>	<i>Floodlit</i>	<i>Built</i>
Abbey Rangers FC	Addlestone Moor, Addlestone KT15 2QH	100m x 60m	Yes	2021
Royal Holloway SC	Prune Hill, Egham TW20 0EX	100m x 60m	Yes	2014

### 5.4.3 Small-sided '3G' football turf pitches

The following small-sided pitches are available for community use.:

<i>Site</i>	<i>Address</i>	<i>Dimensions</i>	<i>Floodlit</i>	<i>Built</i>
Egham Orbit	Vicarage Road, Egham TW20 8NL	4 x 34m x 16m	Yes	2007
Fullbrook School	Selsdon Road, New Haw KT15 3HW	50m x 40m	Yes	2013

### 5.4.4 Grass football pitches

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

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

<i>Site</i>	<i>Address</i>	<i>Adult</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
Abbeyfields Recn. Ground	Staines Lane, Chertsey KT16 8PT	-	2	-	-	-
Addlestone Moor	Addlestone Moor, Addlestone KT15 2QH	4	-	(1)	(1)	1
Chertsey Recreation Ground	Guildford Road, Chertsey KT16 9LY	1	-	-	1	-
Chertsey Town FC	Alwyn's Lane, Chertsey KT16 9DW	1	-	-	-	-
Cooper's Hill Recn. Ground	Cooper's Hill Lane, Egham TW20 0LB	1	1	(1)	2	(1)
Egham Cricket Club	Vicarage Road, Egham TW20 8NP	1	-	-	-	-
Egham Town FC	Tempest Road, Egham TW20 8HX	1	-	-	-	-
Fullbrook School	Selsdon Road, Addlestone KT15 3HW	-	1	1	2	-
Jubilee High School	School Lane, Addlestone KT15 1TE	1	1	1	1	1
King George V Playing Field	Crown Road, Virginia Water GU25 4HS	2	-	-	(1)	-
Ottershaw Junior School	Fletcher Close, Ottershaw KT16 0JT	-	-	1	1	1
Ottershaw Memorial Fields	Foxhills Road, Chertsey KT16 0NQ	2	-	-	-	-
Royal Holloway Sports Centre	Prune Hill, Egham TW20 0EX	1	-	-	-	-
St. George's College	Weybridge Road, Addlestone KT15 2QS	1	-	-	-	1
Strodes College	High Street, Egham TW20 9DR	1	1	1	1	1
Victory Park	Victory Park Road, Addlestone KT15 2AZ	-	-	1	1	1
<b>TOTALS</b>	-	<b>17</b>	<b>6</b>	<b>5(2)</b>	<b>9(2)</b>	<b>6(1)</b>

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

<i>Site</i>	<i>Address</i>	<i>Adult</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
Aviator Park	Station Road, Addlestone KT15 2PN	-	-	1	-	-
Bishop's Way Recn. Ground	Bishop's Way, Egham TW20 8EL	-	1	-	-	-
Egham Orbit Leisure Centre	Vicarage Road, Egham TW20 8NL	2	-	1	2	-
Frank Muir Memorial Field	Rosemary Lane, Egham TW20 8QF	1	-	-	-	-
Heathervale Recreation Grd.	Parkside, Addlestone KT15 3AN	2	-	-	-	-
Hythe Social Centre Rec. Grd.	Rochester Rd., Pooley Green TW18 3HD	1	-	-	-	-
Manorcroft Recn. Ground	Station Road, Egham TW20 9LB	-	-	1	-	-
Thorpe Green	Green Road, Egham TW20 8QW	1	-	-	1	1
<b>TOTALS</b>	-	<b>7</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>1</b>

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

<i>Site</i>	<i>Address</i>	<i>Adult</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
ACS International School	London Road, Egham TW20 0HS	2	-	-	1	-
Bishopsgate School	Bishopsgate Road, Egham TW20 0YJ	3	-	-	-	-
Englefield Green Infants	Barley Mow Rd., Englefield Green TW20 0NP	-	-	-	-	1
Holy Family Primary Sch.	Ongar Hill, Addlestone KT15 1BP	-	-	1	-	-
Hythe Primary School	Thorpe Road, Egham Hythe TW18 3HD	-	-	1	-	-
Lyne & Longcross Prim. Sch	Lyne Lane, Lyne Chertsey KT16 0AJ	-	-	-	1	-
New Haw Junior School	The Avenue, Addlestone KT15 3RL	-	-	2	-	-
Ongar Place Primary Sch.	Sayes Court Farm Rd., Addlestone KT15 1NY	-	-	-	1	-

<i>Site</i>	<i>Address</i>	<i>Adult</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
Manorcroft Primary Sch.	Manorcroft Road, Egham TW20 9LX	-	-	2	-	-
Pyrcroft Grange Prim. Sch.	Pyrcroft Road, Chertsey KT16 9EW	-	-	1	-	-
Salesian Sixth Form	Highfield Road, Chertsey KT16 8BX	2	-	-	-	-
Sayes Court Primary Sch.	Sayes Court Farm Rd., Addlestone KT15 1NB	-	-	-	1	-
St. Ann's Heath Junior Sch.	Sandhills Lane, Virginia Water GU25 4DS	-	-	1	1	-
St. Anne's Primary School	Free Prae Road, Chertsey KT16 8ET	-	-	-	1	1
St. Cuthbert's Primary Sch.	Bagshot Road, Egham TW20 0RY	-	-	-	1	-
St. Jude's Primary School	Bagshot Road, Egham TW20 0RU	-	-	-	2	-
St. Paul's Primary School	School Lane, Addlestone KT15 1TD	-	-	2	2	-
The American School	Coldharbour Lane, Egham TW20 8TE	2	4	-	-	-
The Grange Infants Sch.	The Avenue, New Haw KT15 3RL	-	-	-	-	1
The Magna Carta School	Thorpe Road, Egham Hythe TW18 3HJ	1	5	1	-	-
<b>TOTALS</b>	-	<b>10</b>	<b>4</b>	<b>11</b>	<b>11</b>	<b>3</b>

### 5.4.5 Artificial turf pitch quality

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

<i>Site</i>	<i>Pitch</i>	<i>Changing</i>
Addlestone Moor	Good	Good
Royal Holloway SC	Good	Good
Egham Orbit	Standard	Good
Fullbrook School	Standard	Standard

### 5.4.6 Grass pitch quality

The quality of all grass football pitches in Runnymede with community use and used was assessed from site visits during the playing season, to apply the Non-technical Visual Assessment criteria developed by the FA for use in conjunction with the *Playing Pitch Strategy Guidance*. The criteria assessed are as follows:

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

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

<i>Site</i>	<i>Pitches</i>	<i>Pitch</i>	<i>Changing</i>	<i>Comments</i>
Abbeyfields Recreation Ground	Youth 11v11 pitch 1 Youth 11v11 pitch 2	Standard Standard	Poor	Pitches at the lower end of 'Standard' quality with 'poor' quality changing facilities.
Addlestone Moor	Adult pitch 1 Adult pitch 2 Adult pitch 3 Adult pitch 4 Youth 9v9 pitch Mini 7v7 pitch Mini 5v5 pitch	Poor Poor Good Good Poor Good Standard	Good	Two 'poor' adult and youth 9v9 pitches (rated 'poor' by PitchPower). Two 'good' adult and mini 7v7 pitches (rated 'good' and 'advanced' by PitchPower and 'standard' mini 5v5 pitch (rated 'basic' by PitchPower). 'Good' quality changing facilities.
Chertsey Recreation Ground	Adult pitch Mini 7v7 pitch	Standard Standard	Standard	'Standard' quality pitches and changing, but no dedicated officials' changing provision.
Chertsey Town FC	Adult pitch	Good	Good	'Good' quality stadium facilities.
Cooper's Hill Recreation Ground	Adult pitch Youth 11v11 pitch (Youth 9v9 pitch) Mini 7v7 pitch 1 Mini 7v7 pitch 2 (Mini 5v5 pitch)	Good Standard Standard Good Poor Good	Good	'Good' quality adult and mini 7v7 pitches ('good' by Pitch Power), with 'standard' youth 11v11 pitch ('basic' by Pitch Power) and 'poor' mini 7v7 pitch ('poor' by Pitch Power). 'Good' quality changing facilities that the Manorcroft United FC has plans to extend.
Egham Cricket Club	Adult pitch	Good	Good	'Good' quality pitch on the cricket outfield and 'good' quality changing.
Egham Town FC	Adult pitch	Good	Good	'Good' quality stadium facilities.
Fullbrook School	Youth 11v11 pitch Youth 9v9 pitch Mini 7v7 pitch 1 Mini 7v7 pitch 2	Good Good Good Good	None	'Good' quality pitches (rated poor in 2023 but subsequently received Pitch Power funding). Changing facilities not available for external hirers.
Jubilee High School	Adult pitch Youth 11v11 pitch Youth 9v9 pitch Mini 7v7 pitch Mini 5v5 pitch	Good Good Good Good Good	Standard	'Good' quality pitches maintained by Lyne FC, but 'standard' quality changing with limited showers and no integral catering facilities.
King George V Playing Field	Adult pitch 1 Adult pitch 2 (Mini 7v7 pitch)	Poor Poor Poor	Standard	'Poor' quality pitches (rated 'poor' by Pitch Power) with waterlogging issues. 'Standard' changing facilities.
Ottershaw Junior School	Youth 9v9 pitch Mini 7v7 pitch Mini 5v5 pitch	Standard Standard Standard	Standard	'Standard' quality pitches and changing facilities.
Ottershaw Memorial Fields	Adult pitch 1 Adult pitch 2	Standard Standard	Poor	'Standard' quality pitches but 'poor' quality changing with no dedicated provision for officials'.
Royal Holloway Sports Centre	Adult pitch	Good	Good	'Good' quality pitch and changing facilities.
St. George's College	Adult pitch Mini 5v5 pitch	Good Good	None	'Good' quality pitches. Changing unavailable for external hirers.

<i>Site</i>	<i>Pitches</i>	<i>Pitch</i>	<i>Changing</i>	<i>Comments</i>
Strodes College	Adult pitch Youth 11v11 pitch Youth 9v9 pitch Mini 7v7 pitch Mini 5v5 pitch	Standard Standard Standard Standard Standard	Standard	'Standard' quality pitches and changing facilities.
Victory Park	Youth 9v9 pitch Mini 7v7 pitch Mini 5v5 pitch	Standard Standard Standard	Standard	'Standard' quality pitches and changing facilities.

#### 5.4.7 Summary of grass pitch quality

The number and percentage of pitches in each quality band is tabulated below.

<i>Pitch type</i>	<i>Good</i>		<i>Standard</i>		<i>Poor</i>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
Adult 11v11	9	52.9%	4	23.5%	4	23.5%
Youth 11v11	2	33.3%	4	66.7%	0	0.0%
Youth 9v9	2	28.6%	4	57.1%	1	14.3%
Mini-soccer 7v7	5	45.5%	4	36.4%	2	18.2%
Mini-soccer 5v5	3	42.9%	4	57.1%	0	0.0%
<b>TOTAL</b>	<b>21</b>	<b>43.7%</b>	<b>20</b>	<b>41.7%</b>	<b>7</b>	<b>14.6%</b>

#### 5.4.8 Summary of changing facilities quality

The number and percentage of pitches of each type that are served by 'poor' quality or no changing facilities is tabulated below.

<i>Pitch type</i>	<i>Number</i>	<i>%</i>
Adult 11v11	1	5.9%
Youth 11v11	3	50.0%
Youth 9v9	1	14.3%
Mini-soccer 7v7	2	22.2%
Mini-soccer 5v5	1	14.3%
<b>TOTAL</b>	<b>8</b>	<b>16.7%</b>

#### 5.4.9 Grass pitch maintenance

Football pitch maintenance in the borough is organised as follows:

- **Club-managed pitches:** Chertsey Town FC, Egham Town FC and Manorcroft United FC (at Cooper's Hill Recreation Ground) all maintain their own grounds. This involves a combination of external contractors and volunteer help.
- **Council-owned pitches:** Football pitch maintenance is currently undertaken in-house by the council's Grounds Maintenance Team.
- **Pitches on education sites:** The university and school sites with community use all employ or contract their pitch maintenance staff.

### 5.4.10 Pitch hire charges

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

<i>Pitch</i>	<i>Cost per match (£)</i>
<i>Runnymede Borough Council</i>	
Adult pitch (with changing)	£150
Youth/Mini pitch (with changing)	£80
<i>Elmbridge Borough Council</i>	
Adult pitch	£157 (one-off hire) £105 (regular hire)
Youth Pitch	£71 (one-off hire) £47 (regular hire)
Mini-soccer pitch	£32
<i>Surrey Heath Borough Council</i>	
Adult pitch (with changing)	£96.50
Youth 11v11 pitch (with changing)	£61.50
Youth 9v9 pitch (with changing)	£55.50
Mini 7v7 pitch (with changing)	£52.50
Mini 5v5 pitch (with changing)	£51.50

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

<i>Pitch</i>	<i>Cost per match (£)</i>
Royal Holloway University	£168 full pitch
Fullbrook School (small-sided)	£88
Xcel (Elmbridge) Stadium pitch	£160
Reserve pitch	£135
Frimley Lodge Park (Surrey Heath)	£145.50 (public peak)
Full pitch	£130 (adult club peak) £119.50 (junior club peak)

The comparison of prices shows that both '3G' pitches and grass pitches in Runnymede are generally more expensive than those in neighbouring areas. Several clubs commented on price in the football clubs survey.

### 5.4.11 Ownership, management and security of access

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

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of access</i>
Abbeyfields Recreation Ground	Runnymede BC	Runnymede BC	Secured
Addlestone Moor	Abbey Rangers FC	Abbey Rangers FC	Secured
Chertsey Recreation Ground	Runnymede BC	Runnymede BC	Secured
Chertsey Town FC	Edward Stern Trust	Chertsey Town FC	Secured
Cooper's Hill Recreation Ground	Cooper's Hill Trust	Manorcroft United FC	Secured
Egham Cricket Club	Runnymede BC	Egham Cricket Club	Secured
Egham Town FC	Runnymede BC	Egham Town FC	Secured
Fullbrook School	Fullbrook School	Fullbrook School	Unsecured
Jubilee High School	Jubilee High School	Jubilee High School	Unsecured
King George V Playing Field	Fields in Trust	Runnymede BC	Secured
Ottershaw Junior School	Surrey County Council	Ottershaw Junior Sch.	Unsecured
Ottershaw Memorial Playing Fields	Runnymede BC	Runnymede BC	Secured
Royal Holloway University	Royal Holloway Univ.	Royal Holloway Univ.	Unsecured
St. George's College	St. George's College	St. George's College	Unsecured
Strodes College	Strodes College	Strodes College	Unsecured
Victory Park	Runnymede BC	Runnymede BC	Secured

The number and proportion of football pitches in Runnymede with community use and used that have secured access is as follows. 23.9% of the pitches with community use and used are on sites without secured use, meaning that in theory community use could be rescinded at any time. Measures to secure community use at education sites, such as formal Community Use Agreements, would be advisable.

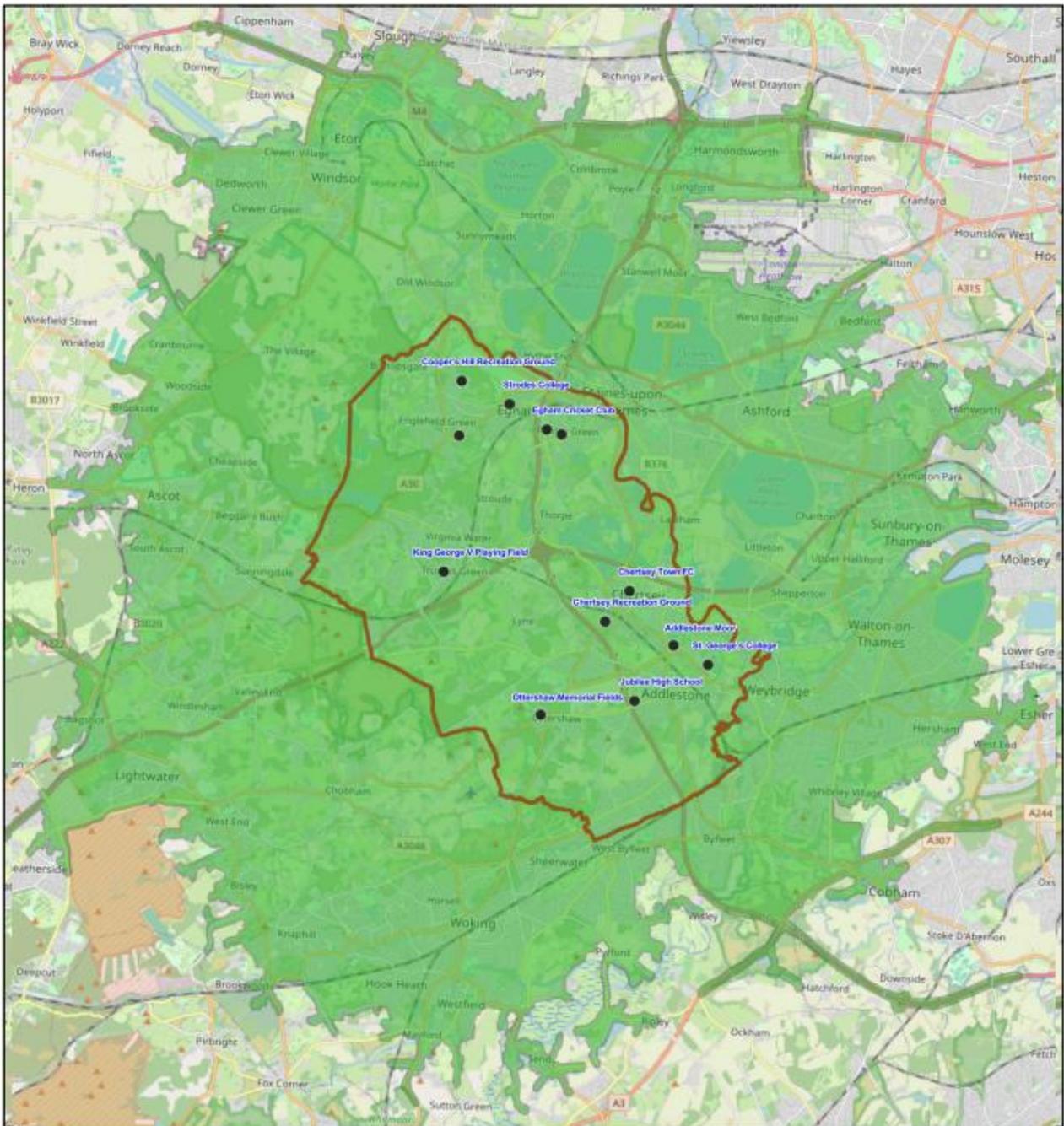
<i>Pitch Type</i>	<i>Secured</i>		<i>Unsecured</i>	
	<i>Number</i>	<i>%</i>	<i>Number</i>	<i>%</i>
Adult football	13	76.5%	4	13.5%
Youth football (11v11)	3	50.0%	3	50.0%
Youth football (9v9)	3	42.9%	4	57.1%
Mini-soccer (7v7)	6	54.5%	5	45.5%
Mini-soccer (5v5)	3	42.9%	4	57.1%
'3G' Football Turf Pitch	1	50.0%	1	50.0%
<b>TOTALS</b>	<b>29</b>	<b>58.0%</b>	<b>21</b>	<b>42.0%</b>

## 5.5 Geographical distribution

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

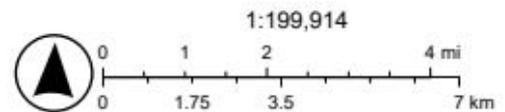
### 5.5.1 Adult grass pitches

## Runnymede adult 11v11 football pitches - 15 minutes drive



2/25/2025

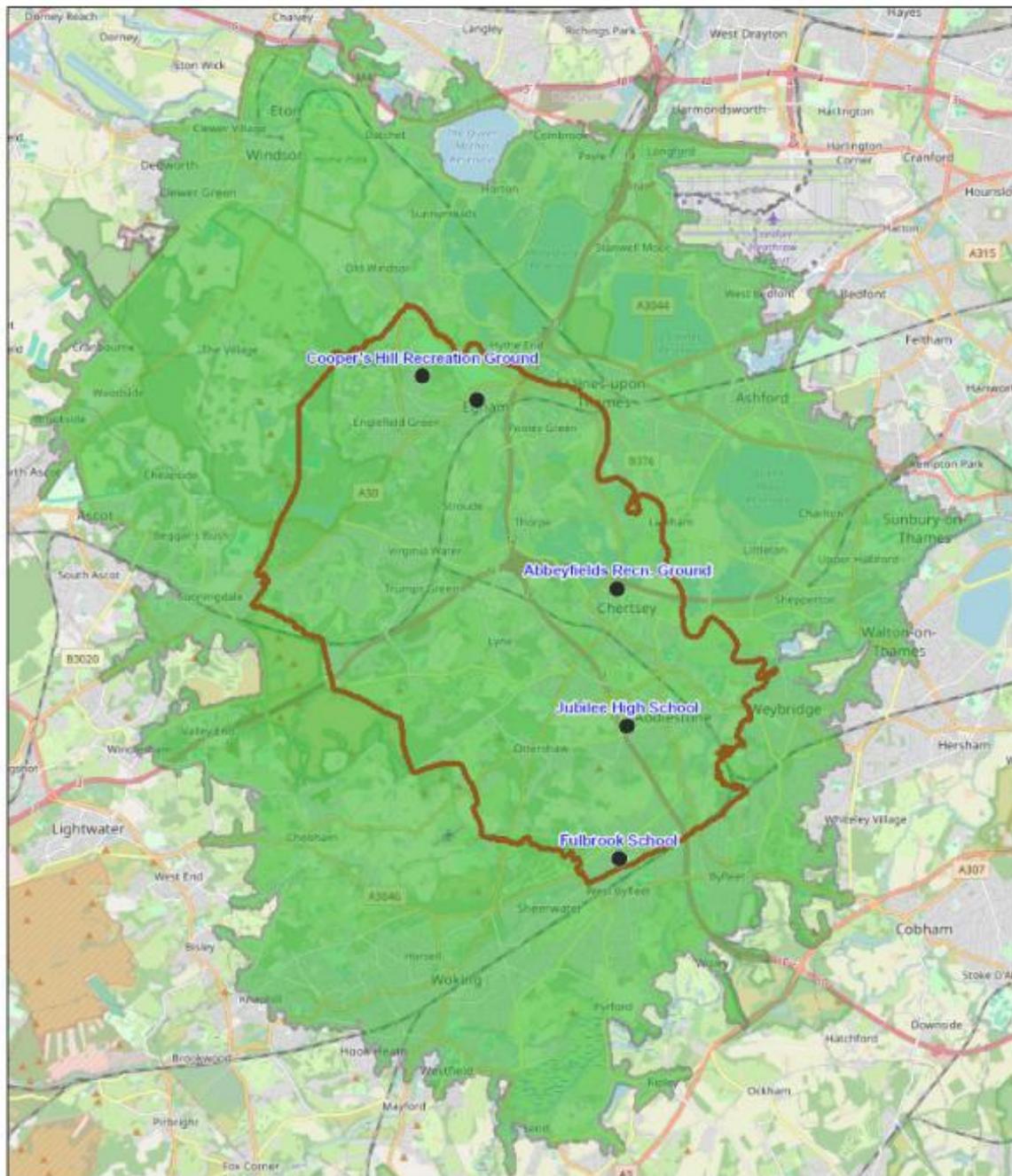
- Adult 11v11 Football Pitches
- 15.0 Minutes
- Runnymede District Boundary



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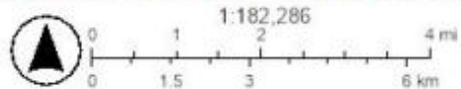
## 5.5.2 Youth 11v11 grass pitches

### Runnymede - Youth 11v11 grass football pitches - 15 minutes drive



2/25/2025

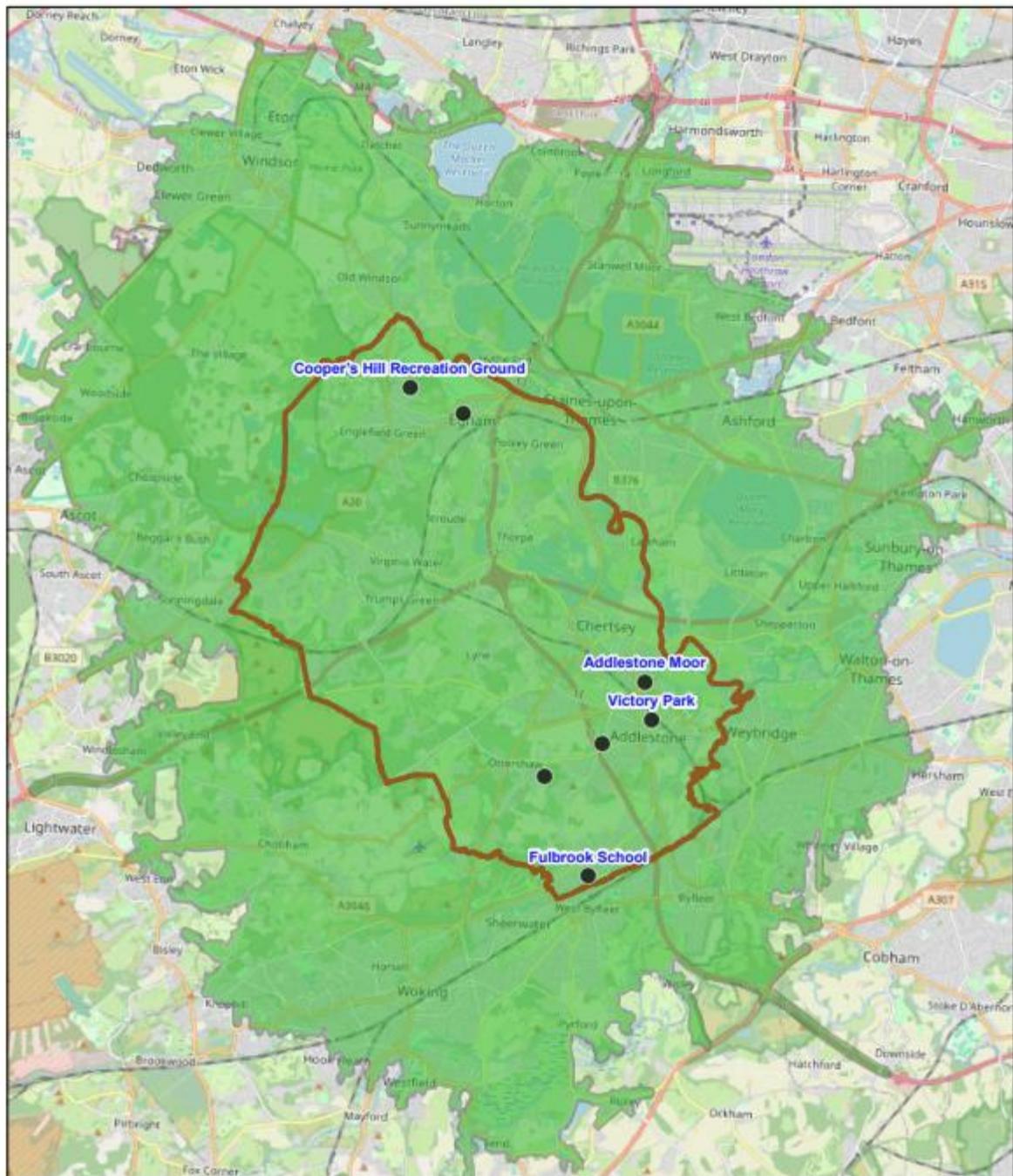
- Youth 11v11 Football Grass Pitches 15mins
- 15.0 Minutes
- Runnymede District Boundary



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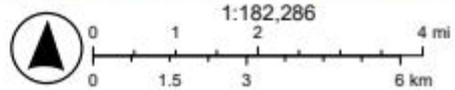
### 5.5.3 Youth 9v9 grass pitches

#### Runnymede junior 9v9 grass football pitches - 15 minutes drive



2/25/2025

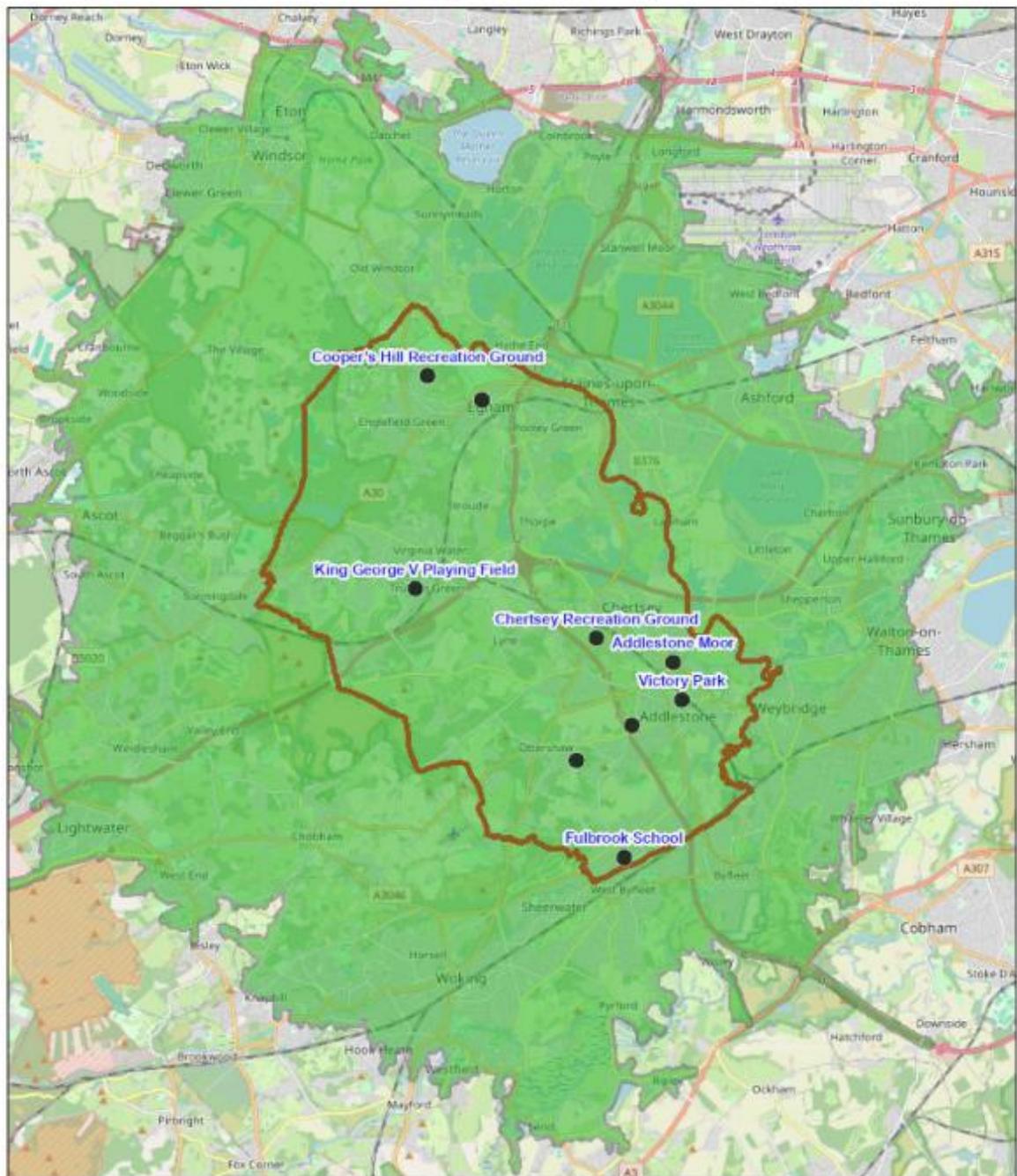
- Junior 9v9 Football Grass Pitches
- 15.0 Minutes
- Runnymede District Boundary



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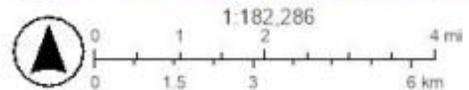
### 5.5.4 Mini-soccer 7v7 grass pitches

Runnymede mini soccer 7v7 grass football pitches 15 minutes drive



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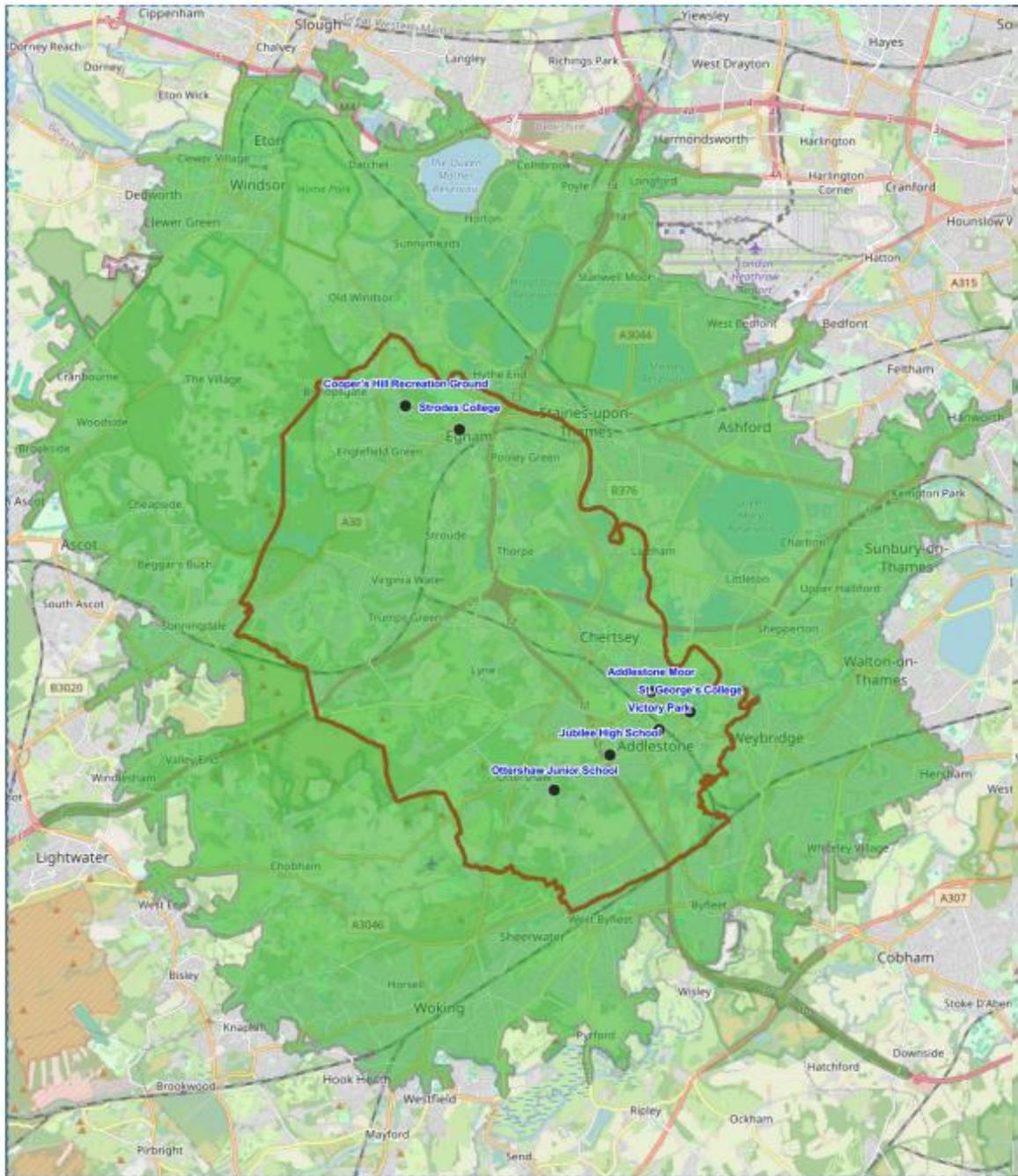
- Mini Soccer 7v7 Football Grass Pitches 15 mins
- 15.0 Minutes
- Runnymede District Boundary



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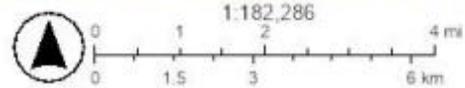
### 5.5.5 Mini-soccer 5v5 grass pitches

#### Runnymede mini soccer 5v5 grass football pitches 15 minutes drive



2/25/2025

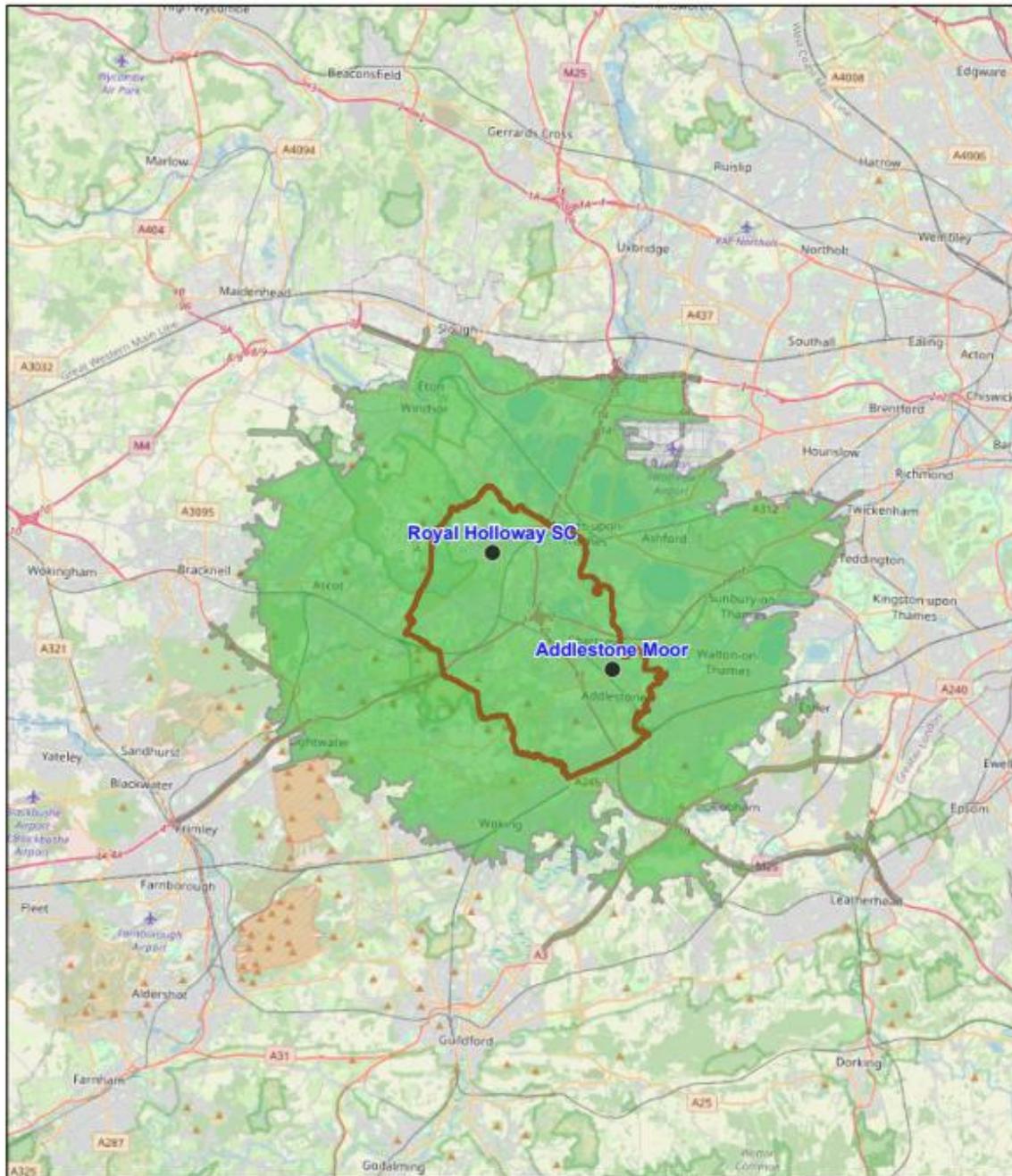
- Mini Soccer 5v5 Football Grass Pitches 15mins
- 15.0 Minutes
- Runnymede District Boundary



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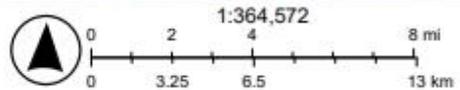
## 5.5.6 Full-sized '3G' football turf pitches

### Runnymede full size 3G football pitches - 20 minutes drive



2/25/2025

- Full Size 3G Football 20mins
- 20.0 Minutes
- ▭ Runnymede District Boundary



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## 5.6 The views of local stakeholders

### 5.6.1 Surrey FA

Consultation with the Surrey FA highlighted that the main local issue in Runnymede is the shortage of '3G' football turf pitches, despite the provision of an additional pitch by Abbey Rangers FC since the 2018 PPS.

- Virginia Water FC has aspirations to provide a '3G' pitch, although there are some unresolved planning issues with the site and design detail is currently lacking.
- Egham Orbit Leisure Centre is seeking funding for a '3G' pitch and reinstating grass pitches.
- Egham Town FC has aspirations to provide a '3G' pitch on their match pitch, but need to resolve some lease issues first.

### 5.6.2 Local football clubs

**AFC Royal Holloway:** The club made the following comments:

- 'We are hoping to introduce a vets team. We trialled a ladies team over the summer for interest and wasn't quite sufficient to be viable'.
- 'Training facility access is limited due to a combination of cost and availability. Facilities that we hire from the university are excellent, but not cheap. Alternatives, especially for pre-season would be useful'.

**Abbey Rangers FC:** The club commented that 'we are planning to refurbish the clubhouse, replace pitch perimeter fencing, construct waste recycling collection stations and undertake ground grading improvements'.

**Chertsey Old Salesians FC:** The club made the following comments:

- 'We will probably dwindle out as a club when the current crop of players (now average mid 30's) finish playing, from a high point of seven adult sides in the early 2000s'.
- 'We hire the 3G pitch at Abbey Rangers, but if we had more sides we would need alternative facilities. We did play at Victory Park, Addlestone up until 2022-23 but the pitch is not well maintained and changing facilities are in the cloakroom of the adjacent children's nursery, which is not ideal'.
- 'Victory Park used to be a good pitch with inadequate but useable changing facilities. Lack of ground staff turned it into a not good surface, combined with the poor facilities made it untenable for us, so we now pay a lot more for better facilities'.

**Chertsey Town FC:** The club commented that 'Chertsey Town is primarily an entertainment facility for spectators. the club would love to encourage more youth and female involvement but with only one grass pitch find it impossible. We work with Chertsey Town Juniors FC whenever possible. there is a desperate need to give a heart to both clubs but using disparate facilities make it hard work'.

**Chertsey Town Juniors FC:** The club made the following comments:

- ‘The club is growing so we are actively seeking new pitches and clubhouse style facilities’.
- ‘We have a current waiting list of 2-5 players per team across all age groups, especially the younger ones’.
- ‘We are pretty much maxed out on possible teams due to senior pitch sizes. We cannot progress with smaller age groups due to them eventually needing senior 11-a-side pitches which we cannot find locally’.

**Dial Square FC:** The club made the following comments:

- ‘We are currently hoping to start searching for our own freehold ground’.
- ‘We are limiting the membership as we only presently lease our facilities from Chertsey FC. The lease expires in May 2027’.

**Manorcroft United FC:** The club made the following comments:

- ‘We have a grant in place to renovate the layout of downstairs at our clubhouse as currently the layout creates safeguarding issues for juniors and for Women’s and Girls football. The grant for the changing rooms will make the shower areas self-contained to each of the two dressing rooms and will give the home and away changing rooms a self-contained toilet, separating toilet facilities for players and spectators’.
- ‘With additional pitch capacity, we could provide football for at least another 100 children across younger age ranges in particular and through more girls teams’.
- ‘We currently have a facility which is solely maintained by volunteers which is hugely over-subscribed and there are few options for overflow pitches. Training facilities on all-weather surfaces is at a premium and we have teams having to split a full size astroturf into 4/5 sections every night of the week. Our facility was previously highlighted in the Local Football Facility Plan as a prime site for a ‘3G’ surface which would also support all the community work we do with schools, colleges in the area. We currently have to hire facilities for our senior teams to play on to allow us to keep the amount of junior games required playing’.

**Ottershaw FC:** The club made the following comments:

- ‘We always struggle to get games played in December, January and February when the bad weather comes. We also don't have enough space for all our teams to train’.
- ‘We train at Ottershaw Memorial Fields but the park has been somewhat neglected for many years, leaving the playing surfaces and facilities for football and cricket barely fit for purpose’.
- ‘We have held preliminary meetings with local councillors, the men’s football team and the cricket club, all of whom are fully supportive in coming together to find a way to improve the facilities, believing there is huge potential to turn it into a real community centre for sport’.

**Virginia Water FC:** The club made the following comments:

- ‘We always struggle to get games played in December, January and February when the bad weather comes. We also don't have enough space for all our teams to train’.
- ‘We need new 3G pitch as per our current planning application’.

## 5.7 The implications for football in Runnymede

Analysis of local supply of football pitches in Runnymede indicates the following:

- **Local clubs:** There is a strong network England Football Accredited clubs in Runnymede, providing high quality coaching and playing opportunities.
- **Changes since 2018:** Expressed demand has increased substantially. The number of teams playing in Runnymede is up from 124 in 2018 to 144 in 2024, a 16.1% increase
- **Unmet demand:** Consultation with local clubs indicated that a total of 41 additional teams of all age groups could be accommodated in Runnymede if the quality and quantity of pitch provision was improved, a 31.2% increase on the current team numbers. This is based upon existing waiting lists and known unmet demand.
- **Grass pitch quality:** Whilst 43.7% of grass football pitches in Runnymede are rated as ‘good’ quality, many pitches in the borough suffer from poor drainage, which compromises their carrying capacity. 14.6% of pitches are rated as ‘poor’ quality as a result.
- **‘3G’ football turf pitches:** Based upon the FA calculation that there should be one full-sized ‘3G’ pitch per 38 teams, there should be 3.79 pitches in Runnymede. If the additional team numbers from unmet demand are included, the pitch requirement rises to 4.89 pitches. With only two ‘3G’ pitches in the borough at present, there is a current deficit of almost two full-sized pitches locally to meet expressed demand and almost three to meet additional unmet demand.
- **Secured community use:** Only 58% of the pitches with community use and used are on sites with secured community use, meaning that in theory community use of more than one quarter of the pitch stock could be rescinded at any time. Measures to secure community use at education sites would therefore be advisable.

## 5.8 Assessment of current needs

### 5.8.1 Introduction

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

- A comparison between the carrying capacity of a site with how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of ‘match equivalent sessions’ at each site. A ‘match equivalent session’ represents the wear and tear on a pitch equivalent to a formal match, so the impact of training sessions and unauthorised use can also be accounted for.

- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

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

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

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

## 5.8.2 Adult pitches

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Addlestone Moor	4	Abbey Rangers FC	8.0	8.0	Balanced	4.0	4.0	Balanced
Chertsey Recreation Ground	1	Chertsey Old Salesians FC	2.0	1.0	+1.0	1.0	1.0	Balanced
Chertsey Town FC	1	Chertsey Town FC Dial Square FC	3.0	2.0	-1.0	1.0	1.0	Balanced
Cooper's Hill Recn. Ground	1	Manorcroft United FC	3.0	2.0	+1.0	1.0	1.0	Balanced
Egham Cricket Club	1	Manorcroft United FC	3.0	2.0	+1.0	1.0	1.0	Balanced
Egham Town FC	1	Egham Town FC	3.0	2.0	+1.0	1.0	1.0	Balanced
Jubilee High School	1	Addlestone FC Jubilee High School	3.0	3.0	Balanced	1.0	1.0	Balanced
King George V Playing Field	2	Virginia Water FC	2.0	3.0	-1.0	2.0	2.0	Balanced
Ottershaw Memorial Fields	2	Ottershaw FC Hersham Harriers FC	4.0	2.0	+2.0	2.0	2.0	Balanced
Royal Holloway Sports Centre	1	AFC Royal Holloway	3.0	2.0	+1.0	1.0	1.0	Balanced
St. George's College	1	AFC Brooklands St. George's College	3.0	3.0	Balanced	1.0	1.0	Balanced
Strodes College	1	Egham Stags FC Strodes College	2.0	2.0	Balanced	1.0	1.0	Balanced
<b>TOTALS</b>	<b>17</b>	<b>-</b>	<b>39.0</b>	<b>32.0</b>	<b>+7.0</b>	<b>17.0</b>	<b>17.0</b>	<b>Balanced</b>

The key findings are

- Peak time utilisation is balanced at all sites.
- The collective peak time position for adult pitches in Runnymede is balanced. However, this position increases to a deficit of 4.0 match equivalent sessions if sites without secured community access are excluded.

### 5.8.3 Youth 11v11 pitches

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Abbeyfields Recreation Ground	2	Chertsey Town Juniors FC	4.0	3.0	+1.0	2.0	3.0	-1.0
Cooper's Hill Recreation Ground	1	Manorcroft United JFC	2.0	3.0	-1.0	1.0	3.0	-2.0
Fullbrook School	1	AFC Brooklands Fullbrook School	4.0	3.0	+1.0	1.0	2.0	-1.0
Jubilee High School	1	Addlestone FC Jubilee High School	4.0	4.0	Balanced	1.0	2.0	-1.0
Strodes College	1	Strodes College	2.0	2.0	Balanced	1.0	1.0	Balanced
<b>TOTALS</b>	<b>6</b>	<b>-</b>	<b>16.0</b>	<b>15.0</b>	<b>+1.0</b>	<b>6.0</b>	<b>13.0</b>	<b>-5.0</b>

The key findings are:

- Peak time use shows a deficit at four sites and balanced provision at one site.
- The collective peak time deficit in the study area amounts to 5.0 match equivalent sessions. This figure increases to a deficit of 15.0 match equivalent sessions if sites without secured community access are excluded.

### 5.8.4 Youth 9v9 pitches

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Addlestone Moor	(1)	Abbey Rangers FC	1.0	4.0	-3.0	1.0	2.0	-1.0
Cooper's Hill Recreation Ground	(1)	Manorcroft United JFC	2.0	3.0	-1.0	1.0	2.0	-1.0
Fullbrook School	1	AFC Brooklands Fullbrook School	4.0	4.0	Balanced	1.0	2.0	-1.0
Jubilee High School	1	Jubilee High School	4.0	4.0	Balanced	1.0	1.0	Balanced
Ottershaw Junior School	1	Ottershaw Junior FC Ottershaw Junior School	2.0	2.0	Balanced	1.0	1.0	Balanced
Strodes College	1	Strodes College	2.0	2.0	Balanced	1.0	1.0	Balanced
Victory Park	1	Chertsey Town Juniors FC	2.0	2.0	Balanced	1.0	1.0	Balanced
<b>TOTALS</b>	<b>5(2)</b>	<b>-</b>	<b>17.0</b>	<b>21.0</b>	<b>-4.0</b>	<b>7.0</b>	<b>10.0</b>	<b>-3.0</b>

The key findings are:

- There is a peak time deficit at three sites and provision is balanced at four sites.

- The collective peak time deficit is 3.0 match equivalent sessions, which increases to 8.0 match equivalent sessions if the site without secured community access is excluded.

### 5.8.5 Mini-soccer 7v7 pitches

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Addlestone Moor	(1)	Abbey Rangers FC	6.0	8.0	-2.0	1.0	3.0	-2.0
Chertsey Recreation Ground	1	Chertsey Town Juniors FC	4.0	5.0	-1.0	1.0	3.0	-2.0
Cooper's Hill Recreation Ground	2	Manorcroft United FC	8.0	6.0	+2.0	2.0	3.0	-1.0
Fullbrook School	2	AFC Brooklands	6.0	2.0	+4.0	2.0	1.0	+1.0
Jubilee High School	1	Addlestone FC	6.0	1.0	+5.0	1.0	1.0	Balanced
King George V Playing Field	(1)	Virginia Water FC	2.0	8.0	-6.0	1.0	4.0	-3.0
Ottershaw Junior School	1	Ottershaw Junior School	4.0	4.0	Balanced	1.0	1.0	Balanced
Strodes College	1	No recorded use	4.0	0.0	+4.0	1.0	0.0	+1.0
Victory Park	1	Chertsey Town Juniors FC	4.0	5.0	-1.0	1.0	2.0	-1.0
<b>TOTALS</b>	<b>9(2)</b>		<b>44.0</b>	<b>39.0</b>	<b>+5.0</b>	<b>11.0</b>	<b>18.0</b>	<b>-7.0</b>

The key findings are:

- There is a peak time deficit at five sites, use is balanced at two sites and there is spare capacity at two sites.
- The collective peak time position shows a deficit of 7.0 match equivalent sessions, which increases to 12.0 match equivalent sessions if the sites without secured access are excluded.

### 5.8.6 Mini-soccer 5v5 pitches

<i>Site</i>	<i>Pitches</i>		<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Addlestone Moor	1	Abbey Rangers FC	4.0	5.0	-1.0	1.0	5.0	-4.0
Cooper's Hill Recreation Ground	(1)	Manorcroft United JFC	6.0	2.0	+4.0	1.0	2.0	-1.0
Jubilee High School	1	No recorded use	6.0	0.0	+6.0	1.0	0.0	+1.0
Ottershaw Junior School	1	Ottershaw Junior FC Ottershaw Junior School	4.0	4.0	Balanced	1.0	1.0	Balanced
St. George's College	1	No recorded use	6.0	0.0	+6.0	1.0	0.0	+1.0
Strodes College	1	Virginia Water FC	4.0	4.0	Balanced	1.0	4.0	-3.0
Victory Park	1	Chertsey Town Juniors FC	4.0	2.0	+2.0	1.0	2.0	-1.0
<b>TOTALS</b>	<b>6(1)</b>	<b>-</b>	<b>34.0</b>	<b>17.0</b>	<b>+17.0</b>	<b>7.0</b>	<b>14.0</b>	<b>-7.0</b>

The key findings are:

- Peak time utilisation shows an overall deficit at four sites, usage is balanced at one site and there is spare capacity at two sites.
- The collective peak time deficit is 7.0 match equivalent sessions, which increases to a deficit of 8.0 match equivalent session if the sites without secured access are excluded.

## 5.8.6 Summary for grass football pitches

The assessment reflects the findings of the clubs' survey, that there is currently no available capacity to meet accommodate increased participation. There is a need for quantitative and qualitative pitch improvements to meet current demand and with participation increases the existing situation will worsen.

## 5.8.7 '3G' football turf pitches

Peak utilisation rates of '3G' pitches in Runnymede are below. There is no spare capacity.

<i>Site</i>	<i>Midweek used hours</i>	<i>% capacity</i>	<i>Saturday used hours</i>	<i>% capacity</i>	<i>Sunday used hours</i>	<i>% capacity</i>
Addlestone Moor	20	100%	6	100%	6	100%
Royal Holloway SC	20	100%	6	100%	6	100%
Fullbrook School*	20	100%	-	-	-	-
<b>TOTALS</b>	<b>60</b>	<b>100%</b>	<b>12</b>	<b>100%</b>	<b>12</b>	<b>100%</b>

\* Small-sided pitch used for training only. The Egham Orbit pitches have been excluded because they accommodate only commercial 5-a-side leagues.

The existing '3G' pitches in Runnymede provide collectively the equivalent of 96 team training sessions per week. Based upon the FA calculation that there should be one full-sized '3G' pitch per 38 teams, there should be 3.79 full-sized pitches in the borough (a current shortfall of 1.27 pitches). If the 41 additional teams identified by local clubs as representing unmet demand are included, the requirement increases to 4.87 pitches (a current shortfall of 2.55 pitches). Given that there is additional local demand for a rugby-compliant '3G' pitch additional capacity to meet these needs should be factored in as additional to football demand.

## 5.9 Assessment of future needs

### 5.9.1 Population growth

Population projections to 2043 based upon 'The Runnymede Housing and Economic Development Needs Assessment' (2025) suggests that compared with 2021 there will be an additional 20,005 people in Runnymede by 2043. The total population of 108,084 will represent a 22.7% increase from the 2021 Census figure.

### 5.9.2 Potential changes in demand

Consultation with local clubs indicated that a total of 41 additional teams of all age groups could be accommodated in Runnymede if the quality and quantity of pitch provision was improved, a 31.2% increase on the current team numbers.

<i>Club</i>	<i>Adult teams</i>	<i>Youth (11v11)</i>	<i>Youth (9v9)</i>	<i>Mini (7v7)</i>	<i>Mini (5v5)</i>
Addlestone FC	0	1	1	1	3
AFC Royal Holloway	2	0	0	0	0
Dial Square FC	2	2	0	0	0
Manorcroft United FC	1	2	2	2	8
Virginia Water FC	2	2	2	2	6
<b>TOTALS</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>17</b>

### 5.9.3 Site-specific pressures

There are no known development threats to any football pitch sites in Runnymede.

### 5.9.4 Potential changes in supply

There are active proposals to provide full-sized ‘3G’ football turf pitches at The Orbit, Egham and Longcross.

### 5.9.5 Existing spare capacity

The existing position for grass football pitch peak-time capacity has been calculated in terms of ‘match equivalent sessions’ and is as follows:

<i>Pitch type</i>	<i>All sites</i>	<i>Secured sites</i>
Adult	Balanced	-4.0
Youth 11v11	-5.0	-15.0
Youth 9v9	-3.0	-8.0
Mini-soccer 7v7	-7.0	-12.0
Mini-soccer 5v5	-7.0	-8.0

Peak-time utilisation rates of ‘3G’ pitches in Runnymede is as follows. There is no effective spare capacity.

<i>Site</i>	<i>Midweek used hours</i>	<i>% capacity</i>	<i>Saturday used hours</i>	<i>% capacity</i>	<i>Sunday used hours</i>	<i>% capacity</i>
Addlestone Moor	20	100%	6	100%	6	100%
Royal Holloway SC	20	100%	6	100%	6	100%
Fullbrook School*	20	100%	-	-	-	-
<b>TOTALS</b>	<b>60</b>	<b>100%</b>	<b>12</b>	<b>100%</b>	<b>12</b>	<b>100%</b>

### 5.9.6 Future grass pitch needs

Future formal grass pitch needs to 2043 are modelled below using ‘Team Generation Rates’ (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future. A projection based on assessed housing needs predicts a population of 108,084 by 2043, an increase of 20,005 (or 22.7%). The impact of this on additional pitch needs is assessed in sections 5.10.4 and 5.10.5 below:

<i>Sport</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>Unmet demand</i>	<i>TGR</i>	<i>Population 2043</i>	<i>Teams 2043</i>	<i>Extra teams</i>
Adult male football	17-45	18,099	23	2	1: 724	22,207	31	+6
Adult female football	17-45	18,544	2	5	1: 2,649	22,753	10	+3
Boys youth 11v11 football	12-16	2,689	36	1	1: 73	3,299	45	+8
Girls youth 11v11 football	12-16	2,866	3	6	1: 318	3,517	11	+2
Boys youth 9v9 football	10-11	990	16	1	1: 58	1,215	21	+4
Girls youth 9v9 football	10-11	1,009	6	4	1: 101	1,238	12	+2
Mini-soccer 7v7 (mixed)	8-9	2,040	32	5	1: 55	2,503	46	+9
Mini-soccer 5v5 (mixed)	6-7	2,040	26	17	1: 47	2,503	53	+10

### 5.9.7 Future '3G' pitch needs

Based upon higher population projections, there will be an increase of 44 teams, with additional demand equivalent to 1.16 full-sized '3G' football turf pitches. This will increase the current deficit (including unmet demand) to 3.81 pitches.

## 5.10 Key findings and issues

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

- **Local clubs:** There is a strong network of England Football Accredited clubs in Runnymede, providing high quality coaching and playing opportunities.
- **Changes since 2018:** Expressed demand has increased substantially. The number of teams playing in Runnymede is up from 124 in 2018 to 144 in 2024, a 16.1% increase
- **Unmet demand:** Consultation with local clubs indicated that a total of 41 additional teams of all age groups could be accommodated in Runnymede if the quality and quantity of pitch provision was improved, a 31.2% increase on the current team numbers. This is based upon existing waiting lists and known unmet demand.
- **Grass pitch quality:** Whilst 43.7% of grass football pitches in Runnymede are rated as 'good' quality, many pitches in the borough suffer from poor drainage, which compromises their carrying capacity. 14.6% of pitches are rated as 'poor' quality as a result.
- **'3G' football turf pitches:** Based upon the FA calculation that there should be one full-sized '3G' pitch per 38 teams, there should be 3.79 pitches in Runnymede. If the additional team numbers from unmet demand are included, the pitch requirement rises to 4.89 pitches. With only two '3G' pitches in the borough at present, there is a current deficit of almost two full-sized pitches locally to meet expressed demand and almost three to meet additional unmet demand.
- **Secured community use:** Only 58% of the pitches with community use and used are on sites with secured community use, meaning that in theory community use of more than one quarter of the pitch stock could be rescinded at any time. Measures to secure community use at education sites would therefore be advisable.

### 5.10.2 Is there enough accessible and secured community use to meet current demand? **NO** - there is a significant deficit for adult, youth 11v11, youth 9v9, and mini 7v7 in the peak period, although there is some collective spare capacity on a weekly basis.

- **Adult grass pitches:** There is a collective peak deficit of 4.0 weekly match equivalent sessions at accessible, community-secured sites.
- **Youth 11v11 pitches:** There is a collective peak deficit of 15.0 weekly match equivalent sessions at community-secured sites.
- **Youth 9v9 pitches:** There is a collective peak deficit of 12.0 weekly match equivalent sessions at community-secured sites.

- **Mini-soccer 7v7 pitches:** There is a collective peak deficit of 8.0 weekly match equivalent sessions at community-secured sites.
- **Mini-soccer 5v5 pitches:** There is a collective peak deficit of 8.0 weekly match equivalent sessions at community-secured sites.
- **'3G' football turf pitches:** Based upon the FA calculation that there should be one full-sized '3G' pitch per 38 teams, there should be 3.79 pitches in Runnymede. If the additional team numbers from unmet demand are included, the pitch requirement rises to 4.89 pitches. With only two '3G' pitches in the borough at present, there is a current deficit of almost three full-sized pitches locally.

### 5.10.3 Is the accessible provision of suitable quality and appropriately maintained? No - Nine pitches are rated as 'poor' quality

Whilst 43.7% of grass football pitches in Runnymede are rated as 'good' quality, many pitches in the borough suffer from poor drainage, which compromises their carrying capacity. 14.6% of pitches are rated as 'poor' quality as a result.

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

- **Population growth:** A projection based on assessed housing needs predicts a population of 108,084 by 2043, an increase of 20,005 (or 22.7%).
- **Changes in demand:** Projecting future need based on current demand patterns (including identified unmet demand) is a reasonable basis for forecasting.
- **Changes in supply:** Virginia Water FC has aspirations to provide a '3G' pitch, although there are some unresolved planning issues with the site and design detail is currently lacking. Egham Orbit Leisure Centre is seeking funding for a '3G' pitch and reinstating grass pitches.
- **Existing spare capacity:** There is no spare capacity.
- **Future needs:** Based on the projected population growth, there will be a need for the following number of additional peak time match equivalent sessions by 2043:

<i>Pitch type</i>	<i>Extra Peak Time Match Equivalent Sessions</i>
Adult	9
Youth 11v11	10
Youth 9v9	6
Mini-soccer 7v7	9
Mini-soccer 5v5	10
'3G' football turf	44

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

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

- **Current secured pitches:** The number of pitches of each type with secured community access is listed in the second column.
- **Current secured peak spare pitch capacity:** The spare capacity at secured pitches is listed in the third column, with deficits indicated by a minus sign.
- **Current peak pitch demand:** The number of pitches currently required to meet peak demand is listed in the fourth column.
- **Extra peak pitch needs by 2043:** The number of extra pitches needed to meet projected demand by 2043 is listed in the fifth column.
- **Total peak pitch needs by 2043:** Total pitch needs in 2043 are listed in the sixth column, derived by adding the current and future assessed needs.

<i>Pitch type</i>	<i>Current secured pitches</i>	<i>Current secured peak spare pitch capacity</i>	<i>Current peak pitch demand</i>	<i>Extra peak pitch needs by 2043</i>	<i>Total peak pitch needs by 2043</i>
Adult football	13	-4	17	9	26
Youth 11v11	3	-15	18	10	28
Youth 9v9	4	-12	16	6	22
Mini 7v7	7	-8	15	9	24
Mini 5v5	2	-8	10	10	20

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

- **New pitch provision:** Securing the provision of additional pitches as part of new housing developments in the borough.
- **Reinstating existing pitches:** There are disused pitches at Aviator Park, Bishop's Way Recreation Ground, Egham Orbit Leisure Centre, Frank Muir Memorial Field, Heathervale Recreation Ground, Hythe Social Centre Recreation Ground, Manorcroft Recreation Ground and Thorpe Green. If brought back into use, these would collectively provide seven adult pitches, one youth 11v11 pitch, three youth 9v9 pitches, three mini 7v7 pitches and one mini 5v5 pitch.
- **Pitch quality improvements:** There are 20 'standard' quality pitches and seven 'poor' quality pitches in the borough. If these were improved to 'good' quality, it would provide an additional 61 weekly match equivalent sessions.
- **'3G' football turf pitches:** Installing more '3G' pitches would enable more match play to be accommodated at peak times.

- **Using pitches on school sites with no community use:** There are 39 pitches on school sites with no community use at present. Gaining access to these would provide 39 peak match equivalent sessions to the available supply.

## 5.11 Scenario testing

### 5.11.1 Introduction

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

### 5.11.2 Scenario 1: Providing new pitches

- **Rationale:** There is a current shortfall of all types of grass football pitch in Runnymede and therefore accommodating the additional demand arising from population growth between now and 2043 will require additional provision to be made.
- **Advantages:** The advantages of this scenario are as follows:
  - The capital and revenue funding for new pitches can be secured through developer contribution, either via S106 or CIL.
  - If the pitches are provided as part of larger housing developments, they will demonstrably be well-located to serve the needs of the new population.
- **Disadvantages:** The only disadvantage of this scenario is that funding for the pitches can only be predicated on the needs of the occupants of new housing, rather than directly addressing the existing substantial shortfalls.
- **Conclusions:** This scenario offers some advantages for enhancing adult grass football pitch capacity on a cost-effective basis and should therefore be examined further on a site-by-site basis.

### 5.11.3 Scenario 2: Reinstating unused pitches

- **Rationale:** A total of 15 pitches at eight sites in the study area are currently disused and could be brought back into active use.

<i>Site</i>	<i>Address</i>	<i>Adult</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
Aviator Park	Station Road, Addlestone KT15 2PN	-	-	1	-	-
Bishop's Way Recn. Ground	Bishop's Way, Egham TW20 8EL	-	1	-	-	-
Egham Orbit Leisure Centre	Vicarage Road, Egham TW20 8NL	2	-	1	2	-
Frank Muir Memorial Field	Rosemary Lane, Egham TW20 8QF	1	-	-	-	-
Heathervale Recreation Grd.	Parkside, Addlestone KT15 3AN	2	-	-	-	-
Hythe Social Centre Rec. Grd.	Rochester Rd., Pooley Green TW18 3HD	1	-	-	-	-
Manorcroft Recn. Ground	Station Road, Egham TW20 9LB	-	-	1	-	-
Thorpe Green	Green Road, Egham TW20 8QW	1	-	-	1	1
<b>TOTALS</b>	-	<b>7</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>1</b>

- The table below models the effect of reinstating use of the currently disused pitches.

<i>Pitch type</i>	<i>Disused pitches</i>	<i>Peak match equivalent capacity</i>	<i>Unmet current peak deficit (match equivalents)</i>	<i>Balance</i>
Adult football	7	7.0	-4.0	+3.0
Youth 11v11	1	1.0	-15.0	-14.0
Youth 9v9	3	3.0	-12.0	-9.0
Mini 7v7	3	3.0	-8.0	-5.0
Mini 5v5	1	1.0	-8.0	-7.0

- Advantages:** The advantages of this scenario are as follows:
  - The pitches already exist and therefore could be brought into use at little or no additional cost.
  - The deficit in adult pitch provision would be eliminated and any surplus adult pitches could be converted into youth/mini pitches to address this deficits.
- Disadvantages:** The disadvantages of this scenario are as follows:
  - The impact on the deficits in other types of grass football pitch would be negligible.
  - Five of the eight sites are single pitch sites which are more expensive to manage and maintain.
- Conclusions:** This scenario offers some advantages for enhancing adult grass football pitch capacity on a cost-effective basis and should therefore be examined further on a site-by-site basis.

#### 5.11.4 Scenario 3: Improving existing grass pitch carrying capacity

- Rationale:** The following football pitches in Runnymede are either ‘standard’ or ‘poor’ quality and as such their carrying capacity is compromised:

<i>Site</i>	<i>Pitch Rating</i>	<i>Adult</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
Abbeyfields Recn. Ground	Standard	-	2	-	-	-
Addlestone Moor	Poor	2	-	(1)	-	-
Chertsey Recreation Ground	Standard	1	-	-	1	-
Cooper’s Hill Recn. Ground	Standard	-	1	(1)	1	-
King George V Playing Field	Poor	2	-	-	(1)	-
Ottershaw Junior School	Standard	-	-	1	1	1
Ottershaw Memorial Fields	Standard	2	-	-	-	-
Strodes College	Standard	1	1	1	1	1
Victory Park	Standard	-	-	1	1	1
<b>TOTALS</b>		<b>8</b>	<b>4</b>	<b>3(2)</b>	<b>9(1)</b>	<b>3</b>

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

<i>Pitch type</i>	<i>Improved pitch capacity (match equivalents)</i>	<i>Unmet current peak demand (match equivalents)</i>	<i>Balance (match equivalents)</i>
Adult football	12.0	-4.0	+8.0
Youth 11v11	8.0	-15.0	-7.0
Youth 9v9	12.0	-12.0	Balanced
Mini 7v7	14.0	-8.0	+6.0
Mini 5v5	12.0	-8.0	+4.0

- **Advantages:** The advantages of this scenario are as follows:
  - Overall usage capacity would be improved, the collective weekly capacity deficiencies for all pitch types other than youth 11v11 would be eliminated.
  - This would be a cost-effective option compared with the expense of providing new pitches, particularly if land acquisition costs are factored in.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - Whilst the capital cost of pitch improvements may be supported by the Football Foundation grants programmes, the main financial challenge to many pitch providers would be meeting the revenue cost implications of the enhanced works associated with maintaining the pitch quality as ‘good’.
  - The grounds maintenance specification at council-owned pitches is not consistent with maintaining the pitches to a high standard, so the only options for achieving this is through increased budget provision by the Council or asset transfer to user clubs.
  - The major benefit of capacity improvements are on weekly capacity and would have very limited impact on the peak period shortfalls, unless fixtures can be scheduled back-to-back, as is sometimes the case with youth football and mini-soccer games.
- **Conclusions:** This scenario offers advantages for enhancing local pitch capacity on a cost-effective basis and should therefore be examined further on a site-by-site basis.

#### 5.11.5 Scenario 4: Installing more ‘3G’ pitches

- **Rationale:** In an area where land is scarce, accommodating more demand for football on floodlit all-weather pitches will help to maximise the use of space. Based upon the FA calculation that there should be one full-sized ‘3G’ pitch per 38 teams, there should be 3.79 full-sized pitches in Runnymede. If the additional team numbers from unmet demand are included, the requirement rises to 4.89 pitches. With only two ‘3G’ pitches in the borough at present, there is a current deficit of almost three full-sized pitches locally. In addition, under higher population projections, there will be an increase in future demand of 44 teams by 2043, equivalent to demand for an additional 1.16 full-sized ‘3G’ football turf pitches. This will increase the current deficit (including unmet demand) to 3.81 pitches.

- **Advantages:** The advantages of this scenario are as follows:
  - ‘3G’ pitches can accommodate much more intensive use than grass pitches and being floodlit they can accommodate use over an extended period, in particular to meet training needs during midweek evenings in the winter.
  - In an area where land is scarce, accommodating more demand for football on floodlit all-weather pitches will help to maximise the use of space.
  - The pitch surfaces allow for high quality training and match play, which is not always the case on local grass pitches.
  - If a World Rugby Regulation 22-compliant pitch is installed, it would also meet identified local needs for rugby in addition to football demand.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - The capital costs of provision are high (currently estimated at £1.15 million).
  - Only one confirmed site and one potential site for ‘3G’ pitches have been identified in Runnymede at present.
- **Conclusions:** This scenario should be pursued and sites identified for additional pitches.

#### 5.11.6 Scenario 5: Accessing pitches on education sites

- **Rationale:** The following pitches on school sites in Runnymede have no community use at present:

<i>Site</i>	<i>Address</i>	<i>Adult</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
ACS International School	London Road, Egham TW20 0HS	2	-	-	1	-
Bishopsgate School	Bishopsgate Road, Egham TW20 0YJ	3	-	-	-	-
Englefield Green Infants	Barley Mow Rd., Englefield Green TW20 0NP	-	-	-	-	1
Holy Family Primary Sch.	Ongar Hill, Addlestone KT15 1BP	-	-	1	-	-
Hythe Primary School	Thorpe Road, Egham Hythe TW18 3HD	-	-	1	-	-
Lyne & Longcross Prim. Sch	Lyne Lane, Lyne Chertsey KT16 0AJ	-	-	-	1	-
New Haw Junior School	The Avenue, Addlestone KT15 3RL	-	-	2	-	-
Ongar Place Primary Sch.	Sayes Court Farm Rd., Addlestone KT15 1NY	-	-	-	1	-
Manorcroft Primary Sch.	Manorcroft Road, Egham TW20 9LX	-	-	2	-	-
Pycroft Grange Prim. Sch.	Pycroft Road, Chertsey KT16 9EW	-	-	1	-	-

<i>Site</i>	<i>Address</i>	<i>Adult</i>	<i>Youth 11v11</i>	<i>Youth 9v9</i>	<i>Mini 7v7</i>	<i>Mini 5v5</i>
Salesian Sixth Form	Highfield Road, Chertsey KT16 8BX	2	-	-	-	-
Sayes Court Primary Sch.	Sayes Court Farm Rd., Addlestone KT15 1NB	-	-	-	1	-
St. Ann's Heath Junior Sch.	Sandhills Lane, Virginia Water GU25 4DS	-	-	1	1	-
St. Anne's Primary School	Free Prae Road, Chertsey KT16 8ET	-	-	-	1	1
St. Cuthbert's Primary Sch.	Bagshot Road, Egham TW20 0RY	-	-	-	1	-
St. Jude's Primary School	Bagshot Road, Egham TW20 0RU	-	-	-	2	-
St. Paul's Primary School	School Lane, Addlestone KT15 1TD	-	-	2	2	-
The American School	Coldharbour Lane, Egham TW20 8TE	2	4	-	-	-
The Grange Infants Sch.	The Avenue, New Haw KT15 3RL	-	-	-	-	1
The Magna Carta School	Thorpe Road, Egham Hythe TW18 3HJ	1	5	1	-	-
<b>TOTALS</b>	-	<b>10</b>	<b>4</b>	<b>11</b>	<b>11</b>	<b>3</b>

- The table below models the effect of gaining access to school pitches to meet current community demand. It shows that all current needs could be met. Whilst pitch capacity is reduced by the education use, it would nevertheless make sense to consider investigating the potential for securing community use of these pitches to meet current and additional future demand, prior to making entirely new provision.

<i>Pitch type</i>	<i>Current School pitches</i>	<i>Peak match equivalent capacity</i>	<i>Unmet current peak deficit (match equivalents)</i>	<i>Balance</i>
Adult football	10	10.0	-4.0	+6.0
Youth 11v11	4	4.0	-15.0	-11.0
Youth 9v9	11	11.0	-12.0	-1.0
Mini 7v7	11	11.0	-8.0	+3.0
Mini 5v5	3	3.0	-8.0	-5.0

- **Advantages:** The advantages of this scenario are as follows:
  - The pitches already exist and therefore could be brought into use at little or no additional cost, depending on the current quality of the respective pitches.
  - There would be opportunities to establish closer school-club links if community-based clubs were playing on school sites.
  - The pitches should be available during the peak demand periods for community-based teams at weekends.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - Most of the schools have no community use at present and there is no obvious mechanism for securing it, so there is no guarantee that they would be prepared to commence such an arrangement.
  - Nine sites have only a single of pitch, which creates some viability problems for community use.

- No assessment has been made of the quality of schools pitches without community use, so the extent of their capacity to accommodate additional use is unknown.
- Notwithstanding the quality of the pitches, the amount of schools use on some sites may mean that additional community use cannot sustainably be accommodated.
- **Conclusions:** This scenario offers some advantages for enhancing local pitch capacity on a cost-effective basis and should therefore be examined further on a site-by-site basis.

### 5.11.7 Scenario 6: The effect of FA participation targets

- **Rationale:** As an alternative to estimates of additional team formation by local clubs that have already been factored into future need projections via the Team Generation Rate calculations, the FA has a number of national participation targets by 2028 as follows:

<i>Team type</i>	<i>Participation targets</i>	<i>Current teams</i>	<i>Extra teams</i>	<i>Total teams</i>
Adult male	-3%	23	-1	22
Adult female	+48%	2	1	3
Youth 11v11 male	+15%	36	5	41
Youth 11v11 female	+48%	3	1	4
Youth 9v9 male	+15%	16	2	18
Youth 9v9 female	+48%	6	3	9
Mini 7v7	+15%	32	5	37
Mini 5v5	+15%	26	4	30
<b>TOTALS</b>	<b>-</b>	<b>144</b>	<b>20</b>	<b>164</b>

The FA participation target projections suggest an additional 20 teams in the borough by 2028, whereas the local club estimates indicate 41 teams.

- **Advantages:** The advantage of the FA growth scenario is that it is based upon recent national participation patterns, so is grounded in demonstrable current trends.
- **Disadvantages:** The disadvantage of the FA growth scenario is that it is nationally rather than locally derived and local clubs are better placed to estimate additional team formation based upon their knowledge of more localised demand and need.
- **Conclusions:** Future needs in the Runnymede PPS will continue to be based upon local club estimates of growth in team formation. The projected figure allows for an 28.5% increase in teams, compared with the FA figure of 15% and it is considered prudent to plan for the higher figure.

## 5.12 Policy recommendations

### 5.12.1 Introduction

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

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

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

### 5.12.2 Protect

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

**Recommendation 2 - Security of tenure:** 42.0% of the football pitches in the borough are on sites without secured community use. Without Community Use Agreements it is impossible to assume their continued availability for the community. It is therefore recommended that efforts are made to achieve security of Community Use Agreements at sites without them at present.

### 5.12.3 Enhance

**Recommendation 3 - Improving existing ‘poor’ quality provision, including disused sites:** Seven pitches in the borough (14.6%) are rated as ‘poor’ quality and several more are rated at the lower end of ‘standard’ quality. Additionally, eight pitches (16.7%) are served by ‘poor’ quality or no changing facilities. This reduces the quality of playing experience and may deter potential participants.

- The owners of sites with ‘poor’ quality pitches should utilise the Football Foundation’s Pitch Power programme, a low-cost service that provides a pitch quality assessment and recommendations on how to improve maintenance to enhance capacity.

- The site owners concerned should be supported to apply for external funding for facility enhancements, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.
- User clubs at council-owned pitches should be offered the opportunity to take over the maintenance of the pitches to improve quality and capacity, with appropriate initial support such as the loan of equipment, training and financial support.
- Given that pitch hire charges are higher than in neighbouring areas, Runnymede Borough Council should consider investing more of the income in improved pitch maintenance.

***Recommendation 4 - Developer contributions and external funding (enhancements):***

Some of the additional demand for football arising from the proposed housing development in Runnymede to 2043 can be accommodated by enhancing existing pitches and facilities. It is recommended that the site-specific action plan in the Runnymede PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under CIL arrangements and/or through applications for external funding to cover the capital and revenue implications of the enhancements.

#### 5.12.4 Provide

***Recommendation 5 - '3G' football turf pitches:*** Based upon the FA's guide figure, there is a current shortfall of three full-sized '3G' pitches in the borough, with additional demand equivalent to one full-sized pitch being generated by the population growth projection to 2043. '3G' pitches are an important component of provision because their all-weather nature and floodlights enable a high volume of play to be accommodated on good quality playing surfaces. The provision of additional '3G' pitches to meet needs identified in the Runnymede PPS should be supported as a priority in appropriate locations.

***Recommendation 6 - Developer contributions and external funding (new provision):***

Some of the extra demand for football in particular arising from the proposed housing development in Runnymede to 2043, will need to be accommodated through the provision of new pitches and facilities, once options for improving capacity at existing sites have been explored. It is recommended that an appropriate level of financial contributions be sought under CIL arrangements to meet the specific future needs identified in the Runnymede PPS to cover the capital and revenue implications of new provision.

## 5.13 Action Plan

### 5.13.1 Introduction

In the context of the high-level recommendations above, the tables below set out the football site-specific action plan to guide the implementation of the PPS. The abbreviations stand for RBC - Runnymede Borough Council, SFA - Surrey Football Association, FF - Football Foundation and PP - Pitch Power. The capital cost estimates are based upon Sport England's *Facility Costs - Third Quarter of 2024* (2024), but actual costs will vary based on site-specific conditions.

### 5.13.2 Key strategic actions

<b>Issues</b>	<b>Action</b>	<b>Lead</b>	<b>Partners</b>	<b>Resources</b>	<b>Priority</b>
Community access to education pitches	Pursue formal Community Use agreements at all existing and any future proposed pitches on education sites.	RBC	Academies and schools	Possible funding for improvements to physical accessibility.	High
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved football facilities.	RBC	Developers	Determined by Sport England's Playing Pitch Calculator	High
Identify sites for additional '3G' football turf pitches	Examine the feasibility of providing additional '3G' pitches at the identified key sites.	Potential host sites	FF CIL funding	£10,000 for feasibility studies £1,155,000 per pitch	High
Site specific grounds maintenance needs	Review site specific grounds maintenance needs through the FA Pitch Improvement Programme.	RBC/FF/SFA	PP	£100 per site annually.	High

### 5.13.3 Site specific actions

<b>Site</b>	<b>Issues</b>	<b>Action</b>	<b>Lead</b>	<b>Partners</b>	<b>Resources</b>	<b>Priority</b>
Aviator Park	9v9 pitch currently disused	Explore the potential to reinstate the pitch.	RBC	PP	£2,000 per annum	Medium
Abbeyfields Recreation Ground	<ul style="list-style-type: none"> <li>• 'Poor' quality changing.</li> <li>• Pitches used to over capacity in the peak period.</li> </ul>	<ul style="list-style-type: none"> <li>• Refurbish changing facilities.</li> <li>• Improve pitch quality from 'standard' to 'good' and reschedule matches.</li> </ul>	RBC	FF PP	£810,000 for changing £2,000 per annum for pitches	High
Addlestone Moor	<ul style="list-style-type: none"> <li>• 'Poor' quality adult and youth 9v9 pitches.</li> <li>• Youth and mini pitches used to over capacity in the peak period.</li> </ul>	<ul style="list-style-type: none"> <li>• Improve pitch quality from 'poor' to 'good' and reschedule matches.</li> <li>• Reschedule matches to the on-site '3G' pitch.</li> </ul>	Abbey Rangers FC	FF	£2,000 per pitch per annum.	High
Bishop's Way Recn. Ground	Youth 11v11 pitch currently disused	Explore the potential to reinstate the pitch.	RBC	PP	£2,000 per annum	Medium
Chertsey Recreation Ground	Mini 7v7 pitch used to over capacity in the peak period.	Improve pitch quality from 'standard' to 'good' and reschedule matches.	RBC	FF PP	£2,000 per annum	High
Chertsey Town FC	No current issues.	No action required.	-	-	-	-

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Cooper's Hill Recreation Ground	<ul style="list-style-type: none"> <li>• 'Standard' quality youth 11v11 &amp; 9v9 pitches and 'poor' mini 7v7 pitch.</li> <li>• Youth and mini pitches used to over capacity in the peak period.</li> </ul>	Improve pitch quality from 'standard'/'poor' to 'good' and reschedule matches.	Manorcroft United FC	FF	£2,000 per pitch per annum.	High
Egham Cricket Club	No current issues.	No action required.	-	-	-	-
Egham Orbit Leisure Centre	Adult, youth and mini pitches currently disused	Explore the potential to reinstate the pitches.	Achieve Lifestyle	PP	£2,000 per pitch per annum.	Medium
Egham Town FC	Aspiration for a '3G' pitch	Explore the potential for a '3G' pitch.	Egham Town FC	FF	£1,155,000	High
Frank Muir Memorial Field	Adult pitch currently disused	Explore the potential to reinstate the pitch.	RBC	PP	£2,000 per annum	Medium
Fullbrook School	No secured community use.	Develop community use agreement	RBC	Fullbrook School	-	Medium
Heathervale Recreation Grd.	Adult pitches currently disused	Explore the potential to reinstate the pitches.	RBC	PP	£2,000 per pitch per annum.	Medium
Hythe Social Centre Rec. Grd.	Adult pitch currently disused	Explore the potential to reinstate the pitch.	RBC	PP	£2,000 per annum	Medium
Jubilee High School	No secured community use.	Develop community use agreement	RBC	Jubilee HS	-	Medium
King George V Playing Field	<ul style="list-style-type: none"> <li>• 'Poor' quality pitches.</li> <li>• Mini 7v7 pitch used to over capacity in the peak period.</li> </ul>	Improve pitch quality from 'poor' to 'good' and reschedule matches.	RBC		£2,000 per annum for pitches	High
Manorcroft Recn. Ground	9v9 pitch currently disused	Explore the potential to reinstate the pitch.	RBC	PP	£2,000 per annum	Medium
Ottershaw Junior School	No secured community use.	Develop community use agreement	RBC	Ottershaw Jun. Sch.	-	-
Ottershaw Memorial Playing Fields	'Poor' quality changing.	Refurbish changing facilities.	RBC	FF	£810,000 for changing £2,000 per annum for pitches	High
Royal Holloway University	No secured community use.	Develop community use agreement	RBC	RHU	-	Medium
St. George's College	No secured community use.	Develop community use agreement	RBC	St. George's College	-	Medium
Strodes College	No secured community use.	Develop community use agreement	RBC	Strodes College	-	Medium
Thorpe Green	Adult and mini pitches currently disused	Explore the potential to reinstate the pitches.	Achieve Lifestyle	PP	£2,000 per pitch per annum.	Medium
Victory Park	Mini 7v7 and 5v5 pitches used to over capacity in the peak period.	Improve pitch quality from 'standard' to 'good' and reschedule matches.	RBC	FF PP	£2,000 per annum.	High

# 6 CRICKET PITCH NEEDS

## 6.1 Key stakeholders

The key stakeholders delivering cricket in Runnymede are:

- **Surrey Cricket Foundation:** The Surrey Cricket Foundation manages recreational cricket in the county, from its grass-roots foundations through to the interface with the first-class game.
- **Surrey Cricket-affiliated clubs:** There are six affiliated cricket clubs in Runnymede, collectively fielding 26 male teams, five women's teams, 22 junior mixed teams and three junior female teams.
- **Pitch providers:** Pitches in the study area are managed and maintained by Runnymede Borough Council, voluntary sector clubs and schools.

## 6.2 Strategic context

### 6.2.1 National cricket strategy

The England and Wales Cricket Board's (ECB) strategy for 2025-2028 *Inspiring Generations 2025-2028* (2024) contains six key objectives:

Our Mission is to inspire a generation to say 'cricket is a game for me'. Our (2028) Vision is to:

- Become the most inclusive team sport;
- Unite and grow the game;
- Lead the game through global transformation.
- **Make cricket diverse, inclusive and accessible:** Measurably improve cricket's diversity, inclusion, equity and fair access.
- **Transform women's and girls' cricket:** Cricket to be seen just as much as a sport for girls as for boys.
- **Connect communities through play:** Support a network of diversified delivery partners to get more people playing than ever before.
- **Inspire through winning England teams:** Win the big series and events, playing entertaining cricket.
- **Support a thriving and sustainable men's and women's professional game:** Ensure the long-term health of the professional game by developing players for club and country, and inspiring and engaging fans.
- **Win the battle for attention:** Get more people attending, watching and following cricket, more often.

## 6.2.2 Surrey Cricket Foundation

The Surrey Cricket Foundation's strategic priorities for 2025 are as follows:

- Continue to provide critical support to cricket clubs, leagues and competitions throughout the county allowing them to evolve and innovate to grow participation.
- Increase accessibility, engagement and participation for ethnically diverse communities, people with disabilities and those from lower socio-economic groups.
- Increase the opportunities for the next generation to start their lifelong journey into the game.
- Pursue with energy being a good neighbour and bringing benefit to our communities.
- Maintain our leading position and momentum in the growth of women's and girls' cricket.
- Raise the profile of SCF and attract more funds to deliver our strategic objectives.

The Surrey Cricket Foundation's 'Ten Year Facilities Strategy' (2022) includes the following:

- There is an urgent need to protect existing sites from being lost.
- Provide more opportunities and prioritise quality facilities for Women and Girls cricket where there is potential for significant growth.
- Need for more traditional outdoor cricket facilities across Surrey to service current and future demand.
- Establish new and sustainable operating models for outdoor pitches to protect their long-term future.
- Support the grounds care workforce across Surrey to ensure it has the capacity and capability to deliver.
- Existing cricket facility provision is mixed across Surrey and the lack of quality doesn't meet the needs of users while also potentially hindering the growth of the game.

## 6.2.3 Neighbouring local authorities

Pitch needs assessments in neighbouring local authorities highlighted the following:

### ***Elmbridge***

The '*Elmbridge Playing Pitch Strategy*' (2019) contains the following key findings:

- There is a seasonal deficit of 206 match equivalent sessions on grass wickets and collective seasonal spare capacity of 65 match equivalent sessions at artificial grass pitches. If weekly peak time capacity is considered, there is a deficit of 7.0 match equivalent sessions at secured grass wicket sites, which confirms that there is no effective spare capacity as present.
- There is evidence of exported cricket demand from Elmbridge to Runnymede, with two teams from Weybridge Cricket Club playing at Heathervale Recreation Ground.

### ***Spelthorne***

The '*Spelthorne Playing Pitch Strategy*' (2019) contains the following key findings:

- There is seasonal spare capacity of 135 match equivalent sessions on grass wickets and collective seasonal spare capacity of 170 match equivalent sessions at artificial grass pitches. However, if weekly peak time capacity is considered, supply and demand is balanced, which confirms that there is no effective spare capacity as present.

- Based on projected population growth, there will be additional demand from four extra cricket teams (or 34 seasonal match equivalent sessions) by 2035. This is equivalent to seven good quality grass wickets (equivalent to one pitch) or one artificial turf wicket.

### ***Surrey Heath***

The '*Surrey Heath Playing Pitch Strategy*' (2023) contains the following key findings:

- Seven squares are overplayed, with total overplay equating to 149 match equivalent sessions.
- There is clear shortfall of capacity for cricket in Surrey Heath, with overall deficits existing currently across the playing formats and in both analysis areas.

### ***Woking***

The '*Woking Playing Pitch and Outdoor Sports Facilities Strategy*' (2016) concluded that 'there is enough accessible and secured community use provision to meet current and future demand for cricket in Woking'.

### ***Windsor and Maidenhead***

The '*Royal Borough of Windsor and Maidenhead Playing Pitch Strategy*' (2024) concluded that 'there is currently inadequate cricket provision to meet demand, with overall shortfalls identified for both Saturday and Sunday cricket as well as localised shortfalls for midweek demand'.

## 6.2.4 Implications of the strategic context

The implications of the strategic context for cricket in Runnymede are as follows:

- ***Active, healthy communities:*** There is strong policy support for the creation of active, healthy communities, including the provision of affordable accessible facilities with appropriate activity programmes.
- ***Active design:*** Ensuring that the community provision creates opportunities for active travel and an attractive range of co-located facilities is embedded in local and wider policies.
- ***Protect and retain:*** Local and national planning policy is supportive of protecting and retaining sports facilities for which there is an assessed need.
- ***Integration with health and social care:*** Closer links with the health and social care system, to ensure that there is better integration between the needs of low participant groups and the sport and physical activity opportunities provided is a strong theme.
- ***Low participant groups:*** There is universal recognition of which groups have lower engagement with sport and physical activity and a shared policy commitment to address this.

## 6.3 Cricket demand in Runnymede

### 6.3.1 Expressed demand

The information on cricket clubs and teams based in Runnymede was supplied by the ECB through its 'Play Cricket' database, cross-referenced to a local clubs survey. A questionnaire survey was circulated to all ECB-affiliated Cricket clubs in Runnymede. All six clubs responded:

<i>Club</i>	<i>Home Ground(s)</i>	<i>Adult male teams</i>	<i>Adult female teams</i>	<i>Junior mixed teams</i>	<i>Junior female teams</i>
Chertsey Cricket Club	Chertsey Cricket Club Chertsey Recreation Ground Abbeyfields Recreation Ground Heathervale Recreation Ground Ottershaw Memorial Ground	8	2	10	3
Egham Cricket Club	Egham Cricket Club Royal Holloway University	5	3	6	0
Englefield Green CC	Englefield Green	3	0	5	0
Ottershaw CC	Ottershaw Memorial Ground	4	1	1	0
Royal Holloway Univ. CC	Royal Holloway University	2	0	0	0
Surrey Warriors CC	Abbeyfields Recreation Ground Heathervale Recreation Ground	4	0	0	0
<b>TOTALS</b>	-	<b>26</b>	<b>6</b>	<b>22</b>	<b>3</b>

### 6.3.2 Displaced demand

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

- **Imported demand:** Weybridge Cricket Club has two teams that play at pitches in Runnymede at Heathervale Recreation Ground.
- **Exported demand:** There is no exported demand.

The net effect of displaced demand in Runnymede is two imported teams.

### 6.3.3 Unmet demand

Unmet demand takes a number of forms:

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

There is evidence of significant unmet demand:

- Chertsey CC has a waiting list for U8s and U12 junior training.
- At Egham CC, the lack of available grass pitches is restricting the development of women's hardball cricket and despite having sufficient players to field five Saturday teams, the club is unable to secure a third pitch to accommodate this growth.
- Surrey Warriors CC have problems obtaining sufficient pitch capacity due to excessive demand at Abbeyfields, which highlights the ongoing uncertainty and disruption that pitch shortages can cause for clubs attempting to plan ahead. The club also continues to be unable to join a Sunday league due to the overutilisation of existing pitch provision.
- Ottershaw CC women's team is struggling to fulfil its league fixtures on a Sunday due to a lack of pitch availability.

### 6.3.4 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. Consultation with local cricket clubs indicated that there is no evident latent demand for cricket in the borough.

## 6.4 Cricket supply in Runnymede

### 6.4.1 Cricket facilities quantity

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

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

<i>Site</i>	<i>Address</i>	<i>Wickets</i>
Abbeyfields Recreation Ground	Staines Lane, Chertsey KT16 8PS	7
Chertsey Cricket Club	Grove Road, Chertsey KT16 9DL	14(1)
Chertsey Recreation Ground	Guildford Road, Chertsey KT16 9LY	12*(1)
Egham Cricket Club	Vicarage Road, Egham TW20 8NP	12(1)
Englefield Green	The Green, Egham TW20 0YX	11
Heathervale Recreation Ground	Parkside, Addlestone KT15 3AN	10
Ottershaw Memorial Playing Fields	Foxhills Road, Chertsey KT16 0NQ	13**
Royal Holloway University	Egham Hill, Egham TW20 0EX	6
<b>TOTAL</b>	-	<b>79(3)</b>

\* Only seven pitches compliant for open age cricket.

\*\* Only nine pitches compliant for open age cricket.

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

<i>Site</i>	<i>Address</i>	<i>Wickets</i>
Lyne Recreation Ground*	Lyne Lane, Lyne, Chertsey KT16 0AN	6(1)
Thorpe Green	Green Road, Thorpe TW20 8QL	10
Victory Park**	Victory Park Road, Addlestone KT15 2AZ	12
<b>TOTAL</b>	-	<b>28(1)</b>

\* Site is too small to re-incorporate grass pitches but could accommodate a non-turf pitch for open age cricket.

\* Site is too small to re-incorporate grass pitches. However, a non-turf pitch with junior-compliant boundaries would fit.

- **Not available for community use:**

<i>Site</i>	<i>Address</i>	<i>Wickets</i>
Bishopsgate School	Bishopsgate Road, Egham TW20 0YJ	(2)
Fullbrook School	Sheldon Road, Addlestone KT15 3HW	8
Jubilee High School	School Lane, Addlestone KT15 1TE	(1)
Sayed Court Primary School	Sayed Court Farm Drive, Addlestone KT15 1NB	(1)
St. John's Beaumont School	Priest Hill, Old Windsor SL4 2JN	(1)
The Magna Carta School	Thorpe Road, Staines TW18 3HJ	(1)
St. George's College	Weybridge Road, Addlestone KT15 2QS	25
<b>TOTAL</b>	-	<b>33(6)</b>

#### 6.4.2 Cricket facilities quality

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

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

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

- A ‘good’ quality wicket will accommodate five matches per season, a ‘standard’ quality wicket will accommodate four and a ‘poor’ quality wicket will accommodate none.
- ‘Good’ and ‘Standard’ quality non-turf pitches accommodate 60 matches per season and a ‘poor’ quality wicket will accommodate none.

The pitch and outfield quality ratings have been cross-referenced with the Pitch Power assessment scores for the sites for which reports have been carried out:

<i>Site</i>	<i>Wicket</i>	<i>Non-turf</i>	<i>Outfield</i>	<i>Changing</i>	<i>Practice nets</i>
Abbeyfields Recreation Ground	Standard	-	Standard	Poor	-
Chertsey Cricket Club	Good	Good	Good	Good	Good Poor
Chertsey Recreation Ground	Standard	Good	Standard	Standard	-
Egham Cricket Club	Good	Good	Good	Good	Good
Englefield Green	Standard	-	Standard	Good	-
Heathervale Recreation Ground	Good	-	Good	Poor	-
Ottershaw Memorial Playing Fields	Good	-	Good	Good	Poor
Royal Holloway University	Good	-	Poor	Good	-

#### 6.4.3 Pitch carrying capacity

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

- A ‘good’ quality wicket will accommodate five matches per season, a ‘standard’ quality wicket will accommodate four and a ‘poor’ quality wicket will accommodate none.
- ‘Good’ and ‘Standard’ quality non-turf pitches accommodate 60 matches per season and a ‘poor’ quality wicket will accommodate none.

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

<i>Site</i>	<i>Grass wickets</i>	<i>Artificial wickets</i>	<i>Total capacity</i>
Abbeyfields Recreation Ground	28	0	0
Chertsey Cricket Club	70	60	140
Chertsey Recreation Ground	48	60	60
Egham Cricket Club	60	60	120
Englefield Green	44	0	44
Heathervale Recreation Ground	50	0	0
Ottershaw Memorial Playing Fields	65	0	0
Royal Holloway University	30	0	30
<b>TOTALS</b>	<b>395</b>	<b>180</b>	<b>575</b>

#### 6.4.4 Pitch maintenance

Grass cricket pitch maintenance in the borough is organised by the managers of the facilities as follows:

- **Club-managed pitches:** Egham CC, Englefield Green CC and Chertsey CC maintain their own grounds. Ottershaw CC relies on the council's grounds management contractor.
- **Council-owned pitches:** The council's directly employs staff for fine turf maintenance of grass cricket squares at the sites it owns and contracts and external contractor to undertake outfield and general maintenance.
- **Pitches on education sites:** The university and school sites all employ or contract their pitch maintenance staff.

#### 6.4.5 Pitch hire charges

The cost of hiring cricket pitches in Runnymede and comparisons with other areas are as follows. All costs are for pitch and hire with the use of a pavilion:

<b>Pitch</b>	<b>Cost per match (£)</b>
Abbeyfields, Chertsey and Heathervale recreation grounds	£170 (full day) £115 (evenings) £75 (juniors)
Ottershaw Memorial Playing Field	£90
Elmbridge Borough Council	£153.20 (one-off hire) £122 (regular hire)
Surrey Heath Borough Council	£96.50

The comparison of prices shows that pitch hire is more expensive in Runnymede than in Elmbridge and Surrey Heath.

#### 6.4.6 Ownership, management and security of access

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

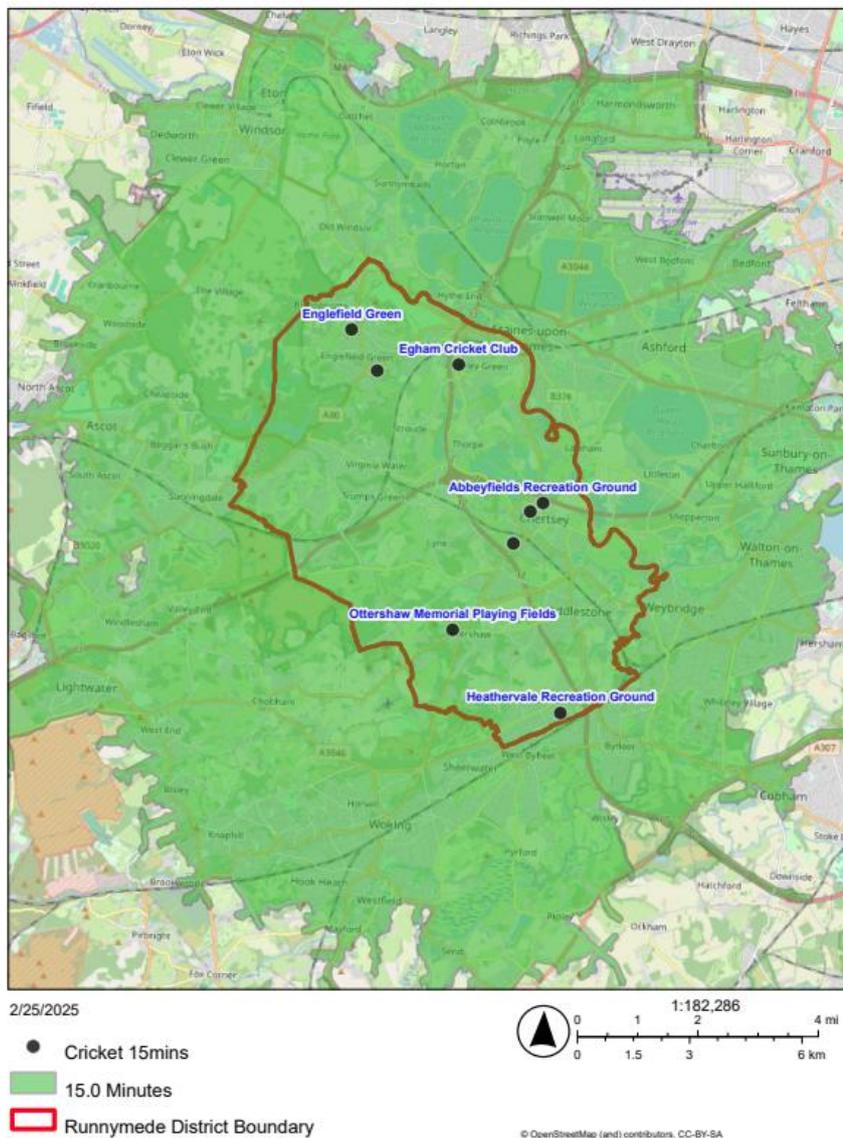
- Ottershaw Cricket Club has only an annual hiring agreement with the council at Ottershaw Memorial Playing Fields, so has no security of tenure against which to apply for external funding for facilities improvements.
- Users of the other council-owned recreation grounds are in the same position of having annual hiring arrangements, although in most instances this has less impact on the operation of the user clubs, several of whom use the pitches to supplement those at their home facilities.

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of access</i>
Abbeyfields Recreation Ground	Runnymede BC	Runnymede BC	Secured
Chertsey Cricket Club	Chertsey Cricket Club	Chertsey Cricket Club	Secured
Chertsey Recreation Ground	Runnymede BC	Runnymede BC	Secured
Egham Cricket Club	Runnymede BC	Egham Cricket Club	Secured
Englefield Green	Runnymede BC	Englefield Green CC	Secured
Heathervale Recreation Ground	Runnymede BC	Runnymede BC	Secured
Ottershaw Memorial Playing Fields	Runnymede BC	Runnymede BC	Secured
Royal Holloway University	Royal Holloway Univ.	Royal Holloway Univ.	Unsecured

### 6.4.7 Geographical distribution

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

Runnymede cricket pitches - 15 minutes drive



## 6.5 The views of local stakeholders

### 6.5.1 England and Wales Cricket Board

The ECB commented that ‘Post-covid, the game continues to grow across all user groups. Whilst 2025’s dry spring has contributed to recreational fixtures played up 40% versus last year. The Women’s and Girls game has grown consistently year-on-year by 20-25% (as at final data for 2024 season). As a result, since 2019 Women’s and Girls cricket has more than doubled in size. With ambitious Women’s and Girls targets, that is set to continue, one of which being to triple the number of girls teams in three years and the hosting of the 2026 Women’s World Cup is a key marker for further acceleration’.

### 6.5.2 Surrey Cricket Foundation

The Surrey Cricket Foundation manages recreational cricket in the county. Consultation with the Foundation highlighted that:

- ‘There are six affiliated cricket clubs in the borough. Female and junior teams have been expanding, but growth is restricted by capacity issues. There have been some Sunday fixture clashes between men’s and women’s teams’.
- ‘Walking cricket is growing pretty rapidly in Surrey. It can be played on Non-Turf Pitches or strips. The Surrey Walking Cricket League which now has 12 teams has been running for two years and is expected to expand to 16 clubs in 2025 (there are currently no teams in Runnymede). This is a huge area of potential growth opening (or reopening) cricket to a large new market. It has not yet received significant investment from the ECB and therefore the growth to date has been purely organic. As we move forward and potential funding comes through we expect the growth to be pretty significant. The installation of Non-Turf Pitches on local authority sites for use by walking cricketers as well as servicing women's softball and junior games is something that should be considered’.
- ‘There are some signs of growth in Tapeball cricket in neighbouring boroughs but nothing significant. Tapeball can be played on grass, artificial pitch or on a rollout Flicx pitch so is not likely to put significant pressure on grass pitch availability’.

### 6.5.3 Chertsey Cricket Club

The club made the following comments:

- There are four senior league teams with ambitions to add a fifth team, junior cricket from school year 1 through to U17 teams, one Sunday team, a ladies and girls playing section of around 60, the Strollers team for our over 50’s men and the Chertsey social league where 12 teams play in the Thursday night league. This requires the club to access other pitches in Runnymede due to capacity limitations at its own ground.
- Whilst the club uses a number of council-owned grounds, there are some issues with pitch quality.
- The club is planning to refurbish the bar/social area and to upgrade a second training net area.
- There is a waiting list for U8s and U12 junior training.

#### 6.5.4 Egham Cricket Club

The club commented that if there was sufficient local pitch capacity it could field five Saturday XIs but it cannot currently find a third facility. If additional capacity was available, it would like to run a full set of age groups from 9 to 17 plus introduce female age group XIs.

#### 6.5.5 Englefield Green Cricket Club

The club commented that its priority is sorting the lease out for its pavilion, hopefully with an extended term than has been previously offered.

#### 6.5.6 Ottershaw Cricket Club

The club commented that:

- It has had significant problems with the quality of the Ottershaw Memorial Ground pitch and practice nets.
- It would like to increase to two ladies teams and five age groups for juniors.
- The overlap season between football and cricket at Ottershaw Recreation Ground often causes conflict.

#### 6.5.7 Surrey Warriors Cricket Club

The club commented that:

- It has been playing at Abbeyfields and Heathervale recreation grounds since 2018 and is keen to improve the ground, square and changing room facilities in partnership with the council. However, it will require a self-management agreement to enable it to invest further.
- It expects to form one more team for juniors and a full team for females but is currently unable to join a Sunday league due to a lack of pitch capacity.

### 6.6 *The implications for cricket in Runnymede*

Analysis of local supply of cricket pitches in Runnymede indicates the following:

- ***Demand:*** There are six affiliated cricket clubs in Runnymede, collectively fielding 26 male teams, five women's teams, 22 junior mixed teams and three junior female teams.
- ***Changes since 2018:*** Expressed demand has increased significantly. The number of teams playing in Runnymede is up from 42 in 2018 to 58 in 2024, a 38.1% increase.
- ***Unmet demand:*** There is evidence of significant unmet demand. Chertsey CC has a waiting list for U8s and U12 junior training. Egham CC could field five Saturday XIs but cannot find a third facility and has insufficient pitch capacity for its women's team. Surrey Warriors CC has struggled to secure sufficient access at its home site and is unable to join Sunday league due to over utilization of pitches. Ottershaw CC has insufficient capacity for its women's team.

- **Displaced demand:** The net effect of displaced demand in Runnymede is two imported teams.
- **Supply:** There are eight cricket pitch sites with community use and used in the borough and three on sites where use was recently discontinued.
- **Pitch quality:** The quality of pitches is poor at four council-owned sites.
- **Shared usage:** Several sites with cricket pitches (Abbeyfields Recreation Ground, Chertsey Recreation Ground, Egham CC and Ottershaw Memorial Playing Fields) are also used for football and this causes problems for both sports in the seasonal overlap periods (April-May and August-September).

## 6.7 Assessment of current needs

### 6.7.1 The basis of the assessment

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

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

The site overviews identify the extent to which pitches are:

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

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

- Overall capacity is expressed as match equivalents per **season**, as opposed to per **week** for all other pitch types.
- The number of wickets at each site is shown below.
- The supply-demand balance for grass and artificial turf wickets respectively have been assessed separately because there is little or no use of artificial wickets by adult teams, with use confined to junior teams.

- In line with the guidance it has been assumed that a ‘good’ quality grass wicket will accommodate five matches per season, a ‘standard’ quality wicket will accommodate four and a ‘poor’ quality wicket will accommodate no play.
- ‘Good’ and ‘standard’ quality non-turf pitches will accommodate 60 matches per season and a ‘poor’ quality wicket will accommodate no play.
- Adult teams typically play ten home games per season and junior teams typically play seven home games per season.
- Aspects of each site shaded in red indicate a deficiency, those shaded in yellow indicate that supply and demand are balanced and those shaded in green have some spare capacity.

### 6.7.2 Grass wickets

<i>Site</i>	<i>Users</i>	<i>Seasonal demand</i>	<i>Seasonal capacity</i>	<i>Seasonal balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Abbeyfields Recreation Ground	Chertsey Cricket Club Surrey Warriors CC	20	28	+8	1	1	Balanced
Chertsey Cricket Club	Chertsey Cricket Club	70	80	-10	1	1	Balanced
Chertsey Recreation Ground	Chertsey Cricket Club	10	48	+38	1	1	Balanced
Egham Cricket Club	Egham Cricket Club	50	60	+10	1	1	Balanced
Englefield Green	Englefield Green CC	65	44	-21	1	1	Balanced
Heathervale Recreation Ground	Chertsey Cricket Club Surrey Warriors CC Weybridge Cricket Club	20	50	+30	1	1	Balanced
Ottershaw Memorial Playing Fields	Ottershaw Cricket Club	67	65	-2	1	1	Balanced
Royal Holloway University	Royal Holloway University Egham Cricket Club	40	30	-10	1	1	Balanced
<b>TOTALS</b>	<b>-</b>	<b>352</b>	<b>395</b>	<b>+43</b>	<b>8</b>	<b>8</b>	<b>Balanced</b>

The key findings are as follows:

- There is collective seasonal spare capacity of 43 match equivalent sessions.
- Supply and demand is balanced in the peak period.

### 6.7.3 Non-turf pitches

<i>Site</i>	<i>Users</i>	<i>Seasonal demand</i>	<i>Seasonal capacity</i>	<i>Seasonal balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Chertsey Cricket Club	Chertsey Cricket Club	50	60	+10	1	1	Balanced
Chertsey Recreation Ground	Chertsey Cricket Club	60	60	Balanced	1	1	Balanced
Egham Cricket Club	Egham Cricket Club	42	60	+18	1	1	Balanced
<b>TOTALS</b>	<b>-</b>	<b>152</b>	<b>180</b>	<b>+28</b>	<b>3</b>	<b>3</b>	<b>Balanced</b>

The key findings are as follows:

- There is collective seasonal spare capacity of 28 match equivalent sessions.

- No sites show a seasonal deficit although collective peak usage is balanced. However, those pitches located on squares with grass pitches will de facto be unavailable at peak times.

## 6.8 Assessment of future needs

### 6.8.1 Population growth

Population projections to 2043 based upon ‘*The Runnymede Housing and Economic Development Needs Assessment*’ (2025) suggests that compared with 2021 there will be an additional 20,005 people in Runnymede by 2043. The total population of 108,084 will represent a 22.7% increase from the 2021 Census figure.

### 6.8.2 Potential changes in demand

**National cricket playing survey:** The ECB’s most recent ‘*National Cricket Playing Survey*’ (2024) identified:

- Up to 2.6 million people are estimated to have played cricket in 2024, including 1.1 million players aged under 16. Growth in children playing cricket has been boosted by the ECB’s national programmes to introduce the game to new players, All Stars Cricket and Dynamos Cricket, which welcomed more than 100,000 participants for the fourth year running in 2024.
- The number of Women’s and Girls fixtures hit a record 20,577 in 2024, almost twice the previous year’s total of 10,603. There were 220 Women’s and Girls’ leagues (versus 152 in 2023) following growth of more than 50% since 2019 in the number of cricket clubs with a Women’s section and/or a Girls’ section. 1,079 clubs now have a Women’s section while 755 have a Girls’ section (up from 744 and 465 respectively in 2019).

### 6.8.3 Site-specific pressures

There are no known proposed losses in playing pitches in Runnymede at present.

### 6.8.4 Potential changes in supply

There are no known potential changes in cricket pitch supply:

### 6.8.5 Existing spare capacity

There is current seasonal spare capacity of 43 match equivalent sessions on grass pitches and a small surplus of 28 match equivalent sessions on non-turf pitches.

### 6.8.6 Future cricket pitch needs

Future cricket pitch needs to 2043 are modelled below using ‘Team Generation Rates’ (TGRs), which identify how many people in a specified age group in the borough are required to generate one team. These are then applied to projected changes in population to identify the likely number of teams in the future.

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>	<i>Population 2043</i>	<i>Teams 2043</i>	<i>Extra teams</i>
Open age	18-55	22,808	26	1: 877	27,985	32	+6
Adult females	18-55	23,408	6	1: 3,901	28,722	7	+1
Mixed junior	7-17	11,839	24	1: 493	14,526	29	+5
Junior females	7-17	6,032	3	1: 2,010	7,401	4	+1

## 6.9 Key findings and issues

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

- **Demand:** There are six affiliated cricket clubs in Runnymede, collectively fielding 26 male teams, six women's teams, 22 junior mixed teams and three junior female teams.
- **Changes since 2018:** Expressed demand has increased substantially. The number of teams playing in Runnymede is up from 42 in 2018 to 59 in 2024, a 40.4% increase.
- **Unmet demand:** There is evidence of significant unmet demand. Chertsey CC has a waiting list for U8s and U12 junior training. Egham CC could field five Saturday XIs but cannot find a third facility and has insufficient pitch capacity for its women's team. Surrey Warriors CC has struggled to secure sufficient access at its home site and is unable to join Sunday league due to over utilization of pitches. Ottershaw CC has insufficient capacity for its women's team.
- **Displaced demand:** The net effect of displaced demand in Runnymede is two imported teams.
- **Supply:** There are eight cricket pitch sites with community use and used in the borough and three on sites where use was recently discontinued.
- **Pitch quality:** The quality of pitches is 'standard' at two council-owned sites.
- **Shared usage:** Several sites with cricket pitches (Abbeyfields Recreation Ground, Chertsey Recreation Ground, Egham CC and Ottershaw Memorial Playing Fields) are also used for football and this causes problems for both sports in the seasonal overlap periods (April-May and August-September).

### 6.9.2 Is there enough accessible and secured community use to meet current demand? **YES**

- **Grass pitch capacity:** There is collective seasonal spare capacity of 43 match equivalent sessions, although some clubs still report unmet demand. Supply and demand are balanced in the peak period.
- **Non-turf pitch capacity:** There is collective seasonal spare capacity of 28 match equivalent sessions. No sites show a seasonal deficit although collective peak usage is balanced.

**6.9.3 Is the accessible provision of suitable quality and appropriately maintained?  
NO - Pitches at four sites are rated as ‘poor’ quality,**

Although all pitches are rated as at least ‘standard’ quality based upon Pitch Power assessments, clubs report some quality issues with pitches at four council-owned sites.

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

- **Population growth:** A projection based on assessed housing needs predicts a population of 108,084 by 2043, an increase of 20,005 (or 22.7%).
- **Changes in demand:** Projecting future need based on current demand patterns (including identified unmet demand) is a reasonable basis for forecasting.
- **Changes in supply:** There are no known proposed changes in supply.
- **Existing spare capacity:** There is no peak time spare capacity as present.
- **Future needs:** Based on the projected population growth there will be a need for the following number of additional seasonal match equivalent sessions by 2043. This will leave a deficit of 69 seasonal match equivalent sessions, once existing spare capacity is taken into account:

<i>Team type</i>	<i>Extra match equivalent sessions</i>
Open age	+60
Adult females	+10
Mixed junior	+35
Junior females	+7
<b>TOTALS</b>	<b>+112</b>

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

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

- **New pitch provision:** Securing the provision of additional pitches at part of new housing developments in the borough.
- **Reinstating existing pitches:** There are disused pitches at Lyne Recreation Ground, Thorpe Green and Victory Park that could be reinstated and which would potentially collectively add 112 seasonal match equivalent sessions to overall supply, although in practice Lyne Park is too small to re-incorporate grass pitches but could accommodate a non-turf pitch for open age cricket and Victory Park is too small to re-incorporate grass pitches. However, a non-turf pitch with junior-compliant boundaries would fit.
- **Pitch quality improvements:** The grass wickets at Abbeyfield Recreation Ground, Chertsey Recreation Ground and Englefield Green are all rated as ‘standard’. If these were improved to ‘good’ quality, it would provide an additional 30 seasonal match equivalent sessions on the pitches.

- **Installation of non-turf pitches:** Installing non-turf pitches would help to expand seasonal carrying capacity for junior play, although would have little impact on peak time provision if provided as part of an existing square.
- **Using pitches on school sites with no community use:** There are seven pitches on school sites with no community use at present. Gaining access to these would provide 525 seasonal match equivalent sessions to the available supply (less any use by the schools themselves).

## 6.10 Scenario Testing

### 6.10.1 Introduction

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

### 6.10.2 Scenario 1: Inflated women and girls' team numbers

- **Rationale:** Given the current rapid expansion in the number of women and girls' teams, Team Generation Rates are not necessarily the most accurate way of projecting future needs. The ECB advocates two alternative approaches:
  - A calculation based upon the average level of increase in other local authority areas in the county. On this basis, there will be an additional 21 teams in Runnymede by 2043.
  - A calculation based upon the trend towards equity of gender provision in the game, where clubs with mature boys teams will also have at least three girl's teams by 2043. On this basis, there will be an additional five teams in Runnymede by 2043.
- **Advantages:** The advantages of this scenario are as follows:
  - Modelling additional demand based upon wider norms in the county and/or national trends in women and girls' team formation offers an a potentially more accurate way of modelling future demand.
  - Existing team numbers, which are the basis for calculating Team Generation Rates, may be compromised by a number of supply factors and therefore are not necessarily an accurate representation .
- **Disadvantages:** The main disadvantage of this scenario is that the two alternative projections vary significantly and there is no clear basis upon which to choose one over the other. The likely figure for additional teams will lie between the two figures and the TGR calculation of an additional seven women and girls' teams already reflects this
- **Conclusions:** This TGR projections of seven additional teams are a reasonable basis for modelling future growth, based upon the comparison with the projections of between five and 21 teams produced by the other approaches to assessing future demand.

### 6.10.3 Scenario 2: Providing new pitches

- **Rationale:** There is a current shortfall of grass cricket pitches in Runnymede and therefore accommodating the additional demand arising from population growth between now and 2043 will require additional provision to be made.
- **Advantages:** The advantages of this scenario are as follows:
  - The capital and revenue funding for new pitches can be secured through developer contribution, either via S106 or CIL.
  - If the pitches are provided as part of larger housing developments, they will demonstrably be well-located to serve the needs of the new population.
- **Disadvantages:** The only disadvantage of this scenario is that funding for the pitches can only be predicated on the needs of the occupants of new housing, rather than directly addressing the existing substantial shortfalls.
- **Conclusions:** This scenario offers some advantages for enhancing adult grass football pitch capacity on a cost-effective basis and should therefore be examined further on a site-by-site basis.

### 6.10.4 Scenario 3: Increasing capacity by reinstating disused pitches.

- **Rationale:** There are disused pitches at Lyne Recreation Ground, Thorpe Green and Victory Park that could be reinstated and which would collectively add 112 seasonal match equivalent sessions to overall supply.
- **Advantages:** The advantages of this scenario are as follows:
  - 62 additional seasonal match equivalent sessions would be provided on grass pitches and 60 seasonal match equivalent sessions on the non-turf pitch.
  - Three additional peak time match equivalent sessions would be created.
  - Reinstating the pitches could be achieved at relatively low cost.
  - None of the sites also accommodate football use so there would be no fixture clashes during the seasonal overlap periods.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - Lyne Park is too small to re-incorporate grass pitches but could accommodate a non-turf pitch for open age cricket if the square was re-orientated.
  - Victory Park is too small to re-incorporate grass pitches. However, a non-turf pitch with junior-compliant boundaries would fit.
- **Conclusions:** This scenario offers an attractive solution in conjunction with other options to meeting additional cricket pitch demand.

#### 6.10.5 Scenario 4: Increasing capacity by improving the 'standard' quality pitches to 'good' quality.

- **Rationale:** The grass wickets at Abbeyfield Recreation Ground, Chertsey Recreation Ground and Englefield Green are all rated as 'standard'. If these were improved to 'good' quality, it would provide an additional 30 seasonal match equivalent sessions on the pitches.
- **Advantages:** The advantages of this scenario are as follows:
  - It would theoretically provide an additional 30 seasonal match equivalent sessions.
  - The pitch improvements should be achievable at relatively low cost, compared with providing entirely new facilities.
- **Disadvantage:** The disadvantages of this scenario are as follows:
  - The net increase in capacity would be relatively modest.
  - Additional investment would be required to improve maintenance standards.
- **Conclusions:** This scenario offers one possible solution in conjunction with other options to meeting additional cricket pitch demand.

#### 6.10.6 Scenario 5: Installation of additional non-turf pitches

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

### 6.10.7 Scenario 6: Using pitches on school sites with no community use

- **Rationale:** Seven school sites have no community use at present, collectively providing 33 grass wickets and six non-turf pitches. Gaining access to these would add 492 seasonal match equivalent sessions to the available supply (less any use by the schools themselves).
- **Advantages:** The advantages of this scenario are as follows:
  - Up to 492 additional seasonal match equivalent sessions and seven peak time match equivalent sessions would be created.
  - There would be opportunities to establish closer school-club links if community-based clubs were playing on the school site.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - The pitches are used by the schools themselves so the overall capacity is reduced.
  - The sites have no formal Community Use Agreements leaving access unsecured.
- **Conclusions:** This scenario offers limited possibilities for meeting additional demand.

## 6.11 Policy recommendations

### 6.11.1 Introduction

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

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

### 6.11.2 Protect

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

### 6.11.3 Enhance

**Recommendation 2 - Improving existing ‘standard’ and ‘poor’ quality pitches:** The pitches at three sites are rated as ‘standard’ quality. If improved to ‘good’ quality, it would add 46 seasonal match equivalent sessions to overall capacity. It is recommended that the site owners should be supported to improve pitch quality, including the receipt of developer contributions (see below) where the usage capacity would be enhanced.

**Recommendation 3 - Developer contributions and external funding (enhancements):** Some of the demand for cricket arising from the proposed housing development in Runnymede to 2043 can be accommodated through enhancements to existing pitches and facilities. It is recommended that the site-specific action plan in the Runnymede PPS be used as the basis for determining facility enhancements that demonstrably relate to the scale and location of specific developments and that an appropriate level of financial contributions be sought under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to cover the capital and revenue implications of the enhancements.

### 6.11.4 Provide

**Recommendation 4 - Developer contributions and external funding (new provision):** Some of the extra demand for cricket arising from the proposed housing development in Runnymede to 2043, will need to be accommodated through the provision of new pitches and facilities. It is recommended that an appropriate level of financial contributions be sought under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to provide cricket facilities to meet the future needs identified in the Runnymede PPS.

## 6.12 Action Plan

### 6.12.1 Introduction

In the context of the high-level recommendations above, the tables below set out the cricket action plan to guide the implementation of the Study. The abbreviations stand for RBC - Runnymede Borough Council, ECB - England and Wales Cricket Board and SCF - Surrey Cricket Foundation. The capital cost estimates are based upon Sport England’s *Facility Costs - Third Quarter of 2024* (2024).

### 6.12.2 Key strategic actions

<b>Issues</b>	<b>Action</b>	<b>Lead</b>	<b>Partners</b>	<b>Resources</b>	<b>Priority</b>
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved cricket facilities.	RBC	Developers Local clubs	Determined by Sport England’s New Development Calculator	High

### 6.12.3 Site specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Abbeyfields Recreation Ground	<ul style="list-style-type: none"> <li>• 'Poor' quality changing.</li> <li>• Pitch has sub-optimal orientation</li> </ul>	<ul style="list-style-type: none"> <li>• Provide a new pavilion.</li> <li>• Rotate the pitch</li> </ul>	RBC	ECB	£310,000 for pavilion	High
Chertsey Cricket Club	Site currently used to over capacity	SCF to work with the club on capacity improvement options.	Chertsey CC	SCF	-	-
Chertsey Recreation Ground	No current issues.	-	-	-	-	-
Egham Cricket Club	No current issues.	-	-	-	-	-
Englefield Green	Pitch has sub-optimal orientation	Rotate the pitch	Englefield Green CC	-	-	Medium
Fullbrook School	No community use	Investigate community use	RBC	SCF	-	Medium
Heathervale Recreation Ground	'Poor' quality changing.	Provide a new pavilion.	RBC	ECB	£310,000 for pavilion	High
Lyne Park	No current use	Install a non-turf pitch	RBC	ECB	£10,000 for non-turf pitch	High
Ottershaw Memorial Playing Fields	Pitch has sub-optimal orientation	Rotate the pitch	RBC	-	-	Medium
Royal Holloway University	<ul style="list-style-type: none"> <li>• Pitch used to over capacity on a seasonal basis.</li> <li>• No secured community use.</li> </ul>	<ul style="list-style-type: none"> <li>• Install a non-turf pitch.</li> <li>• Develop community use agreement</li> </ul>	Royal Holloway University	RBC	£10,000 for non-turf pitch	Medium
St. George's College	No community use	Investigate community use	RBC	SCF	-	Medium
Thorpe Green	No current use	Reinstate grass wickets	RBC	ECB	£5,000 per annum for maintenance	High
Victory Park	No current use	Install a non-turf pitch	RBC	ECB	£10,000 for non-turf pitch	High

## 7 RUGBY UNION PITCH NEEDS

### 7.1 Organisational context

- **Rugby Football Union:** The RFU is the governing body of the sport and supports the development of the game in Runnymede.
- **RFU-affiliated Rugby Clubs:** There are three clubs in the study area, which collectively provide four men's teams and one women's team.

### 7.2 Strategic context

#### 7.2.1 National rugby facilities strategy

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

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

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

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

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

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

#### 7.2.2 Neighbouring local authorities

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

### ***Elmbridge***

The ‘*Elmbridge Playing Pitch Strategy*’ (2019) concludes that there is ‘only very limited spare capacity at three sites, with provision balanced at four sites and a deficit at two sites’. Future demand will create a requirement for eight additional pitches.

### ***Spelthorne***

‘*The Spelthorne Playing Pitch Strategy*’ (2018) identifies that ‘there is no midweek spare capacity at London Irish, even when the artificial grass pitch capacity is included and very limited spare capacity at Staines RFC’.

### ***Surrey Heath***

The ‘*Surrey Heath Playing Pitch Strategy and Action Plan*’ (2023) identifies that ‘there is a current overall shortfall of 17 match equivalent senior sessions per week, which means that there is a clear deficit of capacity to meet demand’.

### ***Woking***

The ‘*Woking Playing Pitch and Outdoor Sports Facilities Strategy*’ (2016) identifies that there is sufficient pitch provision to meet current and future needs.

### ***Windsor and Maidenhead***

The ‘*Royal Borough of Windsor and Maidenhead Playing Pitch Strategy*’ (2024) identifies that there is a current and future deficit at all sites.

## **7.3 Rugby demand**

### **7.3.1 Expressed demand**

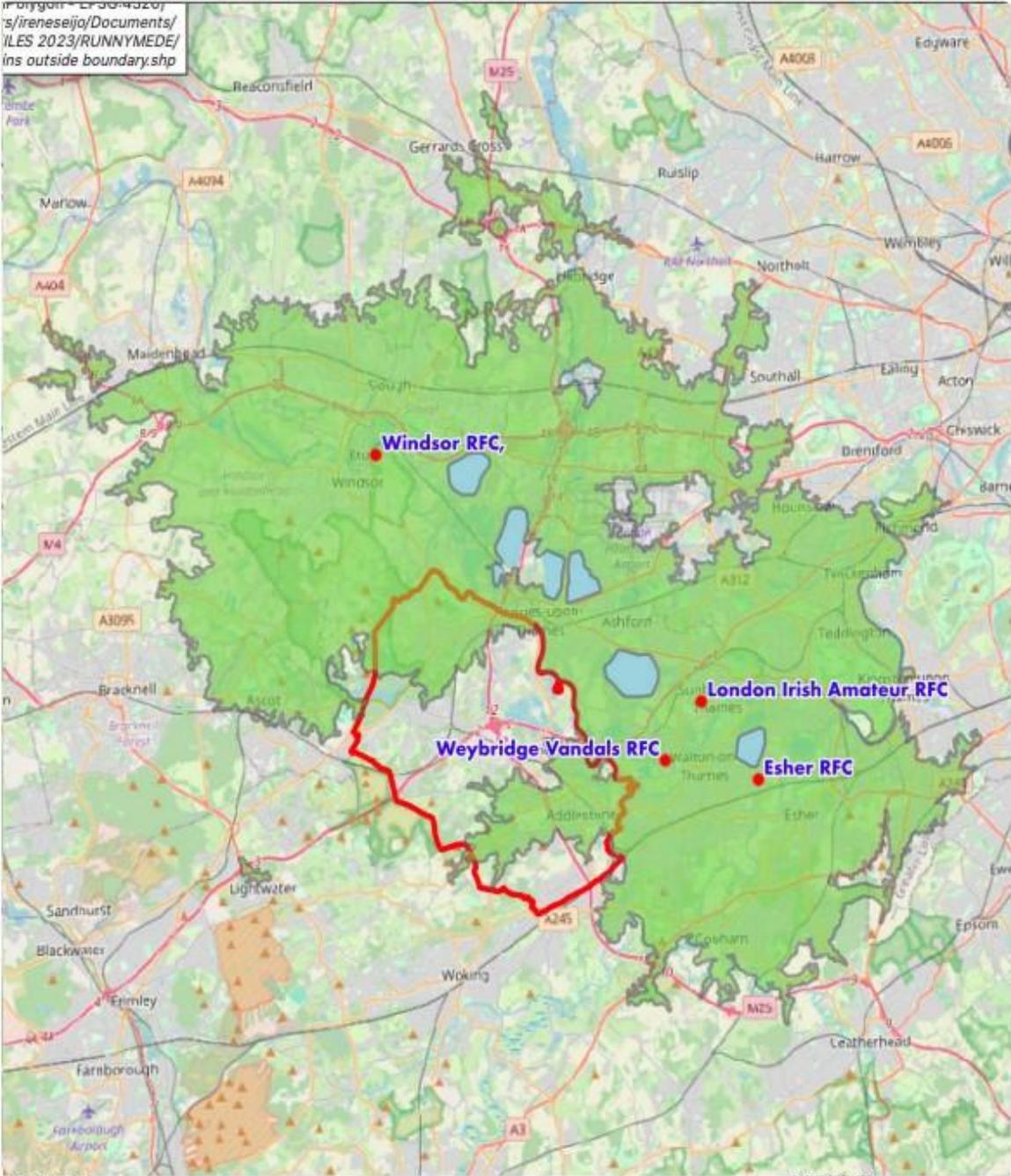
The following clubs affiliate to the RFU and play in Runnymede:

<b><i>Club</i></b>	<b><i>Home Ground</i></b>	<b><i>Men’s Teams</i></b>	<b><i>Women’s Teams</i></b>	<b><i>Age Grade teams</i></b>
Egham Hollowegians RFC	Kings Lane, Englefield Green Hox Park Lane, Englefield Green	1	0	0
Old Georgians RFC	St. George’s College	1	0	0
Royal Holloway RFC	Royal Holloway Sports Centre	2	1	0
<b><i>TOTALS</i></b>	<b><i>-</i></b>	<b><i>4</i></b>	<b><i>1</i></b>	<b><i>0</i></b>

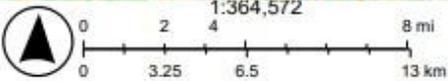
### **7.3.2 Displaced demand**

With no Age Grade teams in Runnymede, all younger players have to find playing opportunities with clubs based outside the borough (principally Windsor RFC, Esher RFC, London Irish Amateur RFC, Chobham RFC and Weybridge Vandals RFC). As the map overleaf shows, large parts of the borough are more than 20 minutes’ drive time from the nearest external club offering Age Grade rugby.

# External rugby union clubs - 20 minutes drive



2/25/2025



- 20 Minutes Drive
- Runnymede District Boundary
- Pitches outside Runnymede District Boundary

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### 7.3.3 Unmet demand

Unmet demand takes a number of forms:

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

Egham Hollowegians RFC believes that it could run a full Age Grade programme if a World Rugby Regulation 22-compliant artificial grass pitch was provided at Cooper’s Hill Recreation Ground, although this would also be contingent on developing appropriate ancillary facilities and the availability of qualified coaches and volunteers.

### 7.3.4 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand in Runnymede.

## 7.4 Rugby pitch supply

### 7.4.1 Quantity

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

- **Available for community use and used:** These are as follows.
  - **Full-sized ‘3G’ Artificial Grass Pitch:** The ‘3G’ pitch at Royal Holloway University is one of only two World Rugby Regulation 22-accredited all-weather rugby pitch in Surrey:

<i>Site</i>	<i>Address</i>	<i>Dimensions</i>	<i>Built</i>
Royal Holloway SC	Prune Hill, Egham TW20 0EX	110m x 70m	2014

- **Grass Pitches:** None of the grass pitches are floodlit:

<i>Site</i>	<i>Address</i>	<i>Floodlit pitches</i>	<i>Non-floodlit pitches</i>
Egham Hollowegians RFC	Kings Lane, Englefield Green TW20 0UB	0	2
Hox Park	Cooper’s Hill Lane, Englefield Green TW20 0GP	0	1
St. George’s College	Weybridge Road, Addlestone KT15 2QS	0	3
<b>TOTALS</b>	-	<b>0</b>	<b>6</b>

- **Available for community use and not used:** There are no grass rugby pitches available for community use that are not used.
- **Not available for community use:** The following grass pitches on school sites are not available for community use:

<i>Site</i>	<i>Address</i>	<i>Pitches</i>
Fullbrook School	Selsdon Road, Addlestone KT15 3HW	1
Jubilee High School	School Lane, Addlestone KT15 1TE	1
Salesian Sixth Form	Highfield Road, Chertsey K16 8BX	1
St. John's Beaumont School	Priest Hill, Old Windsor SL4 2JN	5
Strodes College	High Street, Egham TW20 9DR	2
The American School	Coldharbour Lane, Egham TW20 8TE	1
<b>TOTALS</b>	-	<b>11</b>

## 7.4.2 Quality

**Artificial turf pitch quality:** The quality of the '3G' artificial turf pitch at Royal Holloway Sports Centre was assessed from a site visit, to apply the Non-technical Visual Assessment criteria developed for use in conjunction with the *Playing Pitch Strategy Guidance*. The assessment generates an overall 'score' by evaluating the playing surface, fencing, floodlighting, disability access and changing provision.

<i>Site</i>	<i>Pitch</i>	<i>Changing</i>
Royal Holloway Sports Centre	Good	Good

**Grass pitch quality:** The qualitative analysis involved a visit to Egham Hollowegians Rugby Club during the playing season, to undertake the sport-specific non-technical visual inspections produced by the RFU for Sport England's *Playing Pitch Strategy Guidance* (2013). The assessment generated 'scores' for each pitch by evaluating the condition of:

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

The scores for each pitch in Runnymede are as follows. 'Good' ratings are highlighted in green and 'standard' in yellow. Floodlit pitches are asterisked.

<i>Site</i>	<i>Users</i>	<i>Drainage</i>	<i>Maintenance</i>
Egham Hollowegians RFC pitch 1	Egham Hollowegians RFC	D1	M1
Egham Hollowegians RFC pitch 2	Egham Hollowegians RFC	D1	M0
Hox Park	Egham Hollowegians RFC	D0	M1
St. George's College pitch 1	Old Georgians RFC	D3	M2
St. George's College pitch 2		D3	M2
St. George's College pitch 3		D3	M2

### 7.4.3 Grass pitch carrying capacity

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

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

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

<i>Site</i>	<i>Midweek capacity</i>	<i>Weekend capacity</i>	<i>Total capacity</i>
Egham Hollowegians RFC	0.0	3.5	3.5
Hox Park	0.0	1.0	1.0
St. George’s College	0.0	10.5	10.5
<b><i>TOTAL</i></b>	<b><i>0.0</i></b>	<b><i>15.0</i></b>	<b><i>15.0</i></b>

### 7.4.4 Changing quality

The quality of the changing facilities at each of the rugby pitch sites with community use and used in Runnymede is as follows: The quality was assessed in terms of changing accommodation for players and officials, disability access and building layout. The poor quality of the changing provision at Egham Hollowegians is a major factor in inhibiting the re-establishment of age grade rugby at the site:

<i>Site</i>	<i>Changing</i>
Egham Hollowegians RFC	Poor
Hox Park	None
Royal Holloway SC	Good
St. George’s College	Good

### 7.4.5 Pitch maintenance

Grass rugby pitch maintenance in the borough is organised by the managers of the facilities as follows:

- ***Egham Hollowegians:*** The Kings Lane pitch is maintained by Runnymede BCs in-house grounds maintenance team.
- ***Royal Holloway University:*** The artificial grass pitch at Royal Holloway Sports Centre is maintained by University grounds maintenance staff, supplemented by contractors for specialist elements like decompaction.

- **St. George's College:** The pitches are maintained by the College's grounds maintenance staff.

#### 7.4.6 Ownership, management and security of access

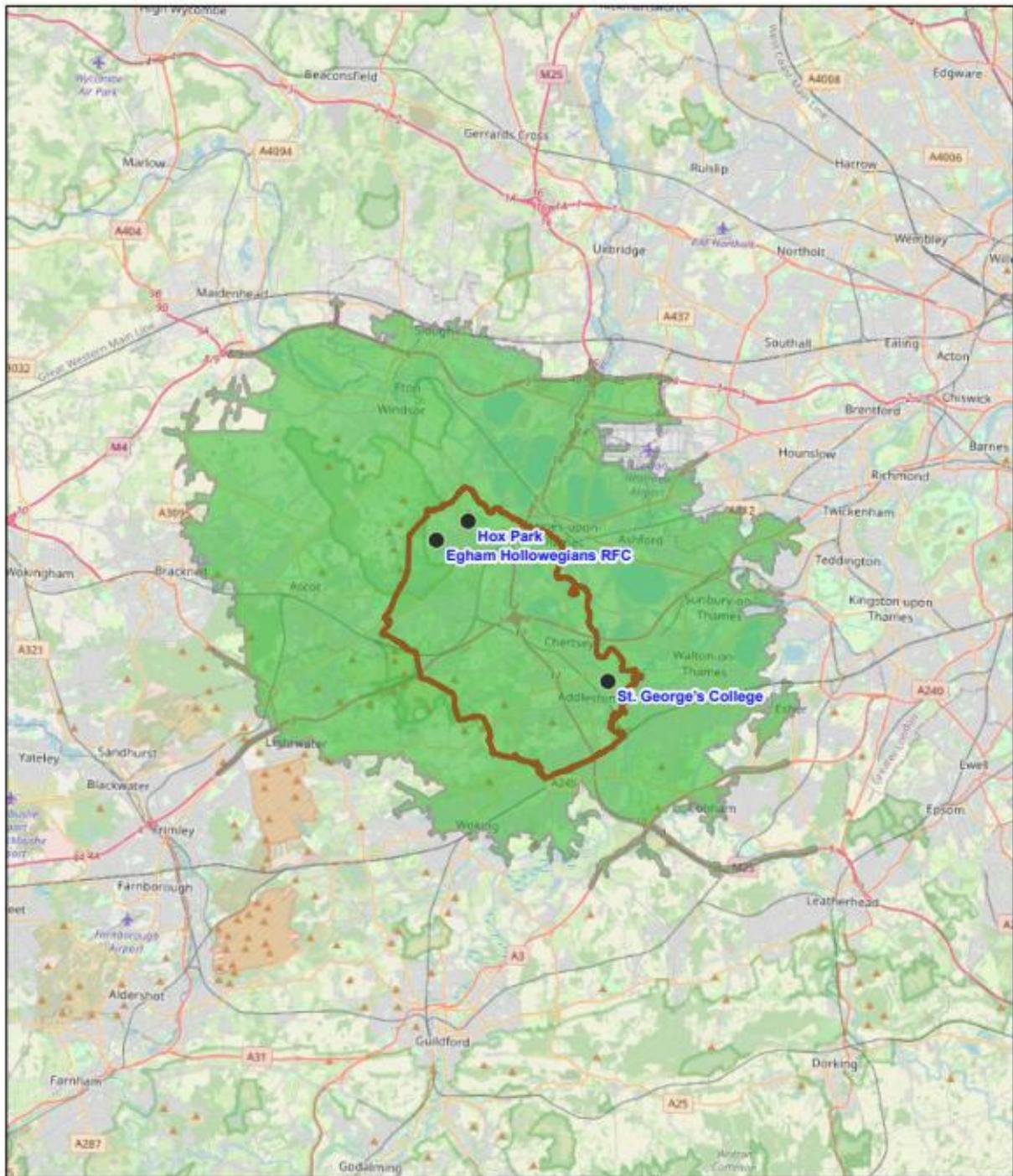
The ownership, management and security of community access of rugby pitch sites is detailed below. Security of access refers to the extent to which community use of the site is protected (through public ownership, planning policy ownership covenants etc.), rather than the security of tenure of specific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

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of access</i>
Egham Hollowegians RFC	Runnymede BC	Egham Hollowegians RFC	Secured
Hox Park	Royal Holloway Univ.	Royal Holloway Univ.	Unsecured
Royal Holloway Sports Centre	Royal Holloway Univ.	Royal Holloway Univ.	Unsecured
St. George's College	St. George's College	St. George's College	Unsecured

#### 7.4.7 Geographical distribution

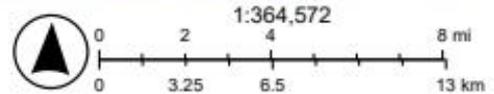
The geographical distribution of rugby pitches in Runnymede has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 20-minutes travel time as the typical maximum. Based upon this, the map overleaf shows that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

## Runnymede rugby union grass pitches - 20 minutes drive



2/25/2025

- Grass Pitches Rugby Union 20 mins
- 20.0 Minutes
- Runnymede District Boundary



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## **7.5 The views of local stakeholders**

### **7.5.1 The Rugby Football Union**

Consultation with the RFU highlighted that:

- Egham Hollowegians Rugby Club needs to secure a long-term lease on its site in King's Lane, Englefield Green, to enable it to secure external funding for clubhouse redevelopment.
- The poor quality of the changing provision at Egham Hollowegians is a major factor in inhibiting the re-establishment of age grade rugby at the site. Additionally, the current absence of suitably qualified coaches and volunteers is another inhibiting issue.
- Consultation should be initiated with rugby clubs in neighbouring areas, to establish the extent to which they accommodate exported demand from Runnymede for Age Grade rugby.

### **7.5.2 Egham Hollowegians RFC**

The club confirmed that:

- It currently fields one senior men's team. It has 25 - 30 playing members, down from around 70 pre-pandemic, so no longer fields a second XV.
- It has no Age Grade teams. All younger players have to find playing opportunities with clubs based outside the borough (principally Windsor RFC, Esher RFC, London Irish Amateur RFC and Weybridge Vandals RFC).
- Its main pitch and clubhouse are at Kings Lane, Englefield Green, which it leases from Runnymede Borough Council, with the lease due to expire in 2026. The clubhouse is small and poor quality. The club also has the use of a second pitch at Hox Park Lane. The club trains weekly on the '3G' pitch at Royal Holloway Sports Centre, since its home pitches are not floodlit.
- The Council is keen on an asset transfer arrangement, whereby the club will take on the responsibility for maintaining the Kings Lane pitch and clubhouse, but the club is not convinced that it has the human and financial resources to do this.
- Manorcroft United FC is keen to provide a '3G' football turf pitch at Cooper's Hill Recreation Ground and Egham Hollowegians is keen that the pitch should have a World Rugby Regulation 22-compliant shock pad to enable it to accommodate competitive rugby. If the '3G' pitch involved the loss of a grass rugby pitch, this would be appropriate mitigation.

### **7.5.3 Royal Holloway University RFC**

The club draws its membership from students at Royal Holloway University and fields two teams that play in the British Universities and Colleges Sport league structure. It uses the World Rugby Regulation 22-compliant artificial grass pitch at Royal Holloway Sports Centre.

## 7.5.4 Old Georgians RFC

The club draws its membership from former pupils of St. George's College in Addlestone. It uses pitches and a clubhouse at the College.

## 7.6 *The balance between supply and demand*

Analysis of local supply of rugby union pitches in Runnymede indicates the following:

- **Local clubs:** There are three local clubs serving Runnymede, collectively providing four men's and one women's team, but no Age Grade teams.
- **Changes since 2018:** Expressed demand has decreased slightly, from six adult teams in 2018 to five adult teams in 2024.
- **Displaced demand:** With no Age Grade teams in Runnymede, all younger players have to find playing opportunities with clubs based outside the borough (principally Windsor RFC, Esher RFC, London Irish Amateur RFC and Weybridge Vandals RFC).
- **Unmet demand:** Egham Hollowegians RFC believes that it could run a full Age Grade programme if a World Rugby Regulation 22-compliant artificial grass pitch was provided at Cooper's Hill Recreation Ground.
- **Pitch supply:** The pitch drainage is poor at Hox Park, which compromises its carrying capacity, as does the poor maintenance at Egham Hollowegians pitch two.
- **Changing facilities:** The changing facilities at Egham Hollowegians are poor quality and the least is due to expire in 2026.
- **Security of access:** Only the Egham Hollowegians site has secured access, although the lease expires in 2026.

## 7.7 *Assessment of current needs*

### 7.7.1 Grass pitches

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

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

The site overviews identify the extent to which pitches are:

- **Being overplayed:** Where use exceeds the carrying capacity.

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

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

Overall demand is based upon adult and youth teams requiring an average of 1.5 match equivalent sessions per week for training and matches.

<i>Site</i>	<i>Pitches</i>	<i>Users</i>	<i>Weekly capacity</i>	<i>Weekly demand</i>	<i>Weekly balance</i>	<i>Peak capacity</i>	<i>Peak demand</i>	<i>Peak balance</i>
Egham Hollowegians	1	Egham Hollowegians	2.0	1.5	+0.5	1.0	1.0	Balanced
	2	Egham Hollowegians	1.5	0.0	+1.5	1.0	0.0	+1.0
<b>SITE TOTALS</b>	<b>2</b>	<b>-</b>	<b>3.5</b>	<b>1.5</b>	<b>+2.0</b>	<b>2.0</b>	<b>1.0</b>	<b>+1.0</b>
Hox park	1	Egham Hollowegians	1.0	0.0	+1.0	1.0	0.0	+1.0
St. George’s College	1	Old Georgians RFC	3.5	1.5	+2.0	1.0	1.0	Balanced
	2	Old Georgians RFC	3.5	0.0	+3.5	1.0	0.0	+1.0
	3	Old Georgians RFC	3.5	0.0	+3.5	1.0	0.0	+1.0
<b>SITE TOTALS</b>	<b>3</b>	<b>-</b>	<b>10.5</b>	<b>1.5</b>	<b>+9.0</b>	<b>3.0</b>	<b>1.0</b>	<b>+2.0</b>
<b>RUNNYMEDE</b>	<b>6</b>	<b>-</b>	<b>15.0</b>	<b>3.0</b>	<b>+12.0</b>	<b>6.0</b>	<b>2.0</b>	<b>+4.0</b>

The split between midweek training supply and demand and weekend match supply and demand on match pitches is tabulated below, to highlight the main capacity pinch points. These are for midweek training, caused by the absence of any floodlit grass pitches.

<i>Site</i>	<i>Pitches</i>	<i>Midweek training capacity</i>	<i>Midweek training demand</i>	<i>Midweek training balance</i>	<i>Weekend match capacity</i>	<i>Weekend match demand</i>	<i>Weekend match balance</i>
Egham Hollowegians	1	0.0	0.5	-0.5	1.0	1.0	Balanced
	2	0.0	0.0	0.0	1.0	0.0	+1.0
<b>SITE TOTALS</b>	<b>2</b>	<b>0.0</b>	<b>0.5</b>	<b>-0.5</b>	<b>2.0</b>	<b>1.0</b>	<b>+1.0</b>
Hox Park	1	0.0	0.0	Balanced	1.0	0.0	+1.0
St. George’s College	1	0.0	0.5	-0.5	1.0	1.0	Balanced
	2	0.0	0.0	Balanced	1.0	0.0	+1.0
	3	0.0	0.0	Balanced	1.0	0.0	+1.0
<b>SITE TOTALS</b>	<b>3</b>	<b>0.0</b>	<b>0.5</b>	<b>-0.5</b>	<b>3.0</b>	<b>1.0</b>	<b>+2.0</b>
<b>RUNNYMEDE</b>	<b>6</b>	<b>0.0</b>	<b>1.0</b>	<b>-1.0</b>	<b>6.0</b>	<b>2.0</b>	<b>+4.0</b>

### 7.7.2 Artificial grass pitches

The position regarding peak-time utilisation rates of ‘3G’ football turf pitches in Runnymede is as follows, including the World Rugby Regulation 22-compliant pitch at Royal Holloway. There is no effective spare capacity that could be used by rugby clubs for training purposes.

<i>Site</i>	<i>Midweek used hours</i>	<i>% capacity</i>	<i>Saturday used hours</i>	<i>% capacity</i>	<i>Sunday used hours</i>	<i>% capacity</i>
Addlestone Moor	20	100%	6	100%	6	100%
Royal Holloway SC	20	100%	6	100%	6	100%
<b>TOTALS</b>	<b>40</b>	<b>100%</b>	<b>12</b>	<b>100%</b>	<b>12</b>	<b>100%</b>

## 7.8 Assessment of future needs

### 7.8.1 Population growth

Population projections to 2043 based upon ‘*The Runnymede Housing and Economic Development Needs Assessment*’ (2025) suggests that compared with 2021 there will be an additional 20,005 people in Runnymede by 2043. The total population of 108,084 will represent a 22.7% increase from the 2021 Census figure.

### 7.8.2 Potential changes in demand

There are no known changes in demand in the study area.

### 7.8.3 Site-specific pressures

The lease on Egham Hollowegians’ site expires in 2026.

### 7.8.4 Potential changes in supply

There are no other known potential changes in rugby pitch supply in the study area.

### 7.8.5 Existing spare capacity

There is current peak time spare capacity, but the absence of floodlit training facilities creates a deficit in the midweek period.

### 7.8.6 Future rugby pitch needs

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

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>	<i>Population 2043</i>	<i>Teams 2043</i>	<i>Extra teams</i>
Adult males	19-45	16,894	4	1: 4,224	20,729	5	+1
Adult females	19-45	17,191	1	1: 17,191	21,093	1	0
Age grade mixed	7-18	13,115	0	-	16,092	0	0

## 7.9 Key findings and issues

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

- **Local clubs:** There are three local clubs serving Runnymede, collectively providing four men's and one women's team, but no Age Grade teams.
- **Changes since 2018:** Expressed demand has decreased slightly, from six adult teams in 2018 to five adult teams in 2024.
- **Displaced demand:** With no Age Grade teams in Runnymede, all younger players have to find playing opportunities with clubs based outside the borough (principally Windsor RFC, Esher RFC, London Irish Amateur RFC and Weybridge Vandals RFC). Much of the borough is more than 20 minutes' drive time of these external sites.
- **Unmet demand:** Egham Hollowegians RFC believes that it could run a full Age Grade programme if a World Rugby Regulation 22-compliant artificial grass pitch was provided at Cooper's Hill Recreation Ground, although this would also be contingent on developing appropriate ancillary facilities and the availability of qualified coaches and volunteers.
- **Pitch supply:** The pitch drainage is poor at Hox Park, which compromises its carrying capacity, as does the poor maintenance at Egham Hollowegians pitch two.
- **Changing facilities:** The changing facilities at Egham Hollowegians are poor quality and the least is due to expire in 2026.
- **Security of access:** Only the Egham Hollowegians site has secured access, although the lease expires in 2026.

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

With no floodlit grass pitches, there is a shortfall of capacity for midweek training.

### 7.9.3 Is the accessible provision of suitable quality and appropriately maintained? **NO** - Pitches at Egham Hollowegians are affected by drainage issues

Improvements in the drainage and maintenance of the grass pitches Egham Hollowegians and Hox Park would improve usage capacity.

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

- **Population growth:** A projection based on assessed housing needs predicts a population of 108,084 by 2043, an increase of 20,005 (or 22.7%).
- **Changes in demand:** Projecting future need based on current demand patterns is a reasonable basis for forecasting.

- **Changes in supply:** There are no known proposed changes in supply.
- **Existing spare capacity:** With no floodlit grass pitches, there is a shortfall of capacity for midweek training.
- **Future needs:** Based on the population projections, there will be a need for an additional 1.5 weekly match equivalent sessions by 2043.

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

There is a shortfall in capacity for midweek training of 1.0 match equivalent session. Additional capacity could be created in two ways:

- **Installation of floodlights:** The provision of floodlighting to one pitch at Egham Hollowegians RFC and one pitch at Old Georgians RFC.
- **Provision of additional all-weather pitch capacity:** Providing additional '3G' football turf pitch capacity would divert demand from the World Rugby Regulation 22-compliant pitch at Royal Holloway University, creating midweek usage capacity for rugby. This is contingent upon suitable guaranteed access for rugby.

## 7.10 Scenario testing

### 7.10.1 Introduction

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

#### 7.10.2 Scenario 1: Enhancing grass pitch carrying capacity by providing floodlights

- **Rationale:** There is sufficient overall pitch capacity to meet needs, but the pinch point is for training on midweek evenings when there is a collective shortfall of 1.0 match equivalent session. The provision of floodlighting to one pitch at Egham Hollowegians RFC and one pitch at Old Georgians RFC would enable midweek use.
- **Advantage:** The advantage of this scenario is that floodlighting the additional pitches would increase their availability on midweek evenings when training sessions take place.
- **Disadvantage:** The disadvantage of this scenario is that it is a relatively expensive solution to meeting a need for 0.5 match equivalent sessions per week at each site.
- **Conclusions:** The provision of floodlighting would create the potential for midweek use and would give both clubs the opportunity to expand their playing activities to accommodate additional teams in due course.

#### 7.10.3 Scenario 2: Enhancing pitch carrying capacity by providing a rugby-compliant artificial grass pitch

- **Rationale:** Providing additional '3G' football turf pitch capacity would divert demand from the World Rugby Regulation 22-compliant pitch at Royal Holloway University, creating midweek usage capacity for rugby. This is contingent upon suitable guaranteed access for rugby.
- **Advantages:** The advantages of this scenario are as follows:
  - The pitch at Royal Holloway University is the only World Rugby Regulation 22-compliant facility in Surrey, but it is currently fully utilised for football. Freeing up capacity for rugby by providing additional '3G' football turf pitches would provide local rugby clubs with the floodlit midweek training capacity that they are currently lacking.
  - The additional '3G' football turf pitches will additionally contribute to meeting identified deficiencies to meet football demand in the study area.
- **Disadvantages:** The disadvantages of this scenario are as follows:
  - There is high demand from football, which might limit the amount of midweek training capacity for rugby.
  - The Royal Holloway pitch does not have secured community access at present.
- **Conclusions:** The feasibility of installing additional '3G' football turf pitches in Runnymede, to divert football demand from the Royal Holloway pitch, should be explored further.

## 7.11 Policy recommendations

### 7.11.1 Introduction

The recommendations in relation to rugby union are made in the context of the National Planning Policy Framework (NPPF) paragraph 104, which stipulates that existing open space including playing pitches, should not be built upon unless:

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

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

**7.11.2 Protect**

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

**7.11.3 Enhance**

**Recommendation 2 - Improving existing pitch capacity:** Additional pitch capacity would best be developed at existing pitches by providing floodlights for midweek use.

**Recommendation 3 - Developer contributions and external funding:** All the additional demand for rugby arising from housing development in Runnymede to 2043, should be accommodated through the recommendations outlined above. It is recommended that the action plan in the Runnymede PPS be used as the basis for seeking an appropriate level of financial contributions under CIL and/or through applications for external funding to cover the capital and revenue implications of the enhancements, in conjunction with any other external sources of funding that might be available.

**7.12 Action Plan**

**7.12.1 Introduction**

In the context of the recommendations above, the rugby union action plan below will guide the implementation of the Study. The abbreviations stand for RBC - Runnymede Borough Council and RFU - Rugby Football Union. The capital cost estimates are based upon Sport England’s ‘Facility Costs - Third Quarter of 2024’ (2024).

**7.12.2 Key strategic actions**

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved rugby facilities.	RBC	Developers	Determined by Sport England’s New Development Calculator	High

### 7.12.3 Site specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Egham Hollowegians RFC	<ul style="list-style-type: none"> <li>• Shortage of midweek capacity.</li> <li>• 'Poor' quality changing facilities.</li> <li>• Short-term lease.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide floodlights.</li> <li>• Improve changing facilities.</li> <li>• Provide long-term lease.</li> </ul>	RBC	Egham Hollowegians RC RFU	£65,000 for floodlights £810,000 for changing	High
Hox Park	No secured community use.	Develop Community Use Agreement.	RBC	Royal Holloway University	-	Medium
Royal Holloway Sports Centre	No secured community use.	Develop Community Use Agreement.	RBC	Royal Holloway University	-	High
St. George's College	<ul style="list-style-type: none"> <li>• Shortage of midweek capacity.</li> <li>• No secured community use</li> </ul>	<ul style="list-style-type: none"> <li>• Provide floodlights.</li> <li>• Develop Community Use Agreement.</li> </ul>	St. George's College	RBC	£65,000 for floodlights	Medium

## 8 HOCKEY PITCH NEEDS

### 8.1 Organisational context

- **England Hockey:** England Hockey is the governing body of the sport and supports the development of the game in Runnymede.
- **England Hockey-affiliated club:** There are two affiliated clubs in Runnymede who collectively provide eight men's teams and five women's teams.

### 8.2 Strategic context

#### 8.2.1 National hockey strategy

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

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

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

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

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

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

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

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

#### 8.2.2 Hockey facilities strategy

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

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

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

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

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

### 8.2.3 Neighbouring local authorities

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

#### **Elmbridge**

The '*Elmbridge Playing Pitch Strategy*' (2019) concluded that 'existing collective spare capacity in the borough in the peak period amounts to 15 hours, which equates to 1.25 pitches, which is also sufficient to accommodate all future demand'.

#### **Spelthorne**

The '*Spelthorne Playing Pitch Strategy*' (2018) identifies that 'current and future demand from Spelthorne can be accommodated using existing spare capacity, with extra demand for 0.76 pitches met by current spare capacity of 0.88 pitches'.

#### **Surrey Heath**

The '*Surrey Heath Playing Pitch Strategy and Action Plan*' (2023) identifies that current demand for artificial grass pitches suitable for hockey is being met in the district.

#### **Woking**

The '*Woking Playing Pitch and Outdoor Sports Facilities Strategy*' (2016) identifies that current demand for artificial grass pitches suitable for hockey is being met in the borough, but that an additional pitch will be required by 2027.

## ***Windsor and Maidenhead***

The 'Royal Borough of Windsor and Maidenhead Playing Pitch Strategy' (2024) identifies that 'current supply is sufficient to accommodate demand, with capacity remaining for an increase'.

### **8.3 Hockey demand**

#### **8.3.1 Expressed demand**

The following clubs play in Runnymede:

<b><i>Club</i></b>	<b><i>Home Ground</i></b>	<b><i>Men's teams</i></b>	<b><i>Women's teams</i></b>	<b><i>Boy's teams</i></b>	<b><i>Girl's teams</i></b>
Chertsey Thames Valley HC	Salesian School	2	3	1	5
Old Georgian's HC	St. George's College	6	4	4	5
Royal Holloway HC	Royal Holloway SC	2	4	-	-
<b><i>TOTALS</i></b>	<b><i>-</i></b>	<b><i>10</i></b>	<b><i>11</i></b>	<b><i>5</i></b>	<b><i>10</i></b>

#### **8.3.2 Displaced demand**

Displaced demand is play by teams or other users of artificial grass pitches from within the study area which takes place outside of the area, or vice versa. There is some evidence of cross-border movement of hockey players between Runnymede and neighbouring areas (in particular imported demand given the wide player catchment of Old Georgians HC).

#### **8.3.3 Unmet demand**

Unmet demand takes a number of forms:

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

There is some evidence of unmet demand for hockey in Runnymede, with Chertsey Thames Valley HC requiring additional midweek training time on the whole Salesian pitch, rather than the half pitch that is the only space available.

#### **8.3.4 Latent demand**

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population if they had access to more or better provision. There is no evidence of any latent demand for hockey in Runnymede.

## 8.4 Hockey pitch supply in Runnymede

### 8.4.1 Quantity

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

Competitive league hockey matches, and training can only be played on sand filled, sand dressed or water based artificial grass pitches. Although competitive, adult and junior club training cannot take place on '3G', 40mm pile pitches may be suitable for introductory level hockey, such as school curriculum low level hockey. England Hockey's Artificial Grass Playing Surface Policy details suitability of surface type for varying levels of hockey, as shown below.

<i>Category</i>	<i>Surface</i>	<i>Playing Level - Essential</i>	<i>Playing Level - Desirable</i>
1	Water surface approved within the FIH Global/National Parameters	International hockey (training and matches).	Domestic National Premier League competition; Higher levels of player pathway (performance centres and upwards).
2	Sand dressed surfaces within the FIH National Parameter	Domestic National Premier League competition; Higher levels of player pathway (academy centres and upwards).	All adult and junior league hockey; Intermediate or advanced school hockey; EH competitions for clubs and schools.
3	Sand filled surfaces within the FIH National Parameter	All adult and junior club training and league hockey; EH competitions for clubs and schools; Intermediate or advanced school hockey.	Lower level hockey (introductory level).
4	All 3G surfaces	No hockey.	Lower level hockey (introductory level) when no category 1-3 surface is available.

In addition to the above pitch types, England Hockey is currently trialling a different multi-sport surface in order to better accommodate lower levels of hockey demand on a pitch that is also suitable for other sports such as netball and tennis. The surface type, known as Gen 2, is a versatile surface that will ensure that the sports do not need to compromise on the playing experience; it is a sand dressed synthetic turf with a compatible shock pad. The concept is designed to provide facilities, including at schools, with a dynamic carpet which reduces the amount of space required and enables the provision to be utilised to its full potential.

For senior teams, a full-size pitch for matches must measure at least 91.4 x 55 metres excluding surrounding run off areas which must be a minimum of two metres at the sides and three metres at the ends. England Hockey preference is for four metre side and five metre end run offs, with a preferred overall area of 101.4m x 63m.

A hockey pitch can accommodate a maximum of four matches on one day, providing that it has sports lighting. Training is generally midweek for senior activity and requires access to a pitch and sports lights, whereas many junior teams train on a Sunday as well as during midweek.

- **Full-sized pitches with community use and used:**

<i>Site</i>	<i>Address</i>	<i>Surface</i>	<i>Dimensions</i>	<i>Built</i>
Royal Holloway SC	Prune Hill, Egham TW20 0EX	Sand-filled	92m x 55m	2014
Salesian School	Guildford Road, Chertsey KT16 9LU	Sand-dressed	97m x 61m	2011
St. George's College	Weybridge Road, Addlestone KT15 2QS	Sand-dressed	95m x 58m	2006
St. George's College	Weybridge Road, Addlestone KT15 2QS	Sand-filled	95m x 58m	2006

- **Small-sided pitches with community use and used:**

<i>Site</i>	<i>Address</i>	<i>Surface</i>	<i>Dimensions</i>	<i>Built</i>
Sir William Perkins School	Guildford Road, Chertsey KT16 9BN	Sand-filled	69m x 45m	2012

- **Small-sided pitches not available for community use:** The following small-sided pitches on school sites are not available for community use:

<i>Site</i>	<i>Address</i>	<i>Surface</i>	<i>Dimensions</i>	<i>Built</i>
Bishopsgate School	Bishopsgate Road, Egham TW20 0YJ	Sand-filled	50m x 30m	2014
Pycroft Grange School	Pycroft Road, Chertsey KT16 9EW	Sand-dressed	37m x 18m	2012

## 8.4.2 Use of hockey pitches for football

The pitches accommodates the following football usage:

<i>Site</i>	<i>Hockey use</i>	<i>Hockey use (%)</i>	<i>Football use</i>	<i>Football use (%)</i>	<i>Unused</i>	<i>Unused (%)</i>
Royal Holloway SC	18.0 hours	6%	5.0 hours	16.7%	7.0 hours	23.3%
Salesian School	15.0 hours	50%	10.0 hours	33%	5.0 hours	17%
St. George's College	22.5 hours	75%	0 hours	0%	7.5 hours	25%
St. George's College	22.5 hours	75%	0 hours	0%	7.5 hours	25%

## 8.4.3 The split between midweek and weekend usage

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

<i>Site</i>	<i>Midweek used hours</i>	<i>% capacity</i>	<i>Saturday used hours</i>	<i>% capacity</i>	<i>Sunday used hours</i>	<i>% capacity</i>
Royal Holloway SC	15.5	77.5%	7.5	100%	0	0%
Salesian School	15.0	75%	7.5	100%	2.5	33.3%
St. George's College	12.5	62.5%	7.5	100%	2.5	33.3%
St. George's College	12.5	62.5%	7.5	100%	2.5	33.3%
<b>TOTALS</b>	<b>55.5</b>	<b>69.4%</b>	<b>30.0</b>	<b>100%</b>	<b>7.5</b>	<b>25%</b>

#### 8.4.4 Quality

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

<i>Site</i>	<i>Pitch</i>	<i>Changing</i>
Royal Holloway SC	Good	Good
Salesian School	Poor	None
St. George's College (sand-dressed)	Good	Good
St. George's College (sand-filled)	Good	Good

#### 8.4.5 Pitch maintenance

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

#### 8.4.6 Ownership, management and security of access

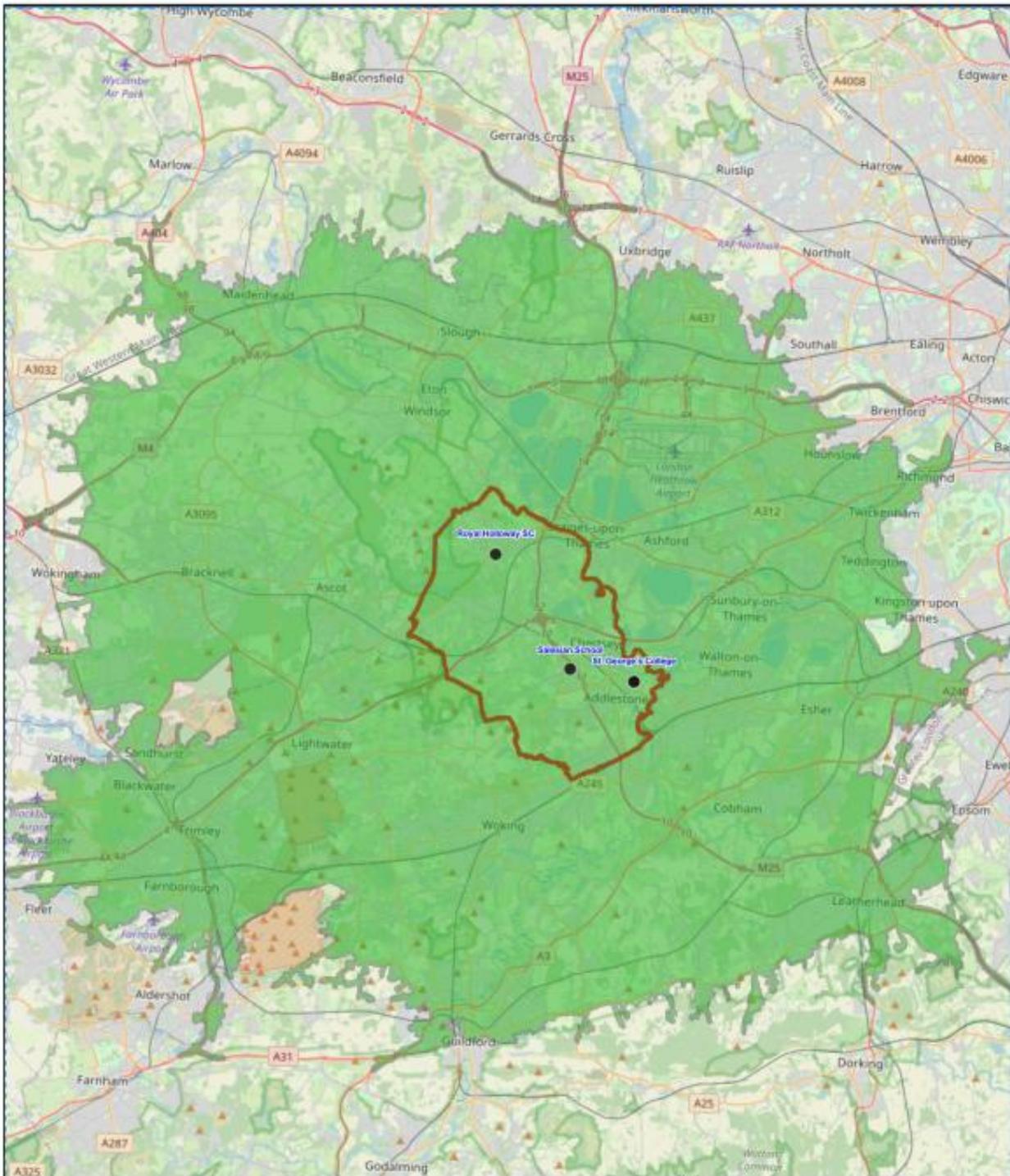
The ownership, management and security of community access of hockey pitch sites is detailed below. Security of access refers to the extent to which community use is protected.

<i>Site</i>	<i>Ownership</i>	<i>Management</i>	<i>Security of access</i>
Royal Holloway SC	Royal Holloway Univ.	Royal Holloway Univ.	Secured
Salesian School	Salesian School	Salesian School	Unsecured
St. George's College	St. George's College	St. George's College	Secured

#### 8.4.7 Geographical distribution

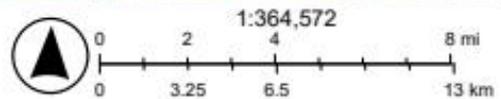
The geographical distribution of artificial grass pitches in Runnymede has been assessed by identifying catchments to illustrate local level accessibility. This is based on the results of the clubs' survey, which identifies 20-minutes travel time as the typical maximum. The map overleaf shows that the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

# Runnymede full sized hockey pitches - 30 minutes drive



2/25/2025

- Full Size Hockey 30mins
- 30.0 Minutes
- Runnymede District Boundary



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## 8.5 The views of stakeholders on pitch supply and demand

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

- **Chertsey Thames Valley Hockey Club:** The club is based at the sand-dressed artificial grass pitch at Salesian School in Chertsey, where the club has a partnership agreement with the school and shares a clubhouse with Chertsey Cricket Club. The membership is stable.
- **Old Georgians Hockey Club:** The club is based at St. George's College, where it has a clubhouse and access to two artificial grass pitches for hockey, one of which is sand-filled and one of which is sand-dressed. It has aspirations to improve the facilities to enable it to play in European-level tournaments.
- **Royal Holloway Hockey Club:** The club is based at Royal Holloway Sports Centre and draws its membership from students at the university. It fields two men's teams and three women's teams.

### **Chertsey Thames Valley HC:**

The main points to emerge from the consultation were as follows:

- The club fields two senior men's teams three senior women's teams one boys team and five girl's teams.
- There is a thriving colts section, currently with 60 members aged 7-13. There are two junior girl's teams, one junior boys team and one mixed under 10s team.
- The club uses the floodlit sand-dressed artificial grass pitch at Salesian School. The club shares the Chertsey Cricket Club clubhouse at the Sir Edmund Stern Sports Ground, about a mile-and-a-half from the pitch.
- 'We are attempting to work with Salesian School to agree a maintenance plan for the Astro pitch which is 10+ years old and showing significant signs of wear. We have some funds earmarked for this'.
- 'The pitch time available for training is limited causing the pitch to be divided in half for Men's and Ladies training. Ideally we would prefer to have a full pitch available for the 90 minute sessions for each section'.
- 'Ideally we would like to have the pitch co-located with clubhouse facility. There is no apparent option for this at either the Salesian School, or the Chertsey Cricket club'.
- 'The pitch is also used by the school and let out in the evenings to clubs other than ours. I understand that there are no other available nights for us to use for additional training'.
- 'The pitch has substantial wear across the whole surface, and one hole (approx.. 10cm x 30cm) through to the sub-base, with a 'temporary' repair which we consider to be marginal'.

- ‘We are extremely worried that we would not be able to find an alternative pitch for training or practice in the catchment area should the Salesian School pitch become unusable. The school does not currently play hockey as an offered sport and may not prioritise its maintenance for hockey. Given the age of the pitch we would assess it to need replacing in the next 5 years’.

### ***Old Georgians Hockey Club***

The main points to emerge from the consultation were as follows:

- ***Adult teams:*** The club fields six senior men’s teams, four senior women’s teams, four boy’s teams and five girl’s teams.
- ***Colts section:*** Known as ‘The Dragons’, the colts section involves around 300 7-16 year olds who play in age group teams and have organised training sessions on four evenings per week and Sunday mornings.
- ***Facilities:*** The club primarily uses the sand-dressed floodlit artificial grass pitch at St. George’s College and also has access to the floodlit sand-filled pitch. It has exclusive use of a recently refurbished clubhouse on the site.

## **8.6 The implications for hockey in Runnymede**

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

- ***Local clubs:*** The three clubs in the borough offer a wide range of hockey opportunities, with competitive play from national league through to county league levels and some strong junior programmes.
- ***Changes since 2018:*** Expressed demand has increased significantly, from 29 teams in 2018 to 36 teams in 2024, a 17.2% increase.
- ***Pitch supply:*** With four full-sized artificial grass pitches for hockey in Runnymede, levels of provision are high, even with some use of the pitches for football.
- ***Pitch quality:*** The Salesian pitch is poor quality and needs to be resurfaced.
- ***Security of access:*** Chertsey Thames Valley HC used the Salesian pitch via an annual rental agreement and therefore has no security of tenure over the facilities.

## **8.7 Assessment of current needs**

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

- A comparison between the carrying capacity of a site and how much demand currently takes place there. The carrying capacity of a site is defined as the amount of play it can regularly accommodate without adversely affecting its quality and use. Demand is defined in terms of the number of ‘match equivalent’ sessions at each site.

- An indication of the extent to which pitches are being used during their peak periods.

The site overviews identify the extent to which pitches are:

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

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

Site	Users	Saturday capacity	Saturday demand	Saturday balance	Sunday capacity	Sunday demand	Sunday balance
Royal Holloway SC	Royal Holloway HC	7.5	7.5	Balanced	7.5	0	+7.5
Salesian School	Chertsey TV HC	7.5	7.5	Balanced	7.5	2.5	+5.0
St. George's College	Old Georgians HC	7.5	7.5	Balanced	7.5	2.5	+5.0
St. George's College	Old Georgians HC	7.5	7.5	Balanced	7.5	2.5	+5.0
<b>TOTALS</b>	-	<b>30.0</b>	<b>30.0</b>	<b>Balanced</b>	<b>30.0</b>	<b>7.5</b>	<b>+22.5</b>

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

Site	Midweek used hours	% capacity	Saturday used hours	% capacity	Sunday used hours	% capacity
Royal Holloway SC	15.5	77.5%	7.5	100%	0	0%
Salesian School	15.0	75%	7.5	100%	2.5	33.3%
St. George's College	12.5	62.5%	7.5	100%	2.5	33.3%
St. George's College	12.5	62.5%	7.5	100%	2.5	33.3%
<b>TOTALS</b>	<b>55.5</b>	<b>69.4%</b>	<b>30.0</b>	<b>100%</b>	<b>7.5</b>	<b>25%</b>

The assessment shows that:

- There is no spare capacity during the Saturday peak period.
- Midweek used hours average 70% utilisation across the four pitches, including some football usage.

## 8.8 Assessment of future needs

### 8.8.1 Population growth

Population projections to 2043 based upon 'The Runnymede Housing and Economic Development Needs Assessment' (2025) suggests that compared with 2021 there will be an additional 20,005 people in Runnymede by 2043. The total population of 108,084 will represent a 22.7% increase from the 2021 Census figure.

**8.8.2 Potential changes in demand**

There are no known potential changes in demand.

**8.8.3 Site-specific pressures**

The Salesian pitch is poor quality and needs to be resurfaced.

**8.8.4 Potential changes in supply**

There are no known potential changes in hockey pitch supply.

**8.8.5 Existing spare capacity**

There is some spare capacity midweek and on Sundays.

**8.8.6 Future hockey pitch needs**

<i>Team type</i>	<i>Age range</i>	<i>Current population</i>	<i>Current teams</i>	<i>TGR</i>	<i>Population 2043</i>	<i>Teams 2043</i>	<i>Extra teams</i>
Adult male hockey	18-45	17,498	10	1: 1,750	21,470	12	+2
Adult female hockey	18-45	17,867	11	1: 1,624	21,923	14	+3
Boys junior hockey	8-17	4,695	5	1: 939	5,761	6	+1
Girls junior hockey	8-17	4,539	10	1: 454	5,569	12	+2

**8.9 Key findings and issues**

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

- **Local clubs:** The three clubs in the borough offer a wide range of hockey opportunities, with competitive play from national league through to county league levels and some strong junior programmes.
- **Changes since 2018:** Expressed demand has increased significantly, from 29 teams in 2018 to 36 teams in 2024, a 17.2% increase.
- **Pitch supply:** With four full-sized artificial grass pitches for hockey in Runcy, levels of provision are high, even with some use of the pitches for football.
- **Pitch quality:** The Salesian pitch is poor quality and needs to be resurfaced.
- **Security of access:** Chertsey Thames Valley HC used the Salesian pitch via an annual rental agreement and therefore has no security of tenure over the facilities.

**8.9.2 Is there enough accessible and secured community use to meet current demand? YES**

There is current spare capacity, but supply and demand in the peak Saturday period are balanced.

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

The Salesian pitch is poor quality and needs to be resurfaced.

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

- **Population growth:** A projection based on assessed housing needs predicts a population of 108,084 by 2043, an increase of 20,005 (or 22.7%).
- **Changes in demand:** Projecting future need based on current demand patterns (including identified unmet demand) is a reasonable basis for forecasting.
- **Changes in supply:** There are no known proposed changes in supply.
- **Existing spare capacity:** There is peak time spare capacity as present.
- **Future needs:** Based on the population projections, there will be eight additional teams by 2043.

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

There is insufficient peak time spare capacity at the existing pitches to accommodate the projected future demand under the housing targets scenario, in particular since community access to the Salesian School pitch is not secured. Additional capacity could be created in two ways:

- **Displacement of football from hockey pitches:** Football use of hockey pitches currently account for 15 hours of midweek play. If this was displaced to specialist '3G' football turf pitches, it would free up more time for hockey. However, this would not be in the Saturday peak demand period.
- **Provision of additional all-weather pitch capacity:** Providing an additional all-weather hockey pitch in the borough.

## 8.10 Scenario testing

### 8.10.1 Introduction

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

### 8.10.2 Scenario 1: Displacement of football from hockey pitches

- **Rationale:** Football use of hockey pitches currently account for 15 hours of midweek play. If this was displaced to specialist '3G' football turf pitches, it would free up more time for hockey. However, this would not be in the Saturday peak demand period.

- **Advantage:** The advantage of this scenario is that Providing additional '3G' football turf pitch capacity elsewhere in the borough would provide football with its preferred playing surface and displace football use from the Salesian School pitch in particular.
- **Disadvantage:** The disadvantage of this scenario is that it would not create any additional capacity during the peak period on Saturdays, which is already fully utilised for hockey.
- **Conclusions:** This scenario would not address the capacity issues in the peak period.

### 8.10.3 Scenario 2: Provision of additional all-weather hockey pitch capacity

- **Rationale:** Providing an additional all-weather hockey pitch in the borough would particularly address the unmet needs of Chertsey Thames Valley HC.
- **Advantages:** The advantage of this scenario are as follows:
  - The pitch at Salesians School does not have sufficient capacity to meet either the training or match needs of Chertsey Thames Valley HC. Providing an additional pitch would create the additional time slots that the Club needs.
  - If a suitable site could be identified, it might be possible to provide a clubhouse for Chertsey Thames Valley HC in conjunction with the pitch, enabling the club to operate from a more secure main base.
- **Disadvantages:** The only disadvantage of this scenario is that it is unclear if there are any available sites for an additional hockey pitch in Runnymede at present.
- **Conclusions:** The feasibility of providing an additional all-weather hockey pitch in Runnymede should be explored further.

## 8.11 Policy recommendations

### 8.11.1 Introduction

The recommendations in relation to hockey are made in the context of the National Planning Policy Framework (NPPF) paragraph 104, which stipulates that existing open space including playing pitches, should not be built upon unless:

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

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

### 8.11.2 Protect

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

### 8.11.3 Enhance

**Recommendation 2 - Protecting existing pitch capacity:** The pitch at Salesian School requires resurfacing to maintain its long-term use for hockey.

**Recommendation 3 - Developer contributions and external funding:** All the additional demand for hockey arising from housing development in Runnymede to 2043, should be accommodated through the recommendations outlined above. It is recommended that the action plan in the Runnymede PPS be used as the basis for seeking an appropriate level of financial contributions under CIL and/or through applications for external funding to cover the capital and revenue implications of the enhancements, in conjunction with any other external sources of funding that might be available.

### 8.11.4 Provide

**Recommendation 4 - Developer contributions and external funding (new provision):** Some of the extra demand for hockey arising from the proposed housing development in Runnymede to 2043, will need to be accommodated through the provision of new pitches and facilities. It is recommended that an appropriate level of financial contributions be sought under CIL arrangements (taking into account that CIL is a limited resource whose availability and extent is dependent on the phasing and degree of development realised and which is subject to a wide range of competing infrastructure demands) and/or through applications for external funding to provide hockey facilities to meet the future needs identified in the Runnymede PPS.

## 8.12 Action Plan

### 8.12.1 Introduction

In the context of the recommendations above, the hockey action plan below will guide the implementation of the Study. The abbreviations stand for RBC - Runnymede Borough Council and EH - England Hockey. The capital cost estimates are based upon Sport England’s ‘*Facility Costs - Third Quarter of 2024*’ (2024).

### 8.12.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Securing developer contributions	Ensure that policy provision is made to secure developer contributions towards new and improved hockey facilities.	RBC	Developers	Determined by Sport England's New Development Calculator	High
No spare capacity in the peak period	Examine the feasibility of providing an additional artificial grass pitch for hockey and a clubhouse for Chertsey Thames Valley HC.	RBC	Chertsey Thames Valley HC EH	£10,000 for feasibility study £975,000 for the pitch £810,000 for clubhouse	High

### 8.12.3 Site specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Royal Holloway SC	No current issues.	-	-	-	-	-
Salesian School	<ul style="list-style-type: none"> <li>• 'Poor' quality pitch needs resurfacing</li> <li>• No secured community use.</li> </ul>	<ul style="list-style-type: none"> <li>• Resurface pitch</li> <li>• Develop Community Use Agreement.</li> </ul>	Salesian School	RBC	£100,000 to resurface pitch	High
St. George's College	No current issues.	-	-	-	-	-

## 9 TENNIS AND PADEL COURT NEEDS

### 9.1 Organisational context

- **Lawn Tennis Association:** The Lawn Tennis Association is the governing body of tennis and padel and supports the development of the game in Runnymede.
- **Affiliated Clubs:** There are five tennis clubs in Runnymede.

### 9.2 Strategic context

#### 9.2.1 National tennis strategy

The LTA's Vision is 'tennis is for everyone. All ages, all backgrounds, all levels of fitness, all abilities. Anyone can pick up a racket, anyone can be part of the tennis family'. Its Strategic Plan 2024 - 2026 'Tennis for Britain' (2024) contains the following priorities:

- Embed and grow LTA Youth across all venues and in the hearts and minds of children, parents, and the tennis workforce.
- Engage with and promote different formats of the sport and ways to play and enable a flexible approach to equipment to support positive experiences for adult players.
- Deliver resilient digital services, transformational digital products, and increase nationwide adoption of LTA Play Tennis.
- Implement and support comprehensive parks tennis operating models, particularly through Free Parks Tennis, Local Tennis Leagues and programme delivery in parks.
- Develop and enhance our support and engagement with Local Authorities, Active Partnerships, our Member Organisations, venues and operators to open up tennis.

#### 9.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

##### **Elmbridge**

The 'Elmbridge Playing Pitch Strategy' (2023) concluded that 'there is a significant current deficit of provision, equivalent to 18 floodlit courts. The higher population projections will create a requirement for 12.3% additional capacity by 2037. This is equivalent to 16 extra courts'.

##### **Spelthorne**

The 'Spelthorne Playing Pitch Strategy' (2019) does not include an assessment of tennis needs in the borough.

##### **Surrey Heath**

The 'Surrey Heath Playing Pitch Strategy and Action Plan' (2023) does not include an assessment of tennis needs in the borough.

## ***Woking***

The *Woking Playing Pitch and Outdoor Sports Facilities Strategy* (2016) concluded that ‘there is no evidence of demand for additional outdoor courts’.

## ***Windsor and Maidenhead***

The *Royal Borough of Windsor and Maidenhead Playing Pitch Strategy* (2024) concluded that ‘three clubs are currently operating above recommended capacity limits. In addition, there is a requirement to focus on informal activity at non-club courts and improving the recreational tennis offer (e.g. at local authority sites and schools)’.

### **9.2.3 Implications of the strategic context**

Tennis is embarking on an ambitious effort to attract new and lapsed participants and its programmes will be supported by strategic initiatives at county and local level to implement its strategy.

## **9.3 Stakeholder consultation**

### **9.3.1 Lawn Tennis Association**

Consultation with the Lawn Tennis Association highlighted the following issues:

- The LTA’s vision for tennis is ‘Tennis Opened Up’ and the mission is to grow tennis by making it more relevant, accessible, welcoming and enjoyable. Strategic initiatives at county and national level aim to support this. ‘The LTA would welcome more ‘Pay and Play’ opportunities in line with our ‘Tennis Opened Up’ vision in Runnymede.
- Parks tennis courts are vital in helping open up the sport. Over 1.7 million adults play tennis on a park court every year, 44% of people who play tennis each year do so in a park (in comparison 20% played in a club setting). 3.4 million children aged 4 - 15 played tennis over the course of the year. Over a third (35%) said they had played on a park court. Key barriers to participating are finding, booking and accessing a court and finding someone with whom to play. The LTA’s ‘Clubspark’ booking system operates at eleven park tennis courts across five venues in Runnymede - Chertsey Recreational Ground, Heathervale Recreational Ground, Ottershaw Memorial Fields and Gogmore Farm Park and Victory Park.
- Some clubs in Runnymede are operating at close to capacity. This is linked to a 45% increase in club membership nationally with the number of adults playing tennis in Great Britain increased by 43% in 2022 rising from 3.3 million to 4.7 million which is the highest total recorded since 2017.
- The LTA Quick Access Loan Scheme provides loans to help venues deliver projects that will grow the number of people playing tennis and Padel. The scheme is a part of the LTA’s mission to grow tennis and Padel by making it accessible, welcoming, and enjoyable to all. To attract new players within local communities it's critical that there's access to quality all year-round facilities and therefore the LTA will be prioritising the installation and construction of covered courts and new-build floodlights and Padel.

- The LTA’s vision is to open tennis up, and we want to make it more relevant, accessible, welcoming and enjoyable for anyone who has an interest. To achieve this, we need to break down barriers to entry and grow the game by bringing new and different audiences into our sport. One of our key strategies is to find new ways to grow participation, and padel is a fantastic example of that. It’s an innovative format of tennis that’s fun, sociable and easy to play. It can be played in groups of mixed ages and abilities due to it not being power dominant and so is ideal for friends and families. The popularity of Padel is growing in Great Britain, and with focus placed on increasing infrastructure, the LTA projected a total of 400 padel courts by 2023. There are currently two sites with Padel courts in Runnymede, but there is Padel growth potential for the area.
- The LTA is lobbying Government to provide funding for canopy covered courts, to provide weatherproof play on community accessible courts. It has identified Heathervale Recreation Ground as a potential site.

### 9.3.2 Local tennis clubs

A questionnaire survey was circulated to the LTA-affiliated clubs in Runnymede, Four responded.

***Cooper’s Hill Tennis Club:*** The club made the following comments:

- ‘LTA membership is far too expensive and the administrative requirements of LTA membership are too onerous and time consuming for a Committee of volunteers to manage. Also, we have not found the LTA very supportive in terms of providing grant funding to grass roots Clubs such as ourselves’.
- ‘We would love to be a 400 member Club but are some way from this at the moment. At present, membership is 284’.
- ‘Runnymede BC is introducing parking charges in the Coopers Hill Car Park where our members park - this will have negative consequences for our Club’.
- ‘At Coopers Hill, we are a friendly local grass roots Tennis Club who provide opportunities for play to a wide range of people. We try to keep our fees as low as possible to make our reach as wide as possible. We are ambitious in always wanting to improve our facilities for the benefit of the local community, but the cost of funding these renovations and improvements is huge’.

***St. George’s Weybridge Tennis Club:*** The club made the following comments:

- ‘We do not do socials, matches or leagues as we share the facility with St Georges College and Weybridge Tennis Academy so we are different to normal tennis clubs’.
- ‘As we are on a College campus we cannot really have too many members here due to safeguarding with the children in school time. Members cannot play here all day, we have allocated time slots for them’.

## 9.4 Tennis Court Demand

### 9.4.1 Introduction

This section summarises the demand for tennis in Runnymede and includes:

- National tennis demand patterns.
- LTA-affiliated clubs in Runnymede.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

### 9.4.2 National demand patterns

LTA data on national tennis playing demand patterns is instructive for interpreting activity patterns in Runnymede:

**Parks courts:** The importance of parks courts is emphasised by the following data:

- Over 1.7 million adults play tennis on a park court each year.
- 44% of people who play tennis each year do so in a park, compared with 20% that do so in a club setting.
- 3.4 million children aged 4 - 15 play tennis each year and more than one-third (35%) played on a park court.
- Key barriers to participating are finding, booking and accessing a court and finding someone to play with.

**Parks tennis:** The majority of participation in the UK takes place in a park environment

- The park environment is the most common place where new participants will start their tennis journey. For those that don't play, the majority of people who have expressed an interest in playing would see the park environment as their first option for play.
- Participation in parks is often less frequent and generally aligns with the seasonal participation peaks in the summer months. This trend is not helped by the lack of floodlit provision that currently exists in the park environment.
- Park players are generally more interested in recreational play and are less reliant on organised activity.
- Park players are most dissatisfied with the condition of the courts, the number of courts available and the journey from booking a court to the actual play. The LTA in partnership with the government are upgrading 4500 park courts to enable greater levels of participation within park environments.

- The LTA has successfully implemented technology that improves the customer journey to court. This involves the use of an access gate with key-pad entry which is connected to the Clubspark venue management system. When a booking is made an automated code is generated and sent to the customer, thus allowing access to the court during the allocated booking time. Where implemented, the system has been successful in increasing participation rates, whilst also generating income that helps to improve the financial sustainability of a venue.
- The LTA is looking to significantly increase the number of gate access systems that are installed national as part of the Digital Participation Pathway.
- Padel is still very early in development in parks, however the LTA is keen to see this development and see this as a natural offer alongside multi-sport and tennis provision.

**Club tennis:** The club environment is a very important sector for participation.

- Whilst the level of participation is higher in parks, the regularity of play generally increases in the club market.
- The club market has a higher focus on organised activity both via coaching and competition.
- There has an increase in the number of clubs that are looking to implement online booking systems and the gate access technology. This not only offers the ability to increase the amount of court usage at a venue but acts as a key marketing tool locally in the quest to attract more users to a venue initially and create a higher level of exposure locally.
- A clear environment for the further development of padel, working alongside existing tennis provision.

### 9.4.3 Runnymede Clubs

<i>Club</i>	<i>Site</i>	<i>Adult members</i>	<i>Junior members</i>
Cooper's Hill Tennis Club	Cooper's Hill Recreation Ground	380	170
Foxhills Tennis Club	Foxhills Country Club	1,288	390
Knowle Hill Tennis Club	KGV Playing Field, Virginia Water	154	130
St. George's Weybridge TC	St. George's College	28	2
Wentworth Tennis Club	Wentworth Drive	1,798	637
<b>TOTALS</b>	-	<b>3,628</b>	<b>1,329</b>

### 9.4.4 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. Based upon the results of the clubs' survey, there is no evidence of any displaced demand for tennis.

**9.4.5 Unmet demand**

Unmet demand takes a number of forms:

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

There is no evidence of unmet demand for outdoor tennis courts in Runnymede.

**9.4.6 Latent demand**

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of any latent demand for tennis in Runnymede.

**9.4.7 Future demand**

This has been assessed as follows:

- **Participation rates:** Sport England’s ‘Active Lives’ survey has recorded adult (16+) weekly participation rates for tennis at national level since 2015:

<i>Nov '15 - Nov '16</i>	<i>May '16 - May '17</i>	<i>Nov '16 - Nov '17</i>	<i>May '17 - May '18</i>	<i>Nov '17 - Nov '18</i>	<i>May '18 - May '19</i>	<i>Nov '18 - Nov '19</i>	<i>May '19 - May '20</i>	<i>Nov '19 - Nov '20</i>	<i>May '20 - May '21</i>	<i>Nov '20 - Nov '21</i>	<i>Nov '21 - Nov '22</i>	<i>% Change</i>
6.8%	7.0%	6.9%	6.6%	6.2%	6.0%	5.9%	6.0%	6.1%	5.8%	5.1%	6.0%	-0.8%

- **LTA national adult tennis participation rates:** The LTA’s participation data for 2022 shows and upward trend in participation rates for adult tennis (people aged 16 and over):
  - The number of adults reporting that they had played tennis during the year increased 43% compared to the previous year, rising from 3.3 million to 4.7 million from January through to December. This is the highest total recorded since 2017 and has continued the growth seen in 2018-19 which was interrupted during the pandemic.
  - In addition, more than two million adults play monthly, and this is the highest level recorded since the LTA started tracking this measure seven years ago.
  - This means that the LTA has achieved the targets set out in its five-year 2018-23 strategy for adult annual and monthly participation one year ahead of schedule.
  - Finally, children’s weekly participation in tennis has seen positive growth in the past year with over three and a half million children playing tennis with an extra 328,000 children playing tennis in schools.

<i>Frequency of play</i>	<i>Feb-Apr 2018</i>	<i>Feb-Apr 2019</i>	<i>Feb-Apr 2020</i>	<i>Feb-Apr 2021</i>	<i>Feb-Apr 2022</i>	<i>% Change</i>
Past year	7.29%	6.91%	7.77%	5.20%	8.11%	+0.81%
Past month	2.07%	2.23%	2.09%	1.18%	3.24%	+1.17%

- **LTA junior tennis participation rates:** The LTA’s participation data shows an upward trend in participation rates for junior tennis (people aged between 4 and 15):

<i>Apr 2020</i>	<i>Apr 2021</i>	<i>Apr 2022</i>	<i>% Change</i>
9%	11%	15%	+6%

- **Population growth:** Population projections to 2043 based upon ‘*The Runnymede Housing and Economic Development Needs Assessment*’ (2025) suggests that compared with 2021 there will be an additional 20,005 people in Runnymede by 2043. The total population of 108,084 will represent a 22.7% increase from the 2021 Census figure.

#### 9.4.8 Key findings on demand

The key findings on demand are as follows:

- There are five local clubs serving Runnymede.
- There is no evidence of any displaced or unmet demand.
- Future demand patterns are likely to be similar to current levels, based on participation trends but the population projections will create a requirement for 22.7% additional capacity by 2043.

### 9.5 Tennis Court Supply

#### 9.5.1 Introduction

This section summarises the detail of outdoor tennis court supply in Runnymede. The courts included in the analysis are defined as hard courts permanently laid out with regulation markings for tennis.

### 9.5.2 Courts with community use and used

<i>Site</i>	<i>Address</i>	<i>Floodlit courts</i>	<i>Non-floodlit courts</i>
Chertsey Recreation Ground	Guildford Road, Chertsey KT16 9LY	2 tarmac	-
Cooper's Hill Tennis Club	Cooper's Hill Lane, Egham TW20 0LB	2 artificial clay	4 tarmac 2 artificial grass
Egham Orbit	Vicarage Road, Egham TW20 8NL	2 tarmac	-
Foxhills LTC	Stonehill Road, Ottershaw KT16 0EL	3 artificial clay	4 acrylic 1 tarmac
Gogmore Farm Park	Curfew Bell Road, Chertsey KT16 9FG	-	1 tarmac
Heathvale Recreation Ground	Parkside, Addlestone KT15 3AN	-	3 tarmac
Knowle Hill Tennis Club	Crown Road, Virginia Water GU25 4HS	-	2 tarmac
Ottershaw Memorial Fields	Foxhills Road, Chertsey KT16 0NQ	-	2 tarmac
St. George's Weybridge LTC	Weybridge Road, Addlestone KT15 2QS	3 artificial clay	-
Surrey County Tennis Centre	Weybridge Road, Addlestone KT15 2QS		
Victory Park	Victory Park Road, Addlestone KT15 2AZ	-	3 tarmac
Wentworth Tennis Club	Wentworth Drive, Virginia Water GU25 4LS	6 artificial clay 3 acrylic 2 tarmac	-
<b>TOTALS</b>	-	<b>23 courts</b>	<b>22 courts</b>

### 9.5.3 Padel courts with community use

The following padel courts are available for community use:

<i>Site</i>	<i>Address</i>	<i>Floodlit courts</i>
Foxhills LTC	Stonehill Road, Ottershaw KT16 0EL	3
Wentworth Tennis Club	Wentworth Drive, Virginia Water GU25 4LS	2
<b>TOTALS</b>	-	<b>5</b>

### 9.5.4 Tennis courts with no community use

The following courts are not available for community use:

<i>Site</i>	<i>Address</i>	<i>Floodlit courts</i>	<i>Non-floodlit courts</i>
Chertsey High School	Chertsey Rd, Addlestone KT15 2EP	2 tarmac	-
Fullbrook School	Selsdon Road, Addlestone KT15 3HW	-	3 tarmac
Royal Holloway Sports Centre	Prune Hill, Egham TW20 0EX	4 tarmac	4 tarmac
St. George's College	Weybridge Road, Addlestone KT15 2QS	3 tarmac	4 tarmac
Salesian School	Guildford Road, Chertsey KT16 9LU	4 tarmac	-
Sir William Perkins School	Guildford Road, Chertsey KT16 9BN	3 tarmac	-
Strodes College	High Street, Egham TW20 9DR	-	2 tarmac
The American School	Coldharbour Lane, Egham TW20 8TE	-	4 tarmac
The Magna Carta School	Thorpe Road, Egham Hythe TW18 3HJ	-	3 tarmac
<b>TOTALS</b>	-	<b>16 courts</b>	<b>20 courts</b>

## 9.6 Quality

### 9.6.1 The criteria assessed for tennis courts

The quality of tennis courts was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were assessed were as follows:

- **The court:** Court surface, line markings and fitness for purpose.
- **Fencing:** Condition and appearance.
- **Disability access:** Provision for disabled access to the courts.
- **General access:** Parking, signage and proximity to public transport.
- **Lighting:** The quality, illumination levels and evenness of floodlights.

### 9.6.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to ‘very good’ (highlighted in green below), 4 to ‘good’ (also highlighted in green below), 3 to ‘average’ (highlighted in yellow below), 2 to ‘poor’ (highlighted in red below) and 1 to ‘very poor’ (also highlighted in red below).

### 9.6.3 Tennis court assessment

The ratings for tennis courts in Runnymede are shown in the table below.

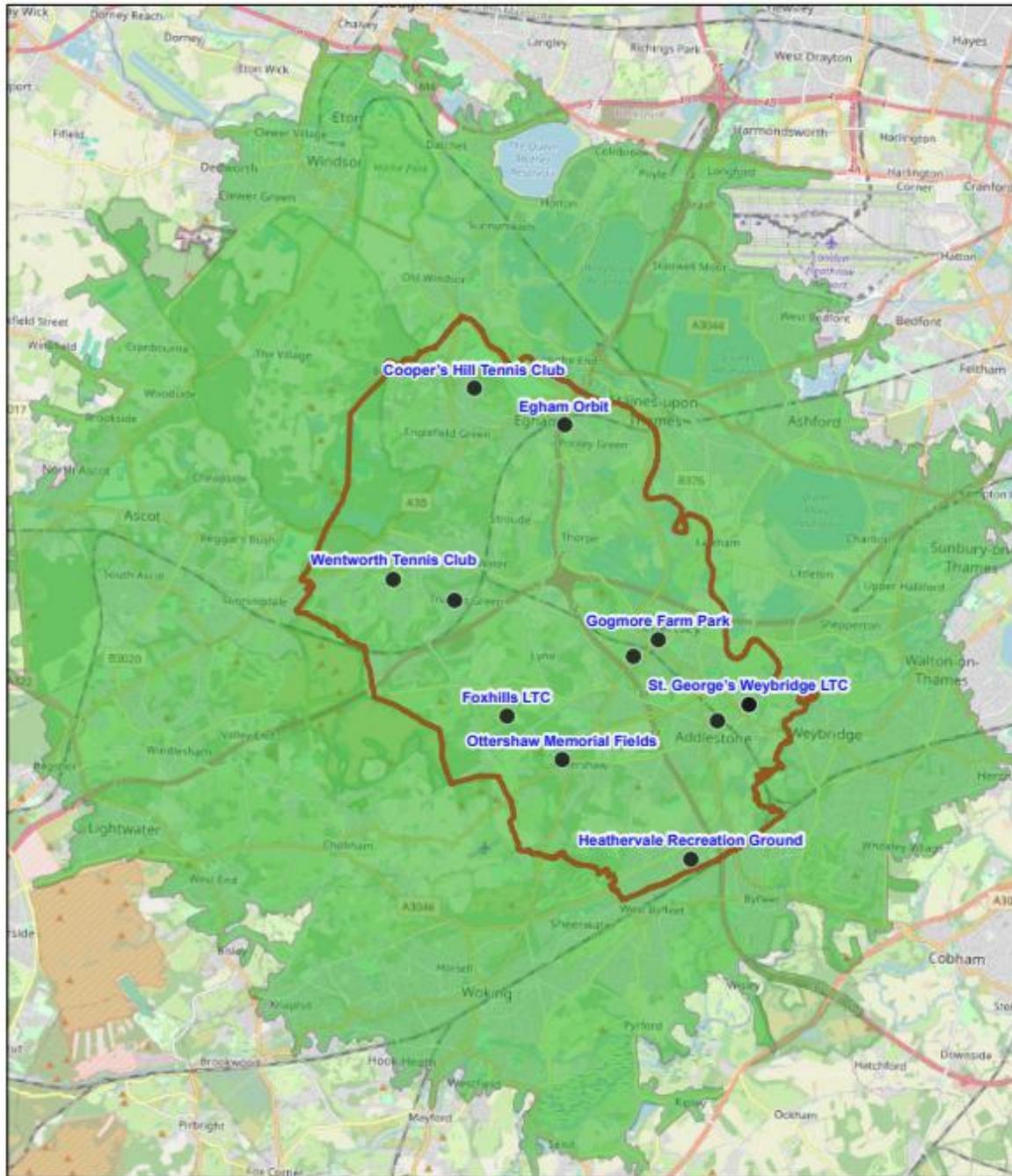
<i>Facility</i>	<i>Courts</i>	<i>Fencing</i>	<i>Disability</i>	<i>Changing</i>	<i>Lighting</i>
Chertsey Recreation Ground	Good	Good	Standard	-	Good
Cooper’s Hill Tennis Club	Good	Good	Standard	Standard	Good
Egham Orbit	Standard	Good	Good	Good	Good
Foxhills LTC	Good	Good	Good	Good	Good
Gogmore Farm Park	Good	Good	Good	-	-
Heathervale Recreation Ground	Good	Good	Standard	-	-
Knowle Hill Tennis Club	Good	Good	Standard	Standard	-
Ottershaw Memorial Fields	Good	Good	Standard	-	-
St. George’s Weybridge LTC	Good	Good	Good	Good	Good
Surrey County Tennis Centre	Good	Good	Good	Good	Good
Victory Park	Good	Good	Standard	-	-
Wentworth Tennis Club	Good	Good	Good	Good	Good

## 9.7 Accessibility

### 9.7.1 Tennis courts

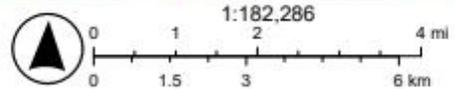
The LTA applies a 15 minute drivetime catchment to define accessibility. The map overleaf shows that the whole of Runnymede is within 15-minutes’ drivetime of a court.

## Runnymede lawn tennis courts - 15 minutes drive



2/25/2025

- Lawn Tennis 15mins
- 15.0 Minutes
- Runnymede District Boundary

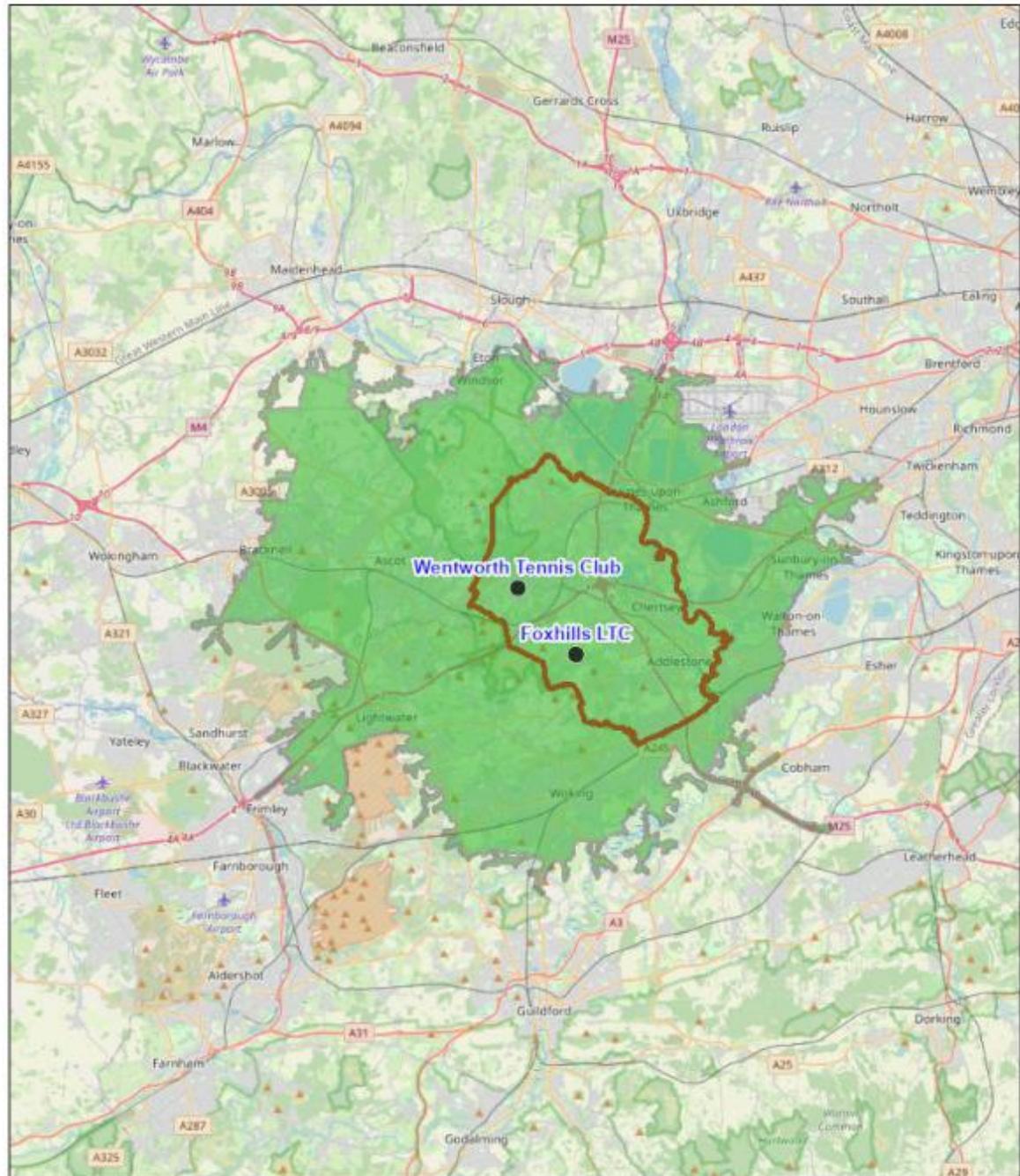


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## 9.7.2 Padel courts

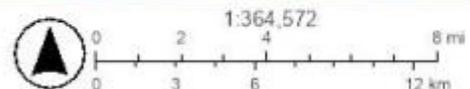
The LTA applies a 20 minute drivetime catchment to define accessibility. The map overleaf shows that the whole of Runnymede is within 15-minutes' drivetime of a padel court.

Runnymede padel tennis courts - 20 minutes drive



2/25/2025

- padel tennis 20mins
- 20.0 Minutes
- ▭ Runnymede District Boundary



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## 9.8 Availability

The table below identifies the basis of use and cost of tennis court usage in Runnymede:

<i>Facility</i>	<i>Basis of use</i>
Chertsey Recreation Ground	Mon-Sun 8am - 9pm Gate access bookings only. £5 per hour (£7 with lights) or £36 annual fee
Cooper's Hill Tennis Club	Mon-Sun 8am - 9.30pm Adult annual membership £248, juniors £98 Members only
Egham Orbit	Mon-Thurs 6am - 10pm, Fri 6am - 8pm, Sat-Sun 8am - 6pm 'Pay-and-play' £7.50 per hour
Foxhills LTC	Mon-Sun 8am - 10pm Members only
Gogmore Farm Park	Mon-Sun 8am - 8pm Gate access bookings only. £5 per hour or £36 annual fee
Heathervale Recreation Ground	Mon-Sun 8am - 8pm Gate access bookings only. £5 per hour or £36 annual fee
Knowle Hill Tennis Club	Mon-Sun 8.30am - 5pm Adult annual membership £79, juniors £27 Members only
Ottershaw Memorial Fields	Mon-Sun 8am - 8pm Gate access bookings only. £5 per hour or £36 annual fee
St. George's Weybridge LTC	Mon-Sun 8.30am - 10.30pm Adult annual membership £145, juniors £75 Court hire £10 per hour (£16 with lights) Members only
Surrey County Tennis Centre	Mon-Sun 8.30am - 10.30pm Adult annual membership £145, juniors £75 Court hire £10 per hour (£16 with lights) Members only
Victory Park	Mon-Sun 8am - 8pm Gate access bookings only. £5 per hour or £36 annual fee
Wentworth Tennis Club	Mon-Sun 8am - 10pm Members only

## 9.9 Key findings on supply

The key findings are as follows:

- **Expressed demand:** There are five local clubs serving Runnymede, collectively accommodating 4,957 members, plus 12 bookable courts with gate access.
- **Unmet demand:** There is no evidence of any displaced or unmet demand.
- **Future demand:** Future demand patterns are likely to be similar to current levels, based on participation trends and population projections.

- **Court supply:** There are 45 tennis courts with community use and used in the district, 23 of which are floodlit. However, only two of the 12 public courts are floodlit, which limits year-round usage. In addition, there are a further 36 courts on education sites (16 floodlit) with no community use.
- **Court quality:** Following £250,000 investment in court surfaces at public courts in the borough, the quality of most aspects of most sites is at least ‘standard’.
- **Additional Padel court provision:** Six Padel courts will be provided at Egham Orbit Leisure Centre, subject to planning consent.

## 9.10 The balance between tennis court supply and demand

Four criteria have been assessed to evaluate the balance between tennis court supply and demand in Runnymede:

- **Quantity:** Are there enough courts with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the courts fit for purpose for the users now and in the future?
- **Accessibility:** Are the courts in the right physical location for the users now and in the future?
- **Availability:** Are the courts available for those who want to use them now and in the future?

## 9.11 Quantity

### 9.11.1 Tennis current needs

The LTA calculates the capacity of tennis courts in relation to ‘Estimated Membership Capacity’. This is applied to club courts, on the basis that:

- A floodlit outdoor court has a capacity of 60 members.
- A non-floodlit outdoor court has a capacity of 40 members.

The results of applying this to courts in Runnymede is tabulated below. The analysis shows that:

- Four sites are operating at over capacity.
- The two sites with the largest deficits are both country clubs where members have a range of facilities options and not all of them play tennis, thereby reducing the headline demand levels.

<i>Facility</i>	<i>No. courts</i>	<i>Capacity</i>	<i>No. members</i>	<i>Balance</i>
Cooper's Hill Tennis Club	8	240	550	-310
Foxhills Tennis Club	8	380	1,678	-1,298
Knowle Hill Tennis Club	2	80	284	-204
St. George's Weybridge TC	3	180	30	+150
Wentworth Tennis Club	11	660	2,435	-1,775
<b>TOTALS</b>	<b>32</b>	<b>1,540</b>	<b>4,977</b>	<b>-3,437</b>

### 9.11.2 Tennis future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the population projections will create a requirement for 22.7% additional capacity by 2043. This is equivalent to ten extra courts.

### 9.11.3 Padel current needs

The LTA calculates the need for padel courts as follows:

<i>Population</i>	<i>Tennis demand (20% of population)</i>	<i>Padel market penetration @ 8%</i>	<i>Courts needed to meet demand</i>
88,100	17,620	1,410	7

Because all the current padel courts in the borough are at private members clubs, the LTA does not recognise them as 'community accessible' and therefore there is a deficit of 7 courts at present.

### 9.11.4 Padel future needs

Future demand can be calculated on the same basis:

<i>Population</i>	<i>Tennis demand (20% of population)</i>	<i>Padel market penetration @ 8%</i>	<i>Courts needed to meet demand</i>
108,084	21,617	1,729	9

There is a future deficit of an additional nine courts.

## 9.12 Quality

### 9.12.1 Current quality

The quality of most aspects of most courts is at least 'standard'.

### 9.12.2 Future quality

All court providers will need to continue to invest in maintaining and improving their facilities, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

## **9.13 Accessibility**

### **9.13.1 Current accessibility**

The whole of Runnymede is within 15-minutes' drivetime of a tennis court and within 20 minutes' drive of a padel court.

### **9.13.2 Future accessibility**

Providing locally accessible outdoor tennis courts as part of the housing developments would be consistent with meeting health and well-being objectives in the new developments.

## **9.14 Availability**

### **9.14.1 Current availability**

11 parks courts are available for casual use. All other courts are for club members only. Because all the current padel courts in the borough are at private members clubs, the LTA does not recognise them as 'community accessible'

### **9.14.2 Future availability**

Provision should be made for 'pay and play' access to all new courts.

## **9.15 The options for securing additional tennis court capacity**

The options for securing existing and additional tennis court capacity to meet current and future needs are as follows:

### **9.15.1 Protect**

Protecting existing tennis courts through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### **9.15.2 Provide**

There is a need to provide ten additional tennis courts and nine padel courts under population growth projections and there is a case for making locally-accessible provision in any major new housing developments.

### **9.15.3 Enhance**

Enhancing existing tennis court capacity by:

- Ensuring that the courts and ancillary facilities receive regular maintenance and improvements, funded by developer contributions where appropriate.

- Considering the addition of floodlights at appropriate sites, particularly in conjunction with netball developments at shared use sites.

## 9.16 Action Plan

### 9.16.1 Introduction

The tables below set out the action plan for tennis courts to guide the implementation of the strategy. The capital cost estimates are based upon Sport England's 'Facility Costs - Second Quarter of 2024' (2024).

### 9.16.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing tennis courts.	Include a policy in the Local Plan to protect all existing tennis courts.	RBC	-	-	High
Funding for future tennis court needs.	Ensure that S106 contributions are collected from developers.	RBC	-	-	High

### 9.16.3 Site-specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Chertsey Recn. Ground	No current issues	No action	-	-	-	-
Cooper's Hill Tennis Club	No current issues	No action	-	-	-	-
Egham Orbit	<ul style="list-style-type: none"> <li>• Standard quality courts</li> <li>• Proposed provision of padel courts</li> </ul>	<ul style="list-style-type: none"> <li>• Resurface courts</li> <li>• Provide padel courts</li> </ul>	Achieve Lifestyle	-	£10,000 for resurfacing £50,000 per padel court	High
Foxhills LTC	No current issues	No action	-	-	-	-
Gogmore Farm Park	Floodlight courts to extend use	Install LED floodlights	RBC	LTA	£20,000	High
Heathervale Recreation Ground	Floodlight courts to extend use	Install LED floodlights	RBC	LTA	£20,000	High
Knowle Hill Tennis Club	No current issues	No action	-	-	-	-
Ottershaw Memorial Fields	<ul style="list-style-type: none"> <li>• Floodlight courts to extend use</li> <li>• Proposed provision of padel courts</li> </ul>	<ul style="list-style-type: none"> <li>• Install LED floodlights</li> <li>• Provide padel courts</li> </ul>	RBC	LTA Commercial provider	£20,000 for lights £50,000 per padel court	High
St. George's Weybridge LTC	No current issues	No action	-	-	-	-
Surrey County Tennis Centre	No current issues	No action	-	-	-	-
Victory Park	Floodlight courts to extend use	Install LED floodlights	RBC	LTA	£20,000	High
Wentworth Tennis Club	No current issues	No action	-	-	-	-

## 10 BOWLS GREEN NEEDS

### 10.1 Organisational context

- **Bowls England:** Bowls England is the governing body of the sport and supports the development of the game in Runnymede.
- **Affiliated Clubs:** There are five Bowls England-affiliated clubs in Runnymede.

### 10.2 Strategic context

#### 10.2.1 Bowls England Strategic Plan

Bowls England's strategic plan '*Fit for the Future: Bowls England Strategy 2021 - 2026*' (2021) contains the following material of relevance:

**Target:** To target is to create a million more 'bowls experiences' by 2026.

**Mission:** The mission is 'to promote and develop the sport of bowls across England so it enriches the lives of its participants, connects communities and is in good health for future generations'.

**Making bowls accessible:** The actions include:

- 'Developing and marketing new, introductory forms of the game to service identified target markets of new bowlers'.
- 'Modernising our digital platforms and experiences so new bowlers can easily locate opportunities to get involved in our sport'.
- 'Working with clubs and facility owners to break down barriers and ensure every new bowler's first time is uncomplicated and compelling'.
- 'Developing and implementing a Diversity and Inclusion Strategy to ensure our sport is more representative of society'.
- 'Building new partnerships with like-minded organisations to engage groups of people from outside our sport'.

**Support our communities:** The actions include:

- 'Delivering and expanding our range of club services to support club management teams, increase their capability and empower them to thrive'.
- 'Working at a local and national level to arrest the decline in facilities to ensure places to play bowls are accessible, inclusive and sustainable'.

#### 10.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

### ***Elmbridge***

The *‘Elmbridge Playing Pitch Strategy’* (2023) concluded that ‘there is no evidence of a shortfall in current provision for outdoor bowls. Spare capacity at the existing bowls facilities will be able to accommodate all additional future demand, based upon falling participation rates and 12.3% population growth by 2037. However, given the relatively low membership figures, there is some concern that not all clubs will remain sustainable in the future’.

### ***Spelthorne***

There is no current strategic assessment of bowls needs in the borough, although an open spaces assessment in 2005 examined collective outdoor sports provision and concluded that ‘Spelthorne is currently well provided for in terms of the space it has containing outdoor sports facilities’.

### ***Surrey Heath***

The *‘Surrey Heath Playing Pitch Strategy and Action Plan’* (2023) does not include an assessment of bowls needs in the borough.

### ***Woking***

The *‘Woking Playing Pitch and Outdoor Sports Facilities Strategy’* (2016) concluded that ‘there are seven bowls greens in the borough. All current demand for bowls in the borough can be met by existing provision. All future demand for bowls in the borough can be met by spare capacity at existing sites’.

### ***Windsor and Maidenhead***

The *‘Royal Borough of Windsor and Maidenhead Playing Pitch Strategy’* (2024) concluded that ‘whilst there are clearly some pressures on the greens, no clubs report any capacity issues, suggesting that supply is considered sufficient to meet demand, although it is also clear that each green requires protection’.

## **10.3 Stakeholder consultation**

### **10.3.1 Bowls England**

Consultation with Bowls England highlighted the following issues:

- ***Club membership:*** Whilst most of the clubs in Runnymede are small, all have experienced recent membership increases.
- ***Spare capacity:*** All clubs have the capacity to accommodate additional players.
- ***Facility quality:*** There are concerns about the quality of greens maintenance at the council-owned sites.
- ***Maintenance:*** The greens at sites leased from the council are maintained by the Council. Elsewhere, clubs hire commercial contractors.

### **10.3.3 Addlestone Victory Park Bowls Club**

The club commented that:

- ‘We offer a session for adults with Learning Difficulties every Wednesday - in association with The Clubhouse Project’.
- ‘We are planning to become a Community Interest Company and to broaden the range of sports offered to include pétanque and possibly mini-golf’.

#### 10.3.4 Chertsey Bowls Club

The club commented that:

- ‘This is currently in the early stages but an agreement has been made between White Lodge and the club regarding two youth sessions and a mid-week session as a start to our 2025 Outreach programme. This programme will be funded by community funding’.
- ‘Our wish is that Runnymede BC review the maintenance schedule and increase its effectiveness on the green. This would then improve the facilities at the club and allow us to market this club as a premium club. This will then increase our club membership’.
- ‘The green is opened as directed by Runnymede BC, currently the last Friday in April to last Friday in September (this could easily be extended to allow more bowling time). The green is closed for maintenance on Monday, Wednesday and Friday mornings until 1pm. Otherwise the green is open during daylight hours and weather permitting’.
- ‘This year as a club, we have spent a tremendous amount of volunteer time improving the inside and outside facilities at the club. We have recently been very active in fund raising for the club to a good level of success. This year the money raised is earmarked to start up our outreach programme for disability groups and schools. We have also earmarked money to improve the club's environment. Ultimately a bowling club is only as good as its green. We feel that as a club we are being proactive in making improvements, however this is restricted by the current level of maintenance of the bowling green by Runnymede BC’.

#### 10.3.5 Ottershaw Bowls Club

The club commented that the perimeter boards require replacing and the edges of the green need levelling. ‘Our bowls club is a vital and long standing part of our community’.

### 10.4 **Bowls Green Demand**

#### 10.4.1 Introduction

This section summarises the demand for bowls in Runnymede and includes:

- Expressed demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

## 10.4.2 Expressed demand

<i>Club</i>	<i>Home Ground(s)</i>	<i>Adult male</i>	<i>Adult female</i>	<i>Junior male</i>	<i>Junior female</i>	<i>Total members</i>
Addlestone Victory Park BC	Victory Park	50	50	15	15	130
Chertsey Bowls Club	Chertsey Recreation Ground	34	15	1	1	41
Egham Bowls Club	Egham Bowls Club	44	37	0	0	81
Heathervale Bowls Club	Heathervale Recreation Ground	23	9	2	1	35
Ottershaw Bowls Club	Ottershaw Mem. Playing Field	20	14	0	1	35
<b>TOTALS</b>	-	<b>171</b>	<b>125</b>	<b>18</b>	<b>18</b>	<b>332</b>

## 10.4.3 Displaced demand

Displaced demand is play from within the study area which takes place outside the area, or vice versa. Based upon the clubs' survey, there is no evidence of any displaced demand for bowls.

## 10.4.4 Unmet demand

Unmet demand takes a number of forms:

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

There is no evidence of unmet demand for outdoor bowls greens in Runnymede.

## 10.4.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. There is no evidence of latent demand for bowls in Runnymede at present with no clubs operating waiting lists.

## 10.4.6 Future demand

This has been assessed as follows:

- **Participation rates:** Sport England's 'Active Lives' survey has recorded adult (16+) weekly participation rates for bowls at national level since 2015:

<i>Nov '15 - Nov '16</i>	<i>May '16 - May '17</i>	<i>Nov '16 - Nov '17</i>	<i>May '17 - May '18</i>	<i>Nov '17 - Nov '18</i>	<i>May '18 - May '19</i>	<i>Nov '18 - Nov '19</i>	<i>May '19 - May '20</i>	<i>Nov '19 - Nov '20</i>	<i>May '20 - May '21</i>	<i>Nov '20 - Nov '21</i>	<i>Nov '21 - Nov '22</i>	<i>% Change</i>
0.8%	0.8%	0.8%	0.8%	0.7%	0.7%	0.5%	0.5%	0.4%	0.2%	0.4%	0.6%	-0.2%

- **Population growth:** Population projections to 2043 based upon 'The Runnymede Housing and Economic Development Needs Assessment' (2025) suggests that compared with 2021 there will be an additional 20,005 people in Runnymede by 2043. The total population of 108,084 will represent a 22.7% increase from the 2021 Census figure.

### 10.4.7 Key findings on demand

The key findings on demand are as follows:

- There are five local clubs serving Runnymede.
- There is no evidence of any displaced or unmet demand.
- Future demand patterns are likely to be similar to current levels, based on a balance between participation trends and population projections.

### 10.5 Bowls Green Supply

This section summarises the detail of bowls green supply in Runnymede. The greens included in the analysis are defined as grassed permanently laid out greens.

<i>Site</i>	<i>Address</i>
Chertsey Recreation Ground	Guildford Road, Chertsey KT16 9LY
Egham Bowls Club	Manorcroft Road, Egham TW20 9LX
Heathervale Recreation Ground	Parkside, Addlestone KT15 3AN
Ottershaw Memorial Playing Fields	Foxhills Road, Chertsey KT16 0NQ
Victory Park	Victory Park Road, Addlestone KT15 2AZ

### 10.6 Quality

The quality of bowls greens was assessed by a non-technical visual inspection during a site visit to all facilities during the playing season. The criteria that were assessed were as follows:

- **The green:** The quality of the grass, flatness and regulation ditches.
- **Changing facilities:** The capacity, condition and fitness for purpose.
- **Disability access:** The extent of full disabled access to the facility, including the provision of access ramps, dedicated changing, toilets and car parking.
- **General access:** Parking, signage and proximity to public transport.

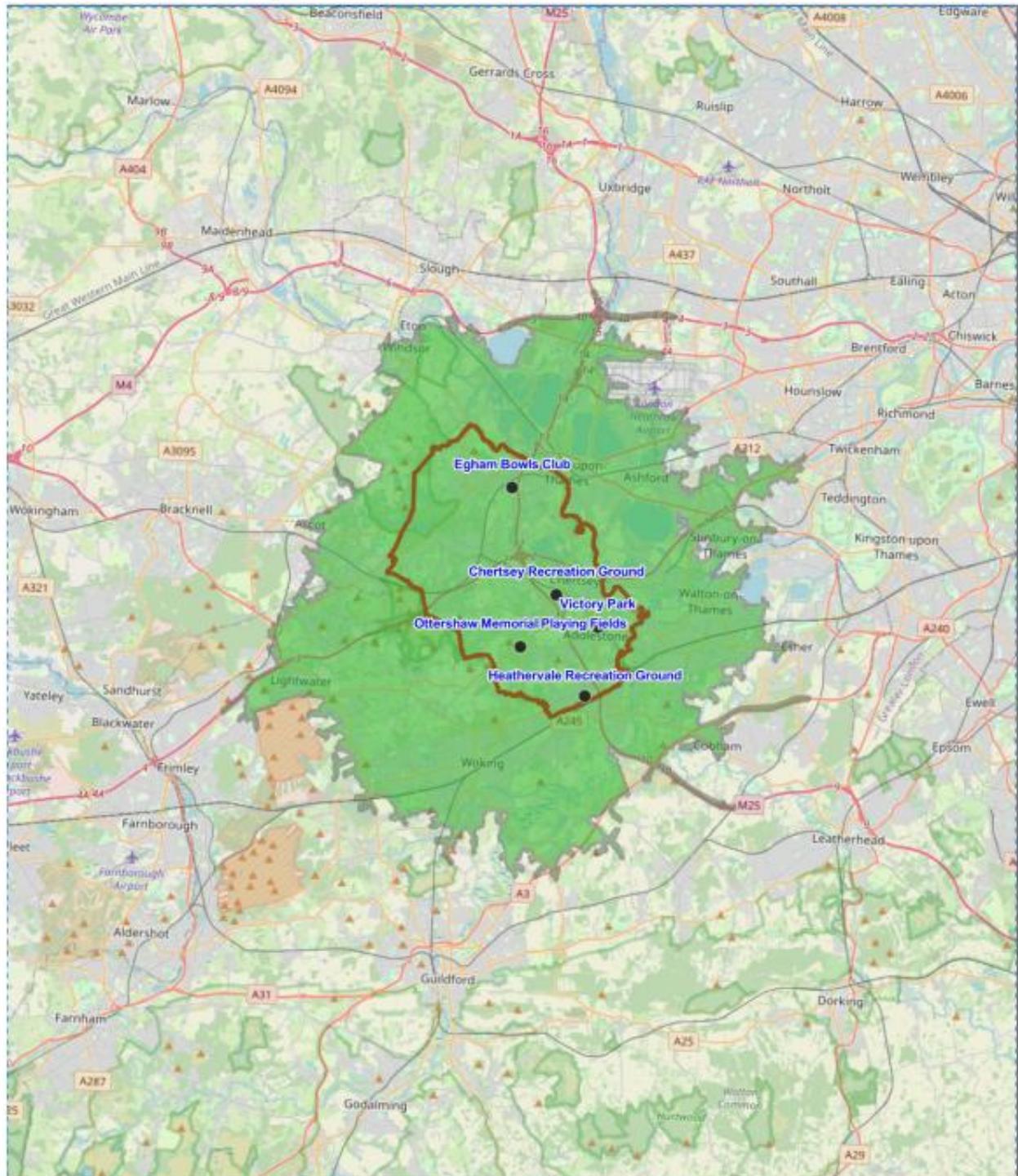
The ratings for bowls in Runnymede are shown in the table below.

<i>Site</i>	<i>Green</i>	<i>Pavilion</i>	<i>Disabled</i>	<i>General</i>
Chertsey Recreation Ground	Poor	Standard	Standard	Standard
Egham Bowls Club	Good	Good	Good	Good
Heathervale Recreation Ground	Standard	Good	Good	Good
Ottershaw Memorial Playing Fields	Standard	Good	Good	Good
Victory Park	Good	Standard	Poor	Standard

### 10.7 Accessibility

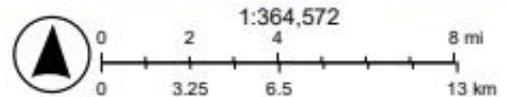
Bowls England applies a 15 minute drivetime catchment to define accessibility. The map below shows that most of Runnymede is within 15-minutes' drivetime of a green.

## Runnymede bowls clubs - 15 minutes drive



2/25/2025

- bowls 15mins
- 15.0 Minutes
- ▭ Runnymede District Boundary



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## 10.8 Availability

The table below identifies the basis of use of bowls greens in Runnymede:

<i>Facility</i>	<i>Basis of use</i>
Addlestone Victory Park BC	Membership £100 per annum Junior membership £25 per annum
Chertsey Bowls Club	Membership £150 per annum Concessions membership £75 per annum
Egham Bowls Club	Membership £140 per annum Junior membership £60 per annum
Heathervale Bowls Club	Membership only
Ottershaw Bowls Club	Membership only

## 10.9 Key findings

The key findings are as follows:

- **Participation rates:** General participation rates in sport and physical activity are high in Runnymede and this is reflected in buoyant levels of bowls activity in the borough. Increasing club memberships locally runs counter to national declines in bowls participation.
- **Unmet/latent demand:** There is no discernible unmet or latent demand, which corroborates the views of local clubs that they have significant spare capacity to accommodate additional members.
- **Facilities quality:** The quality of the green is ‘poor’ at Chertsey Recreation Ground and there are some issues over the poor quality of disabled access to the facilities at Ottershaw Memorial Playing Fields and Victory Park.

## 10.10 The balance between bowls green supply and demand

Four criteria have been assessed to evaluate the balance between bowls green supply and demand in Runnymede:

- **Quantity:** Are there enough greens with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the greens fit for purpose for the users now and in the future?
- **Accessibility:** Are the greens in the right physical location for the users now and in the future?
- **Availability:** Are the greens available for those who want to use them now and in the future?

## **10.11 Quantity**

### **10.11.1 Current needs**

There is no evidence of a shortfall in current provision for outdoor bowls, based upon the following evaluation:

- **Used capacity:** Local clubs have indicated that there is significant spare capacity.
- **Satisfied demand:** There is no evidence of unmet demand in the study area.
- **Changes in supply:** There are no known current planned changes to bowls green supply.

### **10.11.2 Future needs**

Future demand patterns are likely to be similar to current levels, based on participation trends but the population projections will create 22.7% additional demand by 2043. Spare capacity at the existing bowls facilities will be able to accommodate all additional future demand, based upon existing spare capacity.

## **10.12 Quality**

### **10.12.1 Current quality**

The quality of most aspects of most sites is at least ‘standard’, although the green at Chertsey Recreation Ground is ‘poor’ quality. Disability access is poor at Victory Park.

### **10.12.2 Future quality**

All bowls facility providers will need to continue to invest in maintaining and improving their facilities, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

## **10.13 Accessibility**

### **10.13.1 Current accessibility**

All of the population is within 15-minutes’ drive of the nearest bowls green.

### **10.13.2 Future accessibility**

It is reasonable to assume that the current geographical coverage will be maintained in the future.

## **10.14 Availability**

### **10.14.1 Current availability**

Most greens are available to members only, but subscription fees are set at rates that are not likely to exclude any potential users.

## 10.14.2 Future availability

It is reasonable to assume that similar access arrangements will be offered in the future.

## 10.15 The options for securing bowls green capacity

The options for securing existing bowls green capacity to meet current and future needs are as follows:

### 10.15.1 Protect

Protecting existing bowls greens through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### 10.15.2 Provide

There is no need to provide additional facilities based on current and projected future demand.

### 10.15.3 Enhance

Enhancing existing bowls green capacity by:

- Addressing the issues at the site where features are rated as ‘poor’.
- Ensuring that the greens and ancillary facilities receive regular maintenance and improvements.

## 10.16 Action Plan

### 10.16.4 Introduction

The tables below set out the action plan for bowls greens to guide the implementation of the strategy. The capital cost estimates are based upon Sport England’s *Facility Costs - Second Quarter of 2024* (2024).

### 10.16.5 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing bowls greens	Include a policy in the Local Plan to protect all existing bowls greens.	RBC	-	-	High

### 10.16.6 Site-specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Chertsey Recn. Ground	Poor quality green	Improve green quality	Chertsey BC		£5,000	High
Egham Bowls Club	No current issues	No action	-	-	-	-
Heathervale Recn Grd.	No current issues	No action	-	-	-	-
Ottershaw Memorial Playing Fields	Perimeter boards need replacing	Replace perimeter boards	Ottershaw BC	RBC	£7,500	Medium
Victory Park	Poor disability access	Provide hard path from the access point	RBC	-	£1,500	Medium

## 11 NETBALL COURT NEEDS

### 11.1 Organisational context

- **England Netball:** England Netball is the governing body of the sport and supports the development of the game in Runnymede.
- **Netball leagues:** There is a netball league and three netball clubs in the study area.

### 11.2 Strategic context

#### 11.2.1 England Netball's strategy

England Netball's '*Adventure Strategy 2021 - 2031*' (2021) contains the following relevant material:

A Game for Life: This 'destination' has the following targets:

- A 50% increase in the number of women playing netball across all life stages.
- A year-on-year increase in the diversity of the netball playing population, with an ambition to reflect the diversity of the nation.
- A countrywide accessible offer for men and boys.
- 90% of all schools delivering a quality netball experience.
- A clear and connected offer of choice for every community, with world class experiences in clubs and leagues at the heart of community netball.
- A place to play within easy travel of every household.

#### 11.2.2 Neighbouring local authorities

Outdoor sports facilities strategies in neighbouring districts identify cross-boundary issues:

##### ***Elmbridge***

The '*Elmbridge Playing Pitch Strategy*' (2023) concluded that 'there is clear evidence of unmet demand for outdoor netball courts in Elmbridge at present, with a large waiting list at Thames Ditton Junior Netball Club and four of the seven clubs using facilities outside the borough. The higher population projections will create a requirement for 12.3% additional capacity by 2037'.

##### ***Spelthorne***

The '*Spelthorne Playing Pitch Strategy*' (2019) does not include an assessment of netball needs in the borough.

##### ***Surrey Heath***

The '*Surrey Heath Playing Pitch Strategy and Action Plan*' (2023) does not include an assessment of netball needs in the borough.

## ***Woking***

The *Woking Playing Pitch and Outdoor Sports Facilities Strategy* (2016) does not include an assessment of netball needs in the borough.

## ***Windsor and Maidenhead***

The *Royal Borough of Windsor and Maidenhead Playing Pitch Strategy* (2024) concluded that ‘not all activity is being adequately met, leading to levels of unmet, latent and exported demand. In order to alleviate such issues, focus should be placed on improving the supply (quality and accessibility) of courts at central venues’.

## **11.3 Stakeholder consultation**

### **11.3.1 England Netball**

Consultation with the England Netball highlighted the following issues:

- England Netball promotes a range of netball development programmes including:
  - Bee Netball - a friendly, high-energy version of the game, designed to give children aged 5 - 9 a fun introduction to the game.
  - Walking Netball - this is netball, but at a walking pace where the rules are slightly tweaked. Usually held indoors, there are over 200 programmes running across the country all year round.
  - Back to Netball - over 150,000 participants have taken part in ‘Back to Netball’. The 10-week programme reintroduces former players to netball in a supportive way.
- The Chertsey Netball League is a friendly league that plays two evenings per week on the two floodlit courts at Chertsey Recreation Ground.
- The Elmbridge and Runnymede Primary Schools Sports Association runs four netball leagues for pupils in years 5 and 6 that involve a total of 16 schools, six of which are from Runnymede.
- There is currently no Walking Netball in Runnymede.
- At suitable locations like Egham Orbit where ‘3G’ football turf pitches are proposed for installation and tarmac-laying contractors are on site, opportunities should be explored to achieve economies of scale in providing tarmacadam netball courts at the same time.

### **11.3.2 Carlton Netball Club**

The club started in 1993 with only eight players but has since and currently has two teams and qualified umpires.

### **11.3.3 Seymour’s Netball Club**

The club was founded in 2017 and currently fields four adult teams in the Surrey leagues.

### 11.3.4 Royal Holloway Netball Club

The club has six adult teams that play in the British Universities and London Universities leagues.

## 11.4 Netball Court Demand

### 11.4.1 Introduction

This section summarises the demand for netball in Runnymede and includes:

- Expressed demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

### 11.4.2 Expressed demand

Netball teams in Runnymede and the outdoor courts where they play are as follows. Courts outside the borough are shown in italics:

<b><i>Club</i></b>	<b><i>Home courts</i></b>	<b><i>No. teams</i></b>
Carlton Netball Club	Chertsey Recreation Ground (matches) <i>Matthew Arnold School, Staines (training)</i>	2 adult
Seymour's Netball Club	Chertsey Recreation Ground (matches) Sir William Perkins School (training)	4 adult
Royal Holloway University Netball Club	Royal Holloway University Sports Centre	6 adult

### 11.4.3 Displaced demand

Displaced demand relates to play by teams from within the study area which takes place outside of the area, or vice versa. One local club has to use courts outside the borough for training purposes.

### 11.4.4 Unmet demand

Unmet demand takes a number of forms:

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

Two local clubs have to use courts outside the borough for training purposes, due to a lack of local court capacity.

### 11.4.5 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that may be generated from the current population should they have access to more or better provision. The lack of local provision for junior netball in the borough (beyond school years five and six) suggests that there is some latent demand locally.

### 11.4.6 Future demand

This has been assessed as follows:

- **Participation rates:** Sport England’s ‘Active Lives’ survey has recorded adult (16+) weekly participation rates for netball at national level since 2015. This shows a slight fall in the period, although local affiliation numbers rose by 40% between 2019 and 2022:

<i>Nov 2015- Nov 2016</i>	<i>Nov 2016- Nov 2017</i>	<i>Nov 2017- Nov 2018</i>	<i>Nov 2018- Nov 2019</i>	<i>Nov 2019- Nov 2020</i>	<i>Nov 2020- Nov 2021</i>	<i>Nov 2021- Nov 2022</i>	<i>Nov 2022- Nov 2023</i>	<i>% Change</i>
0.7%	0.6%	0.6%	0.7%	0.4%	0.3%	0.6%	0.6%	-0.1%

- **Population growth:** Population projections to 2043 based upon ‘*The Runnymede Housing and Economic Development Needs Assessment*’ (2025) suggests that compared with 2021 there will be an additional 20,005 people in Runnymede by 2043. The total population of 108,084 will represent a 22.7% increase from the 2021 Census figure.

### 11.4.7 Key findings on demand

The key findings on demand are as follows:

- There are three local clubs serving Runnymede, collectively comprising 12 teams.
- There is some evidence of displaced. unmet and latent demand.
- Future demand patterns are likely to be similar to current levels, based on participation trends and population projections.

## 11.5 Netball Court Supply

### 11.5.1 Introduction

This section summarises the detail of netball court supply in Runnymede. The courts included in the analysis are defined as hard courts permanently laid out with regulation markings for netball. This includes multi-use games areas also marked for other sports, in particular tennis, that are therefore not exclusively used for netball.

### 11.5.2 Courts with community use and used

<i>Site</i>	<i>Address</i>	<i>Floodlit courts</i>	<i>Non-floodlit courts</i>
Chertsey Recreation Ground	Guildford Road, Chertsey KT16 9LY	2	-
Royal Holloway Sports Centre	Prune Hill, Egham TW20 0EX	4	4
<b>TOTALS</b>	-	<b>6</b>	<b>4</b>

### 11.5.3 Courts with community use but unused

<i>Site</i>	<i>Address</i>	<i>Floodlit courts</i>	<i>Non-floodlit courts</i>
Egham Orbit	Vicarage Road, Egham TW20 8NL	2	-
<b>TOTALS</b>	-	<b>2</b>	<b>0</b>

### 11.5.4 Courts with no community use

<i>Site</i>	<i>Address</i>	<i>Floodlit courts</i>	<i>Non-floodlit courts</i>
St Ann's Primary School	Free Prae Road, Chertsey KT16 8ET	-	1
Chertsey High School	Chertsey Rd, Addlestone KT15 2EP	2	-
Fullbrook School	Selsdon Road, Addlestone KT15 3HW	-	3
Holy Family Primary School	Ongar Hill, Addlestone KT15 1BP	-	1
Hythe Primary School	Thorpe Road, Egham Hythe TW18 3HD	-	1
At. Ann's Heath Junior School	Sandhills Lane, Virginia Water GU25 4DS	-	1
St. Cuthbert's Primary School	Corby Drive, Englefield Green TW20 0RY	-	1
St. George's College	Weybridge Road, Addlestone KT15 2QS	3	2
St. Jude's Primary School	Bagshot Road, Englefield Green TW20 0RU	-	1
Salesian School	Guildford Road, Chertsey KT16 9LU	4	-
Sayes Court Primary School	Sayes Court Farm Drive, Addlestone KT15 1NB	-	1
Sir William Perkins School	Guildford Road, Chertsey KT16 9BN	3	-
Strodes College	High Street, Egham TW20 9DR	-	2
The American School	Coldharbour Lane, Egham TW20 8TE	-	4
The Magna Carta School	Thorpe Road, Egham Hythe TW18 3HJ	-	3
Thorpe Lea Primary School	Huntingfield Way, Thorpe Lea TW20 8DY	-	1
<b>TOTALS</b>	-	<b>12</b>	<b>22</b>

## 11.6 Quality

### 11.6.1 The criteria assessed for netball courts

The quality of outdoor netball courts was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were assessed were as follows:

- **The court:** Court surface, line markings and fitness for purpose.
- **Fencing:** Condition and appearance.
- **Disability access:** Provision for disabled access to the courts.

- **General access:** Parking, signage and proximity to public transport.
- **Lighting:** The quality, illumination levels and evenness of floodlights.

### 11.6.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to ‘very good’, 4 to ‘good’, 3 to ‘average’, 2 to ‘poor’ and 1 to ‘very poor’.

### 11.6.3 Netball court assessment

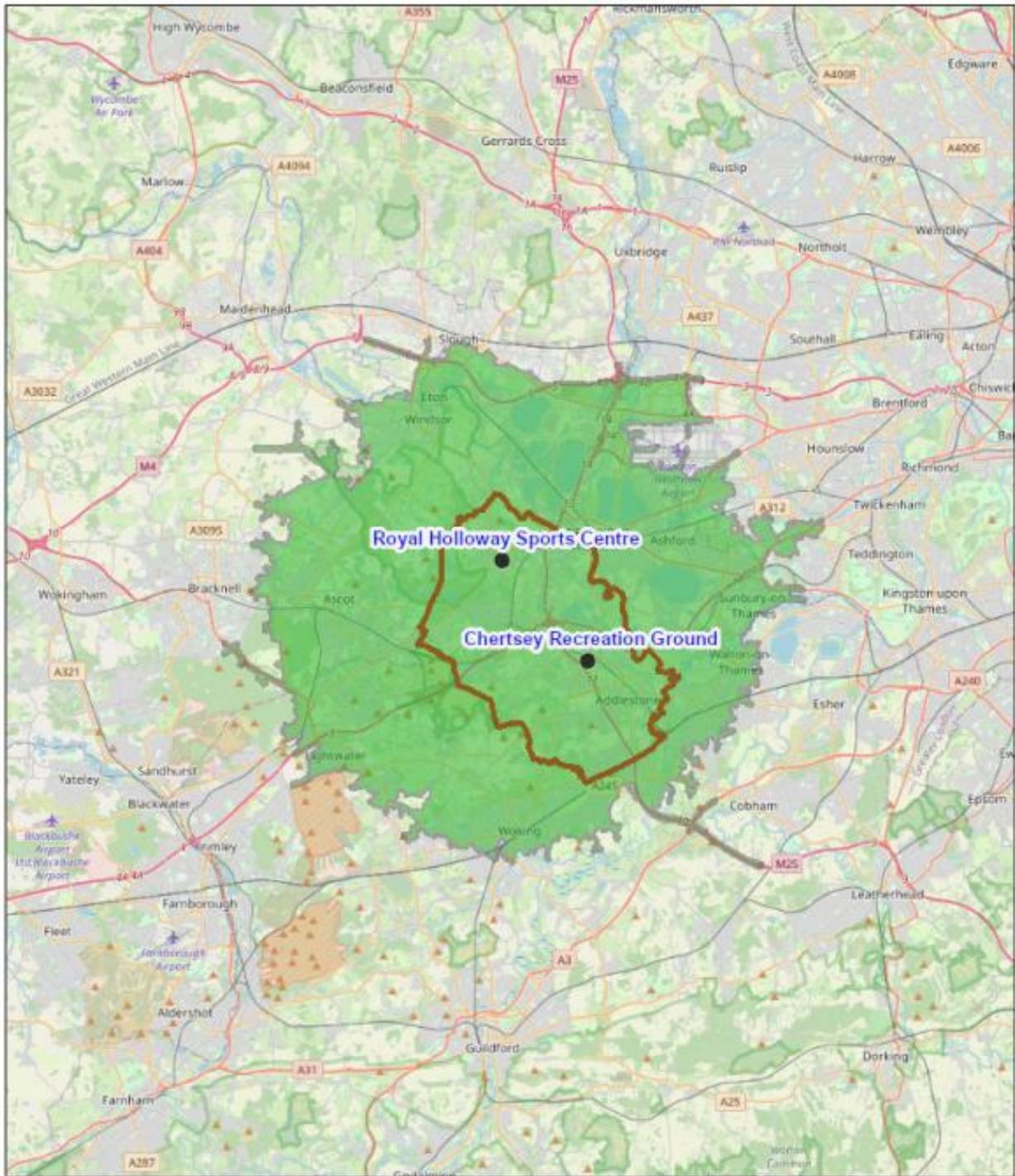
The ratings for netball courts in Runnymede are shown in the table below.

<i>Facility</i>	<i>Courts</i>	<i>Fencing</i>	<i>Disability</i>	<i>General</i>	<i>Lighting</i>
Chertsey Recreation Ground	Good	Good	Standard	Good	Good
Egham Orbit	Standard	Good	Good	Good	Good
Royal Holloway Sports Centre	Good	Good	Good	Good	Good

## 11.7 Accessibility

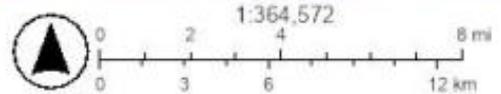
England Netball applies a 20 minute drivetime catchment to define accessibility. The map below shows that the whole population of Runnymede is within 20-minutes’ drivetime of a court.

## Runnymede netball courts - 20 minutes drive



2/25/2025

- Netball 20 mins
- 20.0 Minutes
- Runnymede District Boundary



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## 11.8 Availability

The table below identifies the basis of use of outdoor netball courts in Runnymede:

<i>Facility</i>	<i>Basis of use</i>
Chertsey Recreation Ground	Casual hire £5 per hour (£7 with lights)
Egham Orbit	Casual hire £7.50 per hour
Royal Holloway Sports Centre	Casual hire £22.50 per hour

## 11.9 Key findings on supply

The key findings are as follows:

- There are ten courts with community use and used, including six which are floodlit.
- The quality of courts and ancillary facilities is generally good.
- There are 34 courts on school sites with no community use at present, 12 of which are floodlit.

### 11.10 The balance between netball court supply and demand

Four criteria have been assessed to evaluate the balance between netball court supply and demand in Runnymede:

- **Quantity:** Are there enough courts with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the courts fit for purpose for the users now and in the future?
- **Accessibility:** Are the courts in the right physical location for the users now and in the future?
- **Availability:** Are the courts available for those who want to use them now and in the future?

## 11.11 Quantity

### 11.11.1 Current needs

There is clear evidence of unmet demand for outdoor netball courts in Runnymede at present.

### 11.11.2 Future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the population projections will create a requirement for 22.7% additional capacity by 2043. This is equivalent to a need for three additional courts.

## **11.12 Quality**

### **11.12.1 Current quality**

The quality of the existing courts is at least ‘standard’, although the court surfaces at The Orbit in Egham are at the lower end of ‘standard’ quality and are due to be resurfaced.

### **11.12.2 Future quality**

The courts will need to be resurfaced periodically, so if this process can be assisted with funding from developer contributions in the future, it seems reasonable to assume that local provision will continue to be upgraded regularly.

## **11.13 Accessibility**

### **11.13.1 Current accessibility**

The whole of population of Runnymede is within 20-minutes’ drivetime of a court.

### **11.13.2 Future accessibility**

It is reasonable to assume that the future population will continue to be within 20 minutes’ drive of the nearest court.

## **11.14 Availability**

### **11.14.1 Current availability**

The Royal Holloway courts do not have secured community access.

### **11.14.2 Future availability**

It has been assumed that similar availability arrangements will apply in the future.

## **11.15 The options for securing netball court capacity**

The options for securing existing netball court capacity to meet current and future needs are as follows:

### **11.15.1 Protect**

Protecting existing netball courts through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### 11.15.2 Provide

There is a current need to provide three additional courts by 2043 to meet demand arising from population growth. Provision of netball markings on Multi-use Games Areas would help to provide additional capacity in addition.

### 11.15.3 Enhance

Enhancing existing netball court capacity by resurfacing the courts at The Orbit in Egham.

## 11.16 Action Plan

### 11.16.1 Introduction

The tables below set out the action plan for netball courts to guide the implementation of the strategy. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2024* (2024).

### 11.16.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing netball courts.	Consider including a policy in the Local Plan to protect all existing netball courts.	RBC	-	-	High
Funding for future netball court needs.	Ensure that S106 contributions are collected from developers.	RBC	-	-	High
Co-location with new '3G' pitches to achieve economies of scale in constructing new courts.	Identify suitable sites like Egham Orbit where new '3G' pitches are proposed and consider providing new tarmac netball courts in the vicinity.	RBC	Site owners	£185,000 per court (less savings)	High
Netball court markings on MUGAs.	Ensure that netball courts are marked on all MUGAs, to facilitate the expansion of the game.	RBC	MUGA providers	£1,000 per MUGA	High

### 11.16.3 Site-specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Chertsey Recreation Ground	No current issues	No action	-	-	-	-
Egham Orbit	Standard quality surface	Resurface courts	Achieve Lifestyle	-	£10,000	High
Royal Holloway Sports Centre	No current issues	No action	-	-	-	-

## 12 OUTDOOR BASKETBALL COURT NEEDS

### 12.1 Organisational context

- **Basketball England:** Basketball England is the governing body of the sport and supports the development of the sport in Runnymede.
- **Affiliated Clubs:** There are three basketball clubs in Runnymede.

### 12.2 Strategic context

#### 12.2.1 Basketball facilities strategy

**Basketball England Strategy:** Basketball England's 'Growing Basketball Together 2018 - 2024' (2018) contains the following material of relevance:

**Facilities objective:** The facilities objective is 'to develop, support and sustain a high-quality infrastructure network that inspires the next generation and meets the needs and demands of the game for the future'.

- 'Enhance the playing experience through an appropriate network of innovative and inspirational facilities and playing environments that meet the needs and demands of the game and inspire growth within the sport'.
- 'Pilot new and alternative pricing and booking models for indoor facilities to improve access and affordability for clubs and individuals supporting both formal and informal play'.

#### 12.2.2 Neighbouring local authorities

There are no outdoor basketball court needs assessments in neighbouring local authority areas.

### 12.3 Stakeholder consultation

#### 12.3.1 Basketball England

Consultation with Basketball England highlighted the following issues:

**Basketball England Facilities Priorities:** These are as follows:

- England Basketball promotes a range of basketball development programmes including:
  - 3x3 basketball is a variation of basketball played three-a-side, with one backboard and in a half-court setup. There is currently no 3v3 Basketball in Runnymede.
  - Walking Basketball is basketball, but at a walking pace that aims to attract older players. There is currently no Walking Basketball in Runnymede.
- Runnymede Raptors Basketball Club, Royal Holloway University Basketball Club and the Magic Hoops Basketball Academy the only clubs in the borough.

### 12.3.2 Runnymede Raptors Basketball Club

Consultation with the club revealed the following main points:

- The club now around 100 members and runs 10 teams across the age ranges under 12 to under 18. It is based at the sports halls at Chertsey High School and Strode's College in Egham. The club trains every evening from Monday to Thursday at one or other of these locations and has no current capacity issues. Matches are also played at weekends.
- Basketball is increasing in popularity with 3x3 becoming popular due to TV exposure at the Paris Olympics.
- The club makes extensive use of the outdoor court at Gogmore Farm Park and had a funding drive to raise £2,500 to improve the surface of the court. The court is just below full size.
- The club uses the court for some formal coaching sessions but the majority of use is informal, casual play. This court and the other outdoor courts across the borough are important as entry points for players from lower income families who may not be able to afford club fees. They provide the first step on the development pathway. On a busy day there will be between 20 and 30 young people playing basketball at the site.
- There is some use of all the courts in the borough but Gogmore Farm is the most popular and the only one used by the Raptors. The club believes that it could become a hub site for basketball locally, or 'an engine for the Sport'.
- To achieve this would require some facility improvements including:
  - An improved surface with colours designed by players.
  - Improved floodlights - the current lights work on a timing system which interrupts play every 20 minutes.
  - Bleacher seating for spectators
  - A shelter to provide shade and rain coverage. If this could be extended to a roof across the court this would be ideal
- The club believes that the players and local community should be involved in designing these improvements and recommended Basketball England's 'ProjectSwish' approach.
- Development and improvements at Gogmore Farm Park should drive local success in the sport, which could then provide a model to encourage greater use of the other basketball sites across Runnymede.

### 12.3.2 Magic Hoops Basketball Academy

The academy runs basketball training sessions for 8 - 12 year olds on Saturday afternoons in the sports hall at Jubilee High School, Addlestone. It has no current indoor court capacity issues and does not use outdoor courts.

### 12.3.3 Royal Holloway Basketball Club

The club has two men's teams and one women's team that play in the British Universities League. Club members have run training sessions in local primary schools. It has no current indoor court capacity issues and does not use outdoor courts.

## 12.4 Outdoor Basketball Court Demand

### 12.4.1 Introduction

This section summarises the demand for basketball in Runnymede and includes:

- Expressed demand.
- Casual demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

### 12.4.2 Expressed demand

Basketball clubs in Runnymede, their affiliated teams and the courts where they play are as follows. Indoor courts are shown in italics:

<b><i>Club</i></b>	<b><i>Home courts</i></b>	<b><i>Teams</i></b>
Runnymede Raptors Basketball Club	<i>Chertsey High School</i> <i>Strodes College, Egham</i> <i>Gogmore Farm Park</i>	Under 12, Under 14, Under 16 and under 18
Royal Holloway Basketball Club	<i>Royal Holloway Sports Centre</i>	2 Adult men 1 Adult women
Magic Hoops Basketball Academy	<i>Jubilee High School</i>	Under 10 Under 12

### 12.4.3 Casual demand

Use of all the courts is free of charge and un-recorded, so there are no details of casual utilisation rates.

### 12.4.4 Displaced demand

Displaced demand relates to activity from within the study area which takes place outside of the area, or vice versa. There is no evidence of any displaced demand.

- There are three local clubs serving Runnymede. Most play is on indoor courts.
- There is no evidence of displaced unmet and latent demand.

- Future demand patterns are likely to be similar to current levels, based on participation trends and population projections.
- Facility improvements to the court at Gogmore Farm Park would enable the site to become an outdoor hub site for the Basketball in Runnymede.

#### 12.4.5 Unmet demand

Unmet demand takes a number of forms:

- Clubs/players may have access to a facility for competitions but nowhere to train or vice versa.
- Some facilities may be unavailable to the community.
- The poor quality and limited capacity of facilities and/or a lack of provision and ancillary facilities which meet a certain standard of play/league requirement.

There is no evidence of any unmet demand.

#### 12.4.6 Latent demand

Latent demand is demand that evidence suggests may be generated from the current population if they had access to more or better provision. There is no evidence of any latent demand locally.

#### 12.4.7 Future demand

This has been assessed as follows:

- **National participation rates:** Participation rates: Sport England’s ‘Active Lives’ survey has recorded adult (16+) participation rates for basketball at national level since 2015, which reveal a steady participation rate via fluctuations around the covid pandemic:

Nov '15 - Nov '16	Nov '16- Nov '17	Nov '17- Nov '18	Nov '18- Nov '19	Nov '19- Nov '20	Nov '20- Nov '21	Nov '21- Nov '22	Nov'22- Nov '23	% Change
0.7%	0.7%	0.7%	0.6%	0.5%	0.5%	0.6%	0.7%	-0.3%

- **Population growth:** Population projections to 2043 based upon ‘The Runnymede Housing and Economic Development Needs Assessment’ (2025) suggests that compared with 2021 there will be an additional 20,005 people in Runnymede by 2043. The total population of 108,084 will represent a 22.7% increase from the 2021 Census figure.

#### 12.4.8 Key findings on demand

The key findings on demand are as follows:

- There are three local clubs serving Runnymede. Most play is on indoor courts.
- There is no evidence of displaced unmet and latent demand.

- Future demand patterns are likely to be similar to current levels, based on participation trends and population projections.
- Facility improvements to the court at Gogmore Farm Park would enable the site to become an outdoor hub site for the Basketball in Runnymede.

## 12.5 Basketball Court Supply

### 12.5.1 Introduction

This section summarises the detail of basketball court supply in Runnymede. The courts included in the analysis are defined as hard courts permanently laid out with regulation markings for basketball. This includes full-court and half-court facilities.

### 12.5.2 Full courts

<i>Site</i>	<i>Address</i>	<i>Floodlit courts</i>	<i>Non-floodlit courts</i>
Egham Hollowegians RFC	Kings Lane, Englefield Green TW20 0UB	-	1
Gogmore Farm Park	Curfew Bell Road, Chertsey KT16 9FG	1	-
Heathervale Recreation Ground	Parkside, Addlestone KT15 3AN	-	1
Hythe Park	Field View, Egham TW20 8AT	-	1
King George V Playing Field	Crown Road, Virginia Water GU25 4HS	-	1
Ottershaw Memorial Fields	Foxhills Road, Chertsey KT16 0NQ	-	1
Royal Holloway Sports Centre	Prune Hill, Egham TW20 0EX	1	-
Sayes Court Public Open Space	Brockhurst Road, Addlestone KT15 1LP	-	1
Walton Leigh Recreation Ground	Row Town, Addlestone, KT15 1EF	-	1
<b>TOTALS</b>	-	<b>2</b>	<b>7</b>

### 11.5.3 Half courts

<i>Site</i>	<i>Address</i>	<i>Floodlit courts</i>	<i>Non-floodlit courts</i>
Aviator Park	Victoria Road, Addlestone KT15 2PG	-	1
Frank Muir Memorial Field	Rosemary Lane, Egham TW20 8QF	-	1
Heathervale Recreation Ground	Parkside, Addlestone KT15 3AN	-	1
Osier Place	Osier Place, Egham TW20 8XE	-	1
Walton Leigh Recreation Ground	Row Town, Addlestone, KT15 1EF	-	1
<b>TOTALS</b>	-	<b>0</b>	<b>5</b>

## 12.6 Quality

### 12.6.1 The criteria assessed for basketball courts

The quality of outdoor basketball courts was assessed by a non-technical visual inspection during a site visit to all facilities. The criteria that were assessed were as follows:

- **The court:** Court surface, line markings and fitness for purpose.

- **Fencing:** Condition and appearance.
- **Disability access:** Provision for disabled access to the courts.
- **General access:** Parking, signage and proximity to public transport.

### 12.6.2 The basis of the ratings

The facilities were rated on a five-point scale, where 5 equates to ‘very good’, 4 to ‘good’, 3 to ‘average’, 2 to ‘poor’ and 1 to ‘very poor’.

### 12.6.3 Basketball court assessment

The ratings for basketball courts in Runnymede are shown in the table below.

- **Full courts:**

<b>Facility</b>	<b>Courts</b>	<b>Fencing</b>	<b>Disability</b>	<b>General</b>
Egham Hollowegians	4	5	1	2
Gogmore Farm Park	3	5	1	5
Heathervale Recreation Ground	4	5	1	4
Hythe Park	5	5	2	4
King George V Playing Field	4	5	3	3
Ottershaw Memorial Fields	3	5	1	3
Royal Holloway Sports Centre	5	5	5	4
Sayes Court	5	5	3	4
Walton Leigh Recreation Ground	3	5	1	3

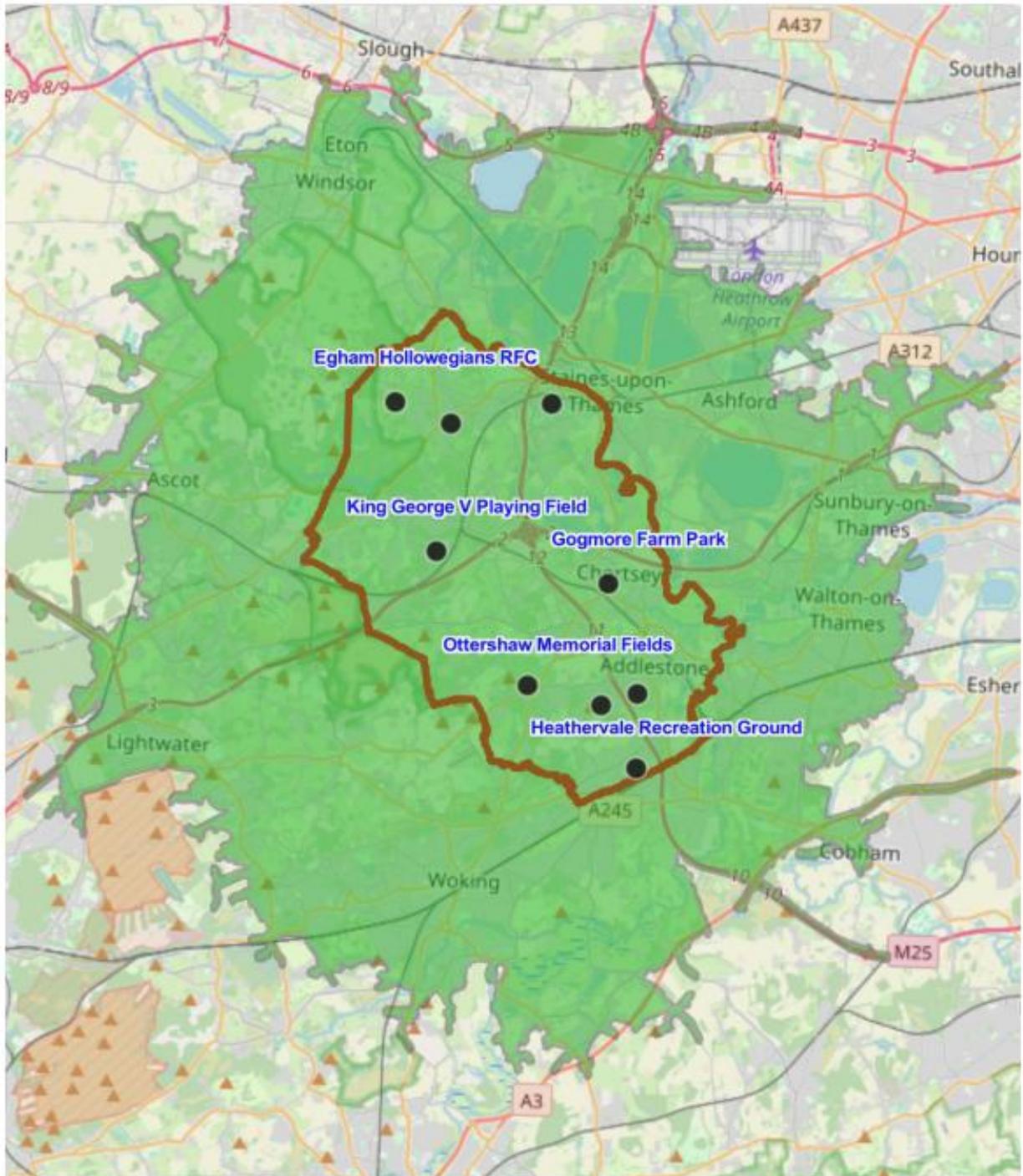
- **Half courts:**

<b>Facility</b>	<b>Courts</b>	<b>Fencing</b>	<b>Disability</b>	<b>General</b>
Aviator Park	5	5	1	2
Frank Muir Memorial Field	4	4	1	3
Heathervale Recreation Ground	5	-	2	4
Osier Place	4	4	3	3
Walton Leigh Recreation Ground	3	-	2	3

## 12.7 Accessibility

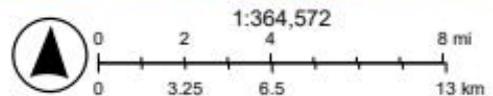
Basketball England applies a 15 minute drivetime catchment to define accessibility. The whole population of Runnymede is within 15-minutes’ drivetime from an outdoor basketball court with community use and used.

## Runnymede full sized basketball courts - 15 minutes drive



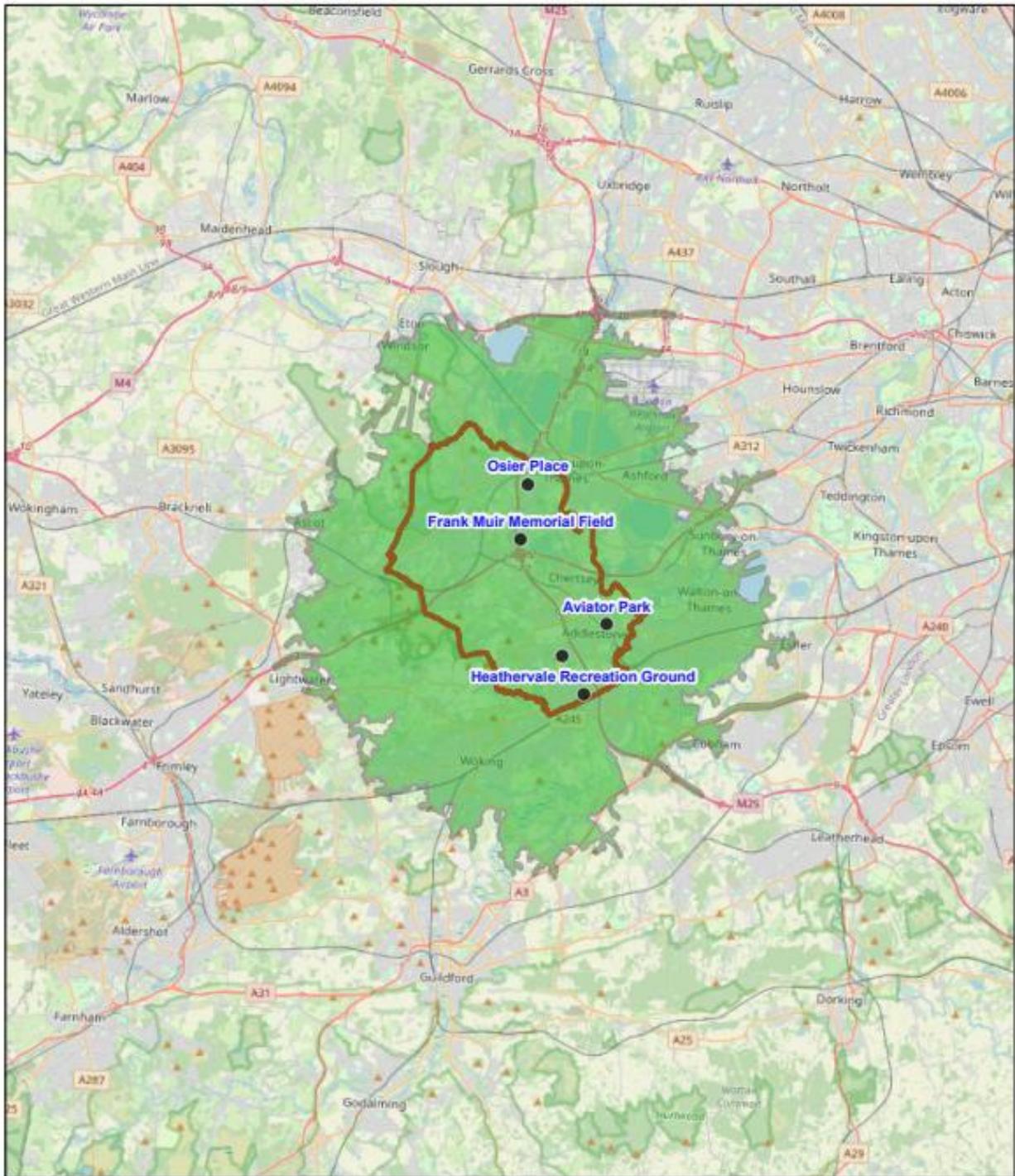
2/25/2025

- Basketball Full Court 15mins
- 15.0 Minutes
- Runnymede District Boundary



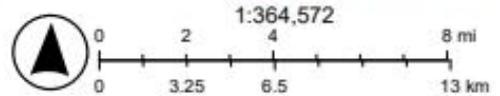
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## Runnymede basketball half court - 15 minutes drive



2/25/2025

- Basketball Half Court 15mins
- 15.0 Minutes
- Runnymede District Boundary



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## 12.8 Availability

The outdoor basketball courts in Runnymede are all available for community use free of charge and during daylight hours, apart from the Royal Holloway Sports Centre court which is available to hire at £15 per hour and up until 10pm with floodlights.

## 12.9 Key findings on supply

The key findings are as follows:

- **Facilities supply:** There are nine full-court and five half-court outdoor basketball courts available for community use in the borough that could provide a resource for promoting the game more widely. Gogmore Farm Park is the key facility in this regard and with some enhancements it could become a local outdoor basketball hub.
- **Facilities quality:** Disabled access is ‘poor’ or ‘very poor’ at the majority of sites, due to a combination of narrow entrance gates to the court and/or the lack of hard paths to the courts.

## 12.10 The balance between basketball court supply and demand

Four criteria have been assessed to evaluate the balance between outdoor basketball court supply and demand in Runnymede:

- **Quantity:** Are there enough facilities with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the facilities fit for purpose for the users now and in the future?
- **Accessibility:** Are the facilities in the right physical location for the users now and in the future?
- **Availability:** Are the facilities available for those who want to use them now and in the future?

## 12.11 Quantity

### 12.12.1 Current needs

All needs are currently met by existing levels of provision, although Gogmore Farm Park is a key facility which with some enhancements could become a local outdoor basketball hub.

### 12.12.2 Future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the population projections will create a requirement for 22.7% additional capacity by 2043. This is equivalent to three extra courts.

## **12.12 Quality**

### **12.12.1 Current quality**

Disabled access is 'poor' or 'very poor' at the majority of sites, due to a combination of narrow entrance gates to the court and/or the lack of hard paths to the courts.

### **12.12.2 Future quality**

Disabled access should be addressed in all future court provision.

## **12.13 Accessibility**

### **12.13.1 Current accessibility**

The whole of population of Runnymede is within 20-minutes' drivetime of a court.

### **12.13.2 Future accessibility**

It is reasonable to assume that the future population will continue to be within 20 minutes' drive of the nearest court.

## **12.14 Availability**

### **12.14.1 Current availability**

All courts are currently accessed free of charge.

### **12.14.2 Future availability**

It is reasonable to assume that similar access arrangements will be offered in the future.

## **12.15 The options for securing additional outdoor basketball court capacity**

The options for securing existing outdoor basketball capacity to meet current and future needs are as follows:

### **12.15.1 Protect**

Protecting outdoor basketball courts through the Local Plan will be key to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### **12.15.2 Provide**

Additional courts will need to be provided to meet future demand. This will involve one extra court under the lower population projection and three courts under the higher projection.

### 12.15.3 Enhance

Development and improvements at Gogmore Farm Park should drive local success in the sport, which could then provide a model to encourage greater use of the other basketball sites across Runnymede.

## 12.16 Action Plan

### 12.16.1 Introduction

The table below sets out the action plan for outdoor basketball courts to guide the implementation of the strategy. The capital cost estimates are based upon Sport England's *Facility Costs - Second Quarter of 2024* (2024).

### 12.16.2 Key strategic actions

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of existing basketball courts.	Consider including a policy in the Local Plan to protect all existing netball courts.	RBC	-	-	High
Funding for future basketball court needs.	Ensure that S106 contributions are collected from developers.	RBC	-	-	High

### 12.16.3 Site specific actions

<i>Site</i>	<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Aviator Park	Poor disability and general access	Provide hard path from the access point	RBC	-	£1,500	Medium
Egham Hollowegians	Poor disability and general access	No action	-	-	-	-
Frank Muir Memorial Field	Poor disability access	Provide hard path from the access point	RBC	-	£1,500	Medium
Gogmore Farm Park	<ul style="list-style-type: none"> <li>• 'Average' court surface</li> <li>• Poor disability access</li> </ul>	<ul style="list-style-type: none"> <li>• Resurface the court</li> <li>• Provide hard path from the access point</li> </ul>	RBC	-	£12,000 for re-surfacing £1,500 for access	High
Heathervale Recreation Ground	Poor disability access	Provide hard path from the access point	RBC	-	£1,500	Medium
Hythe Park	Poor disability access	Provide hard path from the access point	RBC	-	£1,500	Medium
King George V Playing Field	No current issues	No action	-	-	-	-
Osier Place	No current issues	No action	-	-	-	-
Ottershaw Memorial Fields	Poor disability access	Provide hard path from the access point	RBC	-	£1,500	Medium
Royal Holloway Sports Centre	No current issues	No action	-	-	-	-
Sayes Court	No current issues	No action	-	-	-	-
Walton Leigh Recreation Ground	Poor disability access	Provide hard path from the access point	RBC	-	£1,500	Medium

## 13 BMX COURSE NEEDS

### 13.1 Organisational context

- **British Cycling:** British Cycling is the governing body of the sport and supports the development of the game in Runnymede.
- **Runnymede Rockets BMX Club:** The club meets all BMX needs in Runnymede

### 13.2 Strategic context

#### 13.2.1 British Cycling Strategy

British Cycling's *Lead our Sport: Inspire our Communities 2021 - 2024* (2021) is the current strategy covering the development of BMX and the other cycling disciplines. It contains the following material of relevance:

**Grow and serve our cycling communities:** Success measures include:

- Diversify and grow our cycling communities.
- Grow membership from 150,000 to 250,000.
- Increase affiliated clubs and groups by 20%.

**Encourage more children and young people to make cycling a lifelong habit:** Success measures include:

- Increase the number of children and young people in clubs or groups by 20%.
- Increase by 10% the number of children and young people across ethnic communities, disability and low socio-economic backgrounds.

**Ensure cycling is open to everyone:** Success measures include:

- 90% of our communities to believe cycling is an inclusive activity and a sport for them.
- Increase participation in our sport across genders, ages, ethnicity disability, sexual orientation and low socio-economic backgrounds by 10%.

#### 13.2.2 Neighbouring local authorities

There are no BMX needs assessments in neighbouring local authority areas.

### 13.3 Stakeholder consultation

#### 13.3.1 British Cycling

British Cycling promotes a range of BMX development programmes including:

- BMX cycling offers a wide range of challenges across the sport but, from supercross racing to freestyle tricks, the skills required are developed from a passion for cycling creativity and adrenaline.

- With its origins in southern Californian dirt track racing, BMX exploded in popularity in the early 1980s. The first BMX world championships were held in 1982, but it wasn't until 1993 that the UCI integrated the discipline.
- BMX became a staple of the X-Games but in 2008 the sport made its debut at the Beijing Olympic Games, which catapulted it onto a global stage.
- London 2012 promised a lasting legacy for the sport of BMX and it has not disappointed. New clubs, tracks and competitions have sprung up over the country, as children and adults alike have been inspired to take to the dirt tracks.
- Not necessarily a cycle sport that requires membership of a club, BMX is often learnt in gardens, local parks and pavements before the riders feel confident to start competing.
- BMX racing take place on a growing number of purpose-built outdoor and indoor tracks throughout the country. Made from compacted dirt and tarmac, tracks are around 400-metres long and feature a large starting ramp, banked (bermed) corners and a variety of jumps including tabletops, gap jumps and rhythm sections.
- Runnymede Rockets is the only club in the borough.

### 13.3.2 Runnymede Rockets BMX Club

Consultation with the club revealed the following main points:

- 'Our situation is probably quite unique in that we use and maintain a piece of council land that is also open to the public. During our club sessions, the track is closed to the public, but outside of official club sessions, the land is an open public space that people regularly use. The more often we run club sessions, the less it is available for public use, so we have to find the right balance between these demands'.
- 'Unlike other tracks, ours is very well used by the public outside of our club sessions, so the track provides a much greater benefit to society and the local area than the sole consideration of our club members'.
- 'As a sport, BMX has benefitted from huge growth since lockdown (where everyone bought a bike!) and since the Tokyo Olympics where GB won gold and silver in the BMX racing'.
- 'National races in the UK can often have more than 1,000 rider entries, whereas prior to the Olympics it was typically around 600. Regional races (equivalent to county level in mainstream sports) have jumped from less than 400 riders to over 650, sometimes 700 per race weekend'.
- 'In terms of the club itself, we had 60 riders competing at regional level and 30 at national level in 2024. In 2019 we had only 19 riders compete at regional level, so that's a 200% increase in the last 5 years!'

- ‘The club has been around since the 1980’s (at the same site), with the last re-launch in 2015 when the track was re-built to cater for the modern standard of riding. As with other sports, it is following a path of professionalisation and now has full-time GB athletes and talent pathways. As such, there is a much greater demand for structured club sessions and coaching and development. However, a coach is only allowed to be responsible for a group of up to 16 riders on the track (imposed by British Cycling). As such, our club sessions are limited to groups of 16 riders, split by experience/ability’.
- ‘During the winter months we are restricted to using the track at weekends. We run our sessions on a Saturday (until 3pm) so that we can leave the track free after that, and on Sundays for the public. However, given the restrictive group sizes and the number of members we have (well over 100), our Saturday sessions run right through from 9am to 3pm and there are often waiting lists for the coaching sessions’.
- ‘Our current agreement with the council restricts the number of times we can use the track to 70 days per year, which is not even twice a week. Compared to the likes of football clubs etc. who are running sessions every day. With the growth in membership and the growth in demand for structured sessions (as the sport develops), this restriction is debilitating for us as a club. As a result, we have members who regularly travel 60 miles (Andover, Gravesend, Gosport) to access other tracks’.
- We are seeing demand for girls-only sessions (to increase female participation in the sport) as well as adults only sessions (40 and 50 year olds getting back into the sport they used to do in the 1980’s and 1990’s) and introductory sessions for 3 and 4 year olds to get them into the sport of cycling’.
- ‘An increased usage allowance, combined with the floodlights would allow us to:
  - Attract more coaches - they would only have to volunteer for an evening after work and not the whole of a Saturday (on top of their full time jobs);
  - Run more structured sessions in the evenings after school (which doesn’t impact the public, as they wouldn’t be using the track in the dark anyway);
  - Run different types of sessions - girls-only, talent development sessions for national riders etc.
  - Reduce the amount of time we occupy the track on Saturdays, thereby increasing participation for the public;
  - Help the environment by stopping people travelling on 120 mile round trips just to access a BMX track elsewhere on a weeknight’.
- ‘Our club had the greatest number of world finalists (top 8 riders in the world) of any club in the UK at the world championships in South Carolina, USA in July 2024. One of our club members, Emily Hutt, was the reserve GB athlete at the 2024 Paris Olympics’.
- ‘Our ambition is to provide the facilities to allow other riders to have these same opportunities’.

- ‘BMX is a very accessible sport (across the cycling disciplines) in terms of costs for riders starting in the sport, but only if the track facilities are available to use’.

### **13.4 BMX course Demand**

#### **13.4.1 Introduction**

This section summarises the demand for BMX in Runnymede and includes:

- Expressed demand.
- Displaced demand.
- Latent and unmet demand.
- Future demand.

#### **13.4.2 Expressed demand**

Runnymede Rockets BMX Club has well over 100 members, 60 of whom compete at regional level and 30 at national level. The club is based at the Brackendene BMX track at Addlestone Moor.

#### **13.4.3 Displaced demand**

Displaced demand relates to play from within the study area which takes place outside of the area, or vice versa. There is clear evidence of displaced demand, with some club members regularly travelling 60 miles each way to access tracks in Andover, Gravesend and Gosport, due to the absence of floodlights at the Brackendene track.

#### **13.4.5 Unmet demand**

Unmet demand takes a number of forms:

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

There is clear evidence of unmet demand.

- During the winter months the club is restricted to using the track at weekends. Given the restrictive group sizes, there are often waiting lists for the coaching sessions.
- The current usage agreement with the council restricts the number of times that the club can use the track to 70 days per year, which is insufficient to meet current demand.
- There is demand for girls-only sessions as well as adults only sessions and introductory sessions for 3 and 4 year olds, not all of which can be accommodated at present.

### 13.4.6 Latent demand

Whereas unmet demand is known to currently exist latent demand is demand that evidence suggests may be generated from the current population should they have access to more or better provision. Given the growing popularity of BMX, it is likely that there is some latent demand in Runnymede.

### 13.4.7 Future demand

This has been assessed as follows:

- **Adult participation rates:** Sport England’s ‘Active Lives’ survey has recorded adult (16+) participation rates for BMX at national level since 2015, which reveal a falling participation rate:

<i>Nov '15 - Nov '16</i>	<i>Nov '16- Nov '17</i>	<i>Nov '17- Nov '18</i>	<i>Nov '18- Nov '19</i>	<i>Nov '19- Nov '20</i>	<i>Nov '20- Nov '21</i>	<i>Nov '21- Nov '22</i>	<i>Nov'22- Nov '23</i>	<i>% Change</i>
0.5%	0.5%	0.4%	0.4%	0.4%	0.3%	0.3%	0.3%	-0.2%

- **Youth participation rates:** Sport England’s ‘Active Lives’ survey has recorded youth (under 16) participation rates for cycling at national level since 2017, which also reveal a falling participation rate:

<i>2017-18</i>	<i>2018-19</i>	<i>2019-20</i>	<i>2020-21</i>	<i>2021-22</i>	<i>2022-23</i>	<i>% Change</i>
24.5%	27.2%	27.1%	26.6%	22.4%	20.6%	-3.9%

- **Population growth:** Population projections to 2043 based upon ‘*The Runnymede Housing and Economic Development Needs Assessment*’ (2025) suggests that compared with 2021 there will be an additional 20,005 people in Runnymede by 2043. The total population of 108,084 will represent a 22.7% increase from the 2021 Census figure.

### 13.4.8 Key findings on demand

The key findings on demand are as follows:

- Runnymede Rockets BMX provides competitive and coaching opportunities and the Brackendene track is also available for casual use during daylight hours.
- There is clear evidence of displaced, unmet and latent demand.
- Future demand patterns are likely to be similar to current levels, based on participation trends and population projections.

### 13.5 BMX Course Supply

This section summarises the detail of the BMX track in Runnymede. BMX tracks are typically 300m-400m long and made from compacted dirt and stone with a tarmac or limestone surface. They feature a starting ramp, banked corners called berms, and a variety of jumps, rollers and tabletops. There is one track with community use and used.

<i>Site</i>	<i>Address</i>
Brackendene BMX track	Addlestone Moor, Addlestone KT15 2QH

### 13.6 Quality

The quality of the Brackendene track was assessed by a non-technical visual inspection during a site visit. The criteria that were assessed were as follows:

- ***The track:*** Surface, banking and jumps.
- ***Ancillary facilities:*** Changing and toilets.
- ***Disability access:*** Provision for disabled access to the track.
- ***General access:*** Parking, signage and proximity to public transport.

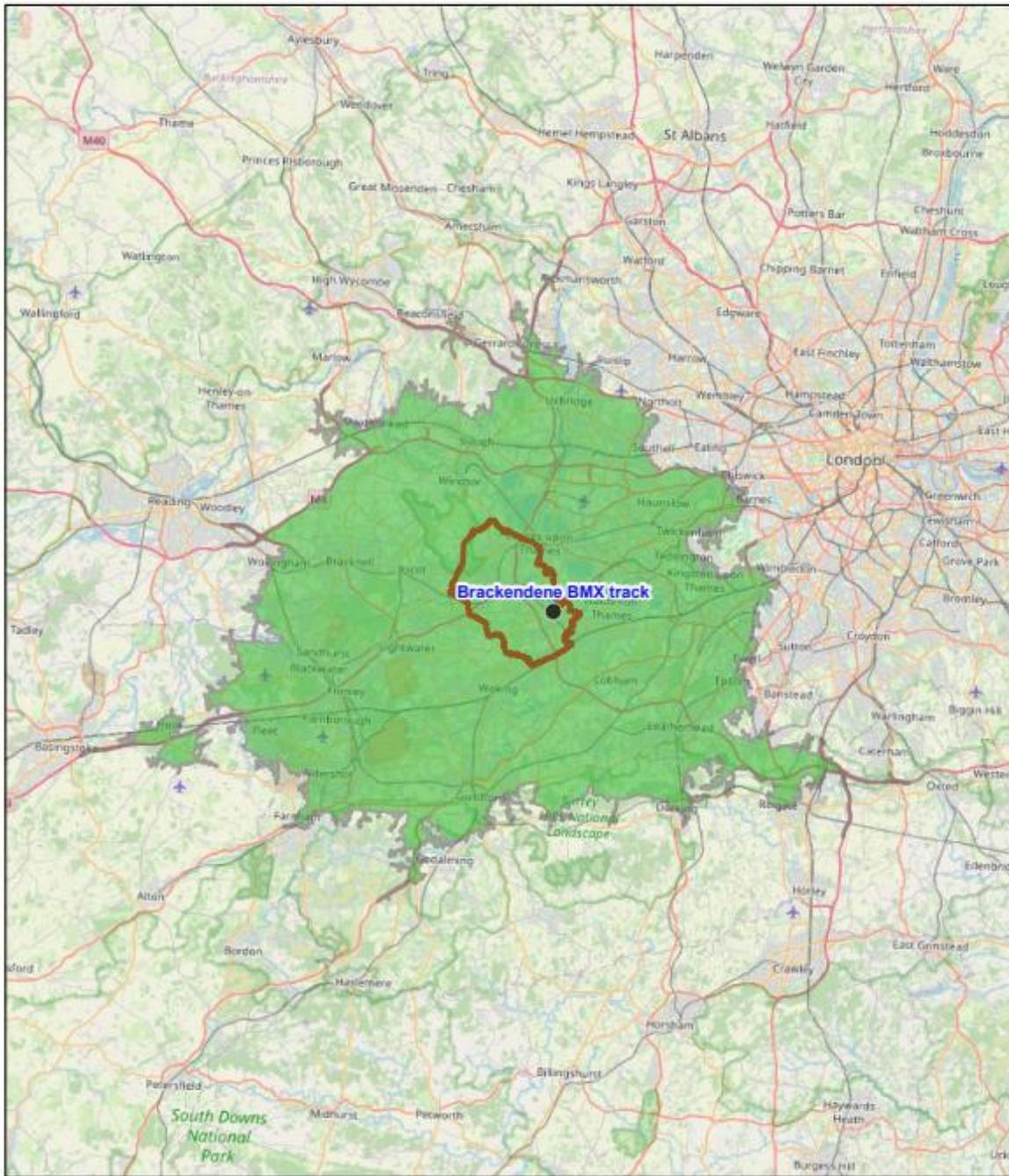
The facilities were rated on a five-point scale, where 5 equates to 'very good' (highlighted in green below), 4 to 'good' (highlighted in green below), 3 to 'average' (highlighted in yellow below), 2 to 'poor' (highlighted in red below) and 1 to 'very poor' (highlighted in red below). The ratings for the Brackendene BMX track are below.

<i>Facility</i>	<i>Track</i>	<i>Ancillary</i>	<i>Disability</i>	<i>General</i>
Brackendene BMX track	5	1	3	3

### 13.6 Accessibility

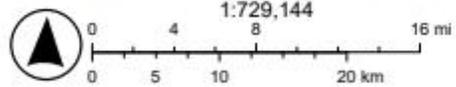
BMX tracks typically have a 30 minute drivetime catchment to define accessibility. The whole of the population of Runnymede is within the catchment of the Brackendene track.

## Runnymede BMX tracks - 30 minutes drive



2/25/2025

- BMX 30mins
- 30.0 Minutes
- Runnymede District Boundary



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## 13.7 Availability

The Brackendene track is available for community use free of charge and during daylight hours, apart from the 70 sessions per annum when it is used by Runnymede Rockets.

## 13.8 Key findings on supply

The key findings are as follows:

- **Expressed demand:** Runnymede Rockets has more than 100 members and there is extensive informal casual use of the track in addition.
- **Displaced, unmet and latent demand:** There is clear evidence of displaced, unmet and latent demand for BMX. Extending the usage of the track by Runnymede Rockets would address much of the displaced and unmet demand, although this would be contingent upon the provision of floodlights to facilitate midweek evening use.
- **Future demand:** Future demand patterns are likely to increase proportional to population projections.
- **Facilities supply:** The capacity of the Brackendene track is limited by the absence of floodlighting, which could significantly extend its usage during the winter months.
- **Facilities quality:** The quality of the track is very good, but there are no on-site ancillary facilities and the car parking and disabled access are limited.

## 13.9 The balance between BMX course supply and demand

Four criteria have been assessed to evaluate the balance between BMX course supply and demand in Runnymede:

- **Quantity:** Are there enough BMX courses with sufficient capacity to meet needs now and in the future?
- **Quality:** Are the BMX courses fit for purpose for the users now and in the future?
- **Accessibility:** Are the BMX courses in the right physical location for the users now and in the future?
- **Availability:** Are the BMX courses available for those who want to use them now and in the future?

## 13.10 Quantity

### 13.10.1 Current needs

There is clear evidence of displaced, unmet and latent demand for BMX. Extending the usage of the track by Runnymede Rockets would address much of the displaced and unmet demand, although this would be contingent upon the provision of floodlights to facilitate midweek evening use.

## 13.10.2 Future needs

Future demand patterns are likely to be similar to current levels, based on participation trends but the population projections will create a requirement for 22.7% additional capacity by 2043.

### **13.11 Quality**

#### 13.11.1 Current quality

The quality of ancillary facilities at the current track is 'poor'.

#### 13.11.2 Future quality

The BMX course will continue to need to be upgraded regularly.

### **13.12 Accessibility**

#### 13.12.1 Current accessibility

All of the population is within 30-minutes' drive of the BMX course.

#### 13.12.2 Future accessibility

It is reasonable to assume that the current geographical coverage will be maintained in the future.

### **13.13 Availability**

#### 13.13.1 Current availability

Runnymede Rockets require extra access to the track and this would be facilitated by sports lighting.

#### 13.13.2 Future availability

It is reasonable to assume that similar access arrangements will be offered in the future.

### **13.14 The options for securing BMX course capacity**

The options for securing existing BMX course capacity to meet current and future needs are as follows:

#### 13.14.1 Protect

Protecting the existing BMX course through the Local Plan will be key both to securing local provision by ensuring that planning policy supports the retention of existing facilities, unless the loss of a facility would involve its replacement with a facility of at least the equivalent size, quality and accessibility.

### 13.14.2 Provide

There is no need to provide additional facilities to meet current and future need, but improvements are required to the existing track to improve its capacity.

### 13.14.3 Enhance

The provision of sports lighting and improved ancillary facilities at the Brackendene Track are key to maximising its usage.

### 13.15 Action Plan

The table below sets out the action plan for BMX courses to guide the implementation of the strategy.

<i>Issues</i>	<i>Action</i>	<i>Lead</i>	<i>Partners</i>	<i>Resources</i>	<i>Priority</i>
Protection of the existing BMX courses	Include a policy in the Local Plan to protect the BMX course.	RBC	-	-	High
Expand capacity at the Brackendene course	<ul style="list-style-type: none"><li>• Provide sports lighting</li><li>• Improve ancillary facilities</li></ul>	RBC	Runnymede Rockets British Cycling	£100,000 for lighting £125,000 for ancillary facilities	High

## 14 APPLYING AND REVIEWING THE STRATEGY

### 14.1 Introduction

This section identifies the applications of the Runnymede PPS and the mechanisms for reviewing it to ensure that it remains robust and up-to-date.

### 14.2 Study applications

The success of the PPS will be determined by how it is used. While the use of the PPS should be led by Runnymede Borough Council, its application and delivery should be the responsibility of the project steering group involving other key local stakeholders including Sport England and the governing bodies of the pitch sports. The PPS has a number of applications:

#### 14.2.1 Sports development planning

The PPS can be applied to help:

- Highlight, justify and make the case for sports development activities with particular sports, groups and clubs and in particular areas.
- Identify current and future trends and changes in the demand for individual sports and how they are played.
- Inform the work, strategies and plans of sporting organisations active in the area.
- Advocate the need to work with specific educational establishments to secure community use of their site(s).
- Develop and/or enhance school club links by making the best use of school sites where they have spare capacity and are well located to meet demand.

#### 14.2.2 Planning policy

The PPS can be applied to help:

- Develop new, and review the effectiveness of existing, local planning policy (e.g. Local and Neighbourhood Plans) in line with the National Planning Policy Framework (NPPF).
- The implementation of local planning policy to meet the needs of the community in line with the NPPF.

#### 14.2.3 Planning applications

The PPS can be applied to help:

- Inform the development of planning applications which affect existing and/or proposed new sports facilities provision.

- Inform pre-application discussions to ensure any subsequent planning applications maximise their benefit to sport and are developed in line with national and local planning policy.
- Sports clubs and other organisations provide the strategic need for development proposals thereby potentially adding support to their application(s) and saving them resources in developing such evidence.
- The Council to assess planning applications affecting existing and/or proposed new playing pitch provision in line with national and local planning policy.
- Sport England and other parties respond to relevant planning application consultations.

The PPS can also be applied to help the Councils to meet other relevant requirements of the NPPF including:

- Taking account of and supporting local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- Delivering the social, recreational, cultural facilities and services the community needs.
- Planning positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the framework.
- Working with public health leads and health organisations to understand and take account of the health status and needs of the local population, including expected future changes, and any information about relevant barriers to improving health and well-being).

#### 14.2.4 Community Infrastructure Levy

The PPS can be applied to help:

- Advocate the need for playing pitch provision to be taken into account when the local authority is developing and/or reviewing an approach to CIL contributions and the wider benefits of doing so (e.g. improving health and wellbeing).
- Provide prioritised infrastructure requirements for playing pitch provision including deliverable sport, area and site-specific projects with costings (where known).

#### 14.2.5 Funding bids

The PPS can be applied to help:

- Provide the evidence base and strategic need to support funding bids by a range of parties to a variety of potential funding sources.
- Inform potential bidders of the likely strategic need for their project.

### 14.2.6 Facility and asset management

The PPS can be applied to help:

- Ensure a strategic approach is taken to the provision and management of playing pitches.
- Inform the current management, strategies and plans of playing pitch providers e.g. the Council, leisure trusts and educational establishments.
- Share knowledge of how sites are managed and maintained, the lessons learnt and good practice.
- Highlight the potential of asset transfers and ensure any proposed are beneficial to all parties.
- Provide additional protection for particular sites over and above planning policy, for example through deeds of dedication.
- Resolve issues around security of tenure.

### 14.2.7 Public health

The PPS can be applied to help:

- Understand how the community currently participates in sport, the need for playing pitches and how this may evolve.
- Raise awareness of and tackle any barriers to people maintaining and increasing their participation.
- Highlight and address any inequalities of access to provision within the study area.
- Provide evidence to help support wider health and well-being initiatives.

### 14.2.8 Co-ordinating resources and investment

The PPS can be applied to help:

- Raise awareness of the current resources and investment (revenue and capital) going into the management, maintenance and improvement of playing pitch provision.
- Co-ordinate the current and any future resources and investment to ensure the maximum benefit to sport and that value for money is secured.
- Ensure the current and any future resources and investment are complimentary and do not result in their inefficient use.

### 14.2.9 Capital programmes

The PPS can be applied to help:

- Provide the evidence base to justify the protection and investment in playing pitch provision.
- Influence the development and implementation of relevant capital programmes (e.g. school refurbishment and new build programmes).

### 14.3 Monitoring delivery

A process should be put in place to ensure regular monitoring of how the recommendations and action plan are being delivered. This monitoring should be led by Runnymede Borough Council and supported by all members of, and reported back to, the steering group. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery.

### 14.4 Keeping the Study robust and up-to-date

Along with ensuring that the PPS is used and applied, a process should be put in place to keep it robust and up to date. This will expand the life of the PPS, providing people with the confidence to continue to both use it and attach significant value and weight to its key findings and issues, along with its recommendations and actions.

Sport England advocates that the PPS should be reviewed on a regular basis from the date it is formally signed off by the steering group. This will help to maintain the momentum and commitment built up when developing the PPS. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.

The reviews should highlight:

- How the delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others).
- How the PPS has been applied and the lessons learnt.
- Any changes to particularly important facilities and/or sites in the area (e.g. the most used or high-quality sites for a particular sport) and other supply and demand information, what this may mean for the overall assessment work and the key findings and issues.
- Any development of a specific sport or particular format of a sport.
- Any new or emerging issues and opportunities.