



Playing Pitch Strategy 2015 to 2028

Final Report

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SPORT & LEISURE LTD

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1. Introduction - Brief, Scope, Vision & Aims

1.1 Why the strategy has been developed

The Royal Borough of Greenwich The initiated the strategy in response to the following drivers:

1. The value of outdoor sport and recreation to the delivery (with partners) of the Council's corporate priorities - economic regeneration (e.g. of Woolwich and The Greenwich Peninsula) is a particular focus currently, but also improving public health, educational attainment and community cohesion.
2. The need for an evidence base of playing pitch community infrastructure priority needs to inform the Council's Site Allocations Local Plan - any spatial requirements (e.g. changes of land use, or additional capacity) from the Playing Pitch Strategy will be brought forward in this document.
3. The benefit of a playing pitch needs evidence base and a strategy in order to identify priority projects for enhancement of existing provision or new provision to inform the Council's own capital programme and approaches by the Council and its partner playing pitch providers (e.g. schools, sports clubs and associations) to seeking external funding through developer contributions and/or external grants from sports bodies.
4. Ensuring the sporting legacy achieved in Greenwich as a host borough for the 2012 Olympic & Paralympic Games is sustained, both for formal forms of play (through clubs and leagues) and less formal forms of pitch sports playing in parks, schools and other community spaces. There are over 600 football teams currently active in the Borough; Greenwich is a focus borough for the RFU in its work to create a legacy from the 2015 Rugby World Cup; cricket has benefited from investment in new facility infrastructure in parks since the last pitch needs assessment (in 2008) and the ECB is committed to capitalising on demand in the borough for informal play; and England Hockey has identified an issue in Greenwich of local players being 'displaced' (i.e. needing to travel out of the borough to access either formal league play or opportunities to play informal 'rush' games).

1.2 The extent of the study area

The extent of the study area is the area within the Royal Borough boundary, corresponding with the area covered by the adopted Greenwich Core Strategy (July 2014).

In view of the very different demographics within the borough - density of population, socio-economics and distribution of open space and playing pitch infrastructure - the playing pitch infrastructure needs are identified at both Borough level and as three sub-areas. The playing pitch strategy sub-areas have been selected to correspond to the Council's Planning Committee Areas as these reflect the broad demographic differences that are considered to impact most on the balance of supply and demand for pitch sports. The sub-areas are:

Sub Area A: Eltham and Kidbrooke area

Coldharbour and New Eltham, Eltham North, Eltham South, Eltham West, Kidbrooke with Hornfair, Middle Park and Sutcliffe and Shooters Hill wards.

Sub Area B: Greenwich area

Blackheath Westcombe, Greenwich West and Peninsula wards.

Sub Area C: Woolwich and Thamesmead area

Abbey Wood, Charlton, Glyndon, Plumstead, Thamesmead Moorings, Woolwich Common and Woolwich Riverside wards.

1.3 The Vision and Objective

The overall vision for the Greenwich Playing Pitch Strategy, based on the drivers above, is that by 2028, the end of the current Core Strategy period *Greenwich will be a place with high quality playing pitches and ancillary facilities that meet the needs of people living, working or studying in the borough whether for formal competition or informal play.*

The agreed key objective of the strategy is to encourage more people in Greenwich to get more active more often though participating in playing pitch sports.

1.4 The approach to developing the strategy

The approach and methodologies adopted align with Sport England's Playing Pitch Strategy Guidance [October 2013 and updates at as 03/03/14 www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/] tailored to the study area as set out below.

The strategy aims to be robust, based on local needs (currently and to 2028) and deliverable. This objective is assured by adhering to the 'ten steps' advocated in the current Sport England Playing Pitch Strategy Guidance (October 2013) i.e.

- Stage A - Step 1: Prepare and tailor the approach
- Stage B - Step 2: Gather supply information and views
 - Step 3: Gather demand information and views
- Stage C - Step 4: Understand the situation at individual sites
 - Step 5: Develop the current and future pictures of provision
 - Step 6: Identify the key findings and issues
- Stage D - Step 7: Develop the recommendations and action plan
 - Step 8: Write and adopt the strategy
- Stage E - Step 9: Apply and deliver the strategy
 - Step 10: Keep the strategy robust and up to date.

1.5 Tailoring the Approach - What makes the study area different?

Key features of the study area identified by the Steering Group at a briefing workshop included:

- The high density of population and lack of open space suitable for pitch provision particularly in the north (close to the river) and western parts of the borough
- Ease of movement within and to the borough for players - river boundary, major new public transport infrastructure projects and timescales for completion
- Concentrations of population growth linked to major regeneration schemes
- Neighbourhoods characterised by high levels of socio-economic deprivation, low participation in sports generally and poor health indicators
- Affluent urban village neighbourhoods (e.g. within Blackheath, Greenwich) with populations with high propensity to participate in playing pitch sports
- Concentration of playing pitch provision within the Eltham/Kidbrooke Sub Area (C)
- A number of large long-established major sports clubs with multiple teams (e.g. Blackheath Club) and other pitch sport sites of sub-regional significance (e.g. Long Lane grass football pitches used as 2012 training venue).
- The high number of FA registered football teams in the borough (600+) and unmet demands for mini and youth football linked to concentration of large junior clubs (e.g. Junior Reds at Charlton Athletic)
- New investments on pitch sites recently completed, underway or at advanced stages of planning (e.g. Hornfair Park, Charlton Park, Eltham Park South, Hervey Road Sports Ground, Sparrows Lane)
- Lack of an up-to-date and customer focused parks pitch bookings system
- The University of Greenwich supply and demand factors, grant aided activation project and aspirations for expansion (Well Hall site)

- A number of successful Satellite Clubs established at secondary schools in the borough with support from Sport England and London Sport
- The Ministry of Defence supply and demand factors - Woolwich area
- Large number of sports associations and former pupils clubs, some with open memberships and aspirations to increase availability and appeal (e.g. Colfeians, Horn Park Sports Ground)
- Local clubs and agencies interested in opportunities to take on playing pitch sites from Royal Greenwich (e.g. Hervey Road, Long Lane)
- Former sports grounds now disused and at risk of loss to community sports use e.g. Gaelic Athletic Association (132-134 Avery Hill Road), Bardhill (Footscray Road) and The Willows (Lee Green).
- Recent closure of the Beckton Soccer Dome and resulting loss of two indoor 3G football pitches
- Substantial numbers of teams reliant on pitches on unsecured sites or single pitch sites with limited potential for meeting demand growth.

1.6 Tailoring the Approach - How does the population participate?

All four major playing pitch sports have identified a focus on Greenwich for development activity in their sports aimed at increasing participation and addressing the national trends in demand from Sport England (Active People Survey) and their own insight data.

Particular participation issues identified in Greenwich by members of the Steering Group include:

- A fall in demand for formal bookings of parks pitches for adult league matches - football - and club rugby (aside from Plumstead Common, Greenwich RFC)
- Increasing evidence of informal/non-paying use of parks football pitches by teams and informal groups
- Need to continue efforts to develop cricket activity on the square at Eltham Park
- Overplay at some sites (e.g. London Marathon Sports Ground youth football)
- Displaced demand for hockey clubs and teams based in the borough and long travel distances to nearest high performance (water-based) AGP
- Cross borough issues of imported and exported demand (e.g. Asian community from Tower Hamlets and cricket; Bexley and new pitch site at Thamesmead; Lewisham and pitches in the Blackheath area).

1.7 Tailoring the Approach - Which pitch sports to include?

The Steering Group agreed that the sports to be included in the strategy are football, hockey, rugby union and cricket. Within these sports, the strategy seeks as far as is practicable to include consideration of all forms of play whether:

- Club and league based (formal) play and training (including indoor nets for cricket),
- Less formal programmed forms of the respective sports (e.g. turn up and play 'products' such as Rush Hockey, Mash Up Football, Last Man Standing, Cage Cricket, Touch Rugby) and
- Un-programmed play by groups of residents, workers, students out of school

1.8 Management and Delivery

The development of the strategy has been managed by the Greenwich Playing Pitch Strategy Steering Group comprising representatives from The England & Wales Cricket Board, The Football Association, England Hockey, The Rugby Football Union, Sport England, London Sport, RBG Sport & Commissioning Service, RBG Planning Service, RBG Parks Service and CSL Ltd, the consultants appointed to co-ordinate the strategy development to the point of the recommendations and action plan (i.e. Steps 1 to 7 as detailed in paragraph 1.4 above).

2. Summary of Key Findings and Issues

The key findings of detailed Assessment of Need studies for the four major playing pitch sports played in The Royal Borough of Greenwich are summarised in this section. The detailed Assessment of Need reports of findings (covering Stages B & C of Sport England's Playing Pitch Strategy Guidance) are appended as follows:

- Appendix A: Cricket
- Appendix B: Football
- Appendix C: Hockey
- Appendix D: Rugby

2.1 What are the main characteristics of the current supply of and demand for provision?

Current supply of playing field sites

The supply of playing field sites in Royal Greenwich is summarised in the table below:

Sites	Cricket	Football	Hockey	Rugby
Secured sites	14	34	0	9
Unsecured sites	5	10	5*	3
Disused sites	5	5	0	0
TOTAL - 90	24	49	5	12

* Only two of these 5 sand based/filled AGPs are large enough for senior league hockey

There are supply issues for the strategy regarding both disused playing field sites and reliance on sites where community access is not secure due to inadequate tenure or absence of community use agreements.

Current supply of grass playing pitches

Current supply of natural turf pitches is summarised in the table below:

Grass Pitches	Cricket	Football	Rugby
Senior pitches	18	112	20
Youth pitches (9v9 & 11v11)	7	26	7
Mini pitches (5v5 & 7v7)	N/A	35	0
TOTAL - 225	25	173	27

For football and rugby, there are supply issues for the strategy to consider in relation to access to sufficient youth and mini pitches. This is particularly an issue for football as evidenced by comparison of pitch supply (by pitch size) to teams (by age group) playing in the borough:

	Pitch Supply		Football Teams	
Senior (over 18)	112	65%	219	37%
Youth (U11 - U18) 9v9 & 11v11 pitches	26	15%	273	46%
Mini Soccer (U7 - U10) 5v5 & 7v7 pitches	35	20%	96	16%
TOTAL	173	100%	588*	100%

*Of 649 football teams run by Greenwich based clubs - i.e. 61 play outside the borough (displaced demand)

In particular it is striking that youth teams (aged U11 to U18) comprise 46% of all existing football teams based in Royal Greenwich whilst youth pitches (9v9 and 11v11) make up just 15% of current pitch supply.

Current supply of artificial grass pitches and non-turf cricket pitches

The supply of artificial surfaces for pitch sports in the Royal Borough is summarised below:

AGPs/NTPs	Cricket NTPs	Football (3G)	Hockey	Rugby
Full size	5	4	2	1
Under sized for adult league play	n/a	7	3	0
TOTAL	5	11	5	1

* The rugby 3G AGP at Well Hall and most of the sand based hockey AGPs are also used for football

Supply issues for artificial playing surfaces include the high proportion of AGPs that are under-sized for adult league football (59%) and hockey (60%) and the impact on hockey AGP supply of conversion of two former sand based pitches to 3G football surfaces since 2007/08.

Changes in supply

The last detailed assessment of playing pitches in Royal Greenwich was carried out in 2007/08. The main changes to the supply since the 2007/08 assessments are set out below. Some of these changes were recommendations in the report, notably in relation to cricket where pitch supply had reduced substantially prior to 2007/08. Other changes to supply were investment by the Council as legacy from the 2012 Olympic & Paralympic Games:

Cricket	<ul style="list-style-type: none"> o Loss of cricket pitch at Samuel Montagu Youth Centre o New cricket pitch in Charlton Park (replacement for above) o New cricket pitch at Eltham Park South o Enhanced cricket pitch at Avery Hill Park o Loss of access to cricket pitch at Mar Thoma (site closed to cricket)
Football	<ul style="list-style-type: none"> o Enhanced grass pitches and pavilion at Long Lane Playing Fields o New pavilion for football (and tennis) at Hornfair Park o New full size floodlit 3G at Samuel Montagu Youth Centre o New full size floodlit 3G at Meridian Sports Club o New floodlit 3G at Well Hall Playing Fields (football secondary use) o Loss of 'The Dome' indoor 3G pitches (2 No.) on Greenwich Peninsula
Hockey	<ul style="list-style-type: none"> o Loss of full size pitch at Meridian Sports (3G conversion) o Loss of training pitch at Coldharbour Leisure Centre (3G conversion)
Rugby	<ul style="list-style-type: none"> o New floodlit ATP at Well Hall Playing Fields (rugby primary use) o Refurbished grass pitch at Well Hall Playing Fields o Loss of adult grass rugby pitches in Avery Hill Park, Charlton Park, Greenwich Park and Woolwich Barracks (now marked for football)

Proposed changes to supply

Current proposals for changes to pitch supply relate in the main to football.

One Council-led project will bring the disused playing field site at Hervey Road back into use..

Proposed changes identified in the course of preparing this Strategy are summarised in the following table:

Site / Lead Organisation	Project	Status
Sparrows Lane / Charlton Athletic FC	New provision of floodlit 3G pitches (2 No. one with community access), new pavilion for club and community trust, enhanced access/ parking	Planning Application
Rose Cottage Playing Fields / Teviott Rangers FC	New floodlit 3G pitch for youth and mini-soccer - permitted hours to 9pm (9pm Suns & B Hols)	Consent (2014)
Bardhill Sports Ground (disused) / Developer	Reinstate one adult and two mini-soccer grass pitches, community building. Reduction in area of community open space contrary to the development plan	Planning Applications
Avery Hill Road Sports Ground (disused) / Developer	Residential development (enabling project above). Reduction in area of community public open space contrary to the development plan	
Long Lane Playing Field / Long Lane FC	Extension of under-sized 3G to full size	Pre Planning
John Roan Playing Field / Sports Association	Main pitch improvements; enhance existing AGP to full size 3G	Proposals
The Pavilion (LESSA) / Sport & Social Club	Conversion of hard courts to small 3G	Proposals
Badgers Sports / Cray Valley FC	Conversion of grass pitch to full size 3G	Proposals
STC Sports Ground / Sport & Social Club	Conversion of grass pitch to full size 3G	Proposals
The Oaks / Eltham Town FC	Replacement pavilion, pitch improvements, enabling residential	Pre Planning
Blackheath Wanderers Sports Ground / Sports Club	Pitch size and pavilion enhancements	Unsuccessful Inspired Bid in 2014
Metrogas ASA Sports Ground / Sports Association	Conversion of small AGP to full size 3G	Unsuccessful Inspired Bid
Coldharbour Leisure Centre / Greenwich Leisure	Conversion of hard courts to 3G 5v5 pitches, upgrade changing	Feasibility
St Paul's Academy / Trust	Extension of under-sized 3G to full size	Proposals
Hervey Road Playing Field (disused) / Council	Reinstate grass pitches & pavilion (2 junior football, cricket NTP), possibly a 3G	Consent (2014) excl 3G
Mulgrave Primary / FA	Conversion of hard court to small 3G (recycled)	Feasibility
Heron's Gate Primary / FA	Conversion of hard court to small 3G (recycled)	Feasibility

Changes to pitch supply in neighbouring boroughs

The main change of relevance to this pitch strategy is at the College Meadows AGP and Pavilion site in Lewisham owned by Eltham College. This proposal, at feasibility stage (pre-planning), is to provide a second floodlit AGP (water-based) for shared use between the College and Blackheath & Old Elthamians HC. Given its proximity to Royal Greenwich borough residents if this project is to proceed hockey participants from Greenwich will be accommodated on this site.

Distribution of playing pitch supply

The distribution of playing field sites (operational and disused) and playing pitches (grass and artificial) across Royal Greenwich is currently notably imbalanced.

As shown in the following table, there are many more marked out grass playing pitches in the central and southern areas (Eltham & Kidbrooke) and far fewer in the most densely populated areas in the north particularly Greenwich Peninsula and Greenwich Riverside in the west, which have no grass pitches for football or rugby and just one, in Greenwich Park, for cricket.

Grass Pitches	Cricket		Football		Rugby	
	Sites	Pitches	Sites	Pitches	Sites	Pitches
Sub Area A (Eltham & Kidbrooke)	19	20	41	141	9	23
Sub Area B (Greenwich)	1	1	1	0	0	0
Sub Area C (Woolwich & Thamesmead)	4	4	7	32	3	4
TOTAL	24	25	49	173	12	27

The table below shows that this imbalance in grass pitch supply is similarly evident in relation to artificial pitches. In the west of Royal Greenwich there is just one small floodlit 3G on a primary school site. Similarly, in Thamesmead on the east side of the borough there is also just one AGP (sand based and under sized for league hockey) at Woolwich Polytechnic School.

AGPs * / NTPs	Cricket NTPs		Football 3Gs		Hockey AGPs		Rugby AGPs	
	No.	%	No.	%	No.	%	No.	%
Sub Area A (Eltham & Kidbrooke)	4	80%	8	73%	3	60%	1	100%
Sub Area B (Greenwich)	1	20%	1	9%	1	20%	0	0%
Sub Area C (Woolwich & Thamesmead)	0	0%	2	18%	1	20%	0	0%
TOTAL	5	100%	11	100%	5	100%	1	100%

* Includes under-sized training ATPs (3G - football, sand - hockey)

Current demand

Current demand for playing pitches in Royal Greenwich generated by affiliated clubs for competitive match play and training is summarised in the following table by sport:

NGB / BUSA* affiliated clubs	Cricket	Football	Hockey	Rugby
TOTAL CLUBS	25	236	2 **	9
Senior Teams	45	219	13	20
Youth Teams	20	273	2 (U14, U16)	14
Minis Teams	n/a	96	Tournament play & training to U12	20
TOTAL TEAMS	65	649 (588 in RG)	15 (3 in RG)	54

* Includes Greenwich University BUSA teams in football (male), rugby (both male and female) and hockey (male, female and occasional mixed)

** Blackheath & Old Elthamians Hockey Club are based at Eltham College Meadow in Lewisham. Ladies section play home games and train in Royal Greenwich at Blackheath High School for Girls.

The number of players by age group in each sport playing in club teams is estimated in the following table:

Club players	Cricket*	Football	Hockey**	Rugby
Senior Male Players	675	3,852	265	350
Senior Female Players		90		50
Youth Male Players	275	3,452	100	200
Youth Female Players		423		0
Minis		926		300
TOTAL PLAYERS	950	8,777	365	1,100

* Estimated from team numbers

** Clubs self-reported playing memberships in 2014/15 (BOEHC and Royal Greenwich HC)

Latent Demand

Latent demand for playing pitch sports in Royal Greenwich is high relative to London and England. Sport England's Sports Market Segmentation (SMS) data shows high representation in the borough of young adult SMS Groups 'Jamie', 'Leanne', 'Jackie', 'Kev' and 'Paula'. These Groups are aged 18-25 and are characterised as wanting to participate in the major playing pitch sports of football, cricket, hockey and rugby.

All four NGBs identify Royal Greenwich as a 'priority' or 'focus' borough. This is in recognition of the borough's strategic significance in meeting current demand (both from residents and from players and teams displaced from other parts of London with insufficient pitch supply), and the borough's age profile and population growth forecasts which are indicators of high levels of latent demand and potential to increase participation in their respective sports.

Casual Demand

Casual demand for football in particular is evident in the Royal Borough from the high levels of wear and mounding to the goal mouths of most of the parks pitches and stud marks on parks cricket squares. This reflects the availability of facilities for these sports at no cost in open access parks and trends towards informal participation and shorter forms of competition. Casual demand for hockey and less formal types of play (e.g. Rush) is at a low level. This is likely to be due in part to the need to access an ATP to play and the limited availability of sand-based ATPs in the borough at peak hours. Similarly, whilst informal games of touch rugby take place occasionally on Blackheath, informal games of rugby (touch and tag) are not a significant feature of demand.

In cricket, an issue for the strategy is how best to respond to growth in demand for free to access facilities to play informal forms of the game. This is a growing feature of cricket demand nationally, particularly among teenagers and young adults in the Black and Asian minority ethnic (BAME) communities. These communities are well represented in Royal Greenwich and are projected to grow substantially over the period of the strategy, most particularly in Sub Areas B and C where there is little cricket facility supply. This supports the needs case for the Council to retain and continue to maintain the existing public net systems in Sub-Area C at Bostall Heath and Plumstead Gardens.

In football, casual play among groups of friends, neighbours, work colleagues and so forth - using open access grass and non-turf facilities in public parks and on housing estates - continues to be a major feature of football demand across the borough, particularly among teenagers and young adults. The main issues raised by this informal demand for the strategy is how to use maintenance and management strategies to address the wear and tear caused by informal play on pitches which are in demand for hired use at weekends for league matches.

Displaced Demand

Displaced demand for playing pitches across borough boundaries is a major feature of patterns of demand across London, particularly so from the more densely populated Central London boroughs with few playing pitches.

The scale of the public transport system in London facilitates this displacement. Royal Greenwich is likely to experience growth in imported demand for playing pitches from boroughs north of the river over the period of this strategy as a consequence of the opening of Cross Rail and proposed extension of the Bakerloo Line from the Elephant & Castle to Lewisham and Bromley.

Displaced demand of clubs and teams from Royal Greenwich to its neighbouring boroughs is a significant feature in football and hockey.

Players for Blackheath & Old Elthamians HC's men's teams (many of whom will live in Royal Greenwich) play and train in Lewisham. It is also the view of England Hockey that members of hockey clubs in other neighbouring boroughs are likely to be resident in Royal Greenwich.

In football, London FA records indicate around 60 teams from clubs based or with their origins in Royal Greenwich use grounds and pitches in neighbouring boroughs for home fixtures. Notable examples are Eltham Palace FC, Charlton Athletic Junior Reds and Greenwich Borough FC. Whilst Greenwich is a net exporter of displaced demand for football, there is evidence also of imported demand from clubs and teams based in neighbouring boroughs. Examples include Cray Valley FC, Erith Town FC and Mottingham AFC.

Displaced demand for cricket and rugby is not identified as a significant issue for the strategy.

Displaced demand from within the borough is already a key feature of playing pitch demand. The very limited supply of pitches in Sub Areas B (Greenwich) and C (Woolwich, Thamesmead) displaces demand both out of the borough and to pitches in Sub Area A (Eltham and Kidbrooke). This feature of pitch supply and demand in Royal Greenwich is likely to increase substantially over the period of the strategy as population growth is forecast to be greatest in Sub Areas B and C.

Unmet Demand

Cricket: None of the cricket clubs based in the borough has expressed current plans for growth in adult teams. The NGB considers that the main source of growth in the game in Royal Greenwich will be in informal forms of game driven by growth in the size of the young BAME population in particular. Significant levels of growth in junior cricket in the borough (i.e. beyond that currently supported by the Greenwich Cricket Development Group) will require more schools to support the game and provide NTPs on their playing fields.

Football: Several football clubs based in Royal Greenwich have self-reported plans for new teams in the next few seasons. Club survey responses, indicate unmet demand for 13 senior teams, 16 youth and 25 mini soccer teams. The majority of survey respondents consider they have identified venues with spare capacity at weekends to accommodate this demand. However, some will depend on availability of pitches at sites already at capacity - e.g. London Phoenix Ladies FC at John Roan Playing Fields, Welling Wanderers FC mini-soccer teams at the London Marathon Sports Ground. For others, Charlton Athletic Junior Reds and Greenwich Borough FC, for example, meeting unmet demand within the borough will depend on new provision of pitches of suitable type and quality.

For match play and training for all age groups there is a need to secure more FA compliant floodlit 3G pitches (with secured access agreements) on managed sites with good quality changing and social facilities. This will have the benefit of reducing reliance on open access park pitches where it is difficult to maintain pitch quality and cleanliness (from dog fouling) and to sustain ancillary facilities. There is evidence from parks booking records that demand for parks pitches is falling which, in turn, is contributing to over-play at popular secured sites (e.g. Metrogas, John Roan, Colfeians, London Marathon Sports Ground).

On the basis there are 588 teams playing competitive football in Royal Greenwich (FA Participation Report Data 2013/14), the FA identify a need for at least 10.5 full size equivalent 3G AGPs in Greenwich to meet the training needs of these clubs. As shown in the table below, currently there are 7.5 full size equivalent 3G AGPs with community access leaving a **shortfall of 3 full size equivalent pitches applying the FA standards approach.**

	Sub Area A		Sub Area B		Sub Area C		Total
Half size ATP	0**	%	0**	%	0.5	%	0.5
Full size ATP	6	%	0	%	1	%	7.0
Total	6	80%	0	0%	1.5	20%	7.5*

* These 7.5 ATPs meet the minimum requirements (size and community access) for inclusion in the Football Association AGP Needs Assessment Model.

** Harris Academy AGP (50m x 30m) and Millennium Primary School AGP (50m x 25m) are excluded from the FA analysis as these 3Gs are less than half size.

The Sport England Facilities Planning Model report (February 2015) finds that Greenwich has an average supply of artificial grass pitches usable for football (i.e. 3G and sand based) compared to the surrounding authorities. However, **there is a significant amount of Unmet Demand (30%) within Greenwich and the model estimates that this Unmet Demand would equate to circa 2 pitches for football.** Furthermore, the Relative Share of access to facilities for Greenwich residents equates to 19% below the national average. The levels of Relative Share decrease towards the north west of the borough (i.e. the Greenwich Sub Area). The FPM report concludes: **'There is therefore justification for further provision of artificial grass pitches for football within Greenwich'.**

Hockey: Both hockey clubs based fully or partly in Royal Greenwich have plans for growth; Blackheath & Old Elthamians plan to expand by a further 6 teams over the next few seasons (2 senior and 4 youth). The new Royal Greenwich development club supported by Total Hockey and England Hockey aims to grow from 30 to 200 youth players. Further provision of hockey AGP capacity at peak weekend times will be needed to accommodate this demand. There is also evidence of displaced demand from East London Hockey Club based in Tower Hamlets. To accommodate growth and displaced demand from the conversion of the Stepney Green Leisure Centre AGP to 3G, this club is looking for spare capacity on a hockey AGP in a neighbouring borough for league play at weekends.

The Sport England Facilities Planning Model report (February 2015) finds that Greenwich has an average supply of artificial grass pitches for hockey compared to those surrounding authorities that include hockey AGP provision. However, **there is a large amount of Unmet Demand (43%) within Greenwich.** Furthermore, circa 81% of Satisfied Demand is exported to neighbouring authorities, while 71% of visits are imported. The levels of Relative Share decrease slightly towards the north west of the borough (i.e. the Greenwich Sub Area). The FPM report concludes: **'Therefore, although there is currently only justification for 1 additional artificial grass pitch for hockey within Greenwich, further provision may be required in future, particularly if there are any changes to existing hockey AGP provision within the surrounding authorities'.**

Rugby: Whilst none of the rugby clubs based in the borough have identified plans for growth in the number of teams they run, it is highly likely demand will grow at mini and youth age groups as a result of England and Wales hosting the 2015 World Cup. Women and girls rugby is forecast to see growth in demand as a result of the recent England Women's World Cup win.

<p>2.2 Is there enough accessible and secured community use provision to meet current demand?</p>	<p><u>Cricket</u>: YES. Current supply broadly meets current demand for traditional forms of league and friendly match play cricket.</p> <p>Lack of security of access is a concern at a number of sites in the borough where league cricket is currently played. Displacement of teams resulting from a loss of access to any of these sites could not be comfortably accommodated at other sites with spare capacity at peak times, other than the open park pitches. If this were to happen, the Avery Hill Park and Eltham Park South park pitches would need to be upgraded and maintained to a higher standard than is likely to be practicable.</p> <p>There is growing demand for free to access facilities, whether grass, NTPs, net systems or hard surface MUGAs equipped for cricket, for children and young adults to play informal games. However, at present, informal games on park pitches are discouraged so as to maintain them for hired use and none have NTPs available.</p> <p><u>Football</u>: NO. Whilst current supply broadly meets current demand for traditional forms of senior league football, there are a number of displaced Greenwich-based clubs that play their home matches in neighbouring boroughs.</p> <p>For youth football and mini-soccer there is a lot of pressure on existing pitches at some sites leading to overplay on larger pitches which are over-marked for small sided games. The introduction of 5v5 size pitches in recent seasons for the U7 and U8 age groups has increased the wear of key sites for mini-soccer and youth football (e.g. London Marathon Sports Ground, Metrogas and John Roan Playing Fields are examples). There is a deficiency of secured 9v9 pitches.</p> <p>Lack of security of access is a concern at ten of the 44 sites in the borough where league football is currently played accounting for 23 pitches serving approximately 25 community club teams.</p> <p>There is a substantial under-supply of pitches in the north of the Borough exacerbated by the loss of two 3G AGPs in 2014 resulting from closure of the Soccer Dome facility on Greenwich Peninsula.</p> <p><u>Hockey</u>: NO. Current demand for league hockey (senior and youth) and for junior development is not met by current supply within Royal Greenwich. The main pitch used by the senior club is based just outside the borough and is therefore displaced/exported demand.</p> <p>In addition, the distribution of the two pitches in the borough suitable for league hockey is poor. The Royal Greenwich Club identifies a need for a centrally located pitch to improve access for more children from all parts of the borough to its coaching programmes, currently at Colfe's School, Horn Lane close to the borough boundary with Lewisham.</p> <p>There is also a concern as to the security of access to pitches for community hockey. The pitches used by the two community clubs active in Royal Greenwich are on independent school sites (Colfe's, Blackheath High in Greenwich and Eltham College in Lewisham). Whilst neither club has identified an issue of continued access, it would appear security is limited to term-by-term block bookings in season.</p> <p><u>Rugby</u>: YES. Current demand for league rugby (senior and youth) is met by current supply. However, a number of the pitches are currently over-played in relation to their current carrying capacity relating to either the quality of maintenance or pitch drainage. The rugby pitches at Colfeians Sports Club are well maintained but poorly drained. The pitches at both Colfeians and Old Shootershillian RFC are over-played due in part to financial imperatives of these sports and social clubs to maximise hire income. The Plumstead Common pitch is used to its capacity by Greenwich RFC as it is poorly maintained and drained.</p>
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	<p>There are no dedicated small-sided pitches for mini and junior play other than on school sites and clubs are understandably reluctant to locate minis and juniors to satellite sites due to the resulting loss of secondary income. Most clubs seek to cone out mini pitches between and around the adult pitches. However, at some sites, encroachment on the adult pitches is unavoidable causing over play/reduced quality. The preferred solution of the clubs is to enhance the quality of the pitches and the areas between and around the pitches to allow more activity on the existing venues whilst retaining spend and income for sustainability.</p> <p>Lack of security of access is not a concern at existing sites in the borough where rugby is currently played although the level of rent at Old Shootershillians on the Samuel Montagu is a threat to the future viability of the club.</p>
<p>2.3 Is the provision that is accessible of sufficient quality and appropriately maintained?</p>	<p><u>Cricket</u>: NO. There are issues of quality and maintenance of the fine turf pitches in park sites and at a number of the pitches at schools and sports clubs. Lack of sufficient resources for adequate pitch maintenance is also an issue for maintenance of changing facilities at a number of the cricket sites in the borough.</p> <p>Where management of park cricket facilities is devolved to cricket/sports specialists (responsible for promotion, bookings and maintenance of the square), as at Charlton Cricket Hub and as proposed for Hervey Road Sports Ground, expressed demand is greater than at the other park pitches which are, maintained to a lower standard and less actively promoted and, as a consequence, are under-utilised.</p> <p><u>Football</u>: NO. There are issues of quality and maintenance at park football sites and at a number of the pitches at schools and sports clubs. Lack of sufficient resources for adequate pitch maintenance is also an issue for maintenance of changing facilities at a number of the football sites in the borough.</p> <p>Where management of park/recreation ground football facilities is devolved to clubs (under lease or license) the situation is mixed. Some sites are poorly maintained e.g. Green Lanes ('The Oaks'), The Academy Ground, while others are maintained to a much higher quality e.g. Long Lane. It is apparent that the poor quality of pitches and changing rooms (along with the lack of online or telephone booking facilities) are factors that impact negatively on pitch demand in the Parks (aside from Hornfair Park where the quality is better than in the other parks, particularly for changing).</p> <p><u>Hockey</u>: YES. The AGPs hired by Blackheath & Old Elthamians HC for match play (Blackheath High School and College Meadow Astro & Pavilion in Lewisham) and the AGP at Colfe's School hired as the main base for junior hockey development by Royal Greenwich HC are well maintained by the independent schools that own these facilities. The under-sized pitch at Woolwich Polytechnic School in Thamesmead used by the club as a satellite site will need re-surfacing quite soon.</p> <p><u>Rugby</u>: NO. There are issues of quality of drainage and/or maintenance at a few of the pitches, notably the pitch on the open access Plumstead Common and, to a lesser degree, the pitches at Colfeians Club in Horn Lane. These pitches are well maintained but improvement works are needed and are currently being investigated with the RFU.</p> <p>The smaller clubs - Old Shootershillians, Old Brockleians and to a lesser extent Footscray RFC - identify growing financial pressure of reducing bar and social revenues and rising operating costs causing issues for ongoing maintenance of pitches and clubhouses.</p>

2.4 What are the main characteristics of the future supply and demand for provision?

The spatial planning strategy and policies for Royal Greenwich assume a high level of continuous growth over the plan period and includes the delivery of 38,925 homes over the 15-year plan period.

Growth is forecast for all three Sub Areas with concentrations in for the northern riparian wards in Sub Areas B (Greenwich) and C (Woolwich & Thamesmead) and in Kidbrooke in Sub Area A (Eltham & Kidbrooke) in the south.

Assuming current team generation rates in each sport, the forecast population growth will potentially generate demand for the following additional teams:

Cricket:

Age Group	No. teams 2014	Pop in age group 2014	Pop in age group 2028	Current Team Generation Rate	Pop change in age group	Potential change in cricket team no's
Open age men	49	80103	93834	1635	13731	+8
Open age women	2	80599	95997	40300	15398	0
Junior boys	19	19828	26576	1044	6748	+6
Junior girls	1	18770	24720	18770	5950	0

To accommodate team growth at this level will require a combination of improved quality and playing capacity of existing pitches and more negotiated access to under-used pitches on independent school sites (e.g. Colfe's School and Leathersellers Sports Ground).

Football:

Age Group	No. teams 2014	Pop in age group 2014	Pop in age group 2028	Current Team Generation Rate	Pop change in age group	Potential change in football team no's
Senior men	214	66436	75928	310	9492	+31
Senior women	5	66558	78142	13312	11584	+1
Youth boys	231	9296	13280	40	3984	+99
Youth girls	42	8719	12333	208	3614	+17
Mini soccer	96	15236	18002	159	2766	+18

At this level of growth - particularly in the number of youth and mini-soccer teams - when combined with the existing team growth plans of clubs to cater for unmet demand, it is evident that the borough needs to protect all current existing playing field provision and seek to increase playing capacity on existing pitch sites through a combination of quality enhancement and new provision (particularly of 3G pitches able to accommodate multiple games in the peak period) over the period of the strategy.

The structural changes of organised forms of the game at youth and mini soccer level continue to impact on demand for pitches and the need to over-mark 5v5 and 7v7 pitches on 9v9 and 11v11 pitches. These changes when combined with demand growth will result in increasing over-play of some sites. The financial pressures on clubs dictate that they strive to accommodate all games on their home ground to maximise income from catering and minimise pitch hire costs. This factor militates strongly against reallocating play from over-played sites to parks pitches.

The largest forecast population growth is in Area B (Greenwich) where there is no formal grass pitch supply and no full size AGPs since the loss of London Soccer Dome. It will therefore be important to protect access to the Greenwich Park for mini soccer coaching and to the half size AGP at Millennium School, and to actively seek opportunities for new provision - for example through the master plan processes for the Charlton Riverside and Greenwich Peninsula Opportunity Areas - in accessible locations near public transport routes.

Forecast population growth is also substantial in the Woolwich and Thamesmead areas (Sub-Area C). Within this area it will be important to continue to protect and enhance where possible the standard of facilities at Charlton Park as well as adjust the provision to give a greater focus on youth football. To serve future needs, continued access to the MOD football pitches adjacent to Woolwich Barracks along with exploring opportunities for enhancement of the pitch quality should also be considered.

Opportunities to secure more community access to school pitches for youth and mini soccer, particularly in the under-supplied Sub Areas - for example at St Paul's Academy in Abbey Wood, should also be considered within the strategy.

For example, implementing provision for youth football in Hervey Road could be considered as this site is located close to the edge of this Sub Area and easily accessible from areas of projected growth in Blackheath and Westcombe in Sub Area B.

In Sub Area A (Kidbrooke & Eltham), population growth is forecast to be less marked than in the north the borough although this is likely to still be substantial as a result of the spatial strategy policy of intensification of housing in the Kidbrooke area. The strategic approach to future football pitch provision also needs to be on protecting playing field land and enhancing provision at key, sustainable sites. Some playing field sites in this area have been unused for several years. Other playing pitch sites in use have spare capacity as a result of poor quality (of pitches and/or changing facilities), inadequate promotion, booking systems or other factors. However, borough-wide needs are such that playing field land in this relatively well-provided Sub Area needs to be protected to meet future demand from new population both from within the Sub Area (e.g. Kidbrooke intensification) and from the other, more densely populated Sub-Areas where there is insufficient provision to meet locally generated demand and opportunities for new provision are limited by a lack of open space and high land values.

Hockey

Age Group	No. teams 2014	Pop in age group 2014	Pop in age group 2028	Current Team Generation Rate	Pop change in age group	Potential change in hockey team no's
Senior men (16-55yrs)	8 (7 club + Uni)	83434	99011	10429	15577	+1
Senior women (16-55yrs)	4 (3 club + Uni)	83434	99011	20859	15577	+1
Junior boys (11-15yrs)	4 est.	7426	10616	1857	3191	+2
Junior girls (11-15yrs)	2 est.	7426	10616	3713	31911	+1

Potential demand driven by population growth needs to be considered as additional to the current growth planned by the two clubs in the borough to address unmet and latent demand as detailed above. The proposed second (water based) AGP at College Meadows / Eltham College, should it proceed, has potential to provide capacity to meet future demand. However, this is subject to the project going ahead and the club reaching a long term use agreement to access the facility at weekends and for evening training.

If this project does not proceed, there is limited scope at present for a further hockey AGP in Royal Greenwich.

Rugby:

Age Group	No. teams 2014	Pop in age group 2014	Pop in age group 2028	Current Team Generation Rate	Pop change in age group	Potential change in rugby team no's
Senior men	20	61534	69580	3077	8046	+3
Senior women	4	61955	72231	15489	10276	+1
Youth boys	14	9511	12889	679	3378	+5
Youth girls	0	8929	11963	N/A	3034	
Mini/Midi mixed	25	20158	26444	806	6286	+8

The largest forecast population growth is in Area B (Greenwich) where there is no existing pitch supply. During the life of the strategy, it will therefore be important to secure a pitch/pitches suitable for rugby in this area, either grass or a World Rugby Rule 22 compliant floodlit 3G. In view of the lack of open green space in this sub area, the options are likely to be restricted to opportunities associated with large-scale housing or commercial development projects - e.g. Charlton Riverside, Greenwich Peninsula West.

Forecast population growth is also large in the Woolwich & Thamesmead areas (Sub-Area C). Within this area it will therefore be important to continue to protect the Blackheath Club facilities at Rectory Field and to enhance, where possible, the standard of rugby facilities at Plumstead Common and at Woolwich Polytechnic School and encourage development links with the nearest club - Erith RFC.

Population growth and the impact of the 2015 World Cup and associated development activity to grow the game is likely to place pressure on the existing club pitches as demand for space to accommodate mini and junior rugby on a Sunday morning expands. Opportunities to create mini pitches on unused grass areas on club sites and to increase the quality and playing capacity of over-marked adult pitches should be considered.

The strategic approach in Sub Area A (Kidbrooke & Eltham), where population growth is forecast to be less marked, although still substantial in the Kidbrooke area, needs to be on protecting playing field land and enhancing provision at priority sites.

2.5 Is there enough accessible and secured community use provision to meet future demand?

Cricket: **NO.** Despite a short term downward trend in demand for formal forms of open age cricket, this will be more than offset by new demand resulting from population growth in the borough to 2028 (modelled to increase the number of teams at current participation rates by 8 adult and 6 junior teams). As several sites are unsecured, accessible and secured provision will not meet future demand. Neither is there enough accessible and secured provision of facilities for free informal games of cricket to meet future demand. There will be demand for more NTPs, net-systems and MUGAs equipped for cricket - in accessible open spaces or on school sites with community access, most particularly in the north of the borough.

Football: **NO.** To meet future demand, there will be a need for more accessible supply of facilities for youth football and mini soccer in particular in accessible locations within the borough, and on school sites with community access in the north of the borough where there is negligible current supply.

Hockey: **NO.** The scale of forecast future demand and the lack of secured access to existing sites suggest that future demand may not be met.

However, a long term club access agreement to the proposed new water-based pitch across the borough boundary at College Meadows has potential to meet future demand should this be secured and the project goes ahead.

Rugby: NO. To meet future demand, there will be a need for more supply of facilities rugby in accessible locations within the borough, particularly in Sub Area B (Greenwich) in the north of the borough where there is no current supply.

2.6 What is the overall quality level?

Quality of playing pitches in Royal Greenwich is very mixed as shown in the following table:

Pitch Quality	Cricket		Football		Rugby*							
	No.	%	No.	%	D0		D1		D2		D3	
Good (M2 rugby)	11	44%	36	18%	0	0%	4	20%	0	0%	4	20%
Standard (M1 rugby)	9	36%	109	70%	3	15%	6	30%	0	0%	0	0%
Poor (M0 rugby)	5	20%	28	12%	3	15%	0	0%	0	0%	0	0%

*20 rugby pitches with community access; M2 (good maintenance) and D3 (pipe and slit drained) is highest pitch quality rating for rugby.

Issues for the strategy include:

- i. How to improve the quality of poor pitches, particularly those in local authority ownership and poorly draining e.g. pitches at Green Lanes (The Oaks), Weigall Road Playing Field, Rose Cottage Playing Field, Southwood Park at a time when local authorities need to achieve revenue savings, and
- ii. At which sites will pitch improvement works have the greatest benefit for community sport.

Quality is less of an issue for AGPs and NTPs in the borough. The only poor rated AGP is the very worn and under-sized pitch at Metrogas ASA Sports Ground. The poor rated NTP is at Thomas Tallis School where the rating reflects the uneven outfield rather than the strip itself.

Pitch Quality	Cricket		Football 3G		Hockey		Rugby	
	No.	%	No.	%	No.	%	No.	%
Good	2	40%	8	73%	1	20%	1	100%
Standard	2	40%	3	27%	3	60%	0	0%
Poor	1	20%	0	0%	1	20%	0	0%

Quality of Ancillary Facilities There is also a very mixed picture of quality with regard to changing pavilions at both park sites and community club sites. In the park sites, the recently provided Hornfair Park Pavilion is good quality. However the changing facilities in Avery Hill Park and Charlton Park are very outdated and inefficient to operate and in need of replacement.

Similarly in the community club and sports and social club settings, many sites have good quality pavilion facilities. Examples include Blackheath Club, John Roan Association, Metrogas ASA, Long Lane Playing Fields, Footscray RASC, Colfeians, London Marathon Trust Sports Ground, The Pavilion/LESSA, Charlton Park RFC, and Badgers Sports Ground.

Most of the ancillary facilities are considered adequate but in need of improvement works - e.g. Meridian Sports, Blackheath Wanderers, Gresham Athletic SOZO, Swingate Lane Playing Fields, Old Brockleians. Of note also is the need for integrated male and female changing at Well Hall Pavilion to maximise rugby development at this key site.

A number of sites across the borough have poor ancillary facilities. These include Green Lanes (The Oaks) and The Academy Ground in Eltham both of which require replacement.

3. Scenario Testing

What if?	Potential Impact on Supply/Demand Balance
<p>3.1 The quality of sites rated as poor are improved?</p>	<p><u>Cricket:</u> Upgrading the 'poor' rated pitch in Eltham Park South is not a realistic solution to meeting future demand resulting from population growth in the borough without provision of a pavilion. Upgrading the quality of the park pitches and pavilion in Avery Hill Park could be a solution. However, maintaining fine-turf pitches to a good standard in open access parks in London is a challenge and in light of the pressure on local authority maintenance budgets potentially prohibitive. A more realistic and achievable approach could be to consider Colfe's School with investment to upgrade its cricket squares at Leathersellers Sports Ground linked to a community use agreement.</p> <p><u>Football:</u> Three of the five football pitch sites with 'poor' rated pitches are very wet sites with poor drainage (Green Lanes 'The Oaks', Rose Cottage and Weigall Road). The unmarked pitch area used by Kingfishers JFC in Southwood Park is also of poor quality. Enhancement of these sites to a good standard is therefore likely to be costly. The pitches at St James Mar Thoma Community Centre (adjacent to Metrogas ASA) and Corelli College (adjacent to Long Lane Playing Field) are better quality but, at present, have very limited community access. These sites have potential to address some of the unmet and future demand for mini-soccer and youth football but only if much greater community access can be negotiated with the owners.</p> <p><u>Hockey:</u> The only 'poor' rated sand-based AGP in the borough is the small AGP at Metrogas ASA Sports Club. The club's preference is to convert this training pitch from sand to 3G to accommodate mini-soccer and youth football and adult 5 a side. There is expressed demand from member clubs and a 3G would help to financially sustain the Sports Club. Consequently, this site does not offer an opportunity to address future demand for hockey through quality improvement.</p> <p><u>Rugby:</u> Improving the quality of the maintenance and drainage of the Plumstead Common pitch used by Greenwich RFC and the addition of training lights would have limited sporting impact as this is a single pitch site. Enhancement for more intense sporting use may also be constrained by the status of the site as Common Land.</p> <p>Upgrading the drainage at Colfeians (as currently proposed) is likely to improve the rugby supply/demand balance. Upgrading the changing rooms at Well Hall has potential to increase the value of this key site for school and women's rugby development.</p>
<p>3.2 Community use can be secured at certain sites?</p>	<p><u>Cricket:</u> Securing additional community use of the cricket facilities owned by Colfe's School (at both the Horn Lane and Leathersellers sites) would assist in meeting forecast future demand resulting from population growth in the borough.</p> <p>In terms of maintaining the current supply/demand balance, securing continued community access to the unsecured facilities at Colfe's and Gresham's Athletic Sports Ground/SOZO is crucial. So too is resolution of the rent issue at Old Shootershillians.</p> <p><u>Football:</u> Similarly, securing continued community access to Council owned sites occupied by clubs under short-term agreements is crucial to meeting demand. Examples include Southwood Park and Swingate Lane Playing Fields. At Weigall Road Playing Field an agreement needs to be reached with a community club to secure access. As indicated above, securing community use of the facilities at St James Mar Thoma Community Centre (pavilion closed, pitches let on short term agreement to Metrogas) and Corelli College (prohibitive letting terms) and improving the quality would also make a significant contribution. Re-establishing and securing community football at Hervey Road and at other disused sites in the borough could also contribute to meeting future borough-wide demand, whilst given their poor condition, reinstatement of pitches may not be the most cost effective solution.</p>

What if?	Potential Impact on Supply/Demand Balance
	<p><u>Hockey</u>: There are no other hockey AGPs where community use can be secured.</p> <p><u>Rugby</u>: The key site in terms of securing access is Old Shootershillians where the high rental presents a threat to the viability and sustainability of the club. Securing community access to the Woolwich Polytechnic School grass pitch and a satellite club link with Erith RFC would address the under-supply in this part of the borough.</p>
<p>3.3 Some pitches are re-designated from one sport (or pitch type) to another?</p>	<p><u>Cricket</u>: Providing an NTP alongside (or possibly in place of) the fine turf pitch Eltham Park South could be an option to cater for growth in demand for free to access, informal games of cricket in line with current trends and future population change (more young people, more BAME people). Re-designation of this pitch would have no impact on the supply/demand balance for formal open age cricket as this park has no changing pavilion.</p> <p><u>Football</u>: Booking records show spare capacity at Charlton Park, Eltham Park South and Avery Hill Park. This would allow re-designation and/or over-marking of some adult pitches to accommodate growing demand for smaller size pitches for mini-soccer and youth football. However, as identified in consultation with Selkent, the main youth league active in the borough, such re-designation may not be effective in relieving over-play of pitches at clubs' home grounds due to financial constraints (both cost of hire and loss of secondary spend income at the home site). The open access nature of park settings and concerns over use by dogs are also constraints. Despite these factors, re-designation of the existing floodlit grass training grids in Charlton Park for youth football and mini soccer and promotion at affordable hire charges may help to alleviate some unmet demand.</p> <p><u>Hockey</u>: Further conversions of either of the remaining two full size hockey ATPs in the borough to 3G (or of the training pitch at Woolwich Polytechnic School used by TotalHockey) would result in a large under-supply. Conversions of the smaller sand based pitches at Metrogas and John Roan would have minimal impact on the supply/demand balance for community hockey as these training pitches are not used by community clubs.</p> <p><u>Rugby</u>: As with football, community rugby clubs are reluctant to lose secondary income and pay for hire of park or school pitches due to financial constraints. The most realistic options therefore to address over play of senior pitches caused by growth in demand from minis and juniors are:</p> <ul style="list-style-type: none"> i) To enhance the quality of senior pitches to increase playing capacity, and ii) To enhance the quality of maintenance and drainage of spare grassed areas on club sites to fit more small sided pitches around the senior pitches.
<p>3.4 A site outside the borough that caters for significant demand is no longer available?</p>	<p>This scenario applies to hockey and football but not to rugby and cricket.</p> <p><u>Football</u>: Loss of access to sites in Bexley accommodating Greenwich-based clubs (e.g. Charlton Athletic Junior Reds, Greenwich Borough FC) would significantly increase the need for more football pitches of all sizes in the borough of suitable quality to support the level of league competition played by the displaced teams.</p> <p><u>Hockey</u>: Loss of access to the College Meadow Astro & Pavilion site would result in a large under-supply for community hockey in Greenwich Borough.</p>
<p>T3.5 here is a desire to move some current demand to a different pitch type?</p>	<p><u>Cricket</u>: Provision of a non-turf pitch type in place of fine-turf in Eltham Park South could be desirable in that, through management, informal free to access use could be reduced on the fine-turf pitches at Avery Hill Park which are located close by. The Avery Hill pitches, with enhancements and provision of a replacement pavilion, could be maintained at a higher standard to meet future demand resulting from population growth for hire for adult cricket.</p>

What if?	Potential Impact on Supply/Demand Balance
	<p><u>Football</u>: Relocating more mini-soccer and youth football training and match play from grass pitches to 3G AGP facilities would go a considerable way to addressing a leading issue for Greenwich Borough in relation to the under-supply of these types of grass pitches to meet current and future demand.</p> <p><u>Hockey</u>: Not applicable.</p> <p><u>Rugby</u>: The existing rugby compliant AGP at Well Hall Playing Fields is sufficient to meet current demand for training and coaching in the borough. To address wider demand from inner London, a second World Rugby AGP in the Greenwich Peninsula area is highly desirable.</p>
<p>3.6 New pitches are provided on a specific site?</p>	<p>Re-establishing and securing facilities and access for community football and cricket at disused/closed playing pitch sites in the Kidbrooke & Eltham Sub Area (i.e. Bard Hill Sports Ground, Avery Park Road Sports Ground, Weigall Road Playing Field, The Willows Country Club) would contribute to meeting future borough-wide demand. The overall playing pitch needs of the Royal Borough would also be met by providing more sites or facilities in the other Sub Areas (Greenwich, Woolwich & Thamesmead) which are under-provided.</p> <p>The provision of new or enhanced 3G pitches at key sites for community football in the borough has potential to make a significant contribution to meeting future demand provided these are available and accessible to the community at peak times at affordable charges.</p>
<p>3.7 There is a reduction in maintenance budgets for some sites?</p>	<p>This scenario is a real risk both for the Council maintained sites (as a consequence of financial pressures on local government) and for sites maintained by academy schools and by community clubs.</p> <p>Experience at parks and community sites in the borough evidences the close link between demand and quality of supply. Examples on Council owned sites include the increase in demand for cricket at Charlton Park Hub and for football at Hornfair Park since the facilities were improved, alongside better management and promotion. Conversely, demand for adult pitches at Avery Hill Park where there has been no significant quality improvement has been in decline. Community club sites like Long Lane Playing Fields, London Marathon Sport Ground and the Metrogas ASA Sports Club site have experienced high demand since enhancement while clubs like Eltham Town with poor quality facilities at Green Lanes ('The Oaks') and Academy Ground report declining demand.</p>
<p>F3.8 Further sports development initiatives or new forms of the sport are introduced?</p>	<p><u>Cricket</u>: The introduction of cricket development initiatives such as Kwik Cricket for younger children has an impact on demand for suitable spaces to play in schools. Similarly, Cage Cricket (played in fenced hard court MUGAs) is impacting in a small way on demand for suitably equipped and zone-marked MUGA facilities. Introduction of NTP requirements for competition play to U13 is impacting on demand.</p> <p><u>Football</u>: The introduction of small-sided pitch requirements for play up to age 17 continues to impact on supply/demand balance in the borough necessitating a growth in the number of pitches that are not over-marked to accommodate two or more pitch sizes.</p> <p>The current FA focus to decant half of junior football match play and training to artificial pitches is likely to impact on the supply/demand balance for both AGPs and grass pitches in the long term.</p> <p>The introduction and growth of futsal and deaf football impacts on demand for indoor sports halls in the main as opposed to 3G or grass pitches. The introduction of adapted forms of the game (e.g. walking football) has minor impact on demand for 3G pitches.</p>

What if?	Potential Impact on Supply/Demand Balance
	<p><u>Hockey</u>: The introduction of junior hockey coaching in the Royal Borough is one example of this type of 'new' demand.</p> <p>If the Royal Greenwich Club continues to grow the game in the borough in line with the club's aims, then this will put pressure on capacity at the Colfe's School pitch at peak times. As yet, the introduction of 'Rush Hockey' is having little impact on demand. However, the 'Back to Hockey' initiative is proving successful as evidenced in the growth of players at the B&OEHC.</p> <p><u>Rugby</u>: Introduction of local adult touch rugby leagues based in parks or on 3G pitches is beginning to impact on facility demand in some boroughs and could have a minor impact in future in Greenwich but is not a factor at present.</p>
<p>3.9 A pitch(es) is taken out of the supply in an area and replaced with provision elsewhere?</p>	<p>This scenario is potentially very beneficial in a borough like Greenwich where there is a large under-supply of pitches in the north and pitches that are not used to their playing capacity in the south. The current Opportunity Areas in the north of the borough - i.e. Greenwich Peninsula, Charlton Riverside, Thamesmead & Abbey Wood and Woolwich - should be considered as potential locations for provision of replacement playing pitch facilities in the event of any playing fields being taken out of the supply in the Kidbrooke and Eltham Sub Area in the south.</p> <p>However, whilst this is an attractive strategic solution, in practice, lack of open space in the areas of greatest under-supply are likely to limit opportunities to provide replacement multi-pitch sites in these areas. Intensive use floodlit 3G facilities are likely to be more readily achievable.</p> <p>To future-proof against playing pitch demand resulting from forecast population growth, it will be important that the strategy continues to protect against any net loss of playing field land across the Royal Borough.</p>
<p>A3.10 significant increase in demand will be located in a particular part of the study area?</p>	<p>As above, this scenario is forecast to apply to Royal Greenwich where current population projections show significant growth projections in all three Planning Committee Sub Areas but much higher growth in Sub Area B (Greenwich) and Sub Area C (Woolwich & Thamesmead) than in Sub Area A (Eltham & Kidbrooke).</p> <p>The high mobility of the population in London relative to other towns and cities is likely to result in significantly higher demand for existing pitches in the Eltham & Kidbrooke Sub Area as population growth in the north of the borough takes place. As stated above, it is therefore important that the strategy continues to protect against any net loss of playing field land across the Royal Borough as a whole.</p>

4. Policy Recommendations

4.1 Introduction

The policy recommendations of this Playing Pitch Strategy for Royal Greenwich are made in the context of:

1. The agreed vision for the Greenwich Playing Pitch Strategy:

By 2028, Royal Greenwich will be a place with high quality playing pitches and ancillary facilities that meet the needs of people living, working or studying in the borough whether for formal competition or informal play.

2. The National Planning Policy Framework (NPPF) Paragraph 74. The NPPF is reflected within local planning policy of relevance to playing pitches in the Royal Greenwich Local Plan (see below). The recommendations are separated out under the three headings of *Protect*, *Enhance* and *Provide*.

Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014)

The strategic objectives and spatial strategy are based on two closely related themes that reflect the key spatial issues for Royal Greenwich.

Themes:

Growing Royal Greenwich

Protecting and improving the things that make Royal Greenwich a great place to live, work, learn and visit – this includes conserving the unique heritage and green spaces, delivering high quality sustainable development, helping to improve deprived communities and increase access to jobs and key services.

Enhancing Royal Greenwich

Successfully encouraging, enabling and managing major changes in Royal Greenwich's physical environment – the transformation of the Greenwich Peninsula and Charlton Riverside; the revitalisation of Woolwich and Kidbrooke; and major new infrastructure that will benefit all residents and visitors, such as Crossrail and improved public transport links in the waterfront area, new open spaces and community facilities.

Strategic Objectives:

H) To ensure that the legacy of the Olympic and Paralympic Games is to enhance Royal Greenwich's role as a sporting and tourism destination throughout the plan period.

J) To ensure that the necessary physical, social and green infrastructure is provided or existing infrastructure is enhanced to support the planned growth and development in Royal Greenwich throughout the plan period

Relevant Policies:

Policy OS1 Open Space

To safeguard, enhance and improve access to existing public and private open space, including Metropolitan Open Land, Green Belt, Green Chain, Community Open Space, as defined on the proposals map, and other small open spaces such as Local Green Spaces.

Policy OS2 Metropolitan Open Land

All Metropolitan Open Land as defined on the proposals map will be maintained and its open character protected from inappropriate development.

Policy OS(d) Sportsgrounds and Playing Fields

The Council will resist granting planning permission for any development which would lead to the loss, or would prejudice the use, of a playing field or land last used as a playing field except where:

A:

- i. An appraisal of current and future needs for playing fields has demonstrated that there is an excess of playing field provision and the site has no special significance to the interests of sport or for school playing field(s)
- ii. The site is surplus to requirements of all other open space functions; or

B:

- i. The proposed development affects only land incapable of forming, or not forming part of, a playing pitch, or
- ii. The proposed development is for an indoor or outdoor sports facility, provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of land, or
- iii. An alternative site or facility of at least an equivalent quantity and quality is provided in a suitable location.

The following paragraphs support Policy OS(d) in relation to protection of existing sportsgrounds and playing fields:

Support for Policy OS(d)

Para 4.5.29 - Recreational facilities provided on private sports grounds and educational playing fields and within parks provide opportunities for team games and outdoor sports. The trend in most sports and recreational activities is towards an increase in participation. In addition there is the difficulty and expense of significantly improving the provision for outdoor sports and recreation within the built up areas of London. There is a strong case, therefore, against any erosion in the provision of existing outdoor sports provision in the Borough. Sports grounds and educational playing fields in the Borough are also an important element in the overall regional provision for sports and recreation in London, not just for the Borough.

Para 4.5.30 - Local Authorities are required to consult with Sport England where development proposals may affect a playing field or land used as a playing field in the last 5 years. The Local Planning Authority is required to notify the Department for Communities and Local Government where they are minded to grant planning permission for the proposed development of a local authority owned playing field or used by an educational institution and Sport England have objected.

Para 4.5.31 - The emerging Open Space Strategy found that there are 252 sports pitches throughout the Borough. The Borough is currently well provided for in terms of football pitches and senior rugby pitches, however there is an under supply of cricket and junior rugby pitches*.

* This statement is based on the findings of the last Assessment of Need for Playing Pitches in the borough in 2007. This 2014 Assessment of Need for this Playing Pitch Strategy finds a slightly lower number of marked sports pitches throughout the borough (247 including AGPs) and under supply to meet current demand for dedicated pitches for youth and mini forms of both football and rugby. As in all London Boroughs, there is also unmet demand for AGPs for football and hockey in the Royal Borough.

4.2 The Policy Recommendations

Protect

1. Royal Greenwich has undertaken a Playing Pitch Strategy and assessed existing and future needs for pitch provision across the Borough. The firm conclusion is that there is an identified need to retain all existing playing fields and it is therefore recommended that the existing planning policy OS(d) should continue to be applied so that the Council will resist granting planning permission for any development which would lead to the loss, or would prejudice the use, of a playing field or land last used as a playing field, except under the circumstances described in the Local Plan policy OS(d) Exception B.
2. Where large scale built development is planned in the Royal Borough, particularly in the north where there is a substantial undersupply of playing fields (e.g. Greenwich Peninsula, Charlton Riverside, Thamesmead & Abbey Wood, Woolwich), opportunities to secure contributions for new playing pitch provision should be sought.

3. It is also recommended that the Council continue to work with strategic sports partners (Sport England, London Sport and the national governing bodies of sport for playing pitch sports) to seek agreements to secure access for community sport at those sites in the borough where long term access is currently unsecured.
4. Where playing field sites are in the Council's ownership, the policy of securing community access through working with community clubs and/or sports associations should continue to be applied provided that:
 - i. The facilities are assessed as of 'good' quality by the relevant governing bodies of sport prior to transfer, and
 - ii. The sports organisation is able to demonstrate it has the capacity and resources to maintain the facilities to good quality (and this forms part of any service level agreement). It is recommended that the terms of future agreements include incentives for the clubs to deliver sports development outcomes (e.g. grow numbers of teams, volunteering, and sporting opportunities for under-represented groups) that align with the Council's aims and objectives and those of the relevant sports NGBs.
5. Ensure that any changes to levels of provision as recommended in the action plan of this strategy, reductions in numbers of pitches marked, changes in pitch sizes, re-emphasis towards training grids, are reversible to accommodate future need.
6. Explore opportunities to influence the design and specification of school facilities to ensure their suitability for school and community use, securing formal community use agreements at each site.

Enhance

1. It is recommended that the Council review its playing pitch maintenance regimes and specifications for out-sourced services annually in consultation with the relevant governing bodies of sport to secure maximum value from this investment and ensure the budget is employed as effectively as possible to meet the specific requirements of different sports.
2. Where feasible, consider using moveable football goal post systems in public parks and removal of goals in close season and during the week to take pressure off goalmouths.
3. It is recommended that the Council work with strategic sports partners (Sport England, London Sport, the relevant national governing bodies of sport) and with local stakeholders to implement priority enhancement projects on identified key sites for each sport (as identified in the Playing Pitch Strategy Action Plan in Section 4 of this strategy).
4. Develop a strategic approach jointly with the relevant national governing bodies of sport to addressing the issue of weather enforced match postponements, setting priorities for those sites where sporting benefit will be greatest from investment in pitch improvement works in the long-term.
5. Contributions towards off-site improvements to existing pitches, or on-site provision of playing pitches, should continue to be sought under Section 106 of the Town and Country Planning Act 1990 or the Community Infrastructure Levy (CIL) mechanism from all qualifying housing developments as appropriate. Provision should also continue to be sought for on-going maintenance costs.

6. Consider opportunities to secure enhanced provision of playing pitches and supporting facilities on those playing field sites that have fallen into disrepair and disuse in the borough, including all closed sites.
7. It is recommended the Council carry out a fundamental review of its systems for marketing its parks pitches to clubs and leagues and invest in online and telephone booking system.
8. The members of the Playing Pitch Strategy Steering Group should agree terms of a Memorandum of Understanding (MOU) to meet regularly (at least twice a year) to review progress against the Playing Pitch Strategy Action Plan and to update the Action Plan and selection of priority enhancement projects. The MOU should include provision for the Playing Pitch Strategy to be reviewed annually to reflect material changes in the picture of playing pitch supply and demand in the Royal Borough during the preceding 12 months.

Provide

1. Identify and act on opportunities to address the imbalance in distribution of accessible playing pitch facilities in the Royal Borough, most particularly in the Greenwich Planning Committee Sub Area where there is currently no playing field sites or pitches suitable for match play in any of the four main pitch sports (as identified in para 4.2 of the Action Plan to this Strategy). The focus of this work should be on the established Opportunity Areas in Greenwich Peninsula and Charlton Riverside. Appropriate and sustainable opportunities to address under- supply of pitches in the Woolwich & Thamesmead Planning Committee Sub Area should also be pursued in relation to the designated Opportunity Areas in Woolwich and Thamesmead & Abbey Wood.
2. Explore opportunities to secure playing pitches and supporting facilities on all closed sites in the borough.
3. In assessing opportunities for new provision, prioritise facility types that can accommodate high levels of use and be adapted for informal and casual use, especially artificial turf pitches (for football, hockey, rugby) and non-turf pitch wickets and robust net systems for cricket in open access settings.

5. Action Plan

In accordance with the strategic recommendations in the previous section and the published guidance for the preparation of playing pitch strategies, this section of the Playing Pitch Strategy identifies:

- i. The priority sites for each pitch sport
- ii. Area specific actions
- iii. Sports specific actions
- iv. Site specific actions (all sites by Sub Area)
- v. Prioritised site-specific actions identifying who will take lead responsibility for delivery of the action, partner agencies supporting delivery, and outlining in broad terms the resources required.

5.1 Priority Sites

The following priority sites in the Royal Borough are selected for each pitch sport on the basis of meeting most if not all of the following criteria:

- o Strategic location (accessibility by public transport)
- o Capacity (multi-pitch)
- o Security of access (e.g. long lease, grant conditions, community use agreement)
- o On-site management / supervision of pitch use
- o Potential for delivering sports development outcomes that align with Royal Borough, Sport England, London Sport and NGB strategic aims.

Cricket	
Secured club/sports association sites	Blackheath CC, Royal Military Academy, Colfeians, John Roan
Park sites	Charlton Park (Cricket development hub site),
School sites	Colfe's School
Informal facility sites	Bostall Heath, Plumstead Gardens

Football	
Secured club/sports association sites	Meridian Sports & Social Club, Long Lane Football Club, London Marathon Sports Ground, Charlton Skills Centre/CAFC Training Ground, Rose Cottage Playing Fields, Swingate Lane Playing Fields, Samuel Montagu Youth Centre/Old Shootershillians
Park sites	Charlton Park, Hornfair Park
School sites	John Roan Playing Fields, St Paul's Academy
Leisure Centre sites	Coldharbour LC

Hockey	
School sites	Blackheath High School, Colfe's School, Woolwich Polytechnic School

Rugby	
Secured club/sports association sites	Rectory Field, Charlton Park, Colfeians, Footscray RASC, Samuel Montagu Youth Centre/Old Shootershillians, Old Brockleians
Rugby development hub site	Well Hall Playing Fields

5.2 Area Specific Actions

Sub Area A (Eltham & Kidbrooke Planning Committee Area)

- 1) Protect playing field land and explore options for enhancing existing pitches and providing new pitches on closed sites to meet borough wide demand.
- 2) Pursue opportunities for investment in enhancement projects on those priority sites in this Sub Area where actions are identified as a priority in Section 4.5 of this Action Plan.

Sub Area B (Greenwich Planning Committee Area)

- 1) Identify opportunities to address lack of pitches, for example in the Opportunity Areas identified in the Local Plan (Greenwich Peninsula, Charlton Riverside, Thamesmead & Abbey Wood and Woolwich). Prioritise opportunities for pitch facilities capable of accommodating intensive use (i.e. AGPs, NTPs and cricket net systems) to maximise land use efficiency and address unmet demand in the north west of borough.

Sub Area C (Woolwich & Thamesmead Planning Committee Area)

- 1) Pursue opportunities for investment in enhancement projects on those priority sites in this Sub Area where actions are identified as a priority in Section 4.5 of this Action Plan.

5.3 Sports Specific Actions

The following actions are recommended for each of the four playing pitch sports within the scope of the Royal Greenwich Playing Pitch Strategy:

Cricket

SECURE ACCESS

Where possible, support community sports clubs and associations to secure access for community cricket at the following sites:

- o Gresham Athletic/SOZO
- o Crofton Albion
- o Sir James Mar Thoma

Alongside this the Council to encourage/support Old Shootershillians Sports & Social Club and Samuel Montagu Youth Centre to resolve ongoing rent negotiations.

DEVELOPMENT ACTIVITIES

Consider ways to more closely align available resources for cricket development - both capital for investment in facilities and revenue budgets for maintenance - to opportunities that will convert latent demand in the Royal Borough to play cricket particularly among the young BAME communities. For example:

- o Include equipment/markings for cage cricket in the specification of any new MUGAs or upgrades in parks or on housing estates.
- o Consider the feasibility of re-designation and promotion of the cricket pitch in Eltham Park South cricket as free to use (i.e. non-hired) for informal play (similar to free tennis), and provision of an NTP adjacent to the maintained fine turf pitch.

QUALITY ENHANCEMENTS

At existing cricket sites in the Royal Borough, direct available resources for pitch quality enhancement works to those identified priority sites where the investment will demonstrably have the greatest impact on playing capacity and participation.

Assess the feasibility of upgrading or replacing ancillary facilities where these are most needed and in poor state of repair (e.g. changing rooms at Charlton Park, Avery Hill Park).

Implement the project at Hervey Road Playing Fields to provide new provision for cricket development in this part of the Royal Borough.

Where resources allow, support project proposals for improvement to ancillary facilities at existing cricket sites in the Royal Borough not in the Council's ownership provided the benefits for community cricket are demonstrated and assured.

NEW PROVISION

Identify and pursue opportunities to redress the imbalance in distribution of provision and to address growing future needs as population levels rise e.g.

- New provision in Greenwich Millennium Village and/or Charlton Riverside
- Investment in new NTP provision on school playing fields where suitable and in appropriate locations (e.g. Woolwich Polytechnic School, Thamesmead)
- Provide robust, low maintenance practice net systems in strategic, accessible locations in open access settings in Sub Areas B and C.

Football

SECURE ACCESS

The Council and the Football Association should support community sports clubs and associations to secure access for community football at the following sites - Gresham Athletic/SOZO, Crofton Albion, Sir James Mar Thoma - and encourage/support Old Shootershillians Sports & Social Club and Samuel Montagu Youth Centre to resolve ongoing rent negotiations.

DEVELOPMENT ACTIVITIES

Consider the feasibility of marking and promotion of the existing floodlit grass football training grids in Charlton Park as youth football pitches (9v9 and 11v11) to help address the under-supply of these pitch types in the Royal Borough.

At Charlton Park and Hornfair Park (i.e. the park sites most in demand for adult league football), assess the feasibility and costs of the following options to reduce wear of goal mouths as a result of informal use: i) removal of goalposts in the close season, and ii) providing removable goal post systems that are secured away from the pitches on weekdays and in the close season.

QUALITY ENHANCEMENTS

At existing football sites in the Royal Borough, direct resources to support projects that are considered priorities for the game - i.e. sites where the investment will demonstrably have the greatest impact on playing capacity and participation.

Assess the feasibility of upgrading or replacing ancillary facilities where these are most needed and in poor state of repair (e.g. changing rooms Charlton Park, Avery Hill Park).

NEW PROVISION

Implement the project at Hervey Road Playing Fields to provide new provision for football development in this part of the Royal Borough.

Identify and pursue opportunities to redress the imbalance in distribution of provision and to address growing future needs as population levels rise e.g.

- Additional floodlit 3G AGP capacity in Sub Area B (Greenwich) to address unmet demand where it is greatest in the north west of the borough
- Additional floodlit 3G AGP capacity on identified priority sites that are readily accessible by public transport from other parts of the Royal Borough, where

displaced demand from existing 3G facilities is minimised and the outcomes for community football development can be maximised.

Hockey

SECURE ACCESS

Where possible, support community sports clubs and associations to extend access during peak hours and secure community access agreements in respect of the two league-compliant hockey pitches on independent school sites in the Royal Borough (Colfe's School and Blackheath High School).

DEVELOPMENT ACTIVITIES

Continue to support the two hockey clubs in the Borough to establish satellite club sessions in schools.

QUALITY ENHANCEMENTS

Assess the feasibility of upgrading and extending the Woolwich Polytechnic School sand based floodlit pitch to include a long-term community use agreement with the School Academy Trust.

NEW PROVISION

Support the Blackheath & Old Elthamians Hockey Club in its aspirations to secure a water-based floodlit pitch and a long-term community access agreement at College Meadows, (just outside the Royal Borough boundary), in a partnership with Eltham College.

In the medium term, identify and pursue an opportunity for a new hockey AGP in the Royal Borough in a location that is readily accessible by public transport from other parts of the Royal Borough, where displaced demand from existing hockey facilities is minimised and the outcomes for community hockey development can be maximised.

Rugby

SECURE ACCESS

Where possible, encourage/support Old Shootershillians Sports & Social Club and Samuel Montagu Youth Centre to resolve ongoing rent negotiations.

DEVELOPMENT ACTIVITIES

Support a project to enhance female changing facilities at Well Hall pavilion to facilitate development of the full potential of this site as the Hub for Community Rugby Development in the Royal Borough, including delivery of the All Schools programme.

QUALITY ENHANCEMENTS

Support projects on priority sites to enhance pavilions where the need and benefits for community rugby development and club sustainability are fully demonstrated. Current projects in development are:

- Charlton Park RFC pavilion - re-wiring and new heating system
- Old Brockleians RFC - changing room upgrade

Support secured Club sites to maximise rugby development potential at priority sites through enhancing pitch maintenance and drainage projects to maximise playing capacity of senior pitches and the usable areas on existing sites to create more capacity for mini rugby and youth rugby. A current project in development in this category is:

- Old Colfeians RFC

NEW PROVISION

In the medium term, identify and pursue an opportunity for a new World Rugby ATP in the Greenwich Peninsula area to serve the north of the Royal Borough and demand from the Isle of Dogs in Inner London.

5.4 Site Specific Actions (all sites by Sub Area)

Recommended actions over the period of this Playing Pitch Strategy for each of the playing pitch sites in the Royal Borough are shown below. The sites are listed alphabetically in order of Sub Area. These site-specific recommendations - along with the short list of priorities for action (at paragraph 5.5) will be reviewed and updated by the Royal Greenwich Playing Pitch Strategy Steering Group. The likely investment needs and costs identified within this section should serve as a guide only at this stage. A number of project proposals are subject to more detailed design and cost inputs and in some case feasibility testing. Where capital budget sums are shown, these are estimates derived from Sport England Facility Costs First Quarter 2015 and Pitch Improvement Budget Cost Sheets for the Protecting Playing Fields Programme.

Each site specific action has been allocated an initial priority ranking (short, medium or long term) based on assessment of both the timing of the opportunity and the potential to contribute to the vision and objective of this Playing Pitch Strategy and the Royal Borough's corporate public health agenda. Most of the priority sites for action in the short term are also sites that are included in the list of priority sites by sport (as detailed above at paragraph 5.1). These sites were selected on the basis of meeting most if not all of the following criteria:

- Strategic location (accessibility by public transport)
- Capacity (multi-pitch)
- Security of access (e.g. long lease, grant conditions, community use agreement)
- On-site management / supervision of pitch use
- Potential for delivering sports development outcomes that align with Royal Borough, Sport England, London Sport and NGB strategic aims.

Sub Area A (Eltham & Kidbrooke Planning Committee Area)

Site	Issue(s)	Action	Cost/Resources	Priority
Avery Hill Park	Changing Pavilion replacement	Feasibility Study for new pavilion Implementation	Project Management & Fees Capital budget: c. £745,000 (Based on four team changing pavilion)	Short term
Avery Hill Road (closed site)	Risk of permanent loss of playing field land	Protect and secure future use as playing pitches	Capital budget: c. £500k (Based on notional facility mix of 1 youth & 2 mini football pitches & two team changing pavilion)	Short term
Badgers	Pitch quality	Ground Survey Implement recommended pitch improvement works	Project Management & Fees Capital budget: c. £35,000 (Based on drainage scheme for adult pitch)	Long term
Bardhill (closed site)	Risk of permanent loss of playing field land	Protect and secure future use as playing pitches	Capital budget: c. £1.2m (Based on notional facility mix of football AGP, 2 mini football pitches, & two team changing pavilion)	Short term

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Site	Issue(s)	Action	Cost/Resources	Priority
Blackheath High School	Limited access in peak hours	Advisory support to B&OEHC in any future discussions between the club and the school concerning security and hours of access		Medium term
Blackheath Prep School	Limited community access to NTP	Advisory support to Greenwich Juniors in any future discussions between the club and the school concerning security and hours of access		Medium Term
Blackheath Sports Club (Rectory Field)	Worn cricket practice nets	Upgrade as required	Project cost Capital budget: c. £30,000	Medium Term
Blackheath Wanderers	- Pavilion roof leaking - Access change inadequate - Site fencing no longer secure	Fund raising, Inspired Fund grant application	Capital budget: c. £50,000	Medium Term
CAFC Training & CACT (Sparrows Lane)	- CACT only has temporary Offices and no changing - Lack of AGP capacity to meet demand for community and pro club - Access & Parking	Project feasibility study Planning application Implementation	Project Management & Fees Capital budget: c. £3m (Based on outline plan for football AGP, large changing pavilion and offices for CAFC and CCCT, road, access, parking works)	Medium Term
Coldharbour Leisure Centre	- Lack of AGP capacity to meet demand and under used hard courts now netball use relocated - Inefficient layout of grass pitches	Design proposals and costings for conversion of hard courts Planning application Implementation	Project Management & Fees Capital budget: c. £350,000 (Based on small sided AGP)	Completed
Colfeians, Horn Park	Pitch quality	Grant application for improvement works	Volunteer time Capital budget: c. £50,000 (Based on regrading 2 adult pitches)	Short Term

Site	Issue(s)	Action	Cost/Resources	Priority
Colfe's School Sports Ground & Leisure Centre	Limited access in peak hours	- Advisory support to RGHC in any future discussions between the club and the school concerning security and hours of access - Maintain cricket CUA		Medium Term
Corelli College	- High charges - Lack of security of access - Temporary access for Long Lane FC festivals	Review with Academy in context of current new sports hall project and potential for a CUA	Officer time	Short Term
Crofton Albion	Securing access	Explore opportunities to secure access with owners	Officer time	Long Term
Crown Woods College	Levelling main pitch (fallen drainage lines)	Ground Survey Implementation	Project Management & Fees Capital budget: c. £20,000	Long Term
Eltham Hill School	- Poor pitch maintenance - Poor changing quality	Community Use Agreement to include pitch maintenance, changing improvements	Officer time Capital budget: c. £80,000	Medium Term
Eltham Park South	Lack of use of cricket pitch	Promote as free to use Feasibility of NTP Implementation	Officer time Project Management & Fees Capital budget: £15,000 (NTP)	Medium Term
Eltham Town FC (Academy Ground)	- Poor changing pavilion needs replacing - Poor pitch maintenance	Feasibility study for new pavilion Planning application Ground survey Implementation	Volunteer time Project management & Fees Capital budget: c. £865k (Based on new 4 team changing pavilion and regrading 4 adult & 1 youth pitch)	Medium Term
Footscray RASC	- Main football pitch improvements	Implement works (PPF grant offer made by Sport England)	Project Management	Short Term
Goals, Eltham	None identified			
Green Lanes Playing Field 'The Oaks'	- Changing pavilion - Pitch	Feasibility Planning application	Volunteer time Project management &	Medium Term

Site	Issue(s)	Action	Cost/Resources	Priority
(Eltham Town FC)	Maintenance	Ground survey Implementation	Fees Capital budget: c. £830k (Based on new four team changing pavilion plus regrading works to 3 adult and 2 mini pitches)	
Gresham Athletic / Sozo	- Securing access - Changing upgrade	Seek to secure (e.g. via grant conditions for a changing room upgrade) Feasibility study Planning application Implementation	Project management & Fees Capital budget: £75,000	Short Term
Harris Academy	- Pitch quality - Changing quality	Surveys to establish priority works Implement (NB. EH have identified in principle potential of site as central venue in borough for a Satellite Hockey Club to Royal Greenwich HC)	Project Management & Fees Capital budget: c. £75,000	Medium Term
Hervey Road (closed site)	- Closed site with demand for reinstatement of facilities for community use	Protect and secure future use as playing pitches. Finalise proposed facility mix; complete feasibility; implement and procure operator	Capital budget: c. £535k (Based on notional facility mix of two team changing pavilion, an 8 pitch cricket square and 2 winter pitches, & cricket NTP)	Short Term
Hornfair Park	- Goalposts fixed causing goalmouth wear and mounding	Replace with removable posts	Capital budget: c. £1,500 (Based on £500 a set)	Medium Term
Leathersellers Sports Ground (Colfe's School)	- Spare capacity for community cricket (Roebucks CC relocation)	Support community clubs to secure access in discussions with school		Long Term
STC Ivor Grove	- Securing access	Explore opportunities to secure access with owners		Long Term
London Marathon Sports Ground	- Pitch wear from heavy w/end use by players and spectators	Ground Survey Implementation Consider options for	Project Management & Fees	Short Term

Site	Issue(s)	Action	Cost/Resources	Priority
		reallocation of fixtures to Hervey Rd, Charlton Park	Capital budget: c. £190,000 (Based on regrading works to 10 youth pitches)	
Long Lane Playing Fields	- Split responsibilities (Club & LBG) causing pitch maintenance issues - Lack of capacity of AGP for adult games and festivals	Review agreement in 2015/16 Feasibility of AGP extension Planning application	Project Management & Fees Capital budget: c. £350,000 (Based on resurfacing & extend to full size)	Medium Term
Meridian Sports	Poor pavilion heating system and poor quality changing rooms and car park surfacing	Refurbishment options and costings Implementation	Project Management & Fees Capital budget: c. £250,000	Medium Term
Metrogas ASA	Over play of grass pitches Opportunity to address by extending small AGP (sand) to 3G	Feasibility Planning application Implementation	Project Management & Fees Capital budget: c. £350,000 (Based on resurfacing & extend to full size)	Long Term
Old Brockleians	Poor quality of Changing Pavilion	Complete feasibility and implement with possible support from RFU social spaces programme	Capital budget: c. £50,000	Short Term
Old Shootershillian	- Affordability of rent	Agree revised rent with Samuel Montagu Youth Centre Trust	Time of ECB, RFU, FA regional officers to support	Short Term
Samuel Montagu Youth Centre	- Quality of main football pitch - Poor quality of Pavilion changing	Implement works (PPF grant offer) Feasibility of changing upgrade Implementation	Project Management & Fees Capital budget: c. £50,000	Short Term Medium Term
Southwood Park	- Pavilion changing improvements	Building survey Implementation	Project Management & Fees Capital budget: c. £150,000	Long Term
St James Mar Thoma (partially closed site)	- Securing access	Protect and secure future use as playing pitches.	Officer time	Medium Term
The John Roan School Playing Fields	- Quality of main roadside pitch	Ground survey Implementation - Upgrade in	Project Management & Fees	Short Term

Site	Issue(s)	Action	Cost/Resources	Priority
	<ul style="list-style-type: none"> - Quality and orientation of cricket practice nets - AGP upgrade potential 	<ul style="list-style-type: none"> new orientation - Feasibility (link to Kidbrooke Village Phase 2 needs and loss of One Space site) 	<ul style="list-style-type: none"> Capital budget: c. £35,000 (pitch drainage system) c. £30,000 (nets) c. £350,000 (AGP) 	
The Pavilion Sports (LESSA)	<ul style="list-style-type: none"> - Female change access unsatisfactory - Disused hard court MUGA with potential for conversion to half size 3G to meet demand 	Implement minor works Feasibility (include potential for CUA partnership project with Thomas More School)	<ul style="list-style-type: none"> Project Management & Fees Capital budget: c. £400,000 (Based on small AGP) 	Long Term
Thomas Tallis School	<ul style="list-style-type: none"> - Uneven cricket outfield 	Ground Survey Implementation	<ul style="list-style-type: none"> Project Management & Fees Capital budget: c. £40,000 (Based on regrading outfield) 	Medium Term
University of Greenwich Southwood Campus	None identified			
Weigall Road Sports Ground	<ul style="list-style-type: none"> - Pitches poor quality and not used - Derelict NTP - Broken site fencing - No Changing provision 	Ground Survey Feasibility for a modular bldg Planning application Implementation	<ul style="list-style-type: none"> Project Management & Fees Capital budget: c. £380k (Based on 2 team changing 1 adult and 1 youth football) 	Medium Term
Well Hall PF (Blackheath RFC)	Female change access improvements required for delivery of All Schools program	Design options and costings Implementation	<ul style="list-style-type: none"> Project Management & Fees Capital budget: c. £50,000 	Short Term
Willow County Club (closed site)	Risk of permanent loss of playing field land	Protect and secure future use as playing pitches	<ul style="list-style-type: none"> Capital budget: c. £455k (Based on notional facility mix of 1 adult football, 1 youth football, 2 mini football pitches, & two team changing pavilion) 	Medium Term

Sub Area B (Greenwich Planning Committee Area)

Site	Issue(s)	Action	Cost/Resources	Priority
Greenwich Park	Cricket square quality	Condition Survey Implementation	<ul style="list-style-type: none"> Project Management & Fees Capital budget: c. £60,000 (Based on drainage scheme) 	Long Term

Millennium Primary	None identified			
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Sub Area C (Woolwich & Thamesmead Planning Committee Area)

Site	Issue(s)	Action	Cost/Resources	Priority
Charlton Park	- Poor Changing Pavilion - Mounded and worn Goalmouths - Under used floodlit training grids	Feasibility Study for replacement Remedial works to goalmouths Moveable goals Youth markings on grids	Project Management & Fees Capital budget: c. £750,000 (Based on 4 team pavilion plus posts/markings)	Short Term
Charlton Park RFC Ground	Pavilion M&E Services	M&E Survey Implementation	Volunteer time, survey fees Capital budget: c. £15,000	Medium Term
Heronsgate Primary School	Lack of local provision for mini football	Complete feasibility for conversion of play area to 5v5 3G and implement	Installation costs only - recycled materials	Short Term
Mulgrave Primary School	Lack of local provision for mini football	Complete feasibility for conversion of play area to 5v5 3G and implement	Installation costs only - recycled materials	Short Term
Plumstead Common	Lack of Training lighting for Greenwich RFC	Increase lighting for midweek training, fund raising as required	Volunteer time, Capital budget: c. £20,000	Medium Term
Seven Acre Sports	None identified			
St Paul's Academy	- Lack of secured community access - Lack of capacity of small AGP to meet local community demand	Advisory support to clubs in discussions concerning security and access /cost Feasibility of 2nd AGP in place of grass pitch	Project Management & Fees (FA support) Capital budget: c. £650,000	Short Term
Swingate Lane Playing Fields (Camdale Road)	Stalled lease negotiations	Resolve M&E repairs responsibility issue		Short Term
Rose Cottage Playing Fields (Swingate Lane)	Pitch quality Opportunity for Small floodlit AGP on front of site to reduce over play of grass pitches	Ground Survey Feasibility study Implementation (has planning consent)	Project Management & Fees Volunteer time Capital budget: c. £125,000 (Based on drainage scheme)	Short Term

	and improve quality of player experience		to 1 adult, 2 youth, 3 mini pitches) £350,000 (Based on small AGP)	
RA Barracks Woolwich	Lack of security of access in long term	Continue to monitor	Officer time	Long Term/ Ongoing
Royal Military Academy (BCC)	None identified			
Woolwich Polytechnic School	- Lack of security of access - AGP too small for adult league hockey use and worn surface	Advisory support to clubs in discussions concerning security and access /cost Feasibility of AGP upgrade	Project Management & Fees Capital budget: c. £350,000	Short Term

5.5 The Priority Actions

The final table below lists separately by Sub Area the recommended priority actions - i.e. the Short Term site specific actions identified above plus recommended short term actions in the Regeneration Opportunity Areas to seek to secure new provision to address lack of pitch supply.

By their nature, some of these projects although identified as priorities to start work on in the short term, may take some longer than two years to fully implement. Others may prove impractical or unaffordable following a detailed feasibility assessment as the short term action. It is therefore important that the Steering Group continues to meet during the life of the Playing Pitch Strategy to review and update the priority actions.

Sub Area A (Eltham & Kidbrooke Planning Committee Area)

Site	Issue(s)	Action	Cost/Resources
Avery Hill Park	Changing Pavilion	Feasibility Study Implementation	Project Management & Fees Capital budget: c. £745,000 (Based on four team changing pavilion)
Avery Hill Road (closed site)	Risk of permanent loss of playing field land	Protect and secure future use as playing pitches	Capital budget: c. £500k (Based on notional facility mix of 1 youth & 2 mini football pitches & two team changing pavilion)
Bardhill (closed site)	Risk of permanent loss of playing field	Protect and secure future use as playing	Officer time

Site	Issue(s)	Action	Cost/Resources
	land	pitches	Capital budget: c. £1.2m (Based on notional facility mix of football AGP, 2 mini football pitches, & two team changing pavilion)
Coldharbour LC	- AGP conversion of hard courts (subject to needs assessment/netball displacement) - Grass pitch layout	Feasibility study Planning application Implementation	Project Management & Fees Capital budget: c. £350,000 (Based on small sided AGP)
Colfeians, Horn Park	Pitch improvements	Grant application (RFU)	Capital budget: c. £50,000 (Based on regrading 2 adult pitches)
Corelli College	- High charges - Lack of security of access - Temporary access for Long Lane FC festivals	Review with Academy in context of current new sports hall project and potential for a CUA	Officer time
Footscray RASC	- Main football pitch improvements	Implement works (PPF grant offer made by Sport England)	Project Management
Gresham Athletic / Sozo	- Securing access - Changing upgrade	Seek to secure (e.g. via grant conditions for a changing room upgrade) Feasibility study Planning application Implementation	Project management & Fees Capital budget: £75,000
Hervey Road (closed site)	- Closed site with demand for reinstatement of facilities for community football and cricket (pitches and pavilion)	Protect and secure future use as playing pitches. Finalise proposed facility mix; complete feasibility; implement and procure operator	Officer time Capital budget: c. £535k (Based on notional facility mix of two team changing pavilion, an 8 pitch cricket square and 2 winter pitches, & cricket NTP)
London Marathon Sports Ground	Pitch wear from heavy w/end use by players and spectators	Ground Survey Implementation Consider options for reallocation of some fixtures to Hervey Rd, Charlton Park	Project Management & Fees Capital budget: c. £190,000 (Based on regrading works to 10 youth pitches)
Old Brockleians	Poor quality of Changing Pavilion	Complete feasibility and implement with possible support from RFU social spaces programme	Capital budget: c. £50,000
Old Shootershillians	Affordability of rent	Agree revised rent with Samuel Montagu Youth	ECB, RFU, FA regional officers to

Site	Issue(s)	Action	Cost/Resources
		Centre Trust	support
Samuel Montagu Youth Centre	- Quality of main football pitch	Implement works	Sport England PPF grant offer made
The John Roan School Playing Fields	- Quality of main roadside pitch - Quality and orientation of cricket practice nets - AGP upgrade potential	Ground survey Implementation - Upgrade in new orientation - Feasibility (link to Kidbrooke Village Phase 2 needs and loss of One Space site)	Project Management & Fees Capital budget: c. £35,000 (pitch drainage system) c. £30,000 (nets) c. £350,000 (AGP)
Well Hall PF (Blackheath RFC)	Female change access improvements required for delivery of All Schools program	Design options and costings Implementation	Project Management & Fees Capital budget: c. £50,000

Sub Area B (Greenwich Planning Committee Area)

Site	Issue(s)	Action	Cost/Resources
Regeneration Opportunity Areas	Lack of playing pitches in Greenwich PCA	Identify opportunities to include playing pitch facilities with capacity for intensive use in Opportunity Area Master Plans where appropriate and sustainable	Section 106 Agreements / Community Infrastructure Levy

Sub Area C (Woolwich & Thamesmead Planning Committee Area)

Site	Issue(s)	Action	Cost/Resources
Regeneration Opportunity Areas	Under supply of playing pitches in Woolwich & Thamesmead PCA	Identify opportunities to include playing pitch facilities with capacity for intensive use in Opportunity Area Master Plans where appropriate and sustainable	Section 106 Agreements / Community Infrastructure Levy
Charlton Park	- Poor Changing Pavilion - Mounded and worn Goalmouths - Under used floodlit training grids	Feasibility Study for replacement Remedial works to goalmouths Moveable goals Youth markings on grids	Project Management & Fees Capital budget: c. £750,000 (Based on 4 team pavilion plus posts/markings)
Heronsgate Primary School	Lack of local provision for mini football	Complete feasibility for conversion of play area to 5v5 3G and implement	Installation costs only - recycled materials

Mulgrave Primary School	Lack of local provision for mini football	Complete feasibility for conversion of play area to 5v5 3G and implement	
St Paul's Academy	- Lack of secured community access - Lack of capacity of small AGP to meet local community demand	Advisory support to clubs in discussions concerning security and access /cost Feasibility of 2nd AGP in place of grass pitch	Project Management & Fees (FA support) Capital budget: c. £650,000
Swingate Lane Playing Fields (Camdale Road)	Stalled lease negotiations	Resolve M&E repairs responsibility issue	
Rose Cottage Playing Fields (Swingate Lane)	Pitch quality Opportunity for Small floodlit AGP on front of site to reduce over play of grass pitches and improve quality of player experience	Ground Survey Feasibility study Implementation (has planning consent)	Project Management & Fees Volunteer time Capital budget: c. £125,000 (Based on drainage scheme to 1 adult, 2 youth, 3 mini pitches) £350,000 (Based on small AGP)
Woolwich Polytechnic School	- Lack of security of access - AGP too small for adult league hockey use and worn surface	Advisory support to clubs in discussions concerning security and access /cost Feasibility of AGP upgrade	Project Management & Fees Capital budget: c. £350,000