

ASHFORD BOROUGH COUNCIL
PLAYING PITCH STRATEGY 2017 -2030
AUGUST 2017 DRAFT VERSION 6



ASHFORD
BOROUGH COUNCIL

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

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Glossary & Abbreviations

| | |
|------|----------------------------------|
| CC | Cricket Club |
| CIL | Community Infrastructure Levy |
| CFA | County Football Association |
| CSP | County Sports Partnership |
| EH | England Hockey |
| FC | Football Club |
| FE | Further Education |
| GIS | Geographical Information Systems |
| HC | Hockey Club |
| HE | Higher Education |
| JFC | Junior Football Club |
| ECB | England and Wales Cricket Board |
| LTA | Lawn Tennis Association |
| LMS | Last Man Stands |
| NGB | National Governing Body |
| ONS | Office of National Statistics |
| PF | Playing Field |
| PPS | Playing Pitch Strategy |
| PQS | Performance Quality Standard |
| RFC | Rugby Football Club |
| RFL | Rugby Football League |
| RFU | Rugby Football Union |
| S106 | Section 106 |
| TGR | Team Generation Rate |

Secured Community Use For pitches that are available to the community the degree of certainty that this availability will continue needs to be recorded (i.e. how secure is the availability to the community?). Unless local information suggests otherwise it can be assumed that the availability of all pitches in Local Authority, town and parish council and sports club ownership will be secure.

Unsecured Community Use Mainly educational sites where the following should be in place to ensure certainty of secured community use: if not in place then the site provides unsecured community use.

- A formal community use agreement
- A leasing or management agreement requiring pitches to be available to the community/a community club
- A formal policy for community use adopted by the owner and or educational establishment
- Written confirmation from the owner and or educational establishment.

Match Equivalent Sessions Pitches have a limit of how much play they can accommodate over a certain period of time before their quality, and in turn their use, is adversely affected. As the main usage of pitches is likely to be for matches, it is appropriate for the comparable unit to be match equivalent sessions.

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Note on definitions of artificial pitch surfaces.

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

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

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

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

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

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

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

1. EXECUTIVE SUMMARY

- 1.1. This is the Playing Pitch Strategy (PPS) for Ashford Borough Council and its partners. The PPS builds upon the preceding Assessment Report (Stage C) and provides a framework for future provision and management of sports pitches to serve existing and new communities across Ashford Borough.
- 1.2. In line with the Government's National Planning Policy Framework, the PPS sets out to assess existing sports pitches, the future need for sports pitches, and opportunities for new provision.
- 1.3. The PPS will run to 2022 (five years based on Sport England recommendations), but should be reviewed on an annual basis to keep it up-to-date and robust. However future demand is taken into account to 2030 (in line with the draft new Local Plan 2030) and should be reviewed in accordance with Stage E of the Sport England PPS guidance (see Part 7).
- 1.4. The PPS has been developed in partnership with a range of agencies including Ashford Borough Council Town and Parish Council's, Sport England, national governing bodies of sport including football, cricket, rugby union and hockey and local football, hockey, rugby union, and cricket clubs.
- 1.5. This PPS is based on a supply and demand assessment of playing pitch facilities in accordance with Sport England's PPS Guidance: An Approach to Developing and Delivering a Playing Pitch Strategy 2013:<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-andguidance/playing-pitch-strategy-guidance/>
- 1.6. The development of the PPS has been overseen by a Steering Group made up of representatives from:
 - Sport England;
 - England Hockey;
 - Ashford Borough Council Planning Department
 - Ashford Borough Council Leisure Department;
 - Lawn Tennis Association
 - England and Wales Cricket Board;
 - Football Association;
 - Rugby Football Union;
- 1.7. It will be important for the Steering Group to continue once the PPS has been adopted by Ashford Borough Council. The reasons for this are:
 - To implement the PPS recommendations and action plan.
 - Monitor and evaluate the outcomes of the PPS.
 - Ensure that the PPS is kept up to date.
- 1.8. The PPS is for the whole Borough not just the Council. However, the Council has a lead role to play.
- 1.9. The PPS has identified one junior football pitch originally part of a playing field that provided 2 junior 11 v 11 pitches at the former South Ashford School, Jemmett Road as surplus to requirements. The football pitch has been disused since 2008. The site of the former school and 1 pitch is identified in the draft Ashford Borough Local Plan 2030 as a housing development site. Ashford Borough Council's planning policy for this development requests mitigation to improve existing playing pitch facilities in the area. . The Football Association have no objection to the loss of this football pitch.
- 1.10. It is recommended that Ashford Borough Council's policy is to protect all other playing fields across the Borough.

1.11. The aim of the PPS is to:

“Ensure that the current and future demand for sports and recreation are planned for holistically and that the needs of the current and growing population of Ashford Borough can be fully met.”

1.12. Ashford Borough Council is in the process of preparing a new Local Plan 2030 for the Borough. The PPS will provide the evidence base for the following:

- **The Council’s emerging Local Plan 2033,**
- **The production of the Regulation 123 list of Community Infrastructure Levy (CIL) funded infrastructure,**
- **Funding bids from National Sports bodies like Sport England and the National Governing Bodies (NGB’s) of sport,**
- **Additionally, the PPS will focus on revenue and capital spending in the medium term.**

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

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

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

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

1.17 The PPS will underpin the contribution that sport, and the facilitation of opportunities to have a healthy lifestyle, make to Ashford Borough Council’s Corporate Plan and priority objectives and will also help provide a rationale to enable National Governing Bodies to further invest and deliver their working outcomes as outlined in their Whole Sport Plans. The PPS will also provide evidence to support funding bids from other funders, whilst also supporting requests for S106 developer contributions and CIL funding. Additionally, the PPS will help focus internal revenue and capital spending in the medium term.

1.18 The PPS can help to meet the Ashford Borough Council’s Corporate Plan Priority 3 Active & Creative Ashford – Healthy Choices through physical, cultural and leisure engagement by:

- Identifying what Investment is needed in existing playing pitch provision and identifying what new provision is required to provide a high-quality sports, culture and leisure offer.
- Identifying what quality improvements are required so that they are among the best in the UK.
- Identifying sites where the playing pitch offer can be extended.
- Identifying needs in new developments – Finberry, Chilmington.
- Strengthening culture & sport in the Local Plan and through Master Planning.
- Supporting Tenterden’s leisure & cultural offer.

POPULATION AND GROWTH

- 1.19 Ashford Borough Council is the largest local authority (spatially) within Kent and covers an area of approximately 58,062 ha. At the time of the 2011 Census the borough had a population of 118,405 residents.
- 1.20 The ONS 2014-based Subnational population projections project a population of 127,700 in 2017 rising to 145,300 in 2030. The population is projected to rise by 17,600 by 2030.
- 1.21 Understanding the needs of different pitch sports at a local level enables Ashford Borough Council to provide appropriately to meet the needs of its communities. It is inevitable that the needs of communities change over time, just as the playing and participative requirements of individual sports change. The demand for these at a local level need to be assessed and modelled to understand what this means in terms of actual pitch provision.
- 1.22 The very fact that the requirements of sports change is one of the several justifications for undertaking the PPS at a local level and critically for updating this analysis every 5, if not 3 years. However, it must also be understood that the PPS represents a ‘snap-shot’ in time based upon the anticipated level of growth planned for Ashford Borough Council.
- 1.23 This means there may be proposals that come forward for the new Local Plan 2030 such as large residential development that the PPS has not taken into consideration. In such circumstances the Draft Sport England Playing Pitch New Development Calculator that identifies new playing pitch needs from housing developments using PPS data should be used alongside consultation undertaken with the Football Association, Rugby Football Union, England Hockey and England and Wales Cricket Board. This is to ensure that sporting provision is planned at the start of the development and not as it grows.
- 1.24 Chilmington Green is a site that has received planning permission. 2,500 of the overall 5.750 houses are anticipated to be developed by 2030. The Chilmington Green development has a Section 106 agreement in place that provides for Discovery Park and will provide for up to 20ha of playing pitches and ancillary facilities.
- 1.25 The Sport England Draft Playing Pitch Calculator can be used to identify the playing pitch requirements for a new development. Table 1. Identifies the playing pitch requirements for Chilmington Green up to 2030, with the development of 2,500 homes. The population has been calculated using the Department for Communities and Local Government 2014-based Household Projections: England, 2014-2039 – Household average size projected 2029 of 2.27 persons per household.

Table 1: Chilmington Green Playing Pitch requirements to 2030

| PLAYING PITCHES REQUIRED UP TO 2030 | | | | | | | | |
|---|------------------------|----------------|--------------|-------------------|-------------------|---------|-------------|--------|
| CHILMINGTON GREEN POPULATION 2500 HOMES X 2.27 PERSONS (2030) | FOOTBALL ADULT 11 V 11 | JUNIOR 11 V 11 | JUNIOR 9 V 9 | MINI SOCCER 7 V 7 | MINI SOCCER 5 V 5 | CRICKET | RUGBY UNION | HOCKEY |
| 5.675 | 2 | 1 | 1 | 1 | 1 | 0.5 | 0 | 1 |

- 1.26 Table 1. Identifies that the Chilmington Green development of 2,500 homes by 2030, requires 2 adult football, 1 junior 11 v 11, 1 junior 9 v 9, 1 mini soccer 7 v 7, 1 mini soccer 5 v 5, 0.5 cricket squares, and 0 rugby pitches. The calculator identifies that there will be an increase in hockey teams which means an AGP for hockey will be required. There is a need to provide a 3G rubber crumb pitch for

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football training and competition.

- 1.27 Table 2. Identifies the requirements for playing pitches with the full development of an additional 3,250 houses at Chilmington Green beyond 2030. The population has been calculated using the Department for Communities and Local Government 2014-based Household Projections: England, 2014-2039 – Household average size projected 2029 of 2.27 persons per household.

Table 2: Chilmington Green Playing Pitch Requirements Beyond 2030

| PLAYING PITCHES REQUIRED UP TO 2030 | | | | | | | | |
|---|------------------------|----------------|--------------|-------------------|-------------------|---------|-------------|--------|
| CHILMINGTON GREEN POPULATION 3,250 HOMES 2.27 PERSONS (BEYOND 2030) | FOOTBALL ADULT 11 v 11 | JUNIOR 11 v 11 | JUNIOR 9 v 9 | MINI SOCCER 7 v 7 | MINI SOCCER 5 v 5 | CRICKET | RUGBY UNION | HOCKEY |
| 7,378 | 2 | 2 | 1 | 1 | 1 | 0.5 | 1 | 0 |

- 1.28 Table 2 identifies that new housing development following 2030 at Chilmington Green will require additional playing pitch requirements 2 adult football, 2 junior 11 v 11, 1 junior 9 v 9, 1 mini soccer 7 v 7, 1 mini soccer 5 v 5, 0.5 cricket square and 1 rugby union pitch to meet the additional housing needs beyond 2030 on top of those requirements from table 1 to be provided by 2030.
- 1.29 Main changes to the draft Local Plan 2030 are currently being consulted on. One of these main changes is the overall requirement for housing that has increased from 14,680 to 16,120 dwellings, to be delivered between 2011 and 2030. Factoring in completions since 2011, this figure is reduced to 12,943 between 2017 and 2030.
- 1.30 The Main Changes Consultation document suggests a proposed allocation of 7,110 new houses between 2017 and 2030. This does not include Chilmington Green, windfall sites or extant sites.
- 1.31 By applying the 7,110 proposed allocation of new houses and multiplying by a population of 2.27 persons per new dwelling the projected population is 16,139. This figure is slightly lower than the ONS 2014-based Subnational population projections increase between 2017 and 2030, which is 17,600.
- 1.32 Taking the higher figure 17,600 Table 3 identifies the additional playing pitches required to meet increased population demand across Ashford Borough Council by 2030.

Table 3: Playing Pitches required between 2017 and 2030 using increased population 17,600 ONS Subnational 2014 population projections

| PLAYING PITCHES REQUIRED UP TO 2030 | | | | | | | | |
|-------------------------------------|------------------------|----------------|--------------|-------------------|-------------------|---------|-------------|--------|
| POPULATION DATA | FOOTBALL ADULT 11 v 11 | JUNIOR 11 v 11 | JUNIOR 9 v 9 | MINI SOCCER 7 v 7 | MINI SOCCER 5 v 5 | CRICKET | RUGBY UNION | HOCKEY |
| 17,600 | 4 | 3 | 3 | 2 | 2 | 1.5 | 1 | 1 |

- 1.33 The additional playing pitch requirements (not including Chilmington Green) are 4 adult 11 v 11, 3 junior 11 v 11, 3 junior 9 v 9, 2 mini soccer 7 v 7, 2 mini soccer 5 v 5 grass pitches, 1.5 cricket squares, 1

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rugby pitch and 1 hockey artificial grass pitch.

PPS HEADLINE FINDINGS

1.34 For comparison purposes table 4 below identifies the quantitative findings from the PPS Stage C Assessment Report.

Table: 4 Headline Findings Football Grass Pitches, 3G Rubber Crumb pitches, Cricket, Hockey & Rugby Union 2017 – 2030 excluding Chilmington Green.

| SPORT | CURRENT DEMAND SHORTFALL 2017 | FUTURE DEMAND SHORTFALL 2030 USING ONS SUB NATIONAL POPULATION PROJECTIONS 2017 - 2030 = POPULATION 17,600 |
|--------------------------------------|---|--|
| FOOTBALL (GRASS PITCHES) | Demand is being met for adult matches | Shortfall of 4 adult 11 v 11 pitches. |
| | Demand is being met for junior 11 v 11 matches | Shortfall of 3 junior 11 v 11 pitches |
| | Demand is being met for junior 9 v 9 matches | Shortfall of 3 junior 9 v 9 |
| | Demand is being met for mini 7 v 7 matches | Shortfall of 2 mini soccer 7 v 7 pitches |
| | Demand is being met for mini 5 v 5 matches | Shortfall of 2 mini soccer 5 v 5 pitch |
| FOOTBALL RUBBER CRUMB PITCHES | Shortfall of 1 full size 3G rubber crumb pitch based upon the FA training model. | Shortfall of 3 full size 3G rubber crumb pitches based upon the FA training model. |
| CRICKET | Demand is being met with over play at Bilsington CC, Kennington CC and Mersham CC. | Shortfall of 1.5 cricket squares |
| RUGBY UNION | Current demand is being met at peak time of play. There is over play when training and matches are included | Shortfall of 1 pitch |
| HOCKEY | Current demand is at capacity. | Shortfall 1 pitch |
| BOWLS | Demand is being met | Demand is being met |
| TENNIS & NETBALL | Demand is being met | Shortfall 3 tennis courts |

FOOTBALL – HEADLINES

- 1.35 There are sufficient grass football pitches of all size typologies to meet current demand (2017). To meet demand in 2030 there is a need to provide an additional 4 adult 11 v 11, 3 junior 11 v 11, 3 junior 9 v 9, 2 mini soccer 7 v 7 and 2 mini soccer 5 v 5 pitches.
- 1.36 In addition to meet the full population needs of Chilmington Green once the development is completed, there is a need for 4 adult 11 v 11, 3 junior 11 v 11, 2 junior 9 v 9, 2 mini soccer 7 v 7 and 2 mini soccer 5 v 5 pitches at Discovery Park. If Discovery Park is not able to provide for these pitches then alternative playing field space will need to be made available to meet the shortfall in demand.

3G RUBBER CRUMB HEADLINES

- 1.37 There are currently 3 x 3G rubber crumb pitches across Ashford Borough (Pitchside, Ashford FC and The Towers School). The current shortfall is 1 and the future shortfall is 3 x 3G rubber crumb pitches.
- 1.38 The PPS supports the development of the following 3G pitches:
- Tenterden – Homewood School – (Potentially joint funded by School and Section 106 funding)
 - Finberry 3G Pitch – New Growth development (Section 106 funding)
 - Discovery Park – 3G pitch – New growth development (Section 106 funding).
- 1.39 The provision of the Finberry and Discovery Park 3G rubber crumb pitches have their own risks and will not be delivered until housing developments are completed. This could be as late as 2030 in the case of Discovery Park. Delivery may have to be sooner if training demand requires it.
- 1.40 Opportunities to provide 3G pitches earlier than 2030 could be provided by change of use of 2 existing sand based pitches at the North School and Highworth School both have sand dressed artificial pitches that are worn and need replacing. The North School have already stated they would wish to replace their current surface with a 3G rubber crumb pitch.
- 1.41 The FA model for 3G rubber crumb match play has been used to identify the number of 3G rubber crumb pitches required if matches were played on 3G rubber crumb pitches by typology across Ashford Borough Council. The number of pitches required to meet all junior 9 v 9, 7 v 7 and 5 v 5 match play would be 4 x 3G rubber crumb pitches.

CRICKET HEADLINES

- 1.42 The total capacity for cricket pitches across Ashford Borough Council is 954 match equivalents per season. The demand is 622 match equivalents per season with a theoretical underplay of 332 match equivalents games per season.
- 1.43 Peak demand is on a Saturday and this needs to be considered as only one game can be played on 1 square. Some clubs have to play at other sites other than their home ground. Tenterden Cricket Club 3rd XI have to play home games away.
- 1.44 There are 3 grounds with over play. These are Bilsington Cricket Club (need to extend number of pitches), Kennington Cricket Club (square needs relaying and provision of a non-turf pitch) and Mersham Cricket Club (need additional ground but ongoing new pavilion project is priority).
- 1.45 New development at Chilmington Green identifies the need for 2 cricket squares in the future. These will be delivered in the development of the Village Green and Discovery Park.

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- 1.46 New development of cricket facilities from population increases 17,600 between 2017 and 2030 in the Local Plan identify the need for 1.5 additional cricket squares. These can be catered for with a new ground for Mersham Cricket Club and improvements to drainage etc on the second pitch at Ashford Cricket Club.

HOCKEY HEADLINES

- 1.47 There is projected future demand for a second full size artificial grass pitch for hockey.

RUGBY UNION HEADLINES

- 1.48 There is a future need for 2 additional rugby union pitches. The Chilmington Green development requires 1 adult rugby pitch. The Local Plan developments to 2030 require 1 pitch. Both new pitches should be provided at Discovery Park. If Discovery Park is not available to provide for these pitches then alternative playing field space will need to be made available to meet the shortfall in demand.

BOWLS HEADLINES

- 1.49 There is currently no identified demand to increase bowls provision but there is a need to find alternative premises for Ashford Bowls Club. The current premises have come to the end of their lifecycle. Kingsnorth Entrance park has been identified as a potential new location for the club.

TENNIS & NETBALL HEADLINES

- 1.50 There is future demand for three tennis courts. The tennis courts can also be used as netball courts. The Chilmington Green Area Action Plan has reference to Discovery Park, a proposed 20ha Sports Hub where playing pitches will be provided in the future. If Discovery Park is not available to provide for these pitches then alternative playing field space will need to be made available to meet the shortfall in demand.

DELIVERY OF NEW ADDITIONAL PLAYING PITCHES - 2030

- 1.51 The preferred option for the delivery of new additional grass pitches will be for all pitches to be provided at Discovery Park.
- 1.52 The new Local Plan 2030 identifies that a junior 11 v 11 football pitch 0.78ha with changing will be provided as part of Policy S31 Hamstreet Land North of St Marys Close. This will be in association with Hamstreet Primary Academy and will require a formal community use agreement for community use to be in place.
- 1.53 Discovery Park is the preferred location for all new football pitches but not including Hamstreet Primary Academy. However, not all of these playing pitches might be able to be delivered at Discovery Park on account of either its sloping nature or the eventual proposals for the masterplanning of the area.
- 1.54 If Discovery Park is not able to accommodate all new football pitch requirements in the future then alternative land will be required. Suggested areas that would be suitable to accommodate the additional playing pitches from the Ashford Borough Council new Local Plan 2030 are:
- Area adjacent to Ashford Cricket Club or Kingsnorth Recreation Centre – considering the three housing developments in Kingsnorth providing for 1500 new homes in total -1 adult 11 v 11, 1 junior 11 v 11 pitch, 2 9 v 9 pitch, 1 mini 7 v 7 and 1 mini 5 v 5.
 - Sandyhurst Lane – additional land would be required. The Eureka Development is close by – 2 adult 11 v 11 pitches.

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- Land adjacent to Julie Rose Stadium new housing developments close by – 1 adult 11 v 11, 1 junior 11 v 11 pitch, 1 junior 9 v 9, mini soccer 7 v 7 and 1 mini soccer 5 v 5.

1.55 Other housing developments will be required to contribute to the improvement of pitches near to developments. These are identified in the PPS Site by Site Action Plans.

THE PPS OBJECTIVES

1.56 The PPS Objectives follow the following three principles:

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

2. ASHFORD BOROUGH PLAYING PITCH STRATEGY INTRODUCTION AND CONTEXT

INTRODUCTION

- 2.1. This is the Playing Pitch Strategy (PPS) for Ashford Borough Council and has been developed in accordance with Sport England methodology. The PPS will guide future provision and management of sports pitches, to serve existing and new communities in Ashford Borough.
- 2.2. The Strategy is for the whole of Ashford Borough not just for the Council. However, Ashford Borough Council has a pivotal role to play as a provider and coordinator. It is essential that any available funding is used effectively whether from grant funding or developer contributions and that all partners work together to deliver improvement priorities or new playing pitch facilities,
- 2.3. The PPS builds upon the Stage C Assessment Report and provides a strategic framework for playing pitches in line with the Government's National Planning Policy Framework (NPPF), the PPS sets out to assess existing playing pitches, the future need, and opportunities for new provision.
- 2.4. One of the principles of the NPPF is to improve health, social and cultural wellbeing and deliver sufficient community and cultural facilities and services to meet local needs. Paragraph 73 of the NPPF explores the importance of access to high quality open spaces and opportunities for sport and recreation.
- 2.5. Paragraph 73 and 74 of the NPPF explore assessments and protection of existing open space, sports and recreational buildings and land, including playing fields.
- 2.6. Ashford Borough Council is preparing a development plan for the borough. This plan will set out a vision and objectives for the growth of the borough up to 2030. This draft Local Plan is in the form of one document that will cover the whole borough, and will replace the package of documents currently adopted (with the exception of Chilmington Green Area Action Plan).
- 2.7. The PPS will help inform the policies included within the new Local Plan.
- 2.8. Strategically the PPS will support the part played by sport and physical activity in meeting Ashford Borough Council's corporate objectives.
- 2.9. The aim of developing the PPS is to:

“Ensure that the current and future demand for sports and recreation are planned for holistically and that the needs of the current and growing population of Ashford Borough can be fully met.”
- 2.10. The PPS will provide evidence to support:
 - The Council's emerging Local Plan 2030,
 - The production of the Regulation 123 list of Community Infrastructure Levy (CIL) funded infrastructure,
 - Funding bids from National Sports bodies like Sport England and the National Governing Bodies (NGB's) of sport,
 - Additionally, the PPS will focus on revenue and capital spending in the medium term.

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2.11. This PPS will ensure that a planned approach to playing pitch facilities takes place in Ashford Borough over the medium term, ensuring that the Ashford community has access to high quality playing pitch facilities, helping communities improve their health and remain cohesive. It is imperative that where the Council provides facilities, they are as efficient and effective as possible due to continuing financial pressures.

PPS SCOPE

2.12. The project scope for the PPS includes:

- Football
- Cricket
- Rugby Union
- Hockey
- Bowls
- Tennis
- Netball

2.13. The PPS addresses facilities provided by the following sectors:

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

RATIONALE FOR DEVELOPING A PPS

2.14. Ashford Borough Council wishes to understand current and future needs for playing pitches and their ancillary facilities portfolio, driven by increased population, and identification of any gaps in the existing facility network.

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

2.16. The PPS will underpin the contribution that sport, and the facilitation of opportunities to have a healthy lifestyle, makes to the local authority's Corporate Plan and priority objectives. It will also help provide a rationale to enable National Governing Bodies (NGBs) to further invest and deliver their working outcomes as outlined in their various strategic development documents.

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

2.18. This will guide and inform future investment and partnerships, influence the Local Plan, future proof and increase participation opportunities to 2030 and beyond.

TERMS OF REFERENCE - PPS

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

- Stage A: (Step 1) – Prepare and tailor the approach.
- Stage B: (Steps 2 & 3) - Gather supply and demand information and consult with sports clubs, leagues, NGBs and providers of playing pitches, identify potential changes to the future pitch stock, as well as projected and aspirational increases in participation.
- Stage C: (Steps 4, 5 & 6) – Assessing the supply and demand information and views. The supply and demand information collated has been used to understand the situation at individual sites, develop the current and projected future pictures of provision and identify the key findings and issues that need to be addressed.
- Stage D: Steps 7 & 8 – Developing the recommendations for an action plan, writing and adopting the strategy.

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

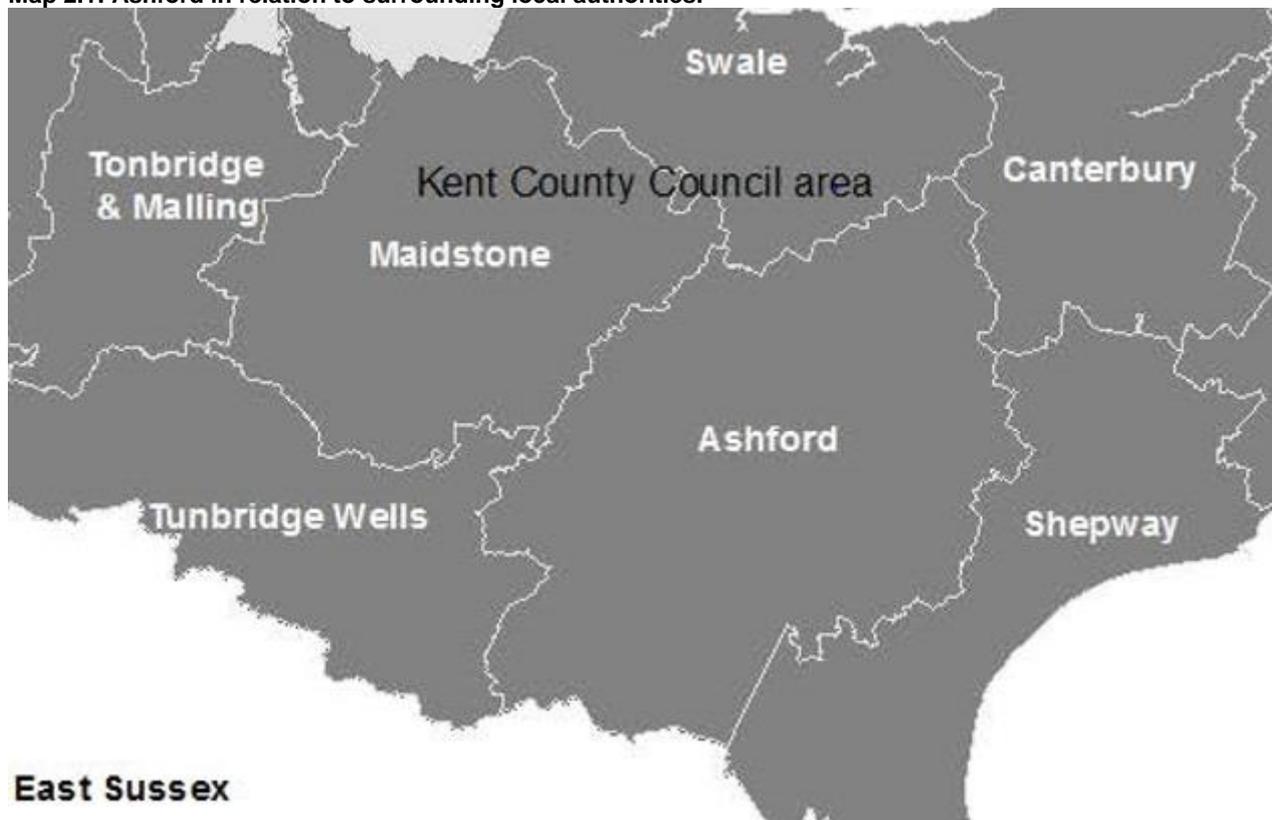
- Summarise the key strategic findings of the individual sport assessments and sets out the main issues.
- Provides specific proposals for each sport.
- Takes into consideration the current and future needs of the individual playing pitch and court sites.
- Provides a guide to monitoring and reviewing the PPS.

BACKGROUND CONTEXT

THE STUDY AREA

2.21. The extent of the study area is within the Borough boundary of Ashford. Map 2.1 shows Ashford Borough Council in the County of Kent, bounded to the north by the borough of Swale, by Maidstone and Tunbridge Wells to the west, Rother district to the south west (East Sussex), Shepway district to the south east, and Canterbury to the north.

Map 2.1: Ashford in relation to surrounding local authorities.



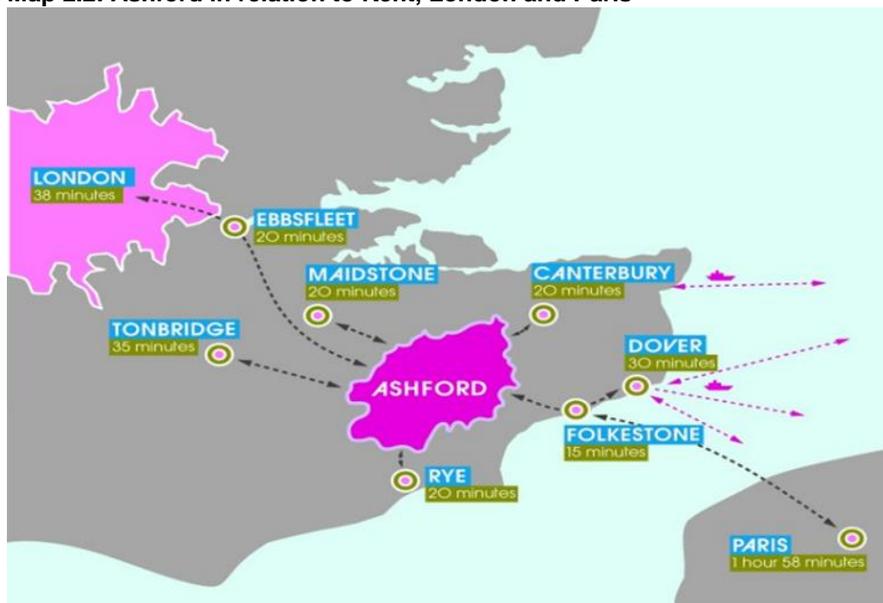
2.22. Ashford Borough is the largest local authority (spatially) within Kent and covers an area of approximately 58,062 ha. At the time of the 2011 Census the borough had a population of 118,405 residents.

2.23. The town of Ashford (population of approximately 60,000 people) is the Borough's largest settlement and is where most sporting and cultural activity is focused. The rest of the borough is rural in nature and includes the historic market town of Tenterden (population of approximately 7,000 people) and a number of medium to small sized villages.

2.24. Map 2.2 below shows Ashford and its relationship to the rest of Kent, London and Paris.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

Map 2.2: Ashford in relation to Kent, London and Paris



- 2.25. Ashford is well connected to the South East, the rest of the UK, and mainland Europe via the M20 and A28, domestic rail services, and the international rail link to Paris and Brussels. Both domestic and international links have improved with the opening of the High Speed 1 (HS1) rail services to London and Europe. Journey times to London are now just 38 minutes. These links give Ashford a major competitive advantage, which will be vital to the future growth of its economy.
- 2.26. The population is expected to be 145,300 by 2030 (Source: ONS Sub National 2014 Population Projections). In addition, the Ashford age profile is changing, by 2030 there are expected to be 35,000 people over the age of 65 and over and around 17% more people aged under 15.
- 2.27. The population has an impact on the number of playing pitches required. The increase in under 15s is important as all NGBs have seen an increase in young people's participation over the past few years and the increase in under 15 year olds by 17% will have an impact on playing pitch requirements for football, cricket, rugby and hockey across Ashford Borough.
- 2.28. The Council is in the process of producing its Local Plan which will set out the level of housing growth that is needed to come forward by 2030. Currently, the evidence base which supports the Local Plan is suggesting that an additional 14,680 houses will be required (2011 – 2030). The majority of this future growth will be focused towards the town of Ashford 75% and 25% in the rural areas.

LOCAL CONTEXT

- 2.29. The Indices of Deprivation 2015 shows a change in Ashford's national rank, moving up 22 places between 2010 and 2015. This indicates that Ashford was more deprived in 2015 than in 2010 relative to all other local authorities in England. Ashford had a deprivation ranking in 2015 of 198 out of 326 nationally and in Kent 8 out of 12. In 2010 Ashford was 176 out of 326 nationally and 7 out of 12 in Kent.
- 2.30. Ashford does not have any Lower Super Output Areas ranked within the top 10% most deprived in England. Stanhope and Victoria Wards are the most deprived areas in Ashford.
- 2.31. 84% of Ashford's households have access to private transport, with 31% of households having access to 2 cars or vans. This suggests that the households in Ashford are fairly mobile.
- 2.32. There is high dependence on private transport across Ashford, because although there are larger villages in the area, many people travel to Ashford Town centre for education, retail opportunities and employment. This explains why 84% of the population has access to private transport. Members of sports clubs in Ashford travel quite extensively within the Borough and across the borough's boundaries to access their home ground particularly for rugby and hockey.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

2.33. Obesity levels in children in year 6: 21.6% are classified as obese, worse than the average for England and in 2012 22.7% of adults were classified as obese.

2.34. The Health Profile for Ashford 2015 identified the priorities in Ashford to include improving the levels of healthy weight amongst adults and children through increasing levels of physical activity, addressing health inequalities (heart disease), and addressing smoking prevalence and smoking in pregnancy.

2.35. Ashford Borough Council's Corporate Plan is key to improving the borough. Its key priorities are:

PRIORITY 1: ENTERPRISING ASHFORD – ECONOMIC INVESTMENT AND GROWTH

Our Aspiration: To promote growth and achieve greater economic prosperity for Ashford Borough. We will work to secure inward investment to create a wide range of jobs carried out by highly skilled workforce.

PRIORITY 2: LIVING ASHFORD – QUALITY HOUSING & HOMES FOR ALL

Our Aspiration: To secure quality homes across the Borough, catering for a range of ages, tenure and need, in well planned and attractive new places.

PRIORITY 3: ACTIVE & CREATIVE ASHFORD – HEALTHY CHOICES THROUGH PHYSICAL, CULTURAL AND LEISURE ENGAGEMENT

Our Aspiration: To provide or enable a range of quality leisure and cultural activities where people can make healthy and affordable lifestyle choices and enjoy assets that create attractive, desirable and active communities.

PRIORITY 4: ATTRACTIVE ASHFORD – ENVIRONMENT, COUNTRYSIDE, TOURISM & HERITAGE

Our: Aspiration: To achieve an environment that creates higher standards of public space, design, alongside improved standards of presentation of key green spaces. To safeguard and conserve our local heritage and areas of outstanding landscape quality to ensure the very best attractive environment with thriving and vibrant town centres.

2.36. The Corporate Strategy Priority 3 identifies what Ashford Borough Council wishes to achieve by healthy choices through physical, cultural and leisure engagement. The aspiration is to provide or enable a range of quality leisure and cultural activities where people can make healthy and affordable lifestyle choices and enjoy assets that create attractive, desirable and active communities. The PPS can help to achieve this aspiration by:

- Identifying what Investment is needed in existing playing pitch provision and identifying what new provision is required to provide a high-quality sports, culture and leisure offer.
- Identifying what quality improvements are required so that they are among the best in the UK.
- Identifying sites where the playing pitch offer can be extended.
- Identifying needs in new developments – Finberry, Chilmington.
- Strengthening culture & sport in the Local Plan and through Master Planning.
- Supporting Tenterden's leisure & cultural offer.

2.37. The Council is in the process of producing its Local Plan which will set out the vision, key policies and the level of housing growth that is needed to come forward by 2030.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

2.38. The Draft Local Plan 2030 – Publication Draft June 2016 has a vision which is:

'Ashford Borough will meet its housing and employment needs, and take account of the needs of investors, through the provision of new high-quality development forming attractive places, with the necessary supporting infrastructure and services, and in sustainable and accessible locations that take account of the Borough's environmental constraints.'

2.39. The Draft Local Plan 2030 also states:

The town of Ashford will continue to be the main focus for development with the regeneration of the town centre and areas where there are existing environmental and social issues and the creation of attractive and vibrant new communities on the periphery of the town.

A regenerated Ashford Town Centre will expand significantly its leisure, cultural, educational and residential offer. A new Commercial office, Quarter next to the railway station will be a major economic impetus for the area, helping to substantially increase employment, trigger more spending in the town centre economy, and improve wage rates and skills levels. The town centre's heritage will be conserved and enhanced alongside quality new public realm reflecting the various different character areas.

Tenterden will continue to serve the South-Western part of the Borough as a principal rural service centre with a strong offer of shops and services, conserving and enhancing its historic centre and accommodating development of a suitable scale, design and character.

The other rural service centres of Charing, Hamstreet and Wye will remain important providers of local shops and services, with care taken to conserve and enhance their historic centres and the delivery of limited development.

The identity and attractive character of the Borough's rural area, with its range of attractive settlements, wealth of heritage assets and its expansive countryside, including the Kent Downs AONB to the north and the High Weald AONB to the south, will be protected and enhanced.

The Boroughs green spaces will be protected and enhanced to serve expanding populations including two new strategic parks at Ashford and the promotion of sporting and recreational hubs in accessible locations; the retention of flood storage areas; reinforcement of wildlife corridors and an improved cycle network to foster healthier lifestyles for residents and workers.

A positive approach to the adaptation of climate change will be secured by avoiding development in areas at greatest risk of flooding; protecting and enhancing green networks; carefully considered new layouts and designs of housing areas; and promoting sustainable drainage and challenging water efficiency standards.

2.40. Currently, the evidence base which supports the Local Plan is suggesting that an additional 14,680 houses will be required (2011 – 2030). The majority of this future growth will be focused towards the town of Ashford 75% and 25% in the rural areas.

SPORT RECREATION AND PLAY

2.41. The draft Local Plan 2030 states the following:

‘Recreation, sport, open space and play areas can enrich the quality of our lives and contribute towards healthy living. The Borough currently enjoys a wide range of such space and this provision will be added to when current planning applications are implemented, most notably Chilmington Green which will deliver significant recreational and leisure areas.’

2.42. Planned provision for playing pitch sports has already been earmarked to come forward. The planned provision is:

- **Chilmington Green – development of 5750 homes providing a 20ha site called Discovery Park.**
- **Finberry Green – development of a full size 3G rubber crumb pitch**
- **Tenterden Tent 1 – Improvements to playing pitches and ancillary facilities.**

2.43. The Chilmington Green development has received planning permission and it is anticipated that 2500 of the 5750 new homes will be developed by 2030.

2.44. The Sport England New Development Calculator for Playing Pitches can provide the individual sport pitch requirements for Chilmington Green using housing numbers, multiplied by persons per household and team generation rates from the PPS data. This information can be used to identify pitch requirements for housing to be built up to 2030 and those houses to be built beyond 2030.

2.45. The Local Plan states:

‘Some development will be excluded on viability grounds such as most proposals coming forward in the town centre, and a number of developments will fall below the threshold that trigger a requirement for provision. However, this is somewhat countered as CIL receipts can be used to deliver recreation, sport, play and open space, where it is strategic in nature. This type of provision effectively meets a need for all new developments in the Borough.’

In order to determine the number and type of provision required for each qualifying proposal, applicants will be expected to use the Sport England Calculator and the relevant standards in the Green Spaces and Water Environment SPD. Aside from informal space – which will normally be delivered on site and form part of the wider landscaping/ SUDs strategy, incidental space around buildings, discussions with the Council shall then take place as to what exact provision will be sort from any S106 monies to be collected, using the projects identified within the supporting Infrastructure Delivery Plan schedule as the starting point.’

2.46. The Local Plan has identified a number of sites that can deliver a community hub model. The sport and recreational hubs identified in the emerging Local Plan are:

- **Discovery Park:** a new, major open space and recreational area that is proposed to include a number of sports pitches (including the provision for 3G pitches), a large scale indoor sports building, strategic play space and managed outdoor recreational space. The majority of Discovery Park will come forward in response to development at Chilmington Green and the area is protected as part of the Chilmington Green Area Action Plan, the provisions of which fall outside the scope of this Local Plan.
- **Conningbrook Lakes Country Park:** a new large water based recreational resource and facilities at Conningbrook Lakes and significant indoor sports provision in the form of the existing Julie Rose Stadium. Complementary provision in the form of strategic play space and informal space will also be provided here.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

- Ashford Town Centre: a key location for indoor sports provision within the Borough. The Stour Centre is the principal indoor sports facility within the borough and caters for a range of sports, including swimming, badminton, squash, netball and football. In addition, the Town Centre is also home to green spaces in the form of Victoria Park, Memorial Gardens and the Green Corridor. The Town Centre will continue to be a key recreational and sporting hub over the plan period.
- Finberry/ Park Farm: a community and leisure hub adjacent to the planned primary school that complements the facilities planned at Bridgefield Park. This Hub aims to deliver a 3G state of the art sports pitch which will be supported by a community building with indoor sports court and changing facilities.
- Kingsnorth Recreation Centre: already a well-established urban hub for the area and town. This could support an increase in the recreational and outdoor space offer located here.
- Sandyhurst Lane: another site already offering social, community and sports provision (comprising two full size grass football pitches and one rugby pitch supported by a pavilion comprising four team and one officials changing room, bar and large function room). New provision is proposed which could include improved sports pitches, informal and natural green space and potentially allotment space.
- Spearpoint: a busy football hub already exists on this site and contains six grass pitches, a newly built pavilion and tennis courts. Further leisure development on this site could also be considered.
- Pitchside/Courtside: Pitchside and Courtside are adjacent dual use sites in South Ashford on the campus of John Wallis Academy. Pitchside consists of a full size 3G pitch and two full size grass football pitches for community use. Pitchside is supported by a 4 changing room pavilion. Courtside comprises six hard courts supported by a two changing room pavilion with meeting room and office. The primary use of the courts is for netball with tennis the main secondary use. This provides a key mixed use sports hub and has the potential to be extended and upgraded.

GROWTH AND DEVELOPMENT IN ASHFORD

2.47. Main Changes to the Draft Local Plan are currently being consulted on. One of the main changes is the overall requirement for housing that has increased from 14,680 to 16,120 dwellings proposed to be delivered in the Borough between 2011 and 2030. Factoring in completions since 2011 this figure is reduced to 12,943 new houses required 2017 – 2030. The majority of this future growth will be focused towards the town of Ashford 75% and 25% in the rural areas.

2.48. The principal opportunities for new growth lie on the edge of the existing built up area of Ashford through carefully managed and planned growth.

2.49. The Local Plan 2030 states:

Development at Tenterden: Although only about one-tenth the size of Ashford, Tenterden is the second largest settlement in the borough and it's only other town. It plays a main rural service centre role for much of the south-western part of the borough. It is an attractive, historic town which is relatively well served by shops and services and is an important tourist destination which contributes greatly to the rural economy of the borough.

Tenterden has been the focus of relatively small-scale 'organic' growth which has been usually more on a village-type scale than the scale of allocations at Ashford. However, the previous Core Strategy identified increased levels of development for Tenterden and the Tenterden & Rural Sites DPD allocated a significant development area to the south of the town centre (TENT1) for which the first phase now has planning permission.

Development at villages: The borough is home to a wide range of smaller rural settlements which play a key part in establishing its overall character. Many lie in attractive and /or designated landscape settings and contain areas of historic value. Some fulfil a local service centre role and have a range of key local facilities such as a primary school or a post office.

The government's policy for development in rural settlements has changed since the advent of the NPPF and its supporting Planning Practice Guidance. In para.55 of the NPPF, the ability of development in one village to support services in a nearby village is cited as an example of sustainable development in the rural areas and the practice guidance states that *"all settlements can play a role in delivering sustainable development in rural areas and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence"*.

- 2.50. The ONS 2014 Sub National Mid-Year Population Projections show a population of 127,700 in 2017 rising to 145,300 in 2030. The population is expected to rise by 17600 by 2030.
- 2.51. Sport England's draft Playing Pitch Calculator has been used to identify the playing pitch demand on each residential development identified in the new Local Plan 2030. These are shown in Appendix 1. The Sport England Playing Pitch Calculator uses the PPS data and applies the number of new homes to be built multiplied by 2.27 which is the projected average household size by 2029 (Source: Department for Communities and Local Government 2014- based Household Projections).

CURRENT SPORTS PARTICIPATION RATES

- 2.52. Sport England's Active People Survey (APS) 10 (2015/16), based on a survey of 500 people across the Borough highlights that of those aged 16+ in Ashford Borough, 29.9% participate once a week in sport. This is significantly lower than the South East (37.7%) and England (35.8%), and is lower than previous levels of participation in Ashford in 2012/2013 (34.5%), 2013/2014 (35.1%) and 2014/15 (33.8%). This means that circa 66% of Ashford residents over 16, are not physically active at least once a week.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

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

| YEAR | ASHFORD | SOUTH EAST | ENGLAND |
|---------|---------|------------|---------|
| 2005/06 | 32.3 % | 37.1 % | 34.6 % |
| 2007/08 | 35.6 % | 39.0 % | 36.6 % |
| 2008/09 | 32.6 % | 37.9 % | 36.5 % |
| 2009/10 | 30.3 % | 37.9 % | 36.2 % |
| 2010/11 | 26.3 % | 36.8 % | 35.6 % |
| 2011/12 | 32.9 % | 38.4 % | 36.9 % |
| 2012/13 | 34.5 % | 38.1 % | 36.6 % |
| 2013/14 | 35.1 % | 37.6 % | 36.1 % |
| 2014/15 | 33.8 % | 37.7 % | 35.8 % |
| 2015/16 | 29.9% | 38.3% | 36.1% |

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

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

Table 2.2: Active People Survey Key Performance Indicators

| INDICATOR | ASHFORD | | | | SOUTH EAST | | | | ENGLAND | | | |
|---|---------|---------|---------|---------|------------|---------|---------|---------|---------|---------|---------|---------|
| | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2012/13 | 2013/14 | 2014/15 | 2015/16 |
| KPI3 - Club Membership in the last 4 weeks | 18.5 % | 26.3 % | 21.0 % | 20.3 % | 24.3 % | 24.2 % | 23.7 % | 24.5 % | 21.0 % | 21.6 % | 21.8 % | 22.2 % |
| KPI4 - Received tuition or coaching in last 12 months | 11.2 % | 17.4 % | 17.1 % | 14.6 % | 18.1 % | 19.0 % | 18.0 % | 18.3 % | 15.8 % | 16.4 % | 15.6 % | 15.6 % |
| KPI5 - Took part in organised competition in last 12 months | 11.9 % | 11.8 % | 13.5 % | 10.0 % | 14.2 % | 15.0 % | 14.7 % | 15.6 % | 11.2 % | 13.3 % | 13.3 % | 13.3 % |
| KPI6 - Very/fairly satisfied with local sports provision | 64.9 % | 59.3 % | 56.6 % | 70.5% | 63.7 % | 63.8 % | 63.6 % | 64.6 % | 60.3 % | 61.6 % | 61.8 % | 62.1 % |

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

ASHFORD BOROUGH PLAYING PITCH STRATEGY

2.54. The table above shows that club membership in the last 4 weeks is slightly lower in Ashford in 2015/2016 (20.3%) than in 2014/2015 and is lower than the South East and England. Those that have received coaching in the last 12 months (14.6%) is lower than that of England (15.6%) and the South East (18.3%).

2.55. Those that have taken part in organised competition in Ashford 2015/2016 (10.0%) is lower than the South East (15.6%) and England (13.3%).

2.56. The Very/Fairly satisfied with local sports provision in Ashford is 70.5% in 2015/2016 higher than the previous year 56.6% and has risen above the previous high 64.9% and is higher than the South East (64.6%) and England (62.1%).

2.57. APS 10 also identifies that:

- In terms of Latent Demand, 57.4% of all those aged 16+ want to do more sport
- 28.8% of those aged 16+ in Ashford who are already physically active, want to do more sport
- 28.5% of those who are physically inactive in Ashford want to do more sport

SPORT ENGLAND MARKET SEGMENTATION

2.58. Sport England has developed nineteen sporting segments to provide a better understanding of people's attitudes to sport, their motivations and barriers. The key data sources were Department of Culture, Media and Sport (DCMS) 'Taking Part' survey and Active People. Further data was added from Experian Mosaic databases. Population data is used for people aged 18 and over.

2.59. Segmentation provides information on who participates in sport and what they want in terms of sport and active recreation provision. In total there are nineteen segments.

2.60. The Market Segmentation analysis for Ashford identifies that the dominant segments are Tim, Philip, Alison, Roger and Joy.

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

Table 2.3: Market Segmentation Summary – Dominant Segments Ashford Borough Council

| MARKET SEGMENT AND NUMBER | SEGMENT NAME | DESCRIPTION | TOP PARTICIPATION SPORTS NATIONALLY | ASHFORD BOROUGH COUNCIL | |
|---------------------------|---|---|--|-------------------------|--------|
| | | | | NUMBER | RATE |
| TIM (6) | Settling Down Males | Sporty male professionals (aged 26-45), buying a house and settling down with partner. | Tim is an active type that takes part in sport on a regular basis. Tim's top sports are cycling (21%), keep fit/ gym (20%), swimming (15%), football (13%) and golf (7%) | 10,200 | 11.7% |
| PHILIP (1) | Comfortable Mid-life Males | Mid-life professional, sporty males with older children and more time for themselves | Philip's sporting activity levels are above the national average. Philip's top sports are cycling (16%), keep fit/ gym (15%), swimming (12%), football (9%), and golf (8%) | 8,800 | 10.1 % |
| ALISON | Stay at Home Mums | | Alison is a fairly active segment with above average levels of participation in sport. Alison's top sports are: keep fit/ gym (27%), swimming (25%), cycling (12%), athletics including running (11%), and equestrian (3%) | 6,400 | 7.4% |
| ROGER AND JOY | Early retirement couples, free time couples nearing the end of their careers. | The main motivations for Roger & Joy playing sport are enjoyment and keeping fit where their scores are above the national average. | Keep fit/gym, swimming, cycling, golf and angling. | 10,400 | 7.4% |

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

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

3. KEY FINDINGS

FOOTBALL SUMMARY OF KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY OF AND DEMAND FOR PROVISION

3.1. Table 3.1 identifies the current number of grass football pitches across Ashford Borough Council.

Table 3.1: Current number of grass football pitches across Ashford Borough Council

| ADULT 11 v 11 | JUNIOR 11 v 11 | JUNIOR 9 v 9 | MINI 7 v 7 | MINI 5 v 5 | TOTAL |
|---------------|----------------|--------------|------------|------------|-------|
| 29 | 21 | 14 | 27 | 10 | 101 |

3.2. There are in total 101 grass football pitches provided on 48 sites across Ashford Borough Council.

3.3. There are a number of grass pitches on school sites that are not available for community use. The number of different pitches are:

- 2 Junior 11 v 11 grass pitches,
- 2 junior 9 v 9 grass pitches.
- 11 mini soccer 7 v 7 grass pitches and
- 7 mini soccer 5 v 5 grass pitches.

3.4. New football pitches have also been provided at Ashford Prep School Friars, Great Chart which opened in September 2016. These pitches are not available for community use.

3.5. There are currently 172 teams, comprising 53 11 v 11 adult teams (49 adult men's and 4 women's), 39 junior boys 11 v 11 teams, 2 junior girls 11 v 11 teams, 31 junior boys 9 v 9 teams, 1 junior girls 9 v 9 team, 28 mini soccer 7 v 7 teams and 18 mini soccer 5 v 5 teams.

IS THERE ENOUGH ACCESSIBLE AND SECURED COMMUNITY USE PROVISION?

3.6. There are sufficient adult match equivalent sessions (6 spare match equivalent sessions weekly and 1 match equivalent session every other week) available if all the unsecured match equivalent sessions were reduced or stopped. The spare capacity for maintenance and repair of pitches to be carried out is normally identified as 10% of the pitch stock. The 6 spare match equivalent sessions is more than 10% of the adult pitch stock (29 pitches). When Spearpoint (The Ridge) was closed for half a season 2015/16 to allow for the building works of the new pavilion, there was no impact on the loss of the Spearpoint pitches.

3.7. All the junior 11 v 11 match equivalent sessions are in secured community use. There is spare capacity of 2 pitches at peak time which allows for more than 10% of the pitch stock to be rested (11 pitches).

3.8. Current peak time play for junior 9 v 9 is Saturday morning and there are 11 available match equivalent sessions across the Ashford Borough Council area and football teams use 9 of these 11 available match equivalent sessions. When considering unsecured community use the 11 reduce to 10 available match equivalent sessions and teams still need to use 9 match equivalent sessions. Even when unsecured community use pitches are discounted from supply there are sufficient pitches to meet peak time demand. There are also 2 spare match equivalent sessions at peak time which allows for 10% of the pitch stock to be rested (11 pitches).

3.9. There are sufficient secured match equivalent sessions for 7 v 7 and 5 v 5 teams so there would be no impact if unsecured community use was reduced or stopped.

LAPSED OR DISUSED PITCHES

- 3.10. Pitches that were formerly playing pitches but are no longer used for formal or informal sports use within the last five years are defined as 'lapsed' or longer as 'disused'.
- 3.11. It is important to understand that where a pitch is identified as being lapsed, underused or of poor quality this does not necessarily mean that the facility is surplus to requirements. Equally where proposed development is located within access of a high quality playing pitch, this does not necessarily mean that there is no need for further pitch provision or improvements to existing pitches. The PPS may, if appropriate, be used to inform a Development Management decision, however, all applications are assessed by the council on a case by case basis.
- 3.12. Sport England is a statutory consultee for playing pitches of greater than 0.2 hectares in size that have been used in the last five years. Sport England's playing field policy only allows for development of lapsed or disused playing fields if a PPS shows a clear excess in the quantity of playing pitch provision at present and in the future across all sports, the site concerned has no special significance to sport and the development involves measures to address any deficiencies in terms of quality or accessibility identified by the PPS. The PPS guidance similarly states that loss of such sites without appropriate replacement should not be considered except in very limited circumstances where the assessment has clearly shown:
- **That there is an excess of accessible provision with secured community use in the study area, and;**
 - **The particular provision at a site to be surplus to requirements and is not of special interest to sport. It may be appropriate to dispose of some existing playing field sites (that are of low value i.e. one/two pitch sites with no changing provision) to generate investment towards creating bigger better quality sites (Hub Sites)**
- 3.13. There is 1 junior 11 v 11 disused pitch identified at the old South Ashford Primary School site, Jemmett Road. The site is identified in the draft Ashford Borough Local Plan 2030 as a housing development site.
- 3.14. In 2007, there were 2 junior 11 v 11 pitches at the South Ashford Primary School site used by 2 community football teams. 1 pitch has transferred to Ashford Oaks Community Primary School adjacent to the old South Ashford Primary School site and 1 pitch is now disused and is overgrown and is within the development boundary within the draft Local Plan 2030.
- 3.15. Planning permission was originally agreed in December 2007 for housing on the South Ashford Primary School site with mitigation of funds discussed to provide for new playing pitches or improved quality of current playing pitches in the area. The intention was to provide mitigation funds for the new Pitchside 3G full size pitch with floodlights built and opened in 2008.
- 3.16. Pitchside was built at the Ashford Mini Soccer Centre which had been operational since 2001. The Ashford Mini Soccer Centre due to its success and popularity, could not meet current demand as the heavy clay soil grass pitches could not be intensively used, and indeed the whole facility had to be closed for eleven weeks every year in order to allow for pitch renovation. The installation of an artificial pitch enabled the centre to be more intensively used in order to meet the demand.
- 3.17. The 2 junior teams (South Ashford FC) that had been using South Ashford Primary School pitches were transferred to Pitchside upon opening of the facilities in 2008 and the Club still play at the site.
- 3.18. In 2012 planning permission was withdrawn for the South Ashford Primary School site by the applicant Kent County Council and opened as a temporary school used by Finberry Primary School. The new school at Finberry opened in September 2017.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

- 3.19. It is expected that a new planning application will be submitted for the south Ashford Primary School Site once the Finberry School has relocated to its new site.
- 3.20. There is sufficient current supply of match equivalent sessions to meet current demand for football across Ashford Borough Council. Latent demand can be met and future demand will be met by new facilities mainly from housing development contributions.
- 3.21. There is no identified use in the future for this single pitch which has no ancillary changing facilities and would require funding to bring it back into use. Ashford Borough Council current planning policy for this site requests mitigation to improve existing playing pitch facilities in the area. Funding could be utilised either at Kingsnorth Pavilion and or Ashford Hockey Club Ball Lane to improve football pitches.
- 3.22. The FA agree that the pitch at the former South Ashford School is no longer needed and would like to ensure that the Pitchside 3G pitch continues to maintain its FA Registration and continues to have assessments undertaken when required.
- 3.23. The PPS has not identified any future use for the disused playing pitch at the old South Ashford Primary School site and recommends that mitigation provides for improved football facilities at nearby facilities. The recommendation has been placed in the action plan for the 3G pitch at Pitchside to maintain FA Registration.

IS PROVISION ACCESSIBLE AND OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED?

- 3.24. The Ashford Borough Council pitches at Spearpoint (The Ridge) are the only pitches of 'Good' quality. 12 sites provide 'Standard' quality, and most of the 3G pitches are 'Standard' quality.
- 3.25. However, poor natural drainage and compaction of the ground are issues at several of the grass football pitch sites and these are rated as 'Poor' quality. The FA has carried out some pitch inspections and have agreed to continue with these inspections to identify what works need to be carried out and how best to carry out any identified works. The FA has identified priority sites for improvements and other sites that need improvements. These are:
- Priority Sites:
 - Sandyacres, - drainage is said to be an issue
 - Biddenden (Gordon Jones Playing Field) - site suffers from waterlogging and pitch cancellations.
 - High Halden (Hopes Grove) – drainage is an issue
 - Others:
 - Kingsnorth Playing Field – drainage issues
 - Pound Leas Recreation Ground - priority for the site is new drainage
 - Reynolds Playing Field - poor site requires pitch improvements
 - Wittersham Sports Field – drainage issues
 - Ashford Hockey Club (Ball Lane) – wear and tear on junior 9 v 9 pitches
 - Great Chart Playing Fields – drainage issues
 - Cornes Meadow - the site suffers from drainage issues and the pitches require rest. The club need help with maintenance issues.
- 3.26. To support playing pitches, fit for purpose ancillary provision (changing and social facilities) must also be provided. At Council owned sites this is improving, with the pavilion at Spearpoint (The Ridge) refurbished in 2016. High Halden Parish Council provided a new pavilion at Hopes Grove in 2015. The new Local Plan requests developer contributions to improve the pavilion at Arthur Bakers Playing Field, Charing.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

3.27. There are a number of sites where new provision or improvements are required. The identified priority sites are:

- Priority Sites:
 - Kingsnorth Pavilion – development of changing rooms.
 - Tenterden – support the development of a new clubhouse and pitches for Tenterden FC and Tenterden Tigers.
- Others sites that have been identified as requiring improvements or changing rooms/clubhouse are:
 - Biddenden – require improved access to the changing and pavilion already on site.
 - Rolvenden – provision of changing rooms.
 - Wittersham Sports Field – improvements to changing rooms.
 - Mersham Sports – improvements to changing rooms (see cricket)
 - Wye Junior FC – improvements to changing rooms.
 - Shadoxhurst Recreation Field – improvements to changing rooms.

MAIN CHARACTERISTICS OF THE FUTURE SUPPLY OF AND DEMAND FOR PROVISION

LATENT DEMAND

3.28. The growth plans of the football clubs across Ashford Borough Council will increase pitch needs by 2030. Consultation has identified the following:

ADULT 11 v 11

- Latent demand identifies a need for an additional 5 adult match equivalent sessions. There is a current oversupply of 8.5 adult 11 v 11 equivalent sessions. Latent demand can be met by the spare adult 11 v 11 match equivalent sessions.
- This leaves 3.5 match equivalent sessions spare to provide for rest or to carry out maintenance. These spare pitches could be reconfigured as junior 11 v 11 pitches. See below.

JUNIOR 11 v 11

- Oversupply of 2 adult pitches could be reconfigured to meet 2 junior 11 v 11 pitch requirements.
- Appledore FC – has latent demand of 3 junior boys' teams, requiring 1 junior 11 v 11 and 2 9 v 9 pitches. Reconfiguration of the adult pitch which is quite wide will allow for an additional junior pitch. Raising the quality Standard of the adult pitch will allow for junior over marking and over play of the adult pitch.
- Ashford Angels – 2 junior girl's teams requiring a 9 v 9 pitch. This could be accommodated at Spearpoint (The Ridge).
- Ashford Courtside - 2 junior boy's teams – can be accommodated on the existing junior pitch at Shadoxhurst if the pitch quality was improved
- Bromley Green – 2 junior boy's teams require a 9 v 9 pitch. If the adult teams moved to the new 3G artificial grass pitch at Finberry, the boy's teams could be accommodated on the existing adult pitch. There could be an issue with timing here which could be resolved by the club temporarily using one of the spare adult pitches elsewhere in the Borough, for example Spearpoint.
- Charing FC – 1 boy's junior team - there is sufficient capacity at the ground.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

- High Halden - 3 junior boys teams 1 junior girl's team. There is space for an additional 11 v 11 pitch on site that could accommodate 2 9 v 9 pitches. These would need to be a 'Standard' quality pitch as a minimum.
- Mersham Sports – 1 junior boy's team – There is capacity for 1 additional junior boy's team on existing pitches.
- Park Farm Rangers - 2 junior boy's teams and 1 junior girl's team – The current pitch is 'Poor' standard and over played by 1 game. Therefore the quality of the junior 9 v 9 and 11 v 11 pitches needs to be improved.
- Rolvenden FC – 1 junior boy's team there would be a need for 9 v 9 to be over marked on the adult pitch. The capacity of the pitch is sufficient for 2 match equivalent sessions per week and there is currently 1 match equivalent session per week.
- Tenterden Tigers FC - 2 junior boy's teams. The current pitch at Tenterden Recreation Ground and the pitches used at the Homewood School, Appledore Road site are over played. There is an identified need to provide a 3G rubber crumb pitch in Tenterden and provide a pavilion with additional junior grass pitches at the Homewood School Appledore Road site. These new facilities could accommodate these teams.
- Wittersham – 1 junior boy's team - there is a need to raise the standard of the junior 9 v 9 pitch from 'Poor' to 'Good'.
- Wye Juniors – 1 junior boy's team - there is sufficient capacity to cope with the additional team.

MINI SOCCER 7 v 7 AND 5 v 5

- An additional 11 pitches are required to meet latent demand for mini soccer. Overall there is a requirement for 3 7 v 7 and 8 5 v 5 mini soccer pitches. These pitches can be provided either by improving the condition of existing pitches or using a 3G rubber crumb pitch as a central venue e.g. Pitchside, Towers School or a new 3G pitch at Tenterden. Provision of 2 7 v 7 pitches or 4 5 v 5 pitches can be accommodated on a 3rd Generation adult pitch every hour.

POPULATION GROWTH 2030

3.29. Population growth between 2017 - 2030 identified through Ashford Borough Council forecast population estimates is to be 17,600 (source: ONS 2014 population projections) and the use of team generation rates, projects there will be a need for:

- 4 additional adult 11 v 11 football pitches.
- 3 junior 11 v 11 pitches.
- 3 Junior 9 v 9 pitches.
- 2 mini soccer 7 v 7 pitches.
- 2 mini soccer 5 v 5 pitches.

3.30. The new Local Plan 2030 identifies the development of a new junior 11 v11 pitch at Hamstreet Primary Academy as part of Policy S31 Hamstreet Land North of St Mary's Close. This reduces the need of 3 junior 11 v 11 pitches to 2 junior 11 v 11 pitches.

3.31. Latent demand and future team generation rates will place pressure on training facilities as well as grass pitches. Consultation with clubs suggests insufficient 3G rubber crumb pitches currently available and demand will increase in the future.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

- 3.32. The Chilmington Green Development will provide for 5,750 houses and is outside of the Ashford Borough Council new Local Plan 2030. A Section 106 agreement is in place that provides for Discovery Park, a 20 hectare space to that will provide a Sports Hub as part of the Chilmington Green Development. The pitches required from the Chilmington Green Development are in addition to those identified in paragraph 3.29.
- 3.33. The Sport England Draft Playing Pitch Calculator for new housing developments has been used to identify the number of new pitches required from new housing at the Chimington Green Development up to 2030 and new houses beyond 2030. The calculator has used the PPS TGR data and the number of homes multiplied by 2.27 persons per household (Source: Department for Communities and Local Government 2014 based household projections 20143 -2039 household average size).
- 3.34. The Chilmington Green development will provide 2,500 homes between 2017 and 2030 and will require the following football pitches:
- 2 adult 11 v 11 pitches.
 - 1 junior 11 v 11 pitch.
 - 1 junior 9 v 9 pitch.
 - 1 mini soccer 7 v 7 pitch.
 - 1 mini soccer 5 v 5 pitch.
- 3.35. From 2030 there will be 3,250 homes built at Chilmington Green and these will require the following football pitches:
- **2 adult 11 v 11 pitches.**
 - **2 junior 11 v 11 pitch.**
 - **1 junior 9 v 9 pitch.**
 - **1 mini soccer 7 v 7 pitch.**
 - **1 mini soccer 5 v 5 pitch.**
- 3.36. The preferred option is to deliver all new football pitch requirements at Discovery Park, including those pitches required from new housing in the new Local Plan 2030 with the exception of a new junior pitch being provided at Hamstreet Primary Academy.
- 3.37. If Discovery Park is not available to accommodate all new football pitch requirements in the future, then alternative land will be required. Suggested areas that would be suitable to provide for new pitches that will be required to meet additional population from the new Local Plan 2030 are:
- Area of land adjacent to Ashford Cricket Club or Kingsnorth Recreation Centre - The three housing development sites in this area providing 1500 new homes should consider providing 1 adult 11 v 11, 1 junior 11 v 11, 2 junior 9 v 9 pitches. 1 mini 7 v 7 pitch and 1 mini 5 v 5 pitch.
 - Sandyhurst Lane – Additional land would be required 2 adult 11 v 11 pitches.
 - Land adjacent to Julie Rose Stadium – 1 adult 11 v 11 1 junior 11 v 11, 1 junior 9 v 9, 1 mini 7 v 7 and 1 mini 5 v 5.
- 3.38. Other housing developments will be required to contribute to the improvement of pitches near to developments. These are identified in the PPS Site by Site action Plans.

IS THERE ENOUGH ACCESSIBLE AND SECURED PROVISION TO MEET FUTURE DEMAND FOR 3G RUBBER CRUMB FOOTBALL PITCHES.

- 3.39. The FA have a ratio of provision for 3G rubber crumb pitches for football training only. The ratio is 1 full size floodlit 3G rubber crumb pitch per 42 football teams. Matches are calculated separately. The number of existing current teams across Ashford Borough Council equals 172, add the current teams to new teams projected from population growth 36 teams, and add expressed demand from clubs for team growth 52 teams, there will be a training need for 260 teams.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

3.40. Therefore with 172 current teams there is a need currently for 4 x 3G rubber crumb pitches. To meet the needs of 2030 and a projected 260 teams there is a requirement for 6 x 3G rubber crumb pitches.

3.41. There is a current shortfall of 1 x 3G pitch and 3 x 3G pitches in the future. These additional 3G rubber crumb pitches could be located at:

- Tenterden – Homewood School (not full size but FA acceptable)
- Finberry New Housing Development – full size 3G
- Discovery Park – Chilmington Green full size 3G.

3.42. For competitive match play 4 full size 3G rubber crumb pitches are required to cater for all 5 v 5, 7 v 7 and 9 v 9 games played at peak time across the Ashford Borough Council area. Grass pitches will be provided through new development on secured use sites and if required with Community Use Agreements on school sites. All latent demand can be met on existing sites providing secured community use.

FOOTBALL – STRATEGIC PRIORITIES

3.43. The Strategic priorities for football across Ashford are:

1. There is a need to protect all existing football pitches across Ashford Borough Council. Unless suitable equivalents or better replacements are provided.
2. There is a need to ensure formal Community Use Agreements are in place with education and establishments providing football pitches and 3G rubber crumb pitches for community use.
3. There is a need to support junior clubs to develop the management and improvement of facilities and ensure security of tenure of playing pitches for junior clubs either through leasing or community asset transfers so clubs can become sustainable in the future e.g. Bromley Green FC, Park Farm FC and Kennington FC.
4. Ashford Borough Council, Town and Parish Councils and Football Clubs need to engage with the FA Pitch Improvement Programme scheme, there are regional pitch advisors that are currently going around the grounds to identify as many sites as possible that can benefit from the scheme. Priorities would be Sandyacres, Biddenden (Gordon Jones Playing Field) and High Halden and sites that have latent demand based on the willingness of the site to participate. Other sites include Kingsnorth Pavilion, Pound Lees Recreation Ground, Wittersham Sports Field, Ashford Hockey Club (Ball Lane), Pitchside/John Wallis Academy, Great Chart Playing Fields and Cornes Meadow.
5. There is a need to improve the standard of changing rooms, to provide segregated changing for male and females where feasible and access and car parking. Priority sites are:
 - Kingsnorth Pavilion – Development of changing rooms,
 - Tenterden – support for the development of a new clubhouse and pitches for Tenterden FC and Tenterden Tigers JFC,
 - Rolvenden – provision of changing rooms,
 - Wittersham Sports field – improvements to changing facilities,
 - Mersham Sports – improvements to changing rooms,
 - Wye Junior FC improvements to changing rooms and
 - Shadoxhurst Recreation Field – Improvements to changing rooms.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

6. Jemmett Road (Former South Ashford School) a disused site that had provision for 1 junior pitch that is no longer required. The FA agree that the pitch is not of use. Current demand is met, latent demand is met and future demand will be met through new playing pitches that are fit for purpose. The site is identified in the Ashford Borough Local Plan 2030 as a development site and the Council intend to seek mitigation for the loss of the pitch to fund quality and capacity issues at Kingsnorth Pavilion and/or Ashford Hockey Club to improve football pitches.
7. There is a need to support the development of 3 x 3G rubber crumb full size pitches with floodlights for future training needs. The FA and Ashford Borough Council need to work in partnership to provide a local investment plan for the delivery of 3G rubber crumb pitches. Identified sites are Homewood School, Tenterden, Discovery Park – new housing development Chilmington Green and Finberry Park – new housing development. There needs to be a plan of action if the training need comes before the delivery of these pitches. There is only a current shortfall of 1 3G pitch.
8. There is a need to provide for shortfalls in supply in the future to 2030 to meet the needs of Chilmington Green which is outside the new Local Plan 2030 and shortfalls for new pitches required to meet higher population from new developments in the Local Plan 2030.

CRICKET SUMMARY OF KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.44. In the 2016/17 season, there were 24 cricket squares providing 176 adult grass cricket pitches and 4 non-turf cricket pitches. These were identified as maintained and available for community cricket at 23 playing field sites providing secured community use.
- 3.45. There are 23 cricket clubs using cricket facilities across Ashford Borough with 56 adult men's teams and 19 junior teams. Mersham Sports Cricket club has the highest number of teams across Ashford Borough. Mersham Sports CC, Kennington CC, Boughton and Eastwell CC, Great Chart CC, Wye CC, Egretton CC, Ashford Town CC and Rolvenden CC all have junior sections. There are issues with security of tenure and leases which could have an impact on some clubs.
- 3.46. When comparing demand with current capacity of pitches, pitch demand meets supply. Where clubs such as Tenterden CC have to use alternative grounds as they have insufficient squares on a Saturday. There are still sufficient squares available for use. There is a need to support Mersham Sports Club to provide a new pavilion.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND

- 3.47. Overall across Ashford Borough there is sufficient current supply to meet current demand for cricket. There are particular sites where there is over play and Tenterden Cricket Club 3rd X1 is displaced from its home ground.
- 3.48. There are 3 grounds with over play these are Bilsington Cricket Club (need to extend number of pitches), Kennington Cricket Club (square needs relaying and provision of a non-turf pitch) and Mersham Cricket Club (need additional ground although new pavilion is the priority).

ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.49. Although the cricket pitches at most of the club-operated sites are either Good or Standard quality. There are clubhouse and pavilion improvements required, provision of equipment and practice facilities. It is important that ancillary facilities and equipment are fit for purpose. Club and ECB requirements are:
 - Mersham Sports Cricket Club – The club's priority is to fund a new pavilion. The club also require non-turf practice nets, mobile net cage. Long term an additional ground will be required.
 - Ashford Town Cricket Club – there is a need to improve drainage. Non-turf pitch needs renewing and there is a need for non-turf practice nets and mobile covers.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

- Bethersden Cricket Club - Square improvements at Bethersden Cricket Club and netting needs to be placed along the A28
- Boughton and Eastwell – Mitigation measures to tackle vandalism problems
- Challock Cricket Club – Drainage improvements and non-turf wicket needs replacing, nets need renewing, need for new gang mower for the outfield, need for a bigger storage unit to secure equipment and the club wishes to extend the pavilion.
- Corne Meadows – New drainage system required.
- Charing Cricket Club - Mobile covers, practice net and cage are required
- Egerton Cricket Club – Club needs to resolve the fungal issue on the pitches and requires new nets.
- Kennington Cricket Club – Square requires relaying and a non-turf pitch is needed as are mobile covers and nets.
- Little Chart CC – Requires non-turf practice net facility.
- Mersham le Hatch Cricket Club – Club needs to remove moss from the pitch.
- Pluckley Cricket Club – Need to ensure succession planning of groundsman.
- Reynolds Playing Field – Club needs to encourage volunteers to assist with grounds maintenance.
- Rolvenden Cricket Club – Require practice nets
- Smallhythe Cricket Club – The square and outfield need improvements and the pavilion roof needs replacing.
- Stone in Oxney Cricket Club – Require a catching cradle and new practice nets.
- Woodchurch Cricket Club – Need to ensure succession planning for groundsman.
- Willesbrough Cricket Club – Require mobile covers.
- Wye Cricket Club – Require a new mower and rainwater harvesting to reduce energy costs.

FUTURE SUPPLY AND DEMAND FOR PROVISION

3.50. Population growth and club development - The projected club development growth of 8 adult men's, 2 women's teams. 1 girl's team and 6 junior boy's teams will add to current demand as will the 3 adult teams projected from population growth. Club development can be catered for with some funding for improvements at existing sites and a cricket square being provided at Chilmington Green Village as part of the new housing development. These developments should be sufficient to meet future demand.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

3.51. There are no club facilities provided on school sites. All cricket facilities are seen as secured use in that respect. There are however issues with security of tenure that need to be addressed. These are:

- Bilsington Cricket Club – formal lease with local farmer required.
- Little Chart Cricket club – lease has 5 years remaining needs renewal with Little Chart Parish Council.

OVERALL QUALITY LEVEL

3.52. Ashford Borough Council has no cricket facilities and therefore has no responsibility for quality of cricket facilities. The majority of the cricket facilities are either in the ownership of clubs or Parish and Town Councils. There are 2 'Standard' quality sites which are used by leagues and 1 'Poor' site Wittersham CC where only friendlies are played. Some sites lack adequate ancillary facilities for cricket teas and changing accommodation and some sites require training nets and maintenance equipment.

CRICKET – STRATEGIC PRIORITIES

3.53. The strategic priorities for cricket are:

1. Protection of all cricket facilities across Ashford Borough. No sites are identified to be lost as part of the action plan.
2. Ensure that clubs have access to squares when developing and increasing team numbers and have sufficient squares at their home ground.
3. Improve pavilion and ancillary facilities where required in the action plan by working with Parish Council's, Charitable Trusts, cricket clubs, the ECB and Kent Cricket to improve the ancillary cricket facilities across Ashford Borough council.
4. Ashford borough council to work with the ECB and Ken Cricket to support clubs applying for funding and planning, particularly with clubs that can demonstrate long term development plans and have achieved the appropriate accreditations and provide player and sports development pathways.
5. Where possible use CIL or Section 106 funding (match funding) to bring existing facilities up to the required ECB and Sport England Guidance Standards for Playing pitches and changing accommodation.

HOCKEY KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

3.54. There are 5 AGPs in the borough - at Ashford Hockey Club Ball Lane, Highworth Grammar School for Girls, The Ashford School (Prep and Pre Prep School), The Ashford School (Senior School) and the North School. These are all full size and have either sand dressed or sand based playing surfaces (i.e. England Hockey category 2 & 3 as defined in the new policy agreed in June 2016 for hockey play on 3G surfaces).

3.55. All but one of the pitches used for hockey use are on school sites. The Ashford School Site (Prep and Pre Prep) is a brand new facility and not available for community use. The AGP at Ashford Senior School is used as a secondary pitch facility by Ashford Hockey Club for some junior training on Sunday mornings. Highworth Grammar School for Girls pitch is in poor condition and no longer used for hockey. The North School have indicated they would like to change the surface of the sand filled pitch to a 3G rubber crumb.

3.56. As Ashford Hockey Club owns its own facility it has security of access to its pitch facility at Ball Lane.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND?

3.57. There is a need for Ashford Hockey Club to continue to use Ashford School AGP for training and some additional junior matches on a Sunday morning. There needs to be a formal community use agreement put in place for this use.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

3.58. In planning for the future, opportunities should be pursued to deliver community hockey clubs with secure access to playing, training and ancillary facilities for longer than a single season. If possible, the secure access for the larger clubs will be at sites able to accommodate all the club's activities in one location - i.e. either double pitch sites, or two single pitch sites in close proximity, with Good quality changing and social facilities. If a second pitch is not feasible at Ball Lane then an additional single pitch should be considered at Discovery Park, Chilmington Green.

ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

3.59. It is important that ancillary and pitch facilities are fit for purpose. The current pitch at Ashford Hockey Club although classed as 'Standard' quality is in need of repair, the changing facilities are 'Standard' and larger changing facilities are required to enable the club to grow. The pitch at Ashford Senior School is 'Standard' quality.

MAIN CHARACTERISTICS OF THE FUTURE SUPPLY AND DEMAND FOR PROVISION

3.60. The future growth in demand is likely to be driven primarily by the growth plans of Ashford Hockey Club (as new youth age group squads graduate to senior play).

3.61. Since 2011 England Hockey has seen a 36% growth in the total number of club players. This is especially noted at U/18 club level where there has been an 80% increase in members. As part of the new England Hockey Strategy 'A Nation where Hockey matters' 2017-2021 a long term aspiration is to double the number of people playing hockey in clubs by 2028.

3.62. Ashford Hockey club has stated it could grow its junior base by 1 junior boys and 1 junior girls' team. From the forecast population growth, there is potential for an additional 1 adult team growth. This increase will exert pressure on the match slots for Saturday senior fixtures as well as slots on Sundays for junior training.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

3.63. The current accessible supply of hockey facilities in Ashford Borough will not be enough to meet future demand. Particular pressures on existing provision will result from the Ashford Hockey Club if the club expands in line with the England Hockey Plan 2017 – 2021. The number of adult and junior teams need to be monitored so plans can be put in place with regards to future facilities when required through the review and monitoring of this PPS.

3.64. With the new housing development at Chilmington Green and the new housing from the Local Plan to 2030 there will be a need for 1 additional AGP England Hockey category 1 – 3 AGP in the Borough.

3.65. Ideally, any new hockey AGP in the Borough should be located close to an existing pitch and served by changing and social facilities with security of tenure. Ashford Hockey Club believes that their site is the most suitable for a second hockey pitch. If a second hockey pitch is provided at Ball Lane then there is a need to ensure security of use of the football pitches to ensure none are lost or that the site or provision of the same or improved football facilities is made elsewhere.

3.66. If it is not feasible to provide a second hockey pitch at Ashford Hockey club then continuation of use of the pitch at Ashford Senior School should be explored but it is important to ensure that a formal community use agreement is in place between the school and the hockey club. As a fall-back position a full-size hockey AGP should be considered for Discovery Park, Chilmington Green.

OVERALL QUALITY LEVEL

3.67. The overall pitch quality is adequate. However, there are repairs that are required to the Ashford Hockey Club AGP. There is a need to ensure that the Ashford Hockey Club has a sink fund in place for full carpet replacement. There is a lack of changing facilities available at Ashford School (Senior School) for junior training on a Sunday morning.

HOCKEY – STRATEGIC PRIORITIES

3.68. The strategic priorities for Hockey are:

1. There is a need to protect all AGP hockey pitches across Ashford Borough Council. The sand filled carpets at the North School and Highworth School should only be changed to 3G rubber crumb if it is fully supported by and in agreement with the National Governing Bodies of Hockey, the Football Association, Ashford Borough Council and the School.
2. Ashford Hockey Club need to ensure that the quality of their AGP is fit for purpose and that a sink fund is in place for its refurbishment. Likewise the North School and Highworth School will require sink funds to refurbish their AGPs.
3. Need to seek funding for an additional hockey suitable AGP, replacement of the existing carpet and additional changing rooms to ensure participation in hockey continues to grow at Ashford Hockey Club, Ball Lane. However, a second hockey pitch must not be at the detriment to the existing football pitches on the site unless mitigated elsewhere.
4. To ensure continued development pathways there is a need to encourage the ongoing development of school and Hockey Club links.
5. Need to work with England Hockey to promote small sided informal games throughout the year to increase participation.

RUGBY SUMMARY OF KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

3.69. There are 2 sites with rugby pitches providing community use with 3 senior rugby pitches non floodlit and 2 floodlit senior rugby pitches.

3.70. Sandyacres is a rugby pitch site run by a Trust and the pitch is used by Ashford Barbarians for match games only (1 adult rugby non floodlit pitch). The club trains at Highworth Grammar School mid-week. Ashford Rugby Club own the Kinney Field (2 adult non floodlit and 2 adult floodlit pitches).

3.71. In addition there are 5 adult rugby pitches provided on school sites and 1 junior rugby pitch. The North School (1 junior rugby pitch), Ball Lane (3 adult pitches used by Ashford School) and Ashford School (1 adult pitch) are not available for public use. The Towers School has an adult rugby pitch which is available for public use but is not used by the public.

3.72. Ashford Barbarians who play at Sandyacres have 1 adult team and Ashford RFC have 3 adult men's teams, 1 women's team, 2 youth teams U18-19 years, 7 junior teams U13 – 17 and 7 mini teams U7 - 12 a total of 20 teams.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND

3.73. Security of access to rugby grounds in the borough is good. Both clubs play at secured community use sites.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

- 3.74. Ashford Rugby Club men's teams train on a Tuesday and a Thursday. The women's team and youth teams train on Thursday evenings. The minis and juniors train on a Sunday morning. Adult men's competitive games are played on Saturday afternoons, colts rugby U18 – 19s takes place midweek, all U13-18 rugby takes place on a Sunday morning and women's rugby union takes place Sunday pm.
- 3.75. There is a sufficient secured supply of rugby pitches to meet league rugby demand on Saturday afternoons. However, all 4 Ashford Rugby Club pitches are over played by 26 match and training equivalents due to mid-week training requirements, mainly for junior teams. The club would benefit from additional pitches with floodlights.
- 3.76. Ashford Barbarians Rugby Club pitch at Sandyacres is currently under played by 0.5 match and training equivalents each week. This is because training takes place elsewhere.

ACCESSIBLE SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.77. It is important that ancillary and pitch facilities are fit for purpose. The following quality issues have been raised as part of the consultation:
1. **Ashford Rugby Club** – whilst having pipe drainage they still cancel approximately 6 games a season. This can be due to frost but also due to flooding of the River Stour right by the side of them. They recently refurbished the clubhouse (2012), however, they still need a second storey and space for woman's changing. They recently had a capital grant accepted by the RFU but turned down by Sport England. They feel a 3G pitch would be the next step in allowing the club to develop.
 2. **Ashford Barbarians Rugby Club** – Have 1 senior pitch at Sandyacres owned by the Local Authority. The pitch is on a slight slope but in good condition. The club has a five-year development plan to find a location to have their own clubhouse and floodlit training facilities. Training currently takes place at Highworth Grammar School.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

- 3.78. There is spare capacity currently at peak times but not for training match equivalents. Both teams have expressed latent demand for 1 adult men's team. At peak times this would meet the current supply. Training needs would increase in the future by 1 additional match/training equivalent session. Future population growth and team generation rates have identified the need for 1 additional adult pitch. This would meet the need of increased junior and mini teams from future population growth.
- 3.79. Without rugby-compliant AGP capacity, the forecasted increase in teams resulting from population growth and clubs' own development plans will place further demand on the existing grass pitch supply, most of which is already used at or near its playing capacity particularly for training. 1 adult pitch is required as part of the Chilmington Green development for new housing and increased population. The Local Plan 2030 housing developments requires 1 additional rugby pitch.
- 3.80. There is a need to provide additional pitches near Ashford Rugby Club (minimum of 2 adult pitches with floodlights or a 3G Rugby world 22 compliant rubber crumb pitch).

RUGBY FOOTBALL UNION – STRATEGIC PRIORITIES

1. There is a need to protect all rugby pitches across Ashford Borough, unless suitable equivalent or better replacements are provided. No pitch sites have been identified to be lost in the Action Plan.
2. There is a need to provide for shortfalls in supply in the future to 2030. Latent demand can be met on match days at Ashford Rugby Club, however, over play increases midweek when the latent demand is added to training equivalents and overplay rises to 26 match equivalents per week. Ashford Barbarians latent demand can be met on its existing rugby pitch. An additional 2 rugby pitches would be required as part of the development at Chilmington Green Discovery Park.
3. There is a need to improve the quality, availability and carrying capacity of existing rugby pitches and ancillary facilities to meet current and future needs of rugby clubs. There needs to be a particular emphasis on improving maintenance and installing drainage and providing access to floodlit training. This can be achieved by:
 - Seeking to enhance existing facilities with additional floodlighting to reduce mid - week over play of pitches.
 - Enhance the Ashford Rugby Club club house with an extension to provide additional changing and toilets particularly for women and girls.
 - Seek to provide 2 senior grass pitches with floodlights or a 3G rugby world 22 compliant pitch with floodlights on land nearby to Ashford Rugby Club. Seek Section 106/CIL funding for this development.
4. The Local Authority needs to work with the RFU to support clubs applying for funding and with planning issues. Priority should be given to clubs that are able to demonstrate long term development plans and have achieved the appropriate accreditations and provide player and sports development pathways.
5. Where possible use CIL or Section 106 funding to develop new playing pitch facilities and bring exiting facilities up to the required RFU and Sport England Guidance Standards for playing pitches, clubhouse and changing accommodation.

TENNIS, BOWLS AND NETBALL

TENNIS SUMMARY OF KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION?

- 3.81. The audit has identified 14 public and club sites providing 33 tennis courts providing community access, 20 of which are floodlit. There are 9 clubs with 21 tennis courts in Ashford. Schools provide a further 30 tennis courts but not all of these courts are available for community use.
- 3.82. There are currently no indoor courts although feasibility work is being undertaken for an indoor tennis centre.
- 3.83. Spearpoint (the Ridge) (2), Courtside (6) and Julie Rose Stadium (1) are the only outdoor tennis courts provided by Ashford Borough Council. The remaining public courts are managed and operated by Tenterden Town Council and 2 Parish Councils. Three of the 9 clubs are registered with the LTA, those not, are Aldington, Little Chart and Pluckley Tennis Clubs.
- 3.84. Clubs that have higher membership than capacity can be seen in the table 3.2 below. This means that these clubs are oversubscribed for the number of tennis courts that they have access to.

Table 3.2: Clubs with higher memberships than capacity

| TENNIS CLUB | MEMBERSHIP | CAPACITY | DIFFERENCE |
|-------------|------------|----------|------------|
| Bethersden | 395 | 100 | 295 |
| Charing | 156 | 120 | 56 |
| Chilham | 189 | 120 | 69 |
| Wye | 361 | 280 | 81 |

ACCESSIBLE AND SECURED COMMUNITY PROVISION TO MEET CURRENT DEMAND

- 3.85. The borough has a good level of provision (community clubs and pay and play facilities) to meet expressed demand. However, whilst market segmentation data identifies 2,072 people currently participating in tennis across Ashford, there is a further 2,229 people wanting to participate and as noted above, some clubs have higher membership than capacity.
- 3.86. Sport England's Market Segmentation modelling suggests there are sufficient courts in the villages and the highest demand for tennis is around existing courts at Courtside and Spearpoint (The Ridge).

ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED?

- 3.87. An audit of quality has been undertaken across Ashford. There was 1 identified court that was 'Poor' and this was at Appledore Recreation Ground. All other courts are classified as 'Good' quality courts.
- 3.88. The LTA has included Ashford in its developing East Kent Community Tennis Network and indicated an interest in working with Ashford to provide a 4 court indoor facility.

MAIN CHARACTERISTICS OF THE FUTURE SUPPLY AND DEMAND FOR PROVISION?

- 3.89. LTA research shows that most people who access courts in parks only travel a short distance to play, therefore a network of park courts needs to be retained throughout the borough and maintained to a playable quality.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

- 3.90. The LTA priority is to develop sites that require it that have 3 or more courts. There are no known courts that have 3 courts or more that require improvements across Ashford Borough.
- 3.91. There is feasibility work being undertaken alongside this PPS to identify the need to develop an indoor facility either purpose built providing 4 indoor courts and additional facilities such as health and fitness to ensure sustainability or provide a bubble over existing courts.
- 3.92. Consideration should be given to provision of 3 tennis courts with floodlights (0.16ha) as part of the Chilmington Green Discovery Park Development.

TENNIS – STRATEGIC PRIORITIES

- There is a need to protect all community use tennis courts across Ashford Borough.
- The area is not an LTA focus area but facilities with 3 or more courts could be developed further with the introduction of floodlights and or additional courts if feasible. e.g. Wye Tennis Club and Courtside.
- Need to prioritise opportunities to develop an indoor facility either purpose built providing 4 indoor courts and additional facilities such as health and fitness to ensure sustainability or provide a bubble over existing courts. Sites to be considered include Julie Rose Stadium.

- Consider provision of 3 tennis courts with floodlights (0.16ha) as part of the Chilmington Green Discovery Park Development

NETBALL SUMMARY OF KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.93. The audit has identified 6 courts at Courtside and Schools provide a further 19 netball courts but not all are available for community use. The courts at Courtside have recently been refurbished and are of a Good standard.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND

- 3.94. Courtside is the main site that meets current need and has secured community use.

ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.95. It is important that pitch and ancillary facilities are fit for purpose. The main issue has been the quality of the surface at Courtside but the surface was renewed in 2015 and resolved this issue.

MAIN CHARACTERISTICS OF THE FUTURE SUPPLY AND DEMAND FOR PROVISION

- 3.96. Sport England Market Segmentation data for netball is drawn down to local authority level. The data identifies 417 participants across Ashford Borough Council currently participating in Netball and that a further 366 would like to take part.
- 3.97. Between April 2015 and March 2016, 164,100 people played netball once a week across England with Sport England documenting that 13,100 more people are involved in netball than the previous year. This increase is mostly driven by the older (25+) populations (and in particular a big increase in the 35-44 age group).
- 3.98. If this participation success was replicated in Ashford and some of the 366 who would like to participate, took up the sport, then an extra evening for the senior netball league could easily be created at Courtside. This would accommodate latent demand and also any further demand from the population growth to 2030.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

- 3.99. Courtside has the capacity to meet future demand. However, the 3 additional tennis courts being provided as part of the future Discovery Park Development should also be marked for netball use. These courts would provide additional secured community use in the future.

NETBALL – STRATEGIC PRIORITIES

1. Need to protect the 6 courts at Courtside and ensure that a sink fund is in place to repair and refurbish the court surfaces in the future.
2. Kent Netball and Ashford Netball League to provide links between schools and clubs and work to increase participation in the future.

BOWLS SUMMARY OF KEY FINDINGS

MAIN CHARACTERISTICS OF THE CURRENT SUPPLY AND DEMAND FOR PROVISION

- 3.100. There is a good level of supply of bowls greens across Ashford Borough. 6 clubs were identified in the audit - Ashford Town Bowls Club 6 rinks, Ashford Railway Bowls Club 6 rinks, Tenterden Bowls Club 6 rinks, Biddenden Bowls Club 6 rinks, Hamstreet Bowls Club 4 rinks and Charing Bowls Club 6 rinks.
- 3.101. Access is secured for community use at all sites.
- 3.102. Club membership levels are generally in decline in the Borough (as the national trend). Clubs with the highest membership are Ashford Town Bowls Club and Railway Bowls Club, both located near Ashford Town Centre,
- 3.103. All Bowls Clubs greens are maintained by the Clubs and to a 'Good' Standard.
- 3.104. The quality of the pavilions at Tenterden and Ashford Town Bowls Clubs are a key issue.
- 3.105. The club house at Ashford Town Bowls Club has been in use since 1909. The floor is gradually giving way, and there are various gaps in the entire structure. The Home and Visitor's Changing Rooms (Male) were, in fact, a very old wooden Railway Carriage, dating from circa 1890. Female members have to change in a dilapidated shed tacked onto the left side. All toilet facilities are located externally with no provision for disabled people.
- 3.106. None of the greens have floodlights.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET CURRENT DEMAND

- 3.107. Existing supply more than meets current demand. Club playing membership numbers are below the minimum recommended by the Bowls Development Alliance to sustain a healthy club level (i.e. 40 per green) and within the Bowls England benchmark comfortable capacity for a 6-rink green (i.e. 60 playing members).
- 3.108. Ashford Railway Bowls Club and Ashford Town Bowls Club have the highest membership and are sustainable.

ACCESSIBLE OF SUFFICIENT QUALITY AND APPROPRIATELY MAINTAINED

- 3.109. It is important that ancillary and pitch facilities are fit for purpose. The quality is Good apart from the issues raised above.

MAIN CHARACTERISTICS OF THE FUTURE SUPPLY OF AND DEMAND FOR PROVISION

- 3.110. Increased demand over the strategy period that may arise from population growth is quite small and is likely to be outweighed by the general trend of declining demand.
- 3.111. There is a need to improve the quality of the pavilion and changing facilities at Tenterden and for Ashford Borough Council to work with Ashford Town Bowls Club and find an agreed site to relocate to.

ACCESSIBLE AND SECURED COMMUNITY USE PROVISION TO MEET FUTURE DEMAND

- 3.112. There is substantial spare capacity with most clubs based at the greens in the borough operating at lower membership levels than recommended by the Bowls Development Alliance for a healthy, sustainable 6 rink site (40 playing members) and well within Bowls England guide capacity (60 playing members).

BOWLS – STRATEGIC PRIORITIES

1. All existing provision should seek to be protected through an assessment of quantity, quality and accessibility.
2. There is no evidence of increasing membership in clubs in recent years although clubs have been trying to increase their membership and the latent demand is limited. In terms of quantity there are sufficient bowling greens across Ashford Borough to accommodate both current and future demand. However, there are shortfalls in the quality of existing provision.
3. Ashford Bowls Club pavilion requires replacing and the club has a desire to move to a new site and the Council is actively supporting the club in seeking a new site.
4. Tenterden Bowl's club require a refurbished pavilion and discussions should be held with Tenterden Town Council to seek funding for this to occur.

SCENARIO TESTING

- 3.113. Potential scenarios identified in the course of researching the assessments of need for the individual playing pitch sports and consultation with members of the project Steering Group are identified below together with conclusions as to the potential impact on the overall picture of supply and demand and future needs. Only 2 scenarios have been provided for football 3G pitches.

FOOTBALL FTP 3G RUBBER CRUMB PITCHES

WHAT IF THE SUGGESTED DELIVERY OF 3G PITCHES FROM NEW HOUSING DEVELOPMENT AT FINBERRY AND DISCOVERY PARK NEED TO BE BROUGHT FORWARD BECAUSE TRAINING DEMAND REQUIRES THE PITCHES EARLIER THAN 2030?

- 3.114. The FA has identified that a 3G rubber crumb pitch should be provided for every 42 football teams in an area for training purposes. Current demand includes: (172 teams), latent demand (52 teams) and demand from new population growth (36 teams) which equates to 260 teams. Therefore 6 x 3G rubber crumb pitches are required by 2030.
- 3.115. The development of 3G rubber crumb pitches is supported at:
1. **Tenterden – Homewood School** – also highlighted in FPM as an area of demand for a 3G pitch.
 2. **Finberry 3G Pitch** – New Growth development (Section 106 funding).
 3. **Discovery Park – 3G pitch** – New growth development (Section 106 funding).
- 3.116. The provision of the Finberry and Discovery Park 3G rubber crumb pitches have their own risks and will not be delivered until housing developments are underway. This could be as late as 2030 in the case of Discovery Park. The PPS Steering Group and Ashford Borough Council will need to consider how it can deliver 3G pitches earlier if training demand requires them.

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PLAYING PITCH STRATEGY

3.117. Additional 3G pitches could be provided by changing the surface of the 2-existing sand based pitches at the North and Highworth Schools. Both have sand dressed artificial pitches that are worn and need replacing. The North School has already stated a wish to replace the current surface with a 3G rubber crumb pitch.

WHAT IF ALL COMPETITIVE MATCHES CURRENTLY PLAYED ON ASHFORD BOROUGH COUNCIL, PARISH COUNCIL TOWN COUNCIL PITCHES, SCHOOL SITES AND SITES LEASED TO CLUBS AT THE RELEVANT PEAK PERIOD WERE TRANSFERRED TO 3G RUBBER CRUMB PITCHES.

3.118. The FA is keen to work with LAs to understand the potential demand for full size floodlit 3G FTPs should all competitive matches, currently played on LA Parish and Town council managed natural grass pitches, be transferred to artificial pitches.

3.119. The table 3.3 below takes information from the Assessment stage of this PPS to present the number of teams playing on LA managed natural grass pitches including, Parish and Town Council sites, school sites and sites leased to clubs and the relevant peak periods.

Table 3.3: Number of teams playing on Ashford area natural grass pitches

| PITCH TYPE | PITCH SIZE | PEAK PERIOD | NO. OF TEAMS |
|------------|------------|---------------|----------------------|
| ADULT | (11 v 11) | [Sunday AM] | 53 (28 at peak time) |
| YOUTH | (7 v 7) | [Saturday AM] | |
| YOUTH | (9 v 9) | [Saturday AM] | 32 (22 at peak time) |
| YOUTH | (11 v 11) | [Saturday AM] | 41 (26 at peak time) |
| MINI | (5 v 5) | [Saturday AM] | 18 (14 at peak time) |
| MINI | (7 v 7) | [Saturday AM] | 28 (20 at peak time) |

3.120. The FA suggest an approach for estimating the number of full size floodlit 3G pitches that teams may demand for competitive matches. The table 3.4 below presents the results of this approach for the number of teams set out in table 3.3 above.

Table 3.4: Number of 3G pitches that may be required to hold all home games at peak time

| FORM AT | NO OF TEAMS PER TIME (X) | NO OF MATCHES AT PEAK TIME (Y) = X/2 | 3G UNITS PER MATCH (Z) | TOTAL UNITS REQUIRED FORMATS (A) = (Y) * (Z) | 3G PITCHES REQUIRED B = (A) / 64 |
|-------------|-----------------------------|---|---------------------------|---|-------------------------------------|
| 5 v 5 | 14 | 7 | 4 | 28 | 0.438 |
| 7 v 7 | 20 | 10 | 8 | 80 | 1.250 |
| 9 v 9 | 22 | 11 | 10 | 110 | 1.719 |
| 11 v 11 (Y) | 23 | 13 | 32 | 416 | 6.5 |
| 11 v 11 (A) | 28 | 14 | 32 | 448 | 7.00 |
| | | | | | 16.90625 |

3.121. Table 3.4 above identifies that 17 FTP 3G rubber crumb pitches would be required for all current football match equivalent sessions, encompassing all football typologies across the Borough to be played on artificial pitches.

WHAT IF ALL 5 v 5 MINI SOCCER, 7 v 7 MINI SOCCER AND 9 v 9 JUNIOR COMPETITIVE MATCHES CURRENTLY PLAYED ON ASHFORD BOROUGH COUNCIL, PARISH COUNCIL TOWN COUNCIL PITCHES, SCHOOL SITES AND SITES LEASED TO CLUBS AT THE RELEVANT PEAK PERIOD WERE TRANSFERRED TO FTP 3G RUBBER CRUMB PITCHES.

- 3.122. Table 3.4 identifies that 4 full size 3G rubber crumb pitches would be required to cater for all the 5 v 5 mini soccer (0.438 FTP 3G rubber crumb pitches), 7 v 7 mini soccer (1.250 FTP 3G rubber crumb pitches) and 9 v 9 junior (1.719 FTP 3G rubber crumb pitches) games played at peak time across Ashford Borough.

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

- 4.1. The Strategy Framework and Action Plan have been developed from research and analysis of playing pitch provision and usage across Ashford Borough Council and this is provided in Appendix 2 Stage C Borough Playing Pitch Analysis and Assessment.
- 4.2. This section sets out a strategy to enable the delivery of Football, Cricket, Hockey, Rugby Union, Tennis, Bowls and Netball for Ashford Borough Council. The strategy provides a framework for delivery with partners and sets out aspirations and provides a priority list for when funding becomes available.
- 4.3. The identified outputs for the PPS are:
- Provide a framework to support medium and long term facilities planning for the delivery of sports and leisure in the Borough.
 - A clear needs analysis for developers regarding future sports and recreation facility needs in the Borough
 - A robust framework to assist the allocation of developer contributions (through S106 money or the Regulation 123 list of CIL funded infrastructure) for sports and recreation provision in Borough.
 - To identify priority sports for the area based on National Governing Bodies targets and local community needs.
 - To develop a priority list for investment and use of resources secured through Section 106 and CIL
- 4.4. The strategy framework and action plan focuses on the 5 points above and these points are addressed throughout the Priority Sports Specific Actions and Individual Site Action Plans.
- 4.5. The strategy framework focuses on the following three principles:
- **PROTECT:** The strategy seeks to make sure that the right amount of playing pitches and ancillary facilities of the right quality are in the right place. It promotes the protection of existing provision and recognises the benefits of multi pitch sites by:
 - Highlighting sites which have a particular significance for sport and seek to protect them as a local recreational space through the Development Plan process (see NPPF paragraphs 76 and 77).
 - Securing tenure and access for development minded clubs, through a range of different solutions and partnerships.
 - Seeking formal community use agreements with schools where there is a need.
 - **ENHANCE:** Key partners such as Ashford Borough Council, Town and Parish Council's, local schools, Private and Voluntary Sector Sports Clubs, and NGBs must work together to maximise the full potential of playing pitch assets and the long term sustainability of these assets and recognise that an improvement in quality and ongoing maintenance can have an impact on the capacity of use. The strategy will do this by:
 - Improving the quality of the playing surface by providing improved maintenance and as a last resort drainage, by undertaking and supporting improvements and enhancement at sites that do not meet required quality standards, supporting clubs that require improved facilities in order to play at a higher standard, ensuring that pitches have a period of rest and recovery where appropriate.
 - Provision of enhanced ancillary facilities where they are required for example floodlighting and changing.

ASHFORD BOROUGH PLAYING PITCH STRATEGY

- Working in partnership with stakeholders to provide funding.
- Securing developer contributions or CIL funding.
- **PROVIDE:** In times of public sector austerity, investment needs to be directed at sites which will provide the best impact and highest increase in participation. It is the policy of Ashford Borough Council to support projects and sports clubs that are able to; demonstrate sustainable long term development, increase participation and have achieved the appropriate accreditations e.g. Clubmark and / or Charter Standard providing player and sports development pathways. The strategy looks at:
 - Addressing capacity in junior and mini football by designating under played adult football pitches to junior and mini sites to ensure that all teams are playing on pitches of the right size.
 - Addressing the need for artificial grass pitches to meet increasing and changing demand for AGP surfaces for both training and competition in football, hockey and rugby and other pitch sports.

PRIORITY SPORT SPECIFIC ACTIONS

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

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

Table 4.1: Individual Sport Specific Action Plans

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|-----------------|----------------|---|--|----------|--|--------|
| FOOTBALL | | | | | | |
| PROTECT | Football 1. | <p>To protect the existing supply of playing field facilities used as football pitches where it is needed for meeting current or future needs.</p> <p>The Ashford Borough Council PPS has identified 1 disused site, the former South Ashford School site where part of the playing field is in the draft Ashford Borough Council Local Plan 2030 as a development site. There is no need to protect this site. It has not been used by the school or community for the past 10 years and the FA are fully supportive of this recommendation.</p> <p>However, the draft Local Plan 2030 states that the playing field has been used in the past by the community and an alternative playing pitch should be provided. The wording of the policy may wish to say provide mitigation and the mitigation could be used to improve quality of pitches nearby.</p> | All existing pitches and sites that have been previously used as playing fields across Ashford Borough in the past 5 years that are required to meet current, latent and future demand. | 1 | Local Planning Authority | Low |
| PROTECT | Football 2. | Ensure formal Community Use Agreements are in place with Education establishments providing football pitches and 3G rubber crumb pitches for community use | All schools, colleges and Higher Education facilities used by clubs. | 1 | Local Planning Authority / Schools / Academies / Colleges and Higher Education | Low |
| PROTECT | Football 3. | Ensure clubs that are development minded have security of tenure and access to facilities through a range of different solutions and partnerships. Security of tenure would be for a minimum of 25 years and this would allow those clubs to apply for funding | All relevant clubs | 1 | Local Authority / Parish and Town Council's Owners / Tenants. | Medium |
| ENHANCE | Football 4. | Increase the quality and playing capacity of pitches at priority sites and those that are classified as 'Poor' in the assessment for junior 11 V 11, junior 9 v 9 and mini soccer | <p>Priority Sites:</p> <ul style="list-style-type: none"> Sandyacres, Biddenden (Gorden Jones Playing Field) High Halden (Hopes Grove) <p>Others:</p> <ul style="list-style-type: none"> Kingsnorth Pavilion Pound Leas Recreation Ground Aldington, Reynolds Playing Field Wittersham Sports Field Ashford Hockey Club (Ball Lane) Great Chart Playing Fields Smarden, Cornes Meadow | 1 | Site Owners / Schools/ FA | High |
| ENHANCE | Football 5. | Improve the standard of non-playing pitch facilities including access and car parking and the quality of changing rooms to provide segregated changing for male and females where feasible. | <p>Priority Sites:</p> <ul style="list-style-type: none"> Kingsnorth Pavilion – Development of changing rooms. Tenterden – Support the development of a new clubhouse for Tenterden FC and Tenterden Tigers. <p>Others:</p> <ul style="list-style-type: none"> Biddenden – require improved access to the changing and pavilion already on site. Rolvenden – Provision of changing rooms. Wittersham Sports Field – Improvements to changing rooms. | 2 | Football clubs, Ashford Borough Council, FA and Kent FA, Parish and Town Council's | High |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|-----------|----------------|--|---|----------|--|------|
| | | | <ul style="list-style-type: none"> Mersham Sports – Improvements to changing rooms (see cricket) Wye Junior FC – Improvements to changing rooms. Shadoxhurst Recreation Field – Improvements to changing rooms. | | | |
| ENHANCE | Football 6. | Consider the re-designation of some adult pitches (maximum 2) for junior, and 9v9 use | Sites where appropriate | 1 - 3 | FA, Kent FA, Site Owners | Low |
| ENHANCE | Football 7. | Work with junior football clubs that meet the Council's and NGB's priorities and support clubs to achieve Charter Standard accreditation as a minimum kite mark for the Council to provide future support and funding and support those clubs that wish to achieve community or development club standards. | Clubs where appropriate | 1 | Ashford Borough Council, Clubs and Kent FA, Parish and Town Council's | Low |
| ENHANCE | Football 8. | Support junior clubs to develop with the management and improvement of facilities and ensure security of tenure of playing facilities for junior clubs either through leasing or community asset transfers so clubs can become sustainable in the future. | <ul style="list-style-type: none"> Bromley Green FC, Park Farm FC, Kennington FC | 1 | All site owners, Kent FA, FA | Low |
| PROVIDE | Football 9. | Support the development of 3 x 3G rubber crumb pitches (artificial grass pitches). | <ul style="list-style-type: none"> Homewood School, Tenterden Discovery Park – from new housing development. Finberry – from new housing development. <p>There are risks associated with delivery of Finberry and Discovery Park – there is a need to be flexible if other opportunities come forward.</p> <p>The risks are to do with time frames and land allocated for use but not ownership.</p> | 1 – 3 | Ashford Borough Council, FA, Kent FA, Schools identified. Need for 4Tenterden Town Council | High |
| PROVIDE | Football 10. | <p>Provide a solution to meet current identified latent demand and future demand to 2030.</p> <p>Adult 11 v 11 Latent Demand Pitches Required.</p> <p>5 match equivalent sessions 2017 - 2030.</p> <p>Adult 11 v 11 Population projections Future Demand Local Plan 2030 Pitches Required.</p> <p>Shortfall of 4 adult 11 v 11 match equivalent sessions 2017 - 2030</p> <p>Adult 11 v 11 Chilmington Green Future Demand to 2030 Pitches Required.</p> <p>2500 homes to 2030 – Shortfall of 2 adult 11 v 11 match equivalent sessions 2017 - 2030</p> <p>Adult 11 v 11 Chilmington Green Future Demand 2030 and beyond Pitches Required.</p> <p>3250 homes beyond 2030 – Shortfall of 2 adult 11 v 11 match equivalent sessions</p> | <p>Meeting Current Latent Demand – Adult Teams</p> <p>There are currently 8 adult 11 v 11 weekly match equivalent sessions spare every week across Ashford Borough Council.</p> <p>Latent demand has identified that there is a requirement for 5 match equivalent sessions. One club requested not to be part of the Playing Pitch Assessment. However, the adult teams from this club require 1 match equivalent session per week.</p> <p>After considering latent demand and the non-participating club in the assessment. This leaves 2 adult 11 v 11 spare match equivalent sessions per week.</p> <p>Future Demand adult 11 v 11</p> <p>Population increases through new development in the Local Plan 2030 identifies a need for 4 peak time match equivalents and this will require 4 adult 11 v 11 pitches.</p> <p>These new adult pitches required as part of new housing development will become part of a proposed 20ha Sports Hub site identified as part of the new development at Chilmington Green – Discovery Park.</p> <p>Chilmington green which is separate to the new Local Plan and already has planning permission also requires 4 adult pitches</p> | 1 - 3 | Ashford Borough Council, Parish and Town Councils, Kent FA, FA | High |

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|-----------|----------------|---|---|----------|----------------|------|
| | | <p>Junior 11 v 11 Latent Demand Pitches Required.</p> <p>6.5 match equivalent sessions 2017 - 2030.</p> <p>Junior 11 v 11 Population projections Future Demand Local Plan 2030 Pitches Required.</p> <p>Shortfall of 3 junior 11 v 11 match equivalent sessions 2017 - 2030</p> <p>Junior 11 v 11 Chilmington Green Future Demand to 2030 Pitches Required.</p> <p>2500 homes to 2030 – Shortfall of 1 junior 11 v 11 match equivalent sessions 2017 - 2030</p> <p>Junior 11 v 11 Chilmington Green Future Demand 2030 and beyond Pitches Required.</p> <p>3250 homes beyond 2030 – Shortfall of 2 junior 11 v 11 match equivalent sessions</p> | <p>by the time all 5750 new homes have been built these will be required to become part of the Discovery Park development.</p> <p>If Discovery Park is not able to accommodate all new football pitch requirements then alternative land will be required</p> <p>Suggested sites for adult pitches are :</p> <ol style="list-style-type: none"> 1. Land adjacent to Ashford Cricket club or Kingsnorth Recreation Centre – considering three housing developments in Kingsnorth providing for 1500 new homes - 1 adult 11 v 11 pitch. 2. Sandyhurst Lane – additional land would be required 2 adult 11 v 11 pitches. 3. Land adjacent to Julie Rose Stadium from new developments – 1 adult 11 v 11 pitch. <p>Meeting current Latent Demand Junior Teams</p> <p>There are 3 junior 11 v 11 weekly match equivalent sessions spare and 1 junior 11 v 11 match equivalent session spare every other week across Ashford Borough Council.</p> <p>Latent demand has identified that there is a requirement for 4 match equivalent sessions. One club requested not to be part of the Playing Pitch Assessment. However, the junior 11 v 11 teams from this club require 2 match equivalent session per week and 1 match equivalent session every other week.</p> <p>After considering latent demand 4 match equivalent sessions and the non-participating club 2 match equivalent sessions weekly and 1 match equivalent session every other week. This leaves a short fall of 3 junior 11 v 11 match equivalent sessions weekly. These match equivalent sessions can be met by the following actions:</p> <p>Appledore FC – latent demand for 1 junior 11 v 11 boy's teams equates to 0.5 match equivalent sessions per week. The existing adult pitch needs to be raised to a Good quality standard and slightly reduced in width (currently over wide). This will allow for reconfiguration of pitches on the site to allow overplay of the existing full size pitch by a junior 11 v 11 match equivalent session.</p> <p>Charing FC – latent demand 1 boys' junior 11 v 11 team equates to 0.5 match equivalent session per week. There is sufficient capacity at peak time of play for a 0.5 junior 11 v 11 match equivalent session to be played every other week to meet this demand at Charing Playing Fields.</p> <p>Mersham Sports – latent demand 1 junior boys' team 11 v 11 equates to 0.5 match equivalents session every other week. There is capacity for 0.5 additional junior boys' match</p> | | | |

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|-----------|----------------|--------------------------|--|----------|----------------|------|
| | | | <p>equivalent session every other week on an existing pitch at Mersham Sports.</p> <p>Park Farm Rangers (Kings North Pavilion – latent demand 2 junior boy's teams 11 v 11 equates to 1 match equivalent session per week. The 1 match equivalent session can be accommodated at Pitchside where there is spare capacity for 2 junior match equivalent sessions.</p> <p>Tenterden Tigers FC latent demand 2 junior boy's 11 v 11 teams equates to 1 junior 11 v 11 match equivalent session per week. There is a need to provide junior 11 v 11 pitches in Tenterden to accommodate junior 11 v 11 match equivalent sessions. Currently under discussion as new provision is a 3G rubber crumb pitch at Homewood School, Tenterden and provide a pavilion with additional junior 11 v 11 grass pitches at Homewood School Appledore Road site. The land has been identified and is part of ongoing discussions between Tenterden Town Council, Homewood School, Tenterden, Tenterden FC, The FA and Ashford Borough Council. Funding could be used from Tent 1 Development contributions.</p> <p>In Summary the current deficit in junior 11 v 11 match equivalent sessions can be met from the above and leave 1 match equivalent session available at Pitchside.</p> <p>One club has chosen not to participate in the Playing Pitch Assessment but this club has 5 teams that require 2.5 junior 11 v 11 match equivalent sessions per week. These can be met by utilising the 1 spare match equivalent session at Pitchside junior 11 v 11 and reconfiguration of adult pitches to junior 11 v 11 at Sandyacres and Chilham Sports Centre.</p> <p>There is currently 1 disused site South Ashford Primary School. There was a planning application for new housing to be built at this site dated 2007 and there should have been a Section 106 agreement in place to provide funds to provide new or improve quality of football pitches in the surrounding area. However, the planning application was withdrawn in 2012</p> <p>The assessment has shown that this pitch is not required as all current demand is met, latent demand is met and future demand can be met. The FA agree with this recommendation.</p> <p>Any planning application for housing on the old South Primary School site should provide a sum of money to improve the quality of pitches for local clubs in the area eg Kingsnorth Pavilion and Ashford Hockey club site football pitches.</p> <p>Future Demand Junior 11 v 11</p> <p>Population increases through new development in the new Local Plan 2030 and using team generation rates projects a requirement for 3 peak time match equivalents and this will require 3 junior 11 v 11 pitches.</p> | | | |

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|-----------|----------------|---|--|----------|----------------|------|
| | | <p>Junior 9 v 9 Latent Demand Pitches Required.</p> <p>9.5 match equivalent sessions 2017 - 2030.</p> <p>Junior 9 v 9 Population projections Future Demand Local Plan 2030 Pitches Required.</p> <p>Shortfall of 3 junior 9 v 9 match equivalent sessions 2017 - 2030</p> <p>Junior 11 v 11 Chilmington Green Future Demand to 2030 Pitches Required.</p> <p>2500 homes to 2030 – Shortfall of 1 junior 9 v 9 match equivalent sessions 2017 - 2030</p> <p>Junior 11 v 11 Chilmington Green Future Demand 2030 and beyond Pitches Required.</p> <p>3250 homes beyond 2030 – Shortfall of 1 junior 9 v 9 match equivalent sessions</p> | <p>These new junior 11 v 11 pitches are required as part of new housing development and will become part of a proposed 20ha Sports Hub site identified as part of the new development at Chilmington Green – Discovery Park.</p> <p>The exception to this is a junior 11 v 11 pitch which the new Local Plan 2030 identifies as being provided for at Hamstreet Academy Primary School and will be available for community use with changing rooms.</p> <p>Chilmington green which is separate to the new Local Plan and already has planning permission will require 3 junior pitches by the time all 5750 new homes have been built these will be required to become part of the Discovery Park development.</p> <p>If Discovery Park is not able to accommodate all new football pitch requirements then alternative land will be required.</p> <p>Suggested sites for junior pitches are :</p> <ol style="list-style-type: none"> 1. Land adjacent to Ashford Cricket Club or Kingsnorth Recreation Centre – considering three housing developments in Kingsnorth providing for 1500 new homes - 1 junior 11 v 11 pitch. 2. Land adjacent to Julie Rose Stadium from new developments – 1 junior 11 v 11 pitch. <p>Meeting current Latent Demand Junior 9 v 9 Teams</p> <p>There are 2 junior 9 v 9 weekly match equivalent sessions spare.</p> <p>Latent demand has identified that there is a requirement for 8 match equivalent sessions. One club requested not to be part of the Playing Pitch Assessment. However, the junior 9 v 9 teams from this club require 1 match equivalent session per week and 1 match equivalent session every other week.</p> <p>After considering latent demand 8 match equivalent sessions and the non-participating club 1 match equivalent session weekly and 1 match equivalent session every other week. This leaves a short fall of 9.5 junior 9 v 9 match equivalent sessions weekly. These match equivalent sessions can be met by the following actions:</p> <p>Appledore FC – latent demand for 2 junior 9 v 9 boy’s teams which equals 1 match equivalent session. – Existing adult pitch needs to be reduced in width (currently over wide). This will allow for reconfiguration of pitches on site to provide an additional 9 v 9 pitch.</p> <p>Ashford Courtside - 2 junior 9 v 9 boy’s teams which equals 1 match equivalent – can be accommodated at Shadoxhurst. There is space to reconfigure the 7 v 7 pitch and replace with a 9 v 9 pitch and allow overplay of the 9 v 9 by 7 v 7.</p> <p>Ashford Angels – latent demand for 2 junior 9 v 9 girl’s teams which equals 1 match equivalent session - Can be</p> | | | |

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|-----------|----------------|--------------------------|--|----------|----------------|------|
| | | | <p>accommodated at the Ridge by provision of an additional 9 v 9 pitch. These games would take place at different times to boys 9 v 9 matches allowing for further capacity of the pitch.</p> <p>Park Farm Rangers - 1 junior girls' team 9 v 9 this equals 1 match equivalent session every other week. The site where the team plays at Kings North Pavilion is currently over played by 1 match equivalent every other week. Teams can be accommodated at Spearpoint Ridge where there is spare capacity for 1 junior match equivalent session. The girls match would be played at a different time to the boys match allowing for further capacity of the pitch.</p> <p>The Swan Centre Bromley Green – 2 junior boy's teams 9 v 9 equals 1 match equivalent session – There is spare capacity at The Swan Centre for a 9 v 9 match equivalent session. The current pitch only caters for 1 match equivalent session per week if organised kick offs take place 2 match equivalent sessions could be played on this pitch per week. The placement of Bromley Green adult 11 v 11 team at the proposed Finberry 3G pitch in the future would release spare capacity of 1 adult match equivalent session which could be used for additional junior 11 v 11, 9 v 9 or 7 v 7 match equivalents in the future at this site</p> <p>High Halden - 3 junior 9 v 9 boys teams 1 9 v 9 junior girls' team equals 2 match equivalent sessions per week. There is space on site for an additional 2 9 v 9 pitches and these would need to be as a minimum, a Standard quality pitch.</p> <p>Rolvenden FC – 1 junior boys' 9 v 9 team equals 1 match equivalent session every other week. There is space to reconfigure the existing unused 7 v 7 pitch on the site to a 9 v 9 junior pitch.</p> <p>Wittersham – 1 junior boys' 9 v 9 team equals 1 match equivalent session every other week. The current 9 v 9 pitch on site is of Poor quality. If the quality was improved to Standard and kick off times were scheduled then this pitch would accommodate the required match equivalent sessions per week. There is a spare 7 v 7 pitch on site that could alternatively be reconfigured as a 9 v 9 pitch.</p> <p>Wye juniors – 1 junior boys' 9 v 9 the team equals 1 match equivalent session every other week. The current 9 v 9 pitch on site is of Poor quality.</p> <p>If the quality was improved to Standard and kick off times were scheduled then this pitch would accommodate the required match equivalent sessions per week. There are spare 7 v 7 pitches on site that could be reconfigured as a 9 v 9 pitch.</p> <p>One club has chosen not to participate in the Playing Pitch Assessment but this club has 3 teams that require 1 junior 9 v 9 match equivalent session per week and 1 match equivalent session every other week. The teams currently use the 9 v 9 pitch at Spearpoint Ridge.</p> | | | |

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|-----------|----------------|--|---|----------|----------------|------|
| | | <p>Mini Soccer 7 v 7 and 5 v 5 Latent Demand Pitches Required.</p> <p>5 match equivalent sessions 7 v 7 2017 - 2030. 9 match equivalent sessions 5 v 5 2017 - 2030</p> <p>Mini Soccer 7 v 7 and 5 v 5 Population projections Future Demand Local Plan 2030 Pitches Required.</p> <p>Shortfall of 2 mini soccer 7 v 7 and 2 mini soccer 5 v 5 match equivalents 2017 - 2030</p> <p>Mini Soccer 7 v 7 and 5 v 5 Chilmington Green Future Demand to 2030 Pitches Required.</p> <p>2500 homes to 2030 – Shortfall of 1 mini soccer 7 v 7 and 1 mini soccer 5 v 5 match equivalent sessions 2017 - 2030</p> | <p>Future Demand New Housing:</p> <p>The projected number of new 9 v 9 pitches provided by the increased population and new development in the new Local Plan 2030:</p> <p>3 Junior 9 v 9 pitches</p> <p>The priority site for these new pitches is the 20ha Sports Hub site identified as part of the new development at Chilmington Green – Discovery Park.</p> <p>Chilmington green which is separate to the new Local Plan and already has planning permission will require 2 junior 9 v 9 pitches by the time all 5750 new homes have been built these will be required to become part of the Discovery Park development.</p> <p>If Discovery Park is not able to accommodate all new football pitch requirements then alternative land will be required.</p> <p>Suggested sites for junior pitches are :</p> <ol style="list-style-type: none"> 1. Land adjacent to Ashford Cricket club or Kingsnorth Recreation Centre – considering three housing developments in Kingsnorth providing for 1500 new homes - 2 junior 9 v 9 pitches. 2. Land adjacent to Julie Rose Stadium from new developments – 1 junior 9 v 9 pitch. <p>Meeting the Current and Latent Demand Mini Soccer Teams 7 v 7 and 5 v 5.</p> <p>Mini Soccer 7 v 7</p> <p>Current peak time play for mini soccer 7 v 7 is Saturday AM and there are 15 available pitches with capacity for 52 match equivalent sessions per week. 10 match equivalent sessions take place on a Saturday morning weekly and one every other week at peak time.</p> <p>There are sufficient mini soccer 7 v 7 pitches for peak time use currently.</p> <p>When considering latent demand there is a requirement for an additional 3 match equivalent sessions. These additional match equivalent sessions can be met within the current capacity of 7 v 7 pitches.</p> <p>When considering the club that has not participated in the PPS there are 2 mini 7 v 7 match equivalent sessions required and these can be catered for in the overall capacity of the 52 match equivalent sessions available at peak time.</p> | | | |

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|-----------|----------------|---|---|----------|----------------|------|
| | | <p>Mini soccer 7 v 7 and 5 v 5 Chilmington Green Future Demand 2030 and beyond Pitches Required.</p> <p>3250 homes beyond 2030 – Shortfall of 1 mini soccer 7 v 7 and 1 mini soccer 5 v 5 match equivalent sessions</p> | <p>Mini soccer 5 v 5</p> <p>Current peak time play for mini soccer 5 v 5 is Saturday AM and there are 4 available match equivalent sessions with capacity for 10 match equivalent sessions per week. There is current demand for 5 match equivalent sessions weekly and 1 match equivalent session every other week. There are sufficient mini soccer 5 v 5 pitches for peak time use currently.</p> <p>When considering latent demand there is a requirement for an additional 8 match equivalent sessions. These additional match equivalent sessions can be met 3 within the current capacity of existing pitches and the remaining 5 from reconfiguring 7 v 7 mini soccer pitches.</p> <p>When considering the club that has not participated in the PPS there is 1 match equivalent session to be catered for there are still sufficient mini soccer 5 v 5 pitches for peak time use if 7 v 7 pitches are reconfigured.</p> <p>There are an additional 8 pitches required to meet latent demand for mini soccer. Overall there is a requirement for 13 pitches 7 v 7 and 5 v 5. These pitches can be met either by improving the condition of existing pitches or using 3G rubber crumb pitches as a central venue e.g. Pitcheside, Towers School or a new pitch at Tenterden. You can provide 2 7 v 7 pitches or 4 5 v 5 pitches on a 3rd Generation adult pitch every hour.</p> <p>Future Demand New Housing:</p> <p>The projected number of new pitches provided by the increased population and new development through the Local Plan 2030 is:</p> <ul style="list-style-type: none"> • 2 mini soccer 7 v 7 pitches and 2 mini soccer 5 v 5 pitches. <p>The priority site for these new pitches is the 20ha Sports Hub site identified as part of the new development at Chilmington Green – Discovery Park.</p> <p>Chilmington green which is separate to the new Local Plan and already has planning permission will require 2 mini soccer 7 v 7 and 2 mini soccer 5 v 5 pitches by the time all 5750 new homes have been built these will be required to become part of the Discovery Park development.</p> <p>If Discovery Park is not able to accommodate all new football pitch requirements then alternative land will be required.</p> <p>Suggested sites for mini soccer pitches are 3G pitches used as a Central Venue for 7 v 7 and 5 v 5 mini soccer matches.</p> | | | |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|----------------|----------------|---|--|----------|--|------|
| PROVIDE | Football 11. | Provide off site payments to enhance football facilities across Ashford Borough for use by residents of new developments. | | 1 - 3 | Ashford Borough Council and other Stakeholders. | |
| CRICKET | | | | | | |
| PROTECT | Cricket 1. | All cricket pitches across Ashford Borough should be protected in the Local Plan unless suitable equivalent or better replacements are provided. No sites have been identified to be lost as part of the Action Plan. | All existing pitches and sites that have been previously used as playing fields across Ashford Borough. | 1 | Local Planning Authority | Low |
| PROTECT | Cricket 2. | Ensure clubs have appropriate levels of security of tenure at playing pitch sites where feasible to secure the long term future of the club. | All relevant clubs | 1 | Local Authority / Owners / Tenants. | Low |
| ENHANCE | Cricket 3. | Work in partnership with the ECB and Kent Community Cricket to support clubs and schools in improving the quality of pitches, and in accessing funding through the ECB Grant Aid and Pitch Advisory Scheme. Any improvements undertaken should seek to ensure that facilities are in line with ECB standards as well as meeting specifications for the local leagues | Mersham Sports Cricket Club – Priority is to deliver a new pavilion at this facility and explore an additional ground. Ashford Town Cricket Club – there is a need to improve drainage. Bethersden Cricket Club - Square improvements. Challock Cricket Club – Drainage improvements. Corne Meadows – New drainage system Egerton Cricket Club – Club need to remove fungal issue from the pitches. Kennington Cricket Club – Square requires relaying. Mersham le Hatch Cricket Club – Club need to remove moss from the pitch. Pluckley Cricket Club – Need to ensure succession planning of groundsman. Reynolds Playing Field – need for club to encourage volunteers to assist with grounds maintenance. Rolvenden Cricket Club – Require practice nets Smallhythe Cricket Club – The square and outfield need improvements. Woodchurch Cricket Club – Need to ensure succession planning for groundsman. | 1 | Site Owners / Ashford Borough Council, ECB and Kent Cricket Board. | High |
| ENHANCE | Cricket 4. | Ensure that ancillary facilities meet club needs and requirements to ensure sustainability of use. | Ashford Cricket Club – Non turf pitch needs renewing and there is a need for non-turf practice nets and mobile covers. Bethersden Cricket Club – Netting needs to be placed along the A28 Challock Cricket Club – Non turf wicket needs replacing, nets need renewing, need for new gang mower for the outfield, need for a bigger storage unit to secure equipment and the club wishes to extend the pavilion. | 1 | Ashford Borough Council, ECB, Kent Cricket, Site Owners and Clubs | High |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|-----------|----------------|--|---|----------|--|------|
| | | | <p>Charing Cricket Club - Mobile covers, practice net and cage</p> <p>Egerton Cricket Club – Require new nets.</p> <p>Kennington Cricket Club – Non-turf pitch, mobile covers and nets are required.</p> <p>Little Chart CC – Require non-turf practice net facility.</p> <p>Mersham Cricket Club – Non turf practice nets, mobile net cage and a need to refurbish the clubhouse. (Particularly for women and girls use)</p> <p>Smallhythe Cricket Club – The pavilion roof needs replacing.</p> <p>Stone in Oxney Cricket Club – Require a catching cradle and new practice nets.</p> <p>Willesbrough Cricket Club – Require mobile covers.</p> <p>Wye Cricket Club – Require a new mower and rainwater harvesting to reduce energy costs.</p> | | | |
| PROVIDE | Cricket 5. | <p>Work with clubs to identify satellite facilities of appropriate quality when demand exceeds supply at the club base.</p> <p>This may include use of Parish Council pitches where clubs have folded.</p> | <p>Priorities:</p> <p>Work with Mersham Sports Club to provide a new pavilion and explore an additional ground.</p> <p>Work with Tenterden Cricket Club and Smallhythe Cricket Club to enable use of the Smallhythe Cricket Club square by Tenterden’s 3rd Saturday team for home games.</p> | 1 | Mersham CC, Tenterden CC, Smallhythe CC, ECB and Kent Cricket | Low |
| PROVIDE | Cricket 6. | <p>Provide a solution for under and oversupply in the future to 2030.</p> <p>Chilmington Green Development Shortfall 1 cricket facility.</p> <p>New Local Plan 2030 1.5 cricket facilities.</p> | <p>Cricket requirements 2016 – 2030.</p> <p>Latent Demand</p> <p>Bethersden Cricket Club – Latent demand 1 adult team and 1 under 11 can be met on existing pitches.</p> <p>Boughton and Eastwell Cricket Club – Latent demand for a Saturday XI. This can be accommodated at the existing ground.</p> <p>Challock Cricket Club – Latent demand for 2 men’s adult teams. This can be accommodated at the existing ground if one team plays Saturday and one team plays Sunday.</p> <p>Charing Cricket Club – Latent demand for 1 men’s team. This can be accommodated at the existing ground.</p> <p>Kennington Cricket Club – Latent demand for a girls’ team. Currently existing ground is over capacity of play. However, the club have requested a non-turf pitch to be placed on the edge of the square for some youth games to be played. This would alleviate the over play.</p> | 1 - 3 | Ashford Borough Council other site owners, Clubs, ECB and Kent Cricket | Low |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|--------------|----------------|---|---|----------|--|------|
| | | | <p>Mersham Cricket Club – Latent demand is for 1 Women’s team and 2 junior teams including girls. The pitches are currently over played.</p> <p>Pluckley Cricket Club – Latent demand for 1 adult team, the latent demand can be met with the existing facilities.</p> <p>Ashford Town Cricket Club – Latent demand for 1 junior team. The latent demand can be met with existing facilities.</p> <p>Tenterden Cricket Club – Latent demand for a girls’ team. Despite the 3rd X1 team having to use an alternative home ground on a Saturday a girls team can be accommodated at the existing ground as they would play either midweek or on a Sunday.</p> <p>Willesbrough Cricket Club – Latent demand is for 2 adult men’s teams and 1 junior team. There is sufficient supply to provide for these teams on the existing ground if 1 men’s team plays Saturday and 1 plays Sunday. The junior team will play mid-week.</p> <p>Wye Cricket Club – Latent demand is for 1 junior team. There is sufficient supply for a junior team to be accommodated at the existing ground.</p> <p>Future Demand New Housing:</p> <p>The projected number of new pitches provided by the increased population and new development from the Local Plan 2030:</p> <p>1.5 squares. An additional ground for Mersham and improvements to Ashford Cricket Club would meet the needs of the new demand.</p> <p>Chilmington Developments.</p> <p>1 square and outfield is being provided for at Chilmington Green as part of the new housing development.</p> | | | |
| PROVIDE | Cricket 7. | Provide off site payments to enhance cricket facilities across Ashford Borough for use by residents of new developments. | | 1 – 3 | Ashford Borough Council and other Stakeholders | |
| RUGBY | | | | | | |
| PROTECT | Rugby 1. | All Rugby pitches in Ashford Borough should be protected unless suitable equivalent or better replacements are provided. | All existing pitches and sites that have been previously used as playing fields and remain of potential value, | 1 | Local Planning Authority | Low |
| ENHANCE | Rugby 2 | The quality, availability and carrying capacity of existing rugby pitches to meet current and future needs of clubs. Particular emphasis on improving maintenance and installing drainage and access to floodlit training facilities. | Ashford Rugby Club - Seek to provide additional grass pitches on land nearby for 2 senior grass pitches with floodlights or 1 3G rugby compliant pitch with floodlights. Seek Section 106/CIL | 1 - 3 | Ashford Borough Council, Ashford Rugby Club, RFU | High |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|---------------|----------------|--|---|----------|---|--------|
| ENHANCE | Rugby 3. | Support the improvement of all ancillary facilities to the required NGB standard. | Ashford Rugby Club – Rugby Football Union and club to work together to enhance the club house with an extension to provide additional changing and toilets particularly for women and girls. | 1 | Ashford Borough Council, Ashford Rugby Club, RFU | Medium |
| PROVIDE | Rugby 4. | Provide a solution for under and oversupply in the future to 2030. | <p>Latent Demand</p> <p>Ashford Rugby Club – Latent demand for 1 senior team. This team can be accommodated on match days at the existing pitches. The over play increases mid-week on the pitches when this team is added to training equivalents and over play rises to 26 match equivalents per week.</p> <p>Ashford Barbarians Rugby Club – Latent demand of 1 senior team. This team can be accommodated on the existing pitch for match play and it assumes that the club will continue training at Highworth School mid-week.</p> <p>Future Demand New Housing:</p> <p>The projected number of new pitches provided by the increased population and new development is:</p> <ul style="list-style-type: none"> • 1 adult pitch • 1 junior pitch • 1 mini/midi pitch <p>There is a need to provide for additional pitches nearby to Ashford Rugby Club a minimum of 2 adult pitches with floodlights and or a 3G rubber crumb pitch and space for a minimum of 2 rugby pitches at Chilmington Green Discovery Park.</p> <p>The 2 rugby pitches at Discovery Park 2.46 Ha</p> | 1 - 3 | Ashford Borough Council, Ashford Rugby Club, RFU | High |
| PROVIDE | Rugby 5. | Provide off site payments to enhance rugby facilities across Ashford Borough Council for residents of new developments. | | 1 – 3 | Ashford Borough Council and other Stakeholders | |
| HOCKEY | | | | | | |
| PROTECT | Hockey 1. | <p>All hockey suitable sand-based AGPs in Ashford Borough Council area are required to be protected.</p> <p>Future use of the Ashford School (Senior School) requires a formal community use agreement.</p> <p>Change of use of existing hockey artificial turf pitches to 3G rubber crumb pitches should be discussed and agreed with Ashford Borough Council, the Football Association, England Hockey and the Rugby Football Union.</p> | <p>All existing pitches and sites that have been previously used as hockey AGPs and remain of potential value,</p> <p>Community use agreement to be put in place to secure hockey needs</p> | 1 | Local Planning Authority | Low |
| | | | | 1 | Ashford Hockey club, Ashford School, England Hockey. | Low |
| | | | | 1 | Ashford Borough Council, FA, England Hockey, RFU | |
| PROTECT | Hockey 2. | It is important to ensure that those AGPs used for hockey and providing community use have prioritised peak time match slots and training slots for hockey use. | Clubs and schools. | 1 | Clubs / Local Authority / NGB / Schools / Academies/Colleges and Higher Education | Low |
| ENHANCE | Hockey 3. | <p>The quality, availability and carrying capacity of existing sand-based AGPs.</p> <p>Particular emphasis on ensuring sink funds are in place for sand based AGPs.</p> | Ashford Hockey Club AGP carpet requires repair. | 1 | Site Owners / Schools | Medium |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|---------------------|----------------|--|---|----------|---|--------|
| PROVIDE | Hockey 4. | <p>Provide a solution for under and oversupply in the future to 2030.</p> <p>Future Population to 2030. Ashford Borough Council, England Hockey and Ashford Hockey Club to work together to provide a second sand based AGP at Ashford Hockey Club, Ball Lane.</p> <p>The impact on existing grass football pitches at Ball Lane will need to be considered if a second sand based artificial grass pitch is provided.</p> <p>If by providing a second sand based pitch means the loss of existing football pitches. Then the football pitches will be required to be replaced elsewhere.</p> <p>If a second sand based pitch is not feasible at Ball Lane consider Discovery Park Chilmington Green</p> | <p>Latent Demand</p> <p>Ashford Hockey Club – Latent demand 1 junior boys’ team and 1 junior girls’ team. This would increase additional match slots on a Sunday to 3 leaving 1 match slot free. This can be met from the existing pitch.</p> <p>Future Demand New Housing:</p> <p>The projected number of new teams using team generation rates is:</p> <p>1 adult men’s team and 1 junior boys team with an increase in women and girls players but not sufficient to form a team.</p> <p>There would be a need to provide Ashford Hockey Club with sustainability and security of a second sand based pitch to ensure match slots can be played and club development. Ideally this would be at Ball Lane. At the same time providing security of use of all football pitches on the site. The secondary pitch use of the Ashford School AGP would require a formal community use agreement to be put in place.</p> <p>A second pitch should be considered if Ball Lane and use of Ashford School is not possible at discovery Park Chilmington Green</p> | 1 - 3 | Ashford Borough Council, Ashford Hockey Club, England Hockey | High |
| FTP 3G / AGP | | | | | | |
| PROTECT | 3G /AGP 1. | Protect all existing 3G and AGPs currently in use for hockey and football | All existing pitches | 1 | Local Planning Authority | Low |
| PROTECT | AGP 2 | Ensure that there remain sufficient sand based/dressed facilities to fulfil hockey need at both the current time and in the future by retaining sand based facilities that are strategically important for hockey | Ball Lane sand based/dressed facilities. | 1 | Clubs / Local Authority / NGB / Schools / Academies | Low |
| ENHANCE | 3G / AGP 3. | Ensure that the quality of AGPs is sufficient and that a sinking fund is in place for the refurbishment of existing facilities. | All 3G and AGPs | 1 | Local Authority / Clubs / Schools / Academies | Medium |
| PROVIDE | 3G / AGP 4. | <p>Provide 3 additional 3G rubber crumb pitches at:</p> <ol style="list-style-type: none"> Chilmington Green Discovery Park Finberry Homewood School, Tenterden. Or alternative sites if they become free <p>Ensure new sites can accommodate floodlights, changing, toilets, car parking and shelters.</p> | <p>Provide 3 additional 3G rubber crumb pitches at:</p> <ol style="list-style-type: none"> Chilmington Green Discovery Park Finberry Homewood School, Tenterden. Or alternative sites if they become free <p>Ensure new sites can accommodate floodlights, changing, toilets, car parking and shelters.</p> <p>Ensure all sites new pitches are assessed and placed on the FA Register for 3G Pitches.</p> | 1 - 3 | Site Owners / Schools, Ashford Borough Council, FA, RFU and England Hockey. | High |
| PROVIDE | Hockey 4. | Ashford BC to work with England Hockey and Ashford Hockey Club and consider provision of a second sand based AGP on Ashford Hockey Club site. Ball Lane. Also consider a second pitch at Discovery Park Chilmington Green if the second pitch is not possible at Ball Lane. | Seek funding for a second sand based pitch at Ball Lane. | 1 - 3 | Ashford Borough council. Ashford Hockey | High |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|----------------|----------------|--|---|----------|---|--------------------------|
| | | | Consider Discovery Park if Ball Lane is not feasible for a second pitch. At the same time consider any replacement football pitches that may be required due to the loss of any existing football provision at Ball Lane. | | Club, England Hockey, Kent FA. | |
| TENNIS | | | | | | |
| PROTECT | Tennis 1. | Protect all existing tennis courts | All existing courts | 1 | Ongoing | Local Planning Authority |
| ENHANCE | Tennis 2. | Ashford Borough Council to focus its work with the LTA on tennis facilities with 3 or more courts to further develop and prioritise any opportunities to invest or seek capital investment into tennis facilities. | Tennis facilities with 3 or more courts eg Courtside | 1 | Ashford Borough council, Lawn Tennis Association | Medium |
| ENHANCE | Tennis 3. | Need to prioritise opportunities to invest or seek capital investment into an indoor facility either purpose built providing 4 indoor courts and additional facilities such as health and fitness to ensure sustainability or provide a bubble over existing courts. | Sites to be considered include Julie Rose Stadium | 1 - 3 | Ashford Borough Council, LTA and Sport England | High |
| PROVIDE | Tennis 4. | Consider provision of 3 tennis courts with floodlights (0.16ha) as part of the Chilmington Green Discovery Park Development – exploration to see if a tennis operator would be interested in managing such a facility. | Development of new Sports facilities Discovery Park, Chilmington | 1 - 3 | Ashford Borough Council | Medium |
| ENHANCE | Tennis 5. | Broadly encourage and support the work to link between venues, coaches and schools to ensure the young people in Ashford have an opportunity to participate in tennis | Club venues, schools and coaches | 2 | Ashford Borough Council – venues, schools, coaches. | Low |
| ENHANCE | Tennis 6. | Ashford Borough Council to work with LTA to develop opportunities for growth in workforce to support the three tennis environments. | Workforce | 1 | Ashford Borough Council and the LTA | Low |
| ENHANCE | Tennis 7. | Ashford Borough Council to support the profile of mass marketing campaigns (e.g. Great British Tennis Weekend) to raise the profile of tennis across parks – focusing on allowing people to choose the venue where the customer wishes to play tennis. | Parks Tennis | 1 | Ashford Borough Council/Lawn Tennis Association | Low |
| BOWLS | | | | | | |
| PROTECT | Bowls 1. | All existing provision should seek to be protected through an assessment of quantity, quality and accessibility. | All Bowls Greens across Ashford Borough Area | 1 | Ashford Borough Council | Low |
| ENHANCE | Bowls 2. | Consider the refurbishment of Tenterden Bowls Club Pavilion | Tenterden | 1 | Tenterden Town Council | Low |
| PROVIDE | Bowls 3. | New site for pavilion and bowls green | Ashford Town Bowls Club | 1 | Ashford Borough Council and Ashford Town Bowls Club | Medium |
| NETBALL | | | | | | |
| PROTECT | Netball 1. | Ensure protection of Courtside | Courtside | 1 | Ashford Borough Council | Low |
| ENHANCE | Netball 2. | Ensure that a sink fund is in place to repair refurbish surfaces to netball courts at Courtside in the future. To meet future needs provide netball court markings on tennis courts provided as part of the Chilmington Green Development at Discovery Park. Ashford Borough Council to work with the Kent Netball and Ashford Netball League to provide links between schools and clubs and work to increase participation in the future. | Courtside | 1 – 3 | Ashford Borough Council | Medium |
| | | | Discovery Park | 1 – 3 | Ashford Borough Council | Medium |
| | | | | 1 | Kent Netball, Ashford Netball League and | Low |

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| OBJECTIVE | RECOMMENDATION | STRATEGIC RECOMMENDATION | PRIORITY SITES / CLUBS / ACTIONS | PRIORITY | RESPONSIBILITY | COST |
|-----------|----------------|--------------------------|----------------------------------|----------|--------------------------|------|
| | | | | | Ashford Borough Council. | |

GENERAL ACTIONS

4.10. The tables below identify general Planning Policy recommendations, PPS Development recommendations, and the general actions which are followed by the sub area site by site action plan.

4.11. The actions are given priorities and relevant potential delivery partners are highlighted. By being highlighted as a potential delivery partner, partners are not obligated to fund or facilitate the action but they should be involved in the project.

4.12. The action plans are given a priority:

- Priority 1. Delivered against or worked towards within three years (ahead of the first full review of the PPS)
- Priority 2. Delivered within 6 years
- Priority 3. No specific date – In many instances the action is a general support for clubs or other bodies to progress with ground improvements and is not necessarily an action the Council or the Playing Pitch Steering Group have control over.

COSTS

4.13. The strategic actions have also been ranked as low, medium or high based on cost. The brackets in which these sits are:

- (L) -Low - less than £50k;
- (M) -Medium - £50k-£250k;
- (H) -High £250k and above.

4.14. These are based on Sport England's estimated facility costs Quarter 2 2016.

FUNDING PLAN

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

MONITORING AND REVIEW

4.16. It is important that the PPS Steering group keep this strategy alive. This will be achieved by:

- Monitoring the delivery of the recommendations and actions.
- Providing up to date annual supply and demand for pitch stock. Utilise 4Global existing data base of Ashford Borough Council clubs and clubs can be asked to update information on the database online.
- Addressing changing trends and formats for the different pitch sports as they develop and monitoring participation of these changes and trends.

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- 4.17. The on-going monitoring of the strategy will be led by Ashford Borough Council and will be linked to the PPS Steering Group. The Strategy will be updated every 3 – 5 years to fit in with Planning Policy reviews.
- 4.18. Sport England recommends that a process should be put in place to ensure regular monitoring of how the recommendations and action plan are being delivered. This monitoring should be led by the local authority and supported by all members of, and reported back to, the steering group. Understanding and learning lessons from how the PPS has been applied should also form a key component of monitoring its delivery. This should form an on-going role of the PPS Steering Group.
- 4.19. As a guide, if no review and subsequent update has been carried out within three years of the PPS being signed off by the PPS Steering Group, then Sport England and the NGBs would consider the PPS and the information on which it is based to be out of date.
- 4.20. Once the PPS is complete the role of the steering group should evolve so that it:
- Acts as a focal point for promoting the value and importance of the PPS and playing pitch provision in the area.
 - Monitors, evaluates and reviews progress with the delivery of the recommendations and action plan.
 - Shares lessons learnt from how the PPS has been used and how it has been applied to a variety of circumstances.
 - Ensures the PPS is used effectively to input into any new opportunities to secure improved provision and influence relevant programmes and initiatives.
 - Maintains links between all relevant parties with an interest in playing pitch provision in the area.
 - Reviews the need to update the PPS along with the supply and demand information and assessment work on which it is based. Further to review, the group should either:
 - Provide a short annual progress and update paper;
 - Provide a partial review focusing on particular sport, pitch type and/or sub area; or
 - Lead a full review and update of the PPS document (including the supply and demand information and assessment details).
- 4.21. The PPS Steering Group should meet at relevant points throughout the year to ensure that this role is progressed. This could be at six months and a year on from when the steering group signed off the PPS and/or arranged to tie in with the different seasons of the sports and any meetings with the NGBs.
- 4.22. Ideally the PPS could be reviewed on an annual basis from the date it is formally signed off by the PPS Steering Group. This will help to maintain the momentum and commitment that would have been built up when developing the PPS. Taking into account the time to develop the PPS this should also help to ensure that the original supply and demand information is no more than two years old without being reviewed.
- 4.23. An annual review should not be regarded as a particularly resource intensive task. However, it should highlight:
- How the delivery of the recommendations and action plan has progressed and any changes required to the priority afforded to each action (e.g. the priority of some may increase following the delivery of others)
 - How the PPS has been applied and the lessons learnt

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

4.24. There is further information on Monitoring and Review in Section E of Sport England's Playing Pitch Strategy guidance.

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

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

Table 4.2: General Recommendations

| GENERAL PLANNING & PLAYING PPS DEVELOPMENT | ACTION |
|--|---|
| <p>GENERAL RECOMMENDATIONS FOR PLANNING</p> | <p>Agree the following Actions for the Local Plan. Allocations for playing fields should be applied to the Local Plan as recommended by Sport England</p> <ul style="list-style-type: none"> • The Local Plan Planning Policy, should be in accordance with the NPPF, which seeks to protect playing pitches unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. • Planning consent should include appropriate conditions and/or be subject to CIL or a Section 106 Agreement. Where developer contributions are applicable a Section 106 Agreement must be completed specifying the amount and timing of sums to be paid. • The Infrastructure Delivery Plan and the Community Infrastructure Levy Charging Schedule should include projects for investment in playing pitch facility provision and maintenance for sites. • Where new pitches are provided changing rooms should be located on site as a minimum for adult use including provision for women and girls or as a minimum toilet facilities should be provided for junior and mini football use including toilets for women and girls. • Where schools or higher education establishments seek planning permission for outdoor playing pitches and/or artificial grass pitches the planning conditions must stipulate a formal community use agreement is put in place with the School and the Local Authority to provide for community use of the facility. |
| <p>GENERAL RECOMMENDATIONS FOR STRATEGY DEVELOPMENT</p> | <p>Ashford Borough Council will work in partnership with the:</p> <ul style="list-style-type: none"> • Football Association Regional Investment and Facilities Manager Kent Football Association. • England and Wales Cricket Board Facilities and Investment Manager and Kent Community Cricket • Rugby Football Union Investment and Facilities Manager • England Hockey Relationship Manager for Kent and • Sport England |

| GENERAL PLANNING & PLAYING PPS DEVELOPMENT | ACTION |
|--|--|
| | <p>Short Term Action By December 2017</p> <p>Ashford Borough Council will continue working with the PPS Steering Group. The Steering Group will monitor and review the PPS and site action plans on a six monthly basis.</p> <p>Short Term Action December 2017 - Long Term Action May 2020:</p> <p>The action plan from the PPS should be implemented by Ashford Borough Council with the assistance of the Steering Group.</p> <p>It is important that the PPS Steering Group keep this Strategy alive. This will be achieved by:</p> <ul style="list-style-type: none">• Working together to seek Investment appropriate to deliver the PPS in Partnership.• Monitoring the delivery of the recommendations and actions.• Providing up to date annual supply and demand for pitch stock.• Addressing changing trends and formats for the different pitch sports as they develop and monitoring participation of these changes and trends. <p>The on-going monitoring of the strategy will be led by Ashford Borough Council and will be linked to the PPS Steering Group. The PPS will be updated every 3-5 years.</p> |

INDIVIDUAL SITE ACTION PLANS

4.26. The following provides information on individual sites.

Table 4.3: Individual Site Action Plans

| SITE NAME / OWNERSHIP | STRATEGY | ACTION | PRIORITY | RESPONSIBILITY | COST |
|--|----------|--|----------|---|--------|
| APPLEDORE RECREATION GROUND SPORTS – FOOTBALL. | PROTECT | This site needs to be protected as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |
| | ENHANCE | Need to improve car parking at the site | 3 | Charitable Body – Appledore Recreation Ground Management Committee | Low |
| | PROVIDE | Provide reconfiguration of the adult pitch and raise to a Good standard this will allow for over play on the adult pitch and additional pitches to cater for the latent demand identified. | 3 | Charitable Body – Appledore Recreation Ground Management Committee | Low |
| ASHFORD RUGBY CLUB – KINNEY FIELDS RUGBY UNION | PROTECT | This site needs to be protected as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |
| | ENHANCE | Extension of the clubhouse to provide for additional changing particularly for women and girls | 1 | Ashford Rugby Club, Rugby Football Union and Ashford Borough Council. | Medium |
| | PROVIDE | Seek to provide additional grass pitches on land nearby for 2 senior grass pitches with floodlights or 1 3G rugby compliant pitch with floodlights. Seek Section 106/CIL | 1 - 2 | Ashford Rugby Club, Rugby Football Union and Ashford Borough Council. | High |
| ASHFORD HOCKEY CLUB HOCKEY, FOOTBALL AND ASHFORD SCHOOL RUGBY | PROTECT | This site needs to be protected as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |
| | ENHANCE | All football pitches on this site are currently over played – there is a need to raise the quality standard of these football pitches from Poor to Good. 'If Ashford School transfer rugby to the Great Chart site there is an opportunity to increase football on this site or possible future provision for Ashford Barbarians Rugby Club. Repair the existing carpet for the sand based hockey pitch Replace the sand based hockey pitch carpet in 2024 | 2 | Kennington FC, Kent FA, Ashford Hockey Club, Ashford Barbarians Rugby Club. | Low |
| | | | 1 | Ashford Hockey Club | Medium |
| | | | 2 | Ashford Hockey Club | Medium |
| | PROVIDE | Second sand based artificial grass pitch to meet the needs of new population and residents from new housing developments. Provide additional changing facilities | 1 – 2 | Ashford Hockey Club and England Hockey supported by Ashford Borough Council | High |
| | | | 1 - 2 | England Hockey supported by Ashford Borough Council | High |
| ASHFORD SCHOOL (SENIOR SCHOOL) EAST HILL AGP, FOOTBALL | PROTECT | This site needs to be protected as a playing field site in the Local Plan There is a need for a formal community use agreement to be put in place for use of the AGP by Ashford Hockey Club. | 1 | Ashford Borough Council | Low |
| | | | 1 | Ashford Hockey club, England Hockey and Ashford School. | Low |
| | ENHANCE | | | | |
| | PROVIDE | | | | |

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| SITE NAME / OWNERSHIP | STRATEGY | ACTION | PRIORITY | RESPONSIBILITY | COST |
|---|----------|---|----------|---|------------|
| BETHERSDEN CRICKET CLUB SPORTS: CRICKET | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | The square needs to be brought up to standard and netting needs to be placed along the A28 | 1 - 3 | ECB – Kent Community Cricket and Bethersden Cricket Club. | Low |
| | PROVIDE | | | | |
| BILSINGTON CRICKET CLUB SPORTS: CRICKET | PROTECT | This site needs to be protected as a playing field site in the Local Plan. A formal lease is required for the use of the cricket facility. | 1 2 | Ashford Borough Council Cricket Club/ECB | Low |
| | ENHANCE | | | | |
| | PROVIDE | | | | |
| BOUGHTON AND EASTWELL CRICKET CLUB SPORTS: CRICKET | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | Mitigation measures to tackle vandalism problems | 2 | Cricket Club/ECB/Parish Council | |
| | PROVIDE | | | | |
| BRABOURNE CE PRIMARY SCHOOL | PROTECT | This site needs to be protected as a playing field site in the Local Plan. Formal community use agreement is required. | 1 | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | | | | |
| BROOK CRICKET CLUB – SPELDERS FIELD SPORTS: CRICKET | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | | | | |
| CHARING PLAYING FIELDS – CHARING CRICKET CLUB AND FOOTBALL CLUB SPORTS: FOOTBALL AND CRICKET | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | Club to provide floodlights on new pavilion to allow for training in the winter Cricket club requires mobile covers, practice net and cage | 3 3 | Charing Football Club Charing Cricket Club, ECB and Ashford BC | Low Low |
| CHARING HEATH PLAYING FIELD SPORTS: FOOTBALL | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | | | | |
| CHILHAM SPORTS CENTRE SPORTS: FOOTBALL | PROTECT | This site needs protecting as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |
| | ENHANCE | Funding being pursued from Section 106 funding from Bagham Place for improvements to drainage – would benefit from a visit by Kent FA Groundsman to provide advice on how to deal with drainage issue | 1 | Kent FA and Club | Medium |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| SITE NAME / OWNERSHIP | STRATEGY | ACTION | PRIORITY | RESPONSIBILITY | COST |
|---|----------------|--|---------------------------------|--|-----------------|
| | PROVIDE | | | | |
| CHILMINGTON GREEN – DISCOVERY PARK | PROTECT | This site when provided will need to be protected as a playing field site in the Local Plan | 1 - 3 | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | Discovery Park will be required to provide for 20 ha of formal playing pitch space with ancillary facilities including changing rooms and car parking. Playing pitches to include space for 4 adult 11 v 11, 2 junior 11 v 11, 2 junior 9 v 9, 2 mini soccer 7 v 7, 2 mini soccer 5 v 5 football pitches, 2 senior floodlit rugby pitches, 3G rubber crumb full size floodlit rubber crumb pitch - to meet future identified demand. Provision of 3 tennis courts that are marked for netball are required. Possible provision of a sand based AGP for Hockey. | 1 – 3 1 – 3 1 - 3 | Ashford Borough Council Ashford Borough Council | High Low |
| CHILMINGTON GREEN – VILLAGE GREEN | PROTECT | This site when provided will need to be protected as a playing pitch field site in the Local Plan | 1 - 3 | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | Requirement to provide cricket square with minimum of 6 pitches and outfield – to meet future identified demand | 1 - 3 | Ashford Borough Council | Medium |
| CORNES MEADOW SPORTS: CRICKET AND FOOTBALL (CRICKET SQUARE AND OUTFIELD SEPARATE FROM FOOTBALL PITCHES) | PROTECT | This site needs to be protected as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |
| | ENHANCE | The site would benefit from a visit from Kent FA and Cricket Groundsman to provide advice on how to deal with drainage issue | 1 | Kent FA, Kent Community Cricket and Clubs | Low |
| | PROVIDE | Could provide additional junior pitches in the future at least 2 junior 11 v 11. | | | Low |
| FINBERRY – NEW 3G RUBBER CRUMB PITCH | PROTECT | When provided the site will need to be protected as a playing pitch site in the Local Plan | | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | Through new housing development funding provide a new 3G rubber Crumb pitch full size with floodlights and meets the FIFA requirements to be on the FA Register | 1 - 3 | Ashford Borough Council | High |
| EGERTON CRICKET CLUB SPORTS: CRICKET | PROTECT | This site needs to be protected as a playing field site within the Local Plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | Club needs to deal with fungal issues on the pitch Club to develop youth teams in the near future | 1 1 | Club with advice from Kent Community Cricket. Club with capacity building advice from Kent Community Cricket. | Low |
| | PROVIDE | New practice nets | 2 | ECB, Club, supported by Ashford Borough Council | Low |
| GODINTON PRIMARY SCHOOL - FOOTBALL | PROTECT | This site needs to be protected as a playing field site in the Local Plan. Formal Community Use agreement needs to be put in place. | 1 | Ashford Borough Council | Low |
| | ENHANCE | | | | |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| SITE NAME / OWNERSHIP | STRATEGY | ACTION | PRIORITY | RESPONSIBILITY | COST |
|---|----------------|---|----------|---|--------|
| | PROVIDE | | | | |
| GOLDWYN SCHOOL - FOOTBALL | PROTECT | This site needs to be protected as a playing field site in the Local Plan. Formal Community Use agreement needs to be put in place. | 1 | Ashford Borough Council Goldwyn School | Low |
| | ENHANCE | | | | |
| | PROVIDE | | | | |
| GORDON JONES PLAYING FIELD - BIDDENDEN | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: FOOTBALL OCCASIONAL CRICKET | ENHANCE | Kent FA to carry out an assessment of pitches and identify the works and cost required to bring the pitches up to a Good standard | 1 | Kent FA and Biddenden FC | Low |
| | PROVIDE | Seek to provide Section 106 funding to ensure pitches at Gordon Jones playing Fields are of a Good standard. | 1 - 2 | Ashford Borough Council | Low |
| GREAT CHART PLAYING FIELDS | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: FOOTBALL | ENHANCE | Kent FA to carry out an assessment of pitches and identify the works and costs required to bring the pitches up to a Good standard. | 1 | Kent FA and Football Club | Low |
| | PROVIDE | | | | |
| GREAT CHART CRICKET CLUB – GODINTON | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: CRICKET | ENHANCE | | | | |
| | PROVIDE | | | | |
| HIGHWORTH GRAMMAR SCHOOL | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | The carpet on the Sand based AGP on this site is 15 years old and needs to be replaced. | 3 | Highworth Grammar School | Medium |
| | PROVIDE | | | | |
| HIGH HALDEN PLAYING FIELDS (HOPES GROVE) | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: FOOTBALL | ENHANCE | Kent FA to carry out an assessment of pitches and identify the works and costs required to bring the pitches up to a Good standard. | 1 | Kent FA and Football Clubs | Low |
| | PROVIDE | An additional Junior 11 v 11 pitch can be provided on site if required. | 3 | Parish Council & Football Clubs | Low |
| HOMEWOOD SCHOOL TENTERDEN (SCHOOL SITE) | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: FOOTBALL | ENHANCE | | | | |
| | PROVIDE | Provision of 3G rubber crumb pitch with floodlights and a community use agreement in place for Tenterden FC and Tenterden Tigers to use the facility for training and coaching. | 1 -2 | Homewood School, Tenterden FC, Tenterden Tigers FC, Tenterden Town Council, Kent FA, Ashford Borough Council. | High |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| SITE NAME / OWNERSHIP | STRATEGY | ACTION | PRIORITY | RESPONSIBILITY | COST |
|--|----------|---|------------|--|------------|
| HOMEWOOD SCHOOL (APPLEDORE ROAD PLAYING FIELDS) | PROTECT | This site needs protecting as a playing field site in the Local Plan This site requires a formal community use agreement to be in place between the school and Tenterden FC and Tigers. | 1 | Ashford Borough Council Homewood School/Tenterden FC and Tenterden Tigers | Low |
| | ENHANCE | | | | |
| | PROVIDE | Tenterden Parish Council and Tenterden FC to explore extending the site and purchasing additional private land to provide a club house and additional playing pitches for use by Tenterden FC and Tigers. | 1 - 2 | Tenterden Parish Council and Tenterden FC and Kent FA | High |
| KENNINGTON CRICKET CLUB SPORTS: CRICKET | PROTECT | This site needs to be protected as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | The square needs enhancing by being relayed | 3 | Kennington Cricket Club | Low |
| | PROVIDE | Need to provide non-turf pitch, mobile covers and nets. | 1 - 3 | ECB, Kent Community Cricket, Ashford Borough Council | Low |
| KINGSNORTH PAVILION SPORTS: FOOTBALL | PROTECT | This site needs protecting as a playing field site in the local plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | Kent FA to carry out an assessment of pitches and identify the works and costs required to bring the pitches up to a Good standard. | 1 | Kent FA, Kingsnorth Parish Council supported by Ashford Borough Council | Low |
| | PROVIDE | Provide an extension to the pavilion | 1 - 3 | Ashford Borough Council | Low |
| LITTLE CHART CRICKET CLUB SPORTS: CRICKET | PROTECT | This site needs protecting as a playing field site in the local plan. The lease of the site has only 5 years remaining. The lease requires renewing. | 1 1 | Ashford Borough Council Little Chart Parish Council and Little Chart Cricket club. | Low Low |
| | ENHANCE | | | | |
| | PROVIDE | Non Turf practice net facility | 3 | ECB and Kent Community Cricket | Low |
| MERSHAM LE HATCH CRICKET CLUB SPORTS: CRICKET | PROTECT | This site needs protecting as a playing field site in the local plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | Kent Community Cricket to advise club how to remove moss from the pitch | 1 | Kent County Cricket and Mersham le Hatch Cricket Club | Low |
| | PROVIDE | | | | |
| MERSHAM SPORTS CLUB SPORTS: FOOTBALL AND CRICKET | PROTECT | This site needs protecting as a playing field site in the local plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | Football and Cricket Club to seek funding for a new pavilion | 3 | Mersham Cricket Club, Mersham Football Club, Kent FA and Kent Community Cricket and ECB | Medium |
| | PROVIDE | Non turf practice nets, mobile net cage and a need to refurbish the clubhouse. | 1 2 - 3 | Kent Community Cricket, ECB, Ashford Borough Council, Mersham Sports Cricket Club Mersham Sports Cricket Club | Medium |
| PITCHSIDE/JOHN WALLIS SCHOOL ACADEMY AND JOHN WALLIS PRIMARY SCHOOL PLAYING FIELDS SPORTS: FOOTBALL | PROTECT | This site needs protecting as a playing field site in the local plan. Academy and Primary School Site | 1 | Ashford Borough Council | Low |
| | ENHANCE | Ensure sink fund is in place for replacement carpet and FA registration of 3G pitch is continued | 1 – 3 | Ashford Borough Council | Medium |
| | PROVIDE | | | | |
| PLUCKLEY CRICKET CLUB | PROTECT | This site needs protecting as a playing field site in the local plan. | 1 | Ashford Borough Council | Low |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| SITE NAME / OWNERSHIP | STRATEGY | ACTION | PRIORITY | RESPONSIBILITY | COST |
|---|----------|---|----------|---|--------|
| SPORTS: CRICKET FOOTBALL | ENHANCE | Need to ensure succession planning for grounds staff | 1 | Kent Community Cricket and Pluckley Cricket Club | Low |
| | PROVIDE | | | | |
| POUND LEAS RECREATION GROUND SPORTS: FOOTBALL | PROTECT | This site needs protecting as a playing field site in the local plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | Kent FA to carry out an assessment of pitches and identify the works and costs required to bring the pitches up to a Good standard. | 1 | Kent FA, Orlestone Parish Council supported by Ashford Borough Council | Low |
| | PROVIDE | Provide improvements to pitches through developer contributions | 1 - 3 | Ashford Borough Council/ Parish Council | Low |
| REYNOLDS PLAYING FIELDS – ALDINGTON CRICKET CLUB AND ALDINGTON FC SPORTS: FOOTBALL AND CRICKET | PROTECT | This site needs protecting as a playing field site in the local plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | The club requires assistance in maintaining the ground. A visit from the Kent Community Cricket Groundsman to ascertain what the club need to do to improve maintenance, | 1 | Aldington Cricket Club and Kent Community Cricket | Low |
| | PROVIDE | Provide improvements to pitches through developers contributions for new housing in the locality of the playing fields | 1 - 3 | Ashford Borough Council/ Parish Council. | Low |
| ROLVENDEN PLAYING FIELDS – BARRATT FIELD SPORTS: FOOTBALL | PROTECT | This site needs protecting as a playing field site in the local plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | | 1 | Aldington Cricket Club and Kent Community Cricket | Low |
| | PROVIDE | The football Club will be moving onto land known as Barratt field adjacent to the cricket club – there is a need to work with Rolvenden Parish Council to provide a pavilion for the club. | 1 - 3 | Ashford Borough Council/ Parish Council. | Low |
| SANDYACRES SPORTS: FOOTBALL AND RUGBY | PROTECT | This site needs to be protected as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |
| | ENHANCE | Kent FA to carry out an assessment of pitches and identify the works and costs required to bring the pitches up to a Good standard. | 1 | Kent FA and Sandyacres Trust | Low |
| | PROVIDE | | | | |
| SHADOXHURST PLAYING FIELDS SPORTS: FOOTBALL | PROTECT | This site needs to be protected as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |
| | ENHANCE | Reconfiguration of the 7 v 7 mini soccer pitch to a 9 v 9 pitch will allow for 7 v 7 to over play the 9 v 9 pitch. | 2 | Shadoxhurst Parish council and Football Club | Low |
| | PROVIDE | Club needs to seek funding with the Parish Council to replace changing rooms | 3 | Parish Council and Ashford Courtside FC | High |
| SMALLHYTHE CRICKET CLUB SPORTS: CRICKET | PROTECT | This site needs to be protected as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |
| | ENHANCE | The outfield and square need improvements. | 2 | Smallhythe Cricket Club | Low |
| | PROVIDE | The pavilion roof needs replacing | 3 | Smallhythe Cricket Club | Medium |
| | | Smallhythe Cricket Club to assist Tenterden Cricket Club by allowing the Tenterden 3 rd X1 team to hire the Smallhythe ground on Saturdays when they require use for a home ground | 1 | Smallhythe Cricket Club, Tenterden Cricket Club and Kent Community Cricket. | Low |

| SITE NAME / OWNERSHIP | STRATEGY | ACTION | PRIORITY | RESPONSIBILITY | COST |
|--|----------|--|----------|--|-------------------|
| SMEETH AND BRABOURNE RECREATION GROUND SPORTS: FOOTBALL | PROTECT | This site needs to be protected as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |
| | ENHANCE | Possible opportunity to provide additional pitches through development of farm land from developer contributions which would enable Smeeth and Brabourne FC to play all its games in its home village | 3 | Smeeth and Brabourne Parish Council | Medium |
| | PROVIDE | | | | |
| SOUTH ASHFORD SCHOOL – JEMMETT ROAD | PROTECT | This site is identified as a development site in the local plan. The PPS has not identified any future use of this 1 pitch site in the future and recommends that mitigation funds from the development are required to improve facilities at Kingsnorth and or the football pitches at Ashford Hockey Club. | 1 | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | | | | |
| SPEARPOINT (THE RIDGE) SPORTS: FOOTBALL | PROTECT | This site needs to be protected as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | There is space for an additional 2 9 v 9 pitches if required. | | | |
| STACIANS PARK AND SATACIANS PARK ANNEXE SPORTS: CRICKET | PROTECT | This site needs protecting as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | Kent Community Cricket to work with Ashford Cricket Club to develop its junior teams and general club development. | 1 - 3 | Kent Community Cricket. ECB, Ashford Cricket Club | Low |
| | PROVIDE | Non turf pitch needs renewing and there is a need for non-turf practice nets and mobile covers. There is also a need to improve the playing facilities at the annexe to be able to cater for new residents from Finberry developments. | 1 - 3 | ECB and Kent Community Cricket supported by Ashford Borough Council. | Low Medium |
| STONE IN OXNEY CRICKET CLUB | PROTECT | This site needs protecting as a playing field site in the Local Plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | New practice nets and a catching cradle | 3 | ECB, Kent Community Cricket | Low |
| TENTERDEN CRICKET CLUB SPORTS: CRICKET | PROTECT | This site needs protecting as a playing field site in the local plan. | 1 | Ashford Borough Council | Low |
| | ENHANCE | | | | |
| | PROVIDE | Club requires use of a second square for its 3 rd X1 team – Smallhythe Cricket Club has capacity to hire their square. | 1 | Tenterden Cricket Club, Smallhythe Cricket Club and Kent Community Cricket | Low |
| THE SWAN CENTRE | PROTECT | This site needs protecting as a playing field site in the Local Plan | 1 | Ashford Borough Council | Low |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| SITE NAME / OWNERSHIP | STRATEGY | ACTION | PRIORITY | RESPONSIBILITY | COST |
|---|----------|--|----------|--|--------|
| SPORTS: FOOTBALL | ENHANCE | Senior team to become the main team user of the new Finberry 3G rubber crumb pitch which allows further development of junior pitches. On a temporary basis until 3G pitch is delivered an alternative adult pitch could be made available possibly at Sandyacres. | 2 | Ashford Borough Council and Bromley Green FC | Low |
| | PROVIDE | New changing pavilion and car parking | 1 - 3 | Ashford Borough Council, Kent FA and Bromley Green FC. | High |
| THE NORTH SCHOOL | PROTECT | This site needs to be protected as a playing field site within the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: FOOTBALL | ENHANCE | The sand based carpet will need to be refurbished in 2018 | 1 | The North School | Medium |
| | PROVIDE | Possibility to work with the school to provide a 3G pitch replacement if required before 2030. | 1 - 3 | Ashford Borough Council / FA/ England Hockey / North School. | Medium |
| THE TOWERS SCHOOL | PROTECT | This site needs to be protected as a playing field site within the Local Plan | 1 | Ashford Borough Council | Low |
| SPORTS: FOOTBALL | ENHANCE | The carpet of the 3G rubber crumb pitch will require replacing in 2025 | 3 | The Towers School | Medium |
| | PROVIDE | | | | |
| WILLESBROUGH CRICKET CLUB | PROTECT | This site needs to be protected as a playing field site within the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: FOOTBALL | ENHANCE | | 1 | | |
| | PROVIDE | Mobile covers are required | 3 | Willesbrough Cricket club, ECB, Kent Community Cricket. | Low |
| WITTERSHAM SPORTS FIELD | PROTECT | This site needs to be protected as a playing field site within the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: FOOTBALL AND CRICKET | ENHANCE | Kent FA to carry out an assessment of pitches and identify the works and costs required to bring the pitches up to a Good standard | 1 | Kent FA | Low |
| | PROVIDE | Consider a new pavilion if land is passed to the Parish Council and a lease can be arranged with the football and cricket clubs. | 1 | Wittersham Football and Cricket Clubs, Parish council | High |
| WOODCHURCH CRICKET CLUB | PROTECT | This site needs to be protected as a playing field site within the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: CRICKET | ENHANCE | Need succession training for maintenance of square | 1 | Woodchurch Cricket Club and Kent Community Cricket. | Low |
| | PROVIDE | | | | |
| WYE CRICKET CLUB – HORTON MEADOW | PROTECT | This site needs to be protected as a playing field site within the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: CRICKET | ENHANCE | Require a new mower | 3 | Wye Cricket club | Low |
| | PROVIDE | Rainwater harvesting to reduce energy costs | 1 - 2 | ECB and Kent Community Cricket | Low |
| WYE JUNIOR FOOTBALL CLUB – IMPERIAL COLLEGE | PROTECT | This site needs to be protected as a playing field site within the Local Plan. | 1 | Ashford Borough Council | Low |
| SPORTS: FOOTBALL | ENHANCE | | | | |
| | PROVIDE | Requires a new clubhouse, Lease needs to renegotiated beyond 2020. | 1 - 3 | Wye FC and lease holder. | High |

| SCHOOL SITES WITH NO COMMUNITY USE BUT NEED PLAYING PITCHES PROTECTED | | | | |
|---|--|--|--|-------------------------|
| The Ashford School (Prep And Pre Prep School) Great Chart | PROTECT | These sites need to be protected as playing field sites within the Local Plan. | 1 | Ashford Borough Council |
| Aldington Primary School | | | | |
| Ashford Oaks Primary School | | | | |
| Beaver Green Community School | | | | |
| Brabourne C E Primary School | | | | |
| Challock Primary School | | | | |
| Downs View Infant School | | | | |
| East Stour Primary School | | | | |
| Hamstreet Primary Academy | | | | |
| Lady Joanna Thornhill Primary School | | | | |
| Mersham County Primary School | | | | |
| Phoenix Primary School | | | | |
| Repton Park Primary | | | | |
| St Mary's Ashford Primary School | | | | |
| St Michaels Playing Field | | | | |
| St Simon's Primary | | | | |
| Spring Grove School | | | | |
| TENNIS COURTS (PUBLIC COURTS) | | | PROTECT | |
| Appledore Recreation Ground (Parish Council) | These sites need to be protected as tennis courts within the Local Plan. Courtside needs to be protected as a netball and tennis court facility. | | | |
| Hamstreet (Parish Council) | | | | |
| Spearpoint The Ridge (Ashford Borough Council) | | | | |
| Courtside (Ashford Borough Council) | | | | |
| Tenterden Recreation Ground (Tenterden Town Council) | | | | |
| Julie Rose Stadium (ABC's operator Ashford Leisure Trust) | | | | |
| TENNIS CLUBS | | | These sites need to be protected as tennis courts within the Local Plan. | |
| Aldington Tennis Club | | | | |
| Bethersden Tennis Club | | | | |
| Biddenden Tennis Club | | | | |
| Charing Tennis Club | | | | |
| Chilham Tennis Club | | | | |
| Little Chart Tennis Club | | | | |
| Pluckley Tennis Club | | | | |
| Woodchurch Tennis Club | | | | |

ASHFORD BOROUGH
PLAYING PITCH STRATEGY

| | |
|---|---|
| Wye Tennis Club | |
| BOWLS GREENS | PROTECT |
| Ashford Town Bowls club – Church Road | These sites need to be protected as bowls green facilities within the Local Plan. |
| Ashford Railway Bowls Club - Beaver Road | |
| Tenterden Bowls Club – Recreation Ground Road | |
| Biddenden Bowls club – Gordon Jones Playing Field | |
| Hamstreet Bowls Club – Ruckinge Road | |
| Charing Bowls Club – Arthur Baker Playing Fields | |
| NETBALL | PROTECT |
| Courtside -Ashford | This site needs to be protected as netball facility within the Local Plan. |

ASHFORD BOROUGH COUNCIL
PLAYING PITCH STRATEGY 2017 -2030
AUGUST 2017 DRAFT VERSION 6



ASHFORD
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