

# Mid Sussex Playing Pitch Study

**Final Study**

**August 2019**

**belap**  
bennett leisure & planning  
sport • health • plan

Ecology | Green Space | Community | GIS  
Studio 12a | Greenway Farm | Wick | BS30 5RL

info@ethosep.co.uk | 0333 0112854

[www.ethosep.co.uk](http://www.ethosep.co.uk)



## CONTENTS

1	INTRODUCTION & CONTEXT.....	3
	Background	5
	Overview of the Playing Pitch Resources	8
2	VISION AND OBJECTIVES.....	14
3	SPORT SPECIFIC PRIORITIES.....	19
	FOOTBALL	19
	CRICKET	24
	RUGBY	26
	HOCKEY	28
	TENNIS	30
	FLAT GREEN BOWLS	32
	ATHLETICS	33
4	MAIN PITCH REQUIREMENTS BY SUB AREA.....	34
	4.1 North Area (including Crawley Fringe (East Grinstead/Crawley Down/Copthorne)	35
	4.2 Central Area (Haywards Heath, Lindfield, Cuckfield)	36
	4.3 South Area (Burgess Hill, Hassocks, Hurstpierpoint)	38
5	DELIVERY of THE STUDY.....	44
	Delivery of the Study	44
	Funding and Ongoing Actions	47
6	INDICATIVE IMPLEMENTATION PLANS (SEPARATE DOCUMENT).....	49
7	Appendix 1: Note on PROJECTED HOUSING GROWTH.....	51

***Please note that acronyms used are set out on p49, Section 6.5.***

## 1 INTRODUCTION & CONTEXT

- 1.1 This Playing Pitch Study is one of a suite of reports covering Mid Sussex, commissioned by the District Council as part of a wider assessment of play and amenity green space and community buildings within the District.
- 1.2 The overarching intent of the wider study is to provide a robust audit and assessment evidence base of open space and sport and recreation areas, enabling a coherent strategic approach to policy and development.
- 1.3 The Mid Sussex District Plan (2014 – 2031; Adopted March 2018) sets out a vision for it to be 'a thriving and attractive District, a desirable place to live, work and visit'. It states an aim to maintain, and where possible improve, the social, economic and environmental well-being of the District and the quality of life for all, both now and in the future.
- 1.4 The above vision is underpinned by the following four priority themes that promote the development of sustainable communities:
- Protecting and enhancing the environment.
  - Promoting economic vitality.
  - Ensuring cohesive and safe communities; and,
  - Supporting healthy lifestyles.
- 1.5 One of the strategic objectives of the supporting healthy lifestyles theme is to create places that encourage a healthy and enjoyable lifestyle via provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations (Policy DP24 within the Mid Sussex District Plan). The policy sets out that planning conditions and/or planning obligations will be used to secure the on-site provision of new leisure facilities, where appropriate; that sites for appropriate leisure facilities to meet local needs will be set out in Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council and that proposals that involve the loss of cultural facilities, open space, sports and recreational buildings and land, including playing fields, will not be supported unless various criteria are met. The
- 1.6 Authority's Leisure and Cultural Strategy (2009 - 2020) has the stated aim to increase the participation in arts and culture, sport and physical activity of those living and working in the District by:
- Ensuring that leisure is integral to the lives of individuals and communities.
  - Making people fully aware of the health and well-being benefits of participating in regular leisure activity.
  - Helping to achieve wider policy objectives in the areas of crime reduction, education, social inclusion and economic development.
- 1.7 This Playing Pitch Study covers the pitch sports of football, cricket, rugby and hockey, and also other sports making use of playing pitch areas such as stoolball.

No instances have been found of lacrosse, softball and American football. Consideration is given to the provision of all facilities that allow sports to be played, such as Synthetic Turf Pitches (referred to in this report as Artificial Grass Pitches or AGPs). The Study document also includes the sports of tennis, bowls and athletics.

1.8 Sport England has a prescribed methodology for local authorities to follow when producing playing pitch strategies, which the needs assessment reports underpinning this Study are in full compliance with. Tennis, bowls and athletics have been assessed using a different approach also presented by Sport England (Assessing Needs and Opportunities).

1.9 As appropriate, the report examines provision at both the District-wide and at a sub area level. Four sub areas have been identified to aid analysis of shortfalls and deficiencies, as follows:

*North Sub Area:*

Ardingly, Ashurst Wood, Balcombe, East Grinstead, Horsted Keynes, Turners Hill, West Hoathly.

*Crawley Fringe Sub Area:*

Slaugham, Worth, Copthorne, Pease Pottage, Crawley Down.

*Central Sub Area:*

Ansty & Staplefield, Cuckfield, Haywards Heath, Lindfield and Lindfield Rural.

*South Sub Area:*

Bolney, Burgess Hill, Fulking, Hassocks, Hurstpierpoint & Sayers Common, Poynings, Twineham, Newtimber, Pyecombe, Albourne.

1.10 The purpose of this document is to set out within this Context section, a brief background to the area and the playing pitch resource, followed by:

Section 2 The Vision: for the future protection, development and use of playing pitches within Mid Sussex and Strategic Objectives which underpin the Vision

Section 3 Sports specific priorities for each sport and actions to take these forward

Section 4 Main pitch requirements by sub area

Section 5 Delivering the study and keeping it up to date

Section 6 Indicative Implementation Plans by sub area (an inventory of all sites and the measures to address identified issues) and strategic objectives – separate document

1.11 The Steering Group for the Study comprises:

Elaine Clarke	Community Leisure Office, Mid Sussex District Council
Robert Anderton	Divisional Leader – Commercial Services & Contracts, Mid Sussex District Council

Stuart Brown	Parks and Leisure Team Leader, Mid Sussex District Council
Jennifer Hollingum	Planning Officer, Mid Sussex District Council
Laura Hutson	Planning Manager, Sport England
Paul Saunders	Development Manager, Sussex County FA
Stuart Lamb	Engagement Manager (South), Football Foundation
Robert Chambers	Regional Club and Facilities Manager, England & Wales Cricket Foundation
Matt Parsons	Cricket Development Officer, Sussex Cricket
Rick Bruin	Area Facilities Manager, Rugby Football Union
Joanna Hawley	Facilities Relationship Manager, England Hockey
Matthew Glazier	Participation Development Partner – London & South East, LTA

## BACKGROUND

- 1.12 The analysis of ONS population projections for Mid Sussex shows that:
- Whilst the overall population of the District is predicted to increase by 23,540 (15.7%) over the 13 year period 2018-2031 (from 150,200 to 173,740), the number of people in the overall ‘active participation’ age group (5-69 years) is also projected to increase, but at a slightly lower rate (i.e. by 14,073 or 11.9%).
  - The age group within the ‘active participation’ group that is projected to see the greatest increase in numbers in the period to 2031 is the 10-19 years age group (youth/junior pitch sports), which is predicted to increase by 17.2%.
  - The main age band for adult pitch sports (20 – 34 years) is predicted to show an increase of 8.2%.
  - No age groupings are predicted to see a decline in numbers in the period to 2031, although the 46-54 years age group (adult and veterans’ pitch sports) stays virtually the same (+0.2%).
  - The implications of these projected changes are explored further within the ‘Future Demand’ sections for each individual pitch sport in the Stage C Needs Assessment documents.
- 1.13 As regards overall sports participation rates, two measures can be used as background information. Over the last four years of the Active People Survey, (i.e. between 2012 and 2016), once a week sports participation in Mid Sussex increased from 26.7% to 29.4%. In the same period, overall participation rates in Mid Sussex were greater than those recorded for West Sussex but lagged behind those of England.
- 1.14 The 2015/16 (APS10) survey shows that adult male sports participation rates (48%) in Mid Sussex were much higher than female (32%) (rate measured as adults aged 16 years and over, taking part in at least one session a week of at least moderate intensity for at least 30 minutes in the previous 28 days). The overall downward trend in sports participation rates in Mid Sussex amongst women

suggests that there is a need to develop targeted policies and proposals aimed at increasing women's participation in sport and active recreation in the District.

- 1.15 Since 2016, Active People has been replaced by the Active Lives Survey. Latest published data up to May 2018 (released October 2018) shows that activity levels in Mid Sussex are up to 4% points higher than in the rest of Sussex and England.
- 1.16 Sport England's market segmentation tool has been designed to help understand the life stages and attitudes of different population groups – and the sporting interventions most likely to engage them. For interest, the dominant market segmentation groups in Mid Sussex are as follows (together with the sports covered in this Study which they are most likely to participate in – if applicable): Tim (Settling Down Males) - football, running; Philip (Comfortable Mid Life Males) - football, running; Elaine (Empty Nest Career Ladies); Ralph and Phyllis (Comfortable Retired Couples) and Roger and Joy (Early Retirement Couples) –bowls.
- 1.17 There are two approaches to population projection used for this needs assessment.
- Baseline population data: obtained from the Office of National Statistics (ONS) Population projections by single year age groups (2016 base). This has been used to indicate the change in population District-wide based on previous trends and the demographic characteristics of the population, including average household sizes. (Estimates for the years 2018 and 2031 have been used from this source); and,
  - New housing allocations, together with an average household size (based on ONS estimates), to allow examination of the impact that new housing allocations will have in respect of localised population change and the demand for new facilities in the areas concerned. These allocations are set out below in Table 1.

**Table 1** Projected housing growth over life of the Study by Sub Area - Summary

Sub Area	Minimum requirement over Plan Period	Commitment/ completions (as at April 1st 2018)	Minimum Residual from 2018 onwards (accounting for commitments and completions)
North of the District (Ashurst Wood, East Grinstead, Turners Hill, West Hoathly)	2,773	1,973	800
Crawley Down area (Copthorne, Crawley Down, Pease Pottage)	1,928	1,878	50
Central part of the District (Haywards Heath, Cuckfield, Lindfield, Ardingly, Balcombe, Handcross, Horsted Keynes, Scaynes Hill, Ansty)	4,069	3,737	332
South of the District (Burgess Hill, Hassocks Hurstpierpoint, Albourne, Bolney, Sayers Common, Twineham)	7,488	6,708	780
Windfall (84 dwellings per annum)	588		
<b>Total</b>	<b>16,846</b>	<b>14,296</b>	<b>1,962</b>

- 1.18 With regard to housing allocations in surrounding districts, the allocations which are most likely to add to the demand for facilities in the area designated as the Crawley Fringe area in this PPS are considered to be: Crawley Borough Council - Forge Wood, Pound Hill (indicative capacity figures - 1,900 units) and Tandridge District Council - Parish of Burstow (305 units), in the south west corner of Tandridge.
- 1.19 By utilising the Sport England Playing Pitch New Development Calculator and the Team Generation Rates calculated from this Study, the numbers of new teams predicted to arise through increases in population ONLY across the District to 2031, together with the pitches required based on current patterns of play, are as follows:

**Table 2: Teams generated through increase in population to 2031**

Team Type	District (23,539 increase 2018-2031)	
	Teams	Pitches
Football Adult Men 11v11 (16-45yrs)	9.25	3.93
Football Adult Women 11v11 (16-45yrs)	0.47	0.24
Football Youth Boys 11v11 (12-15yrs)	9.56	3.35
Football Youth Girls 11v11 (12-15yrs)	0.47	0.16
Football Youth Boys 9v9 (10-11yrs)	6.74	2.36
Football Youth Girls 9v9 (10-11yrs)	0.31	0.11
Football Mini Soccer Mixed 7v7 (8-9yrs)	5.80	2.61
Football Mini Soccer Mixed 5v5 (6-7yrs)	4.23	1.90
Cricket Open Age Men's (18-55yrs)	13.79	3.45
Cricket Open Age Women's (18-55yrs)	0.78	0.20
Cricket Junior Boys (7-17yrs)	12.38	1.77
Cricket Junior Girls (7-17yrs)	1.25	0.18
Rugby Union Senior Men (19-45yrs)	1.41	0.71
Rugby Union Senior Women (19-45yrs)	0.16	0.08
Rugby Union Youth Boys (13-18yrs)	1.25	0.63
Rugby Union Youth Girls (13-18yrs)	0.00	0.00
Rugby Union Mini/Midi Mixed (7-12yrs)	4.54	0.57
Hockey Senior Men (16-55yrs)	2.04	1.02
Hockey Senior Women (16-55yrs)	1.57	0.78
Hockey Junior Boys (11-15yrs)	1.10	0.55
Hockey Junior Girls (11-15yrs)	1.10	0.55

Note: The 'Pitches' column equates to the estimated demand in number of pitches required to meet additional demand during the weekly peak period (during the year for cricket) arising from the increase in population only. Other elements including predicted increases in participation and allowances for deferred, latent and aspirational demand are added to these figures to calculate the estimated total number of new teams to 2031.

## OVERVIEW OF THE PLAYING PITCH RESOURCES

1.20 A brief overview of playing pitch supply and demand in Mid Sussex is as follows:

### **Football**

- 102 football pitches are recorded: 41 adult, 11 junior 11v11, 24 9v9, 17 mini 7v7 and nine mini 5v5. Almost all pitches are listed as A (Available for Community Use and Used). Mid Sussex District Council is responsible for the maintenance of the majority of football pitches, most of which are on public open space sites. Four Parish Councils and a Community Village Partnership manage their pitches under Rural Management Agreements.

- Out of 40 adult pitches assessed for their quality, all were rated standard, apart from a 'poor' rated pitch at Marle Place and five pitches rated 'good' used by senior clubs at stadium type sites. This is not surprising given the fact that the majority of pitches are managed and maintained by the local authority; as such, all the maintenance is carried out to the same specification.
- Evidence on site quality was triangulated with views of user clubs and the FA. There were some discrepancies with many clubs recording maintenance and/or drainage of the pitches as poor (particularly in the south of the district, due to the heavy clay soil). MSDC appreciate that there is a problem with drainage and are currently testing a vertical system of drainage at Fairfield Recreation Ground, Hurstpierpoint. The Council has also made recent changes to their grass cutting specification in response to concerns voiced by clubs earlier this season. The quality of changing rooms did not emerge as a particular issue, although there were specific sites which recorded some problems.
- Other adverse comments about many of the pitches (such as problems from fouling by dogs and lack of capacity for car parking at match times) arise because many of the pitches are located on public recreation grounds.
- As regards teams, 233 football teams have been identified as playing for 43 clubs: 54 male adult teams, 2 Ladies teams, 113 junior teams and 64 mini teams. Out of 32 clubs responding, 13 said the number of their teams had increased over the last three years, whilst 11 said they had decreased.
- Just under 85% of adult men's play is on Saturday afternoons; Ladies' play is on Sundays. Youth football is split 63%:37% between Sundays and Saturday mornings/early afternoons. 89% of mini football is on Sundays.
- The highest ranked club in the football hierarchy is currently Burgess Hill Town whose first team play in the Premier Division of the Isthmian League. Haywards Heath and East Grinstead FC both play in the South East Division of the Isthmian League, which is one division below Burgess Hill Town.

### **Artificial Grass Pitches (AGPs)**

- There are five full size floodlit 3G Football Turf Pitches within Mid Sussex District, currently with community use, all rated good. Four are on school sites (Hassocks Sports Centre/Downlands Community School, Burgess Hill Academy, Oathall Community College in Haywards Heath and Warden Park Secondary Academy in Lindfield) and the fifth is at East Grinstead Sports Centre.
- There are three full size hockey compliant AGPs with community use – two are sand based (one at The Triangle Leisure Centre in Burgess Hill and one at a state secondary school (St Paul's Catholic School in Burgess Hill) and there is a water based pitch at East Grinstead Sports Club. East Grinstead Sports Club is the only site with two full size AGPs (other than at independent schools); one of these is hockey compliant (water based), the other is the 3G FTP.
- There is considerable sand based AGP provision at independent schools in the district, some of which has community use. However, these are all sand based

surfaces with no formal community use arrangements; they are important as essential back-up facilities for hockey.

### **Cricket**

- In total 31 sites containing 35 cricket pitches have been identified in Mid Sussex of which six are school sites. Four sites have two grass pitches – Ansty CC at Ansty Recreation Ground; Cuckfield CC; Balcombe CC and Preston Nomads CC at the Spen Cama ground. 18 out of 35 pitches are managed and the outfield maintained by MSDC.
- There are large numbers of cricket pitches (and other sports pitches) at the independent schools in the district but only one – at Great Walstead School – has been identified as having community use.
- The remaining grounds are either privately owned or owned by the club playing there. Two grounds are currently disused – King George V Field at Copthorne (Parish Council) (temporarily out-of-action) and London Road Recreation Ground, Hassocks (MSDC) (cricket has moved away from this site)
- The number of available pitches was not mentioned as an issue; however, several clubs say that there are not enough good quality pitches. Overall, grounds scored highly, and out of 31 grounds assessed, 20 were rated good, 10 as standard, and one as poor. The poor pitch was recorded at Hickman’s Lane and this was due mainly to players’ experience of a potentially dangerous wicket. Work to address this is due to be completed in September 2019 once the season has finished.
- As would be expected, the standard of cricket pitches is commensurate with the standard of play and of particular note are the excellent pitches at the Spen Cama Memorial Ground, Cuckfield Cricket Club and East Grinstead Cricket Club. Changing facilities are either rated adequate or good at most sites
- Mid Sussex is a huge growth area for cricket. 22 cricket clubs were identified fielding a total of 93 adult and 87 junior teams, 13 of which are ladies’/girls’ teams. Junior cricket in the district is entirely club based with all the youth teams playing as part of well-established senior clubs; eight clubs field at least five junior teams.
- The ‘All Stars’ programme for children up to eight years old is proving very successful. The eight registered All Stars Centres have catered for around 450 children to date, to which can be added participation in similar schemes at non-registered centres plus junior members outside the All-Stars groups.
- The picture for adult teams is more mixed; out of 19 clubs responding, five said their adult membership had gone up, four said it had gone down and the rest have stayed the same. Interest in women’s cricket seems stable.
- The tendency is that clubs located in the smaller towns and villages field only one adult team (e.g. Twineham & Wineham CC, Warninglid CC and West Hoathly CC) and any reduction in playing numbers, therefore, makes the clubs’ future precarious (this was experienced by Turners Hill CC, which recently folded).

- 60% of senior play is on Saturdays; 15% midweek and 25% on Sundays. 83% of youth play is midweek, with the remainder on Sunday afternoons.
- Mid Sussex clubs are represented in the ECB Premier Division of the Sussex Cricket League by Preston Nomads CC, East Grinstead CC and Cuckfield CC.
- A number of cricket grounds are also used for stoolball, a sport originating in Sussex from the 15<sup>th</sup> century, in which two teams compete to score the most runs around two wickets about 14m apart. Four teams have been recorded as disbanding in the last couple of years but at least nine clubs (mostly running one team) are recorded as still playing in the district.

### **Rugby**

- The community use of rugby pitches is based around the three clubs in the district – at East Grinstead RFC (3 rugby pitches and a training pitch); Haywards Heath RFC (3 rugby pitches and floodlit training area at Whiteman’s Green and a number of mini pitches and a training area at the adjacent Beech Farm Field), and the two rugby pitches at Southway Recreation Ground for Burgess Hill RFC.
- Burgess Hill RFC’s current facilities (playing and ancillary) at Southway Recreation ground (owned by MSDC) are deemed inadequate against RFU changing/clubhouse specifications and the club playing activity. The club is served by one floodlit pitch and one unlit pitch on site which have major drainage issues, and from mid-November it has to utilise off site facilities to meet its training needs. Lights are not compliant with RFU specification.
- The three rugby pitches and floodlit training area at Whiteman’s Green used by Haywards Heath RFC are owned by MSDC; the club lease the pavilion and floodlights. There have been issues over the maintenance and drainage of the pitches. The club has submitted an application for a new clubhouse with capacity for ladies’/girls’ changing. The club also make use of the adjoining Beech Farm Field for their minis and juniors; these are privately maintained.
- East Grinstead RFC owns its pitches and carries out its own maintenance. There have been no major issues regarding maintenance, or the quality of the pitches highlighted by the club.
- All three clubs run a full complement of teams across all the age groups. Burgess Hill and East Grinstead run ladies’ teams. Membership seems stable with increasing interest recorded in juniors and for women’s play at East Grinstead RFC. Haywards Heath RFC 1st XV are the highest ranked team in the district

### **Hockey**

- With regard to the security of tenure for community use of the three main hockey compliant AGPs in Mid Sussex, the facilities at East Grinstead Sports Club (water based) and The Triangle Leisure Centre (sand dressed) in Burgess Hill are secure and the pitch at St Paul’s Catholic College, Burgess Hill (sand dressed) has a formal dual use agreement. Arrangements at the many private school AGP facilities are not secure although often there are verbal agreements in place as to when pitches are available.

- East Grinstead Sports Club's pitch and The Triangle Leisure Centre pitch are rated as good; St Paul's Catholic College pitch is rated as standard and will need replacing in three to four years' time.
- There are four hockey clubs in Mid Sussex. East Grinstead Hockey Club in the north of the district is a premier league club. The other clubs lie in the centre/south of the District; Mid Sussex HC (men and ladies); Burgess Hill HC (ladies) and St Francis HC (men). Between them, the clubs run 11 men's teams, 10 women's teams, 2 boys' teams and 5 girls' teams and in total have 132 adult male members; 133 adult women; 305 junior boys and 429 junior girls.

### **Tennis**

- Excluding schools, the tennis courts in Mid Sussex have been categorized into two main types, dependent on whether access is managed by resident clubs (whether they own or lease the courts) or through a local authority/parish council on-line or other booking system. Excluding disused courts at St Francis Sports & Social Club, 40 courts have been identified in the first category (21 of which are floodlit) and 51 in the second category (10 of which are floodlit). Club courts are generally of a 'good' standard, whereas the quality of community park courts is more varied.
- Nine clubs have been recorded which have exclusive use of their courts (40 courts in total.) A further two clubs – Haywards Heath LTC and Lindfield LTC have use of MSDC tennis courts at set time each week. Other smaller clubs hire local tennis facilities in public parks such as Adastra Park in Hassocks and John Pears Field, Ashurst Wood. Most courts in public parks are locked; exceptions are the five MUGA/courts at Mount Noddy in East Grinstead and one at Turners Hill Recreation Ground (open access).

### **Flat Green Bowls**

- Ten outdoor bowling rinks have been recorded in Mid Sussex, three of which are managed and maintained by MSDC. Generally, the greens are well maintained and of good quality; issues with the quality of facilities mainly concern clubhouses and car parking
- There are ten clubs recorded. From the seven clubs that have provided membership figures, two have over 100 members (Hurstpierpoint and Lindfield BCs) and three have between 70 and 80 members. The remaining two have 40 members or less. Membership is generally static, and clubs are constantly looking for ways to attract younger members.

### **Athletics**

- There is a range of athletics facilities in Mid Sussex. Facilities at Imberhorne Upper School comprise 130 metres straight with 6 lanes; sandpit for long and triple jumpers; high jump area (all proper track surfaces); shot putt area (all floodlit), plus javelin runway (not floodlit) and a hammer/discus cage with old netting which is not usable. These facilities are available for community use.

- The track at Sackville School is a redgra track, some 40 years old and requires upgrading. This facility does not appear to be available for community use.
- At Whiteman's Green there are summer markings on grass for an 8-lane x 400m track, a 4-lane x 60m practice track, facility markings for discus, hammer and shot and synthetic run ups for long jump and javelin.
- Clubs affiliated to England Athletics include: East Grinstead Athletics Club (137 members); Haywards Heath Harriers (267), Burgess Hill Runners (315); Mid Sussex Triathlon Club (23 and East Grinstead Tri Club (12). There are a number of other running groups such as East Grinstead Runners and Hassocks Community Runners and Parkruns are held at Clair Park in Haywards Heath and Victoria Park.

### Education

- All state secondary schools have some degree of community use confirmed, other than Sackville School, East Grinstead. Other than at Imberhorne School, this use is of the artificial grass pitches (AGPs) i.e. not the grass pitches which are generally not available due to the needs of the schools, as follows:
  - Imberhorne School, East Grinstead – community use of football pitches and athletics facilities; rugby tots
  - Oathall Community College, Haywards Heath – use of 3G FTP
  - Warden Park Academy, Cuckfield – use of 3G FTP
  - Downlands Community School/Hassocks Sports Centre – use of 3G FTP
  - Burgess Hill Academy – use of 3G FTP
  - St Paul's Catholic College – community use for football and hockey of sand based AGP
- The only state primary school which responded to the survey and/or which had community use identified through the research was Lindfield Primary School, where local football teams use the small AGP
- There are many independent schools in the area and usage of their facilities varies; community use is more likely to be made of their artificial grass pitch provision:
  - Use of AGPs at Ardingly College (football and hockey clubs), Worth School (hockey clubs), Brambletye School (hockey club – junior training only as not full size), Handcross Park School (football clubs), Hurstpierpoint College (use of 2 x AGPs by hockey clubs)
  - Occasional use of small sand based AGP at Burgess Hill School for Girls plus running club meet there.
- 45% of the playing pitch sites identified as being used by the community in this study are owned and/or managed by Mid Sussex District Council. This means that there is a consistency of approach to maintenance and booking procedures across many sites and the Council is in daily contact with many clubs throughout the district and has a very good overview of trends and issues.

## 2 VISION AND OBJECTIVES

- 2.1 National Planning Guidance requires that planning policy making and decision taking should consider the role of health and wellbeing in planning. Particularly since local authorities took on new public health responsibilities in 2013, an increasing range of statutory, corporate and planning documents reiterate the importance of planning for health and creating healthy environments which can support and benefit people's wellbeing - not just physical but mental as well.
- 2.2 Sport England, through county-wide Active Partnerships, has long championed the now widely recognised view that being physically active offers individuals and society a raft of benefits that extend beyond physical and mental health to relationships, success at school and work, social integration, and reduced crime.
- 2.3 Within this ethos, the Mid Sussex PPS Steering Group committed to an inclusive approach; ensuring that everyone, regardless of their background or situation, has the chance to be active and/or play sport in the way that is right for them.
- 2.4 The Vision for the Mid Sussex Playing Pitch Study is:
- To support the protection, provision and enhancement of appropriate and high quality playing pitch facilities across Mid Sussex District that maximize opportunities for sport and physical activity for all, and foster sporting excellence, community cohesion and a healthy environment.**
- 2.5 Based on the Needs Assessments and identification of key issues and findings, this framework for future delivery is supported by five objectives, reflecting Sport England's priority themes of protect, enhance and provide. These aims and the strategic objectives below are interlinked and overlap. They are presented in more detail within the Indicative Implementation Plan (Section 6E) and also underpin the site-specific recommendations (Sections 6A-6D). Some of the considerations within each are briefly considered below.

### **Objective 1 To protect existing provision and create viable and sustainable sites, by making the best use of existing resources**

- The first objective must be to protect existing provision and have planning policies in place, in line with the NPPF, which do not allow the loss of playing fields unless robust evidence can be provided to support alternative, equal and replacement provision.
- Protecting playing fields also involves ensuring they are well used. Some more remote rural playing fields are experiencing a decline in the number of teams playing on them, and several look increasingly vulnerable as sports facilities, although they will continue to have a role and be safeguarded as public open space. Maintaining viable sites involves ensuring that facilities are well cared for and meet the needs of the users, that they are located in the right places and that they are affordable and accessible to all.

- In Mid Sussex, a significant proportion of grass and artificial playing pitches are on school sites, including independent schools, where they frequently provide essential overflow and back up facilities. In particular, the sand based artificial grass pitches at Worth, Hurstpierpoint and Ardingly Colleges are essential to meet the need for hockey training and matchplay.
- There is clear evidence that the movement towards academies within the education sector has resulted in a situation where schools now have autonomy over their pitches, with varying approaches to embracing community access. Securing and increasing community use of education facilities through appropriate pricing and accessibility should be a major priority, but there is a lack of co-ordinating agencies and agreed approaches which can help to drive this process. However, it is recognised that links between schools and their local community do seem to change regularly over time with new regulations, new school leadership, sport or open space funding bid requirements etc.
- It is not only security of tenure at schools which need to be strengthened, but also access to private sites and others where security of tenure is not long enough to support funding bids. Sites under threat from development should be monitored closely.

**Objective 2 To provide sufficient and appropriate high quality facilities and opportunities (enhanced and new) to meet demand to 2031**

- The Needs Assessment has considered population growth from new housing together with trends in participation, latent and unmet demand and the aspirations of clubs to develop new teams. These aspirations have been considered conservatively; some of them are dependent upon access to more/better pitches and changing facilities, but others will depend on the availability of support personnel especially coaches. The Study explores ways in which demand for new pitch space can be met, not just through providing new facilities but through making better use of existing resources. It is important that the Study is future-proofed and plans for all elements of growth and demand.
- Local authorities, including town and parish councils, are experiencing severe budgetary and financial constraints, with less money available not only for providing new pitch space but for managing and maintaining grass and artificial turf pitches. It is a constant challenge to source funds to support the high costs of maintaining grounds, replacing equipment and delivering a high quality service.
- We know that housing growth can help to deliver new pitches through developer contributions such as s106 planning obligations and CIL, and the needs assessment presented in this Study will help to provide the evidence necessary to underpin developer contributions policies.
- Meeting demand through to 2031 will depend upon new facilities being in the right place and designed appropriately and flexibly in order to be able to respond to changing patterns of participation. For example, ideally when considering new football pitches, an area of flat land should be provided which can be set out flexibly, as age ranges change. Facilities should be developed in line with

appropriate national governing body and Sport England standards relating to ancillary facilities, natural and artificial grass pitches etc. and will need to ensure sufficient access for community use to secure funding.

- Across all playing pitch sites – new and existing and grass and artificial – it is critical for sustainability that: high quality standards, ancillary facilities and intensification of use such as floodlighting can be easily achieved; the management infrastructure is in place to develop and maximise usage; outdoor and indoor facilities are co-located to encourage cross-participation; winter pitches are used in the summer and vice versa wherever possible, and new facilities are energy efficient, can be maintained effectively and have adequate sinking funds for replacement.
- Demand for pitch sport facilities comes from a varied range of clubs, individuals, groups and teams, with different requirements depending on their standard of play. It is important to support grass root clubs on the ground and ensure there will be an appropriate range of facilities to enable competition and training at a range of levels. This might include better changing facilities and other ancillary provision (stands, perimeter fencing) to enable progression, floodlighting to facilitate off pitch training, better training facilities on site and enabling players to train and play at the same venue/location.

**Objective 3 To raise the profile of the pitch sports in contributing to enhanced mental and physical health and well-being**

- There is now a growing appreciation of the problems of obesity and poor health allied to a lack of exercise and how the provision and use of sports pitches and associated facilities may link into wider health and community development agendas.
- It is within this context that this Playing Pitch Study sits and will contribute to. In particular, the following points are highlighted:
- Playing fields operate at the interface between open space and activity and sport. They are open space resources with a sporting function. They are undoubtedly a healthy environment – with the unique attributes of being an outdoor resource which provides a range of opportunities for physical exercise and activity and social interaction.
- There are other aspects to playing pitches and the land on which they are situated which contribute towards healthy environments. Many playing fields are valuable in their own right as public open space sites for informal recreation and a wealth of informal activities – kite flying, picnics, play, environmental studies, dog walking and park runs or even fairs, circuses, festivals etc.
- Playing fields often include other facilities in addition to grass and artificial grass pitches, such as bowling greens, skateparks and tennis courts, athletics facilities, outdoor gyms and play areas and of course changing rooms, pavilions and cafes. If planned and managed jointly these elements can enhance the overall value of playing fields as a health, sport and wellbeing hubs.

**Objective 4 To enhance and manage facilities to ensure retention of players and attraction of new participants, particularly those still underrepresented in the pitch sports such as women, girls and people with disabilities**

- Football, cricket and rugby are still overwhelmingly male sports, with less than 10% of teams registered as female. (It is noted that female players can now play within youth football teams up to u18; youth cricket teams can also be mixed gender). In Mid Sussex, we want our playing pitch facilities to be an equitable resource – available and accessible to all, whatever their gender, level of ability or disability, level of inactivity or activity or income.
- If women and girls are to be attracted in large numbers to the pitch sports, changing facilities will need to both accommodate, and be attractive to them. All the major sports have specific initiatives targeted at young people and the provision of appropriate ancillary facilities are essential for these. This often involves enlarging facilities to enable separate changing; youth players also have different requirements to adult players. The designation of certain sites as being particularly appropriate for female players and, separately, for youth players will hopefully be an outcome from the study.
- The cost of taking part in sport is a significant factor and we have found increasing concern at the cost of hiring artificial grass surfaces, especially for training for youth football and matchplay.

**Objective 5 To create a delivery framework for people and organisations to work together to share skills, expertise, resources and facilities in implementing the Study**

- This study seeks to bring together key partners in the delivery of playing fields and to ensure that roles and responsibilities are clearly defined and effectively aligned to maximise the value of assets to the community. The Steering Group set up to deliver the Study includes officers from the District Council and National Governing Bodies of Sport. It is planned that it should continue to meet as a Study Delivery Group at a minimum of six monthly intervals after the Study is adopted to monitor progress and continue to implement schemes.
- A key partner will be local schools and it would be of benefit to establish a Mid Sussex Playing Fields Group with representatives from interested primary schools, all secondary schools and the independent schools. The Study Delivery Group might also include representatives from major clubs and local leagues.
- Future funding of sports pitch provision and improvements is likely to be predominantly through developer contributions such as s106 planning obligations and CIL. Innovative ways to link existing community assets/groups into the development of new identified projects should be developed to ensure they are sustainable and embedded within their local communities.
- Support for the voluntary sector in relation to the management and maintenance of facilities and membership activity is increasingly important to ensure a thriving club sector and good quality facilities and it may be that schemes will be given priority if clubs have Clubmark or other indications of their standard. There is also

scope for leasing of sites to clubs, providing appropriate training and support can be given to volunteers.

- There are other ways, not just financial, in which people can work together to improve the viability of pitch sport sites. For example, there may be scope for local clubs, teams and leagues to work together to review and reschedule football kick-off times to avoid the Saturday afternoon peak-time capacity problem.
- Considerable investment is now being made into health which may be a way forward in securing funding for pitch improvements. There may be opportunities in major new developments to deliver community sport and wellbeing hubs.

### 3 SPORT SPECIFIC PRIORITIES

#### FOOTBALL

##### Context

3.1 The Local Football Facility Plan for Mid Sussex is still in preparation; once completed investment priorities will be identified under four categories (those currently identified are referred to within Section 6:

1. 3G FTPs
2. Improved grass pitches
3. Changing room pavilions / clubhouses
4. Small-sided facilities

3.2 Although there is a general long-term trend of reduction in Saturday league play, the Mid Sussex & District league in particular is holding up well and numbers of teams have remained fairly constant for the last three years. Sunday play has dropped down to just four to five clubs. Demand from both mini soccer and junior football is buoyant in Mid Sussex and there are encouraging signs of more women's and girls' football taking place.

3.3 The FA believe that there will be an increase in the overall number of teams (and participants) in future years as a result of the youth review and that higher levels of demand will occur as a result. In this event:

- The existing stock of 5v5, 7v7 and 9v9 pitches would need to be retained;
- As these teams age they will require larger pitches and therefore it is beneficial if sites with 9v9, 7v7 and 5v5 pitches have the capacity to enlarge or accommodate larger pitches if necessary.

3.4 For the future situation, using housing growth allocations, it is possible to estimate the demand that will be generated by people moving into new housing in the district. To this can be added predicted changes in participation trends, plus latent, unmet and currently displaced demand and the aspirations of clubs, in order to calculate the total number of additional teams to 2031. This has been computed to be an additional 16 male adult, three female adult, 28 junior teams and 17 mini teams - an additional 64 teams in total.

3.5 Against this background, the following priorities have been identified through the Playing Pitch Study for football in Mid Sussex (F1 – F8):

<b>F.1 Meeting current and future demand for natural grass pitch space for football</b>
---

3.6 According to the Sport England Playing Pitch calculator, the amount of pitch space required to meet demand from an additional 64 Mid Sussex teams would be in the order of: 8-9 adult pitches; 4- 5 pitches (as youth 11v11 pitches) for 12-15 years; 4-5 pitches (for youth 9v9) for 10-11 years (this does not take account of

finding sites where youth pitches are located together to serve large youth football clubs), and 6-7 mini soccer pitches

- 3.7 The need for pitch space does not just have to be met through new provision and there are various other ways of providing increased capacity. Table 3 indicates spare slots at peak times on a sub area basis where additional teams could be accommodated; for example this shows that in the North sub area, there is room for an additional 5 adult teams to play at the peak time (Saturday afternoon)

**Table 3: Extent of any current spare capacity for football matches during the peak period, expressed as match equivalents, by sub area**

Sub Area	Time of Play		
	Adult football peak time	Junior football peak times	Mini football peak times
North	2.5	1.5	5
Crawley Fringe	1.5	0.5	3.5
Central	5	0.5	7
South	4	4	14
	<b>13</b>	<b>6.5</b>	<b>29.5</b>

- 3.8 Meeting the demand for pitch space might be met in any combination of the following ways:

**Table 4: Addressing the shortfall for future pitch space for football in Mid Sussex**

Opportunity	Commentary
<i>Encouraging new teams to play on pitches where there is currently spare capacity</i>	<ul style="list-style-type: none"> <li>Across the district as a whole there is room for an additional 26 adult teams at peak time (Saturday afternoons): 5 teams in the North area, 3 teams in Crawley Fringe, 10 teams in Central area and 8 teams in the South area. However, on most grounds where there is spare capacity it is just for one team and new teams would have to fit in with established use. Moreover, some spare slots should be retained, for rest and recovery of pitches, for fixture backlogs and other reasons when other pitches are temporarily out of use</li> <li>There is room for an additional 13 youth teams at peak time. There is room for an additional 8 teams in the South area but in the North, Crawley fringe and central part of the district spare capacity for junior teams is minimal.</li> <li>Given that several matches can be played consecutively on a Sunday morning, the situation is not so acute for mini teams. There is clearly considerable spare capacity for mini teams, particularly in the South, but those youth football clubs running many mini sides may still find it difficult to accommodate them.</li> </ul>
<i>Grounds where football pitches have existed in the past and could be reinstated and/or where there is room to put in additional pitches</i>	<ul style="list-style-type: none"> <li>Ardingly Recreation Ground: room for additional pitches (junior previously marked out).</li> <li>Clayton Green Recreation Ground: probably room on site for additional 5v5.</li> <li>East Court Recreation Grounds - East Grinstead: room for more pitches.</li> <li>Fairfield Recreation Ground - Burgess Hill: possibly room for mini pitches.</li> </ul>

Opportunity	Commentary
	<ul style="list-style-type: none"> <li>• Fairfield Recreation Ground - Hurstpierpoint: room for additional mini pitch.</li> <li>• Lindfield Common: there is a small section of Lindfield Common that is unutilised.</li> <li>• London Road Recreation Ground: next to the 7 v 7 pitch.</li> </ul>
<i>Securing (greater) community use of pitches on school sites</i>	<ul style="list-style-type: none"> <li>• There are not many options for this – possible gaining community access to 3 or 4 adult pitches at schools in the area –but research has indicated that schools who do not have community use have not had requests to use their facilities and so have not pursued this on their sites. We feel that use of school facilities is probably at a maximum and that schools are unlikely to be persuaded to increase/embrace community use.</li> </ul>
<i>Improving the quality of key pitches to increase their capacity (does not solve problem of peak time)</i>	<ul style="list-style-type: none"> <li>• There are no grounds where upgrading the ground from standard to good would enable any more slots to become available at peak times – i.e. Saturday afternoons for adult play. There may be certain junior pitches where raising the quality to good might enable more matches to be played, which depending on the split of Saturday/Sunday play, may enable more teams to be based there.</li> <li>• There are certain identified grounds where improvements or the provision of changing facilities would enable the ground to meet league requirements and/or increase their attractiveness as a home venue – these enhancements are very important to sustain interest in the game.</li> </ul>
<i>Remarking and resizing of pitches to accommodate greatest needs</i>	<ul style="list-style-type: none"> <li>• Some sub areas have a very healthy spare capacity for mini football and it may be that some of these could be remarked as 9v9 pitches, given that all areas have very little capacity for 9v9 football.</li> <li>• Possibly some spare capacity to consider remarking adult pitches to junior in Central and South areas.</li> <li>• An important need to meet is that for junior football clubs to be based at one site ideally incorporating land for a range of mini and junior pitch sizes and appropriate changing facilities.</li> </ul>
<i>Encouraging teams to play matches on 3G FTPs</i>	<ul style="list-style-type: none"> <li>• Moving training off marked out formal pitches to increase their capacity for matchplay.</li> <li>• The transference of play between grass and 3G FTP provision for matchplay still needs further research and much will depend on the cost of using 3G FTPs – this cannot be stressed enough.</li> </ul>
<i>Improvements to changing facilities (although this rarely solves the problem of peak time demand)</i>	<ul style="list-style-type: none"> <li>• There are certain identified grounds where improvements or the provision of changing facilities would enable the ground to meet league requirements and/or increase their attractiveness as a home venue – these enhancements are very important to sustain interest in the game.</li> </ul>

3.9 Given the various areas of land and possible opportunities it is very difficult to put a figure on the needs for completely new provision, neither may it be possible to identify precise locations for new grass and/or artificial pitches. Much will depend on the progress made with installing 3G FTPs in the district and whether clubs are happy to take up spare slots on existing pitches. The provision of additional pitches can remain an aspiration, to be brought forward once suitable and sustainable sites are identified. However, more youth – particularly 9v9 – pitches will be required.

**F.2 Providing appropriate, sustainable, affordable 3G FTPs which are FA/FF compliant**

- 3.10 Across the district as a whole and using a figure of 233 teams, Mid Sussex currently shows a deficit of two full size 3G FTPs. With the expected growth in numbers of teams through to the end of the study period to 297, a minimum of three additional 3G FTPs will be required (based on the FA target of 38 teams for training per 3G FTP). Requirements for matchplay are more difficult to predict, but if the FA target of 50% of youth and mini play currently taking place on public sector pitches (i.e. excluding education pitches) is adhered to; six additional 3G FTPs would be required across the district to meet future demand through the plan period.
- 3.11 There are many caveats to this, but the new housing allocations will also indicate where pressure for new provision will be greatest. It is emphasised that all new build/refurbished 3G FTPs should be FA/FF compliant and aligned with the necessary principles around design, pricing, sinking funds and testing for the FA 3G Register, to enable matchplay.
- 3.12 The cost of artificial grass pitches is an extremely important aspect of their provision and unless they are affordable, they will not be used to their maximum capacity. This particularly relates to the cost of hiring 3G FTPs for matchplay which can be up to three times the price of a grass pitch and generally outside the reach of most clubs. It is emphasised that pricing policies must be affordable for grass roots football clubs and should be agreed with the local County Football Association. This should include match rates at weekends which are equivalent to local authority (district, town and/or parish council) prices for natural turf pitches. Part of the rationale for the provision of full size 3G FTPs is to provide an alternative to natural turf pitches for matchplay and thus reduce wear and tear on the latter. If they are not to be used for this purpose, it may be more cost effective to provide smaller 3G FTPs to accommodate youth and mini matches and training.
- 3.13 The provision of 3G AGPs will also assist with the following:
- Providing pitch facilities of the required standard for progression through the leagues.
  - Stabilising fixture schedules by avoiding the need to postpone up to 2-3 months' worth of matches when grass pitches become waterlogged during the winter.
  - Increasing the capacity for peak time matchplay by scheduling two matches on a Saturday afternoon at 1pm and 4pm.
  - Providing easily managed and welcoming environments for youth and disability teams.
  - Providing central venues for development activity.
  - Meeting increasing demand for the growth in 5-a-side teams. At present a considerable amount of small sided soccer is played in sports halls.

- 3.14 New pitches should be constructed to the FIFA Quality Concept for Football Turf – FIFA Quality (old FIFA 1\*) accreditation or equivalent International Match Standards (IMS) as a minimum and meet the recommended pitch size of (including run offs) 100m (106m) x 64m (70m). If shared football/rugby AGPs are to be constructed, there should be appropriate programming for football and any shared 3Gs will impact on the formula for determining how many additional 3Gs are required.
- 3.15 If any possible sand based AGPs are being considered for possible future ‘conversion’, no decision should be taken in isolation without consulting the relevant NGBs and other key stakeholders.

### **F.3 Recognising and meeting the specific needs of youth football clubs**

- 3.16 Within football, two important considerations are the growth of youth and mini football and the growth in 5-a-side teams and leagues. There is some evidence of growth in the latter, particularly the rise in interest in walking football and futsal is noted. Demand seems to be catered for at present but there is expected to be growth in this over the Strategy’s lifetime.
- 3.17 Several large youth football clubs in the district are split between different sites, most notably in the main urban areas. Few sites currently have enough space to cater for flexibility and a range of different pitch sizes plus appropriate, attractive toilets and changing facilities to meet needs of girls, boys and referees. The areas where there are the greatest issues in this respect are dealt with in Section 4.

### **F.4 Enhancing the quality and capacity of existing provision where specific issues have been identified, particularly around clubs aspiring to progression to the next level**

- 3.18 It is a reasonable aspiration for clubs to expect to work towards promotion and beneficial if certain grounds can be developed to accommodate a higher standard of play. Minimum requirements would be for perimeter fencing and appropriate changing facilities and possibly floodlights. Pitches cannot be shared with cricket. Clubs such as Cuckfield Town FC, Cosmos Rangers, Sporting Lindfield FC, and Burgess Hill Albion FC have indicated their concern that their facilities may not meet requirements for promotion; this is considered further under Section 4 and the Indicative Implementation Plans, but for many clubs, ground requirements for promotion may only be met at new, different sites. A replacement site is required for Burgess Hill Town FC whose ground is being considered for redevelopment.

### **F.5 Encouraging participation by women and girls, particularly through enhanced changing facilities and general improvements to pitch and site quality.**

- 3.19 The FA’s ‘Gameplan for Growth’ strategy for women’s football sets out the objectives of doubling participation, doubling the numbers of fans and ensuring consistent success on the world stage.

- 3.20 Women's and girls' football is expanding in Mid Sussex and is currently a focus for Sussex FA and there are initiatives – such as Wildcats - to increase this. There is evidence that the lack of appropriate, dedicated changing facilities to meet their requirements restricting development at some sites.
- 3.21 Improvements to changing at e.g.: North Lane Recreation Ground, West Hoathly; Ardingly Recreation Ground; Antsy Recreation Ground pavilion (joint with cricket); provision at Beech Field Farm and Hickman's Lane are sites where such improvements would be welcome. These are referenced in Section 6: Indicative Implementation Plans.

#### **F.6 Addressing underuse of rural football grounds**

- 3.22 There are several football pitches in rural areas which are underused, and it is recommended that a watching brief is kept on them to consider ways of increasing their usage. Hook Lane, West Hoathly, Horsted Keynes Recreation Ground and Turners Hill Recreation Ground are examples.

#### **F.7 Targeted improvement of maintenance of football pitches (such as improved drainage, grass cutting, weed killing and improvements to goal mouths etc)**

- 3.23 MSDC has already introduced certain measures to address concerns raised by clubs in respect of the drainage of pitches and pitch maintenance (principally grass cutting). In addition, some depressions in goalmouths were noted, especially at Whiteman's Green; a watching brief to be kept and improvements carried out, if required.

## **CRICKET**

### **Context**

- 3.24 The main characteristics of future demand for cricket in Mid Sussex are a buoyant youth sector and stable adult teams. Cricket is the main adult pitch sport in the district and there are some very strong, well established and managed clubs with very good quality grounds, which need to be maintained and supported to ensure the current level of activity continues; some of these are playing up to four adult teams and ideally require access to two pitches. The introduction of All Stars Cricket for younger participants is proving particularly popular (as set out in Section 1).
- 3.25 Some larger clubs are growing at the expense of smaller ones and the Sussex Cricket Board is holding discussions with many clubs around a more rational distribution of teams, squad sizes and coaching resources. Eight clubs in the centre/south of the district are working together in partnership to develop hub sites (e.g. Ansty Cricket Club for women and girls) so that youth and women's teams in particular can be focused at particular locations.
- 3.26 Demand generated by people moving into new housing in the district (taken from Table 2 – see Note underneath), together with changes in participation trends,

latent and unmet demand and the aspirations of clubs suggests that an additional 20 men’s teams, three ladies’ teams and 11 youth teams will be created by 2031 (a total of 34 additional teams). This will increase the number of cricket teams overall in Mid Sussex from 180 to 214.

3.27 Against this background, the following priorities have been identified through the Playing Pitch Study for cricket in Mid Sussex (C1 – C5) (not necessarily in priority order).

**C.1 Meeting current and future demand for pitch space for cricket**

3.28 According to the Sport England Playing Pitch calculator, the amount of pitch space required to meet demand from an additional 34 teams would be up to 4 cricket pitches. (Junior cricket can be accommodated on adult pitches; one good quality pitch can support up to 4 adult teams (providing they are split into Saturday/Sunday/midweek play) and around 7 juniors). As with football, the need for pitch space does not just have to be met through new provision and there are various other ways of providing increased capacity.

**Table 5: Addressing the shortfall for future pitch space for cricket in Mid Sussex District**

Opportunity	
<i>Grounds where there is current spare capacity</i>	<ul style="list-style-type: none"> <li>There is some but limited spare capacity in the Mid Sussex Study area at existing grounds to accommodate this adult growth. Out of 29 grass pitches, only 6 can accommodate additional Saturday play. 9 can accommodate play outside of peak times; 9 are being played to the level the site can sustain and 5 are effectively being overplayed.</li> </ul>
<i>Provision of non-turf pitches to increase capacity:</i>	<ul style="list-style-type: none"> <li>Could be undertaken at Bolney CC, Lindfield Common and Hickman’s Lane.</li> </ul>
<i>Grounds where cricket pitches have existed in the past and could be reinstated</i>	<ul style="list-style-type: none"> <li>Such grounds are Turners Hill Cricket Club (where the club has only just ceased playing) and London Road Recreation Ground, Hassocks</li> <li>Central Sussex College, Haywards Heath campus had a non turf wicket and football pitches.</li> </ul>
<i>Securing (greater) community use of pitches on school sites</i>	<ul style="list-style-type: none"> <li>There is scope to reinstate the non-turf wicket at Oathall Community College for development of youth cricket.</li> </ul>
<i>Improving the quality of key pitches to increase their capacity (includes moving training on to non-turf practice areas)</i>	<ul style="list-style-type: none"> <li>One solution would be to improve the quality of ‘standard’ rated grounds which are currently being played to the level the site can sustain or only have potential to accommodate additional play outside of peak times (because their quality mitigates against them hosting two Saturday sides). Such grounds are: Ardingly Recreation Ground, Balcombe CC second ground, Horsted Keynes Recreation Ground and Staplefield Common.</li> <li>Other standard rated grounds where improvements would enhance their attractiveness include: Hook Lane, Warninglid, Freshfields and Berrylands, Hickman’s Lane (the latter will be addressed at the end of the 2019 season)</li> </ul>

## **C.2 Addressing shortfalls in particular areas and/or clusters**

- 3.29 Given the various areas of land and possible permutations, it is very difficult to put a figure on the need for new provision. It is the view of the PPS Steering Group and the ECB/SCB that most future demand can be met from making better use of existing provision and ensuring that clubs work together to provide youth cricket at certain sites (see 3.33).
- 3.30 It is also important to protect existing facilities and to secure tenure arrangements e.g. the Awbrook ground for Scaynes Hill CC.

## **C.3 Ensuring facilities support the development of youth cricket and that there is sufficient capacity to meet growth**

- 3.31 The ECB's strategy 'Inspiring Generations' focuses in particular on the development of youth cricket. Support for the All Stars programme to continue; one of the challenges will be to ensure that there are enough coaches and managers to enable the transition from the programme into clubs and teams.
- 3.32 There are discussions currently around focusing youth cricket on the (reinstated) non turf wicket at Oathall Community School in Haywards Heath.

## **C.4 Supporting enhancements to pitches ancillary facilities at specified grounds**

- 3.33 The improvement of cricket pitch quality to raise capacity ('standard' to 'good') can increase capacity e.g. at Balcombe CC.
- 3.34 Although this does not affect capacity at cricket grounds, improvements to changing facilities can enhance the playing experience and maintain and attract new members, particularly: Lindfield Common; Ansty Recreation Ground.

## **C.5 Addressing underuse of some grounds**

- 3.35 There are some underused grounds where measures should be considered to increase usage if possible: Hook Lane, West Hoathly; Horsted Keynes CC and Turners Hill CC.

## **RUGBY**

### *Context*

- 3.36 The main characteristics of future demand for rugby in Mid Sussex are a buoyant youth sector, and strong clubs with ambitions to increase their range of teams and constantly improve their facilities. There is also a focus on attracting more women and girls from the RFU and particularly East Grinstead RFC.
- 3.37 Whilst focusing on maintaining its core market of 15v15 senior teams, the RFU is actively promoting its variants of the game for younger players – touch and tag rugby and '7s' - and is also looking to develop more recreational and social rugby during the summer. This is likely to increase the numbers of junior teams and

possibly summer activity for adults, which may cascade down to increase participation during the winter months. Membership seems stable with increasing interest recorded in juniors and for women's play at East Grinstead RFC

- 3.38 Demand generated by people moving into new housing in the district, together with changes in participation trends, latent and unmet demand and the aspirations of clubs suggests that an additional 2 men's teams, 1 ladies' team, 2 junior rugby and 5 mini rugby teams will be created by 2031. There are 49 teams at the moment; this will therefore rise to around 59/60 teams. However, as the team generation rate (TGR) for rugby is very high, it is difficult to project an increase in the number of teams on an area basis through new housing/population growth. The growth will come through the existing rugby clubs, or possibly the formation of a new club with its own facilities.
- 3.39 Against this background, the following priorities have been identified through the Playing Pitch Study for rugby in Mid Sussex (R1 – R3) (not necessarily in priority order).

#### **R.1 Meeting current and future demand for pitch space for rugby**

- 3.40 The analysis has demonstrated that existing pitches cannot – theoretically - meet the current need for matches and training at two of the three rugby clubs in Mid Sussex (Haywards Heath RFC and Burgess Hill RFC). Any increase in teams will need to be matched with access to additional new provision and given the existing shortfall it is estimated that access to the equivalent of 3 -4 pitches will be required to meet the needs of the 17 teams.
- 3.41 Burgess Hill RFC and Haywards Heath RFC have both been critical of the maintenance of their pitches – particularly drainage at Southway Recreation and maintenance at Whiteman's Green. This has resulted in low rating scores for both these sites which gives a low capacity score of – at a maximum – 1.5 match equivalent sessions per week on each pitch. Since both clubs are running upwards of 15 teams each, and in Burgess Hill's case, training on its two pitches as well as playing matches, the pitches are overplayed. The pitches at Whiteman's Green are also overplayed although the presence here of Beech Field Farm for minis does in practice help to alleviate the situation.
- 3.42 Each club has particular issues in terms of accommodating growth in demand – some sites with the addition of floodlighting may be able to accommodate more matches (e.g. at Whiteman's Green). There are some additional rugby pitches at schools, but it does seem that most avenues for securing greater use of school sites have been explored.
- 3.43 Provision for both these clubs is considered under Section 4.

#### **R.3 Training on 3Gs**

- 3.44 Two Mid Sussex rugby clubs currently train on 3G FTPs in the district and given the pressure on existing grass pitches, it would be beneficial to have another pitch -

similar to that at Warden Park (which is World Rugby Reg 22 compliant and RFU certified) - which can accommodate rugby training.

#### **R.4 Providing facilities to promote participation amongst women and girls**

- 3.45 The RFU has a new Women and Girls' Action plan within the new Strategy, promoting all forms of the Game. Within this Action Plan, there is a specific element that seeks to address facility limitations, to increase participation from Women and Girls. Burgess Hill and East Grinstead RFCs both run ladies' teams and Haywards Heath RFC wishes to develop a ladies section but currently has inappropriate changing facilities to accommodate them.

## **HOCKEY**

### **Context**

- 3.46 Hockey is experiencing considerable growth, promoted through increasing media profile and international success and the popularity of a range of initiatives to get people playing the sport. The burgeoning growth in junior play looks set to continue and there are four strong clubs in Mid Sussex which run a range of teams of both genders and all ages and who are seeing their membership increase.
- 3.47 Future demand for hockey really needs to be assessed based on club members rather than league teams, as that does not reflect the amount of hockey informal and casual play and coaching and training. (Projections based on increases in population and aspirations would only show an increase of increase of 3/4 senior men; 2/3 senior women and 4-6 junior teams, as the team generation rate for hockey is so high). However, with almost 1000 hockey playing club members in Mid Sussex, even a 10% increase will result in an additional 30 adult and 70 juniors which will result in additional teams as well as increase the numbers of members to be accommodated in training sessions.
- 3.48 The new Sport England Playing Pitch Calculator has revised the calculations for hockey to include the number of junior club members, rather than just the number of teams, to give a more accurate measure of demand. In Mid Sussex, the estimated additional demand for match equivalent sessions (ME) in the weekly peak period for hockey across the period of the study is 1.8 ME for adults and 1,10 ME for juniors. The estimated demand for training per week for adults is 5.40 hours on a sand based artificial grass pitch and 2.55 hours for juniors and mixed u10s. There is very little room to accommodate this increase on the current usage and availability patterns of hockey compliant AGPs in the district.
- 3.49 Against this background, the following priorities have been identified through the Playing Pitch Study for hockey in Mid Sussex (H1 – H5) (not necessarily in priority order).

## **H.1 Protecting existing pitches used for hockey in Mid Sussex District, maintaining high quality and ensuring that community use is secure at all sites**

- 3.50 All AGPs with current hockey activity identified through the Study need to be 'protected' as hockey compliant surfaces. Thus the following full-size, floodlit pitches are to be protected as hockey compliant surfaces and for the security of tenure to be maintained:
- East Grinstead Sports Club – water based pitch
  - The Triangle Leisure Centre – sand dressed pitch
  - St Paul's Catholic College, Burgess Hill – sand dressed pitch (refurbishment/replacement required in 3-4 years)
- 3.51 In addition, community use at independent school facilities as listed to be secured wherever possible, certainly for the weekday evenings and matchplay on Saturdays when they accommodate community use. Without the use of these facilities, additional hockey provision will be required to meet demand to 2031. Use of AGPs at Ardingly College, Worth School, Brambletye School and Hurstpierpoint College.
- 3.52 If any hockey compliant AGPs are being considered for possible future 'conversion' to a different surface, no decision should be taken in isolation without consulting all relevant NGBs and other key stakeholders.

## **H.2 Meeting current and future demand for pitch space for hockey**

- 3.53 There is no capacity for growth at present and clubs are already extremely stretched to find pitches to play on. In the first instance, squad sizes for training can be increased to cater for more participants, but once two new teams form, a new match slot will need to be found, which on current scheduling will be very difficult. There is no spare capacity for hockey matchplay on Saturdays. There appears to be some availability on Sundays, although this does not align with the fixtures schedule.
- 3.54 England Hockey is keen to develop hub sites for large hockey clubs. Such a coherent model can ensure that most senior and junior teams can be wholly based at one site, sharing clubhouse and changing facilities and enabling close liaison over training and coaching.
- 3.55 It is also important for club development that wherever possible:
- club training and matchplay should be located at the same site for all teams and
  - that there are adequate social facilities. Social facilities are an integral part of the hockey 'mix' providing relaxation and hospitality for visiting teams. The hockey clubhouse is a vital component of the support for a club
  - that there is also appropriate access to ancillary facilities such as car parking, such that the whole model of club, pitches and ancillary facilities can offer a positive experience to the player and wider membership

- 3.56 Given the lack of spare capacity and expected growth in hockey - and providing access to existing hockey compliant AGPs are maintained - it is proposed that over the life of the study, two additional hockey compliant AGPs are required in the district, one in the north and one in the south.
- 3.57 The future requirement is closely related to what happens in terms of football and the provision of 3G FTPs, as the latter can potentially attract football teams away from sand based AGPs for weekday evening training, thus freeing up room for hockey training. However, at the same time the viability of the sand based AGPs can be adversely affected.
- 3.58 The need has been identified for additional hockey compliant artificial grass pitches to serve East Grinstead Hockey Club in the north of the district and to meet demand from the three hockey clubs operating in the centre and south of the district. These are considered further in Section 4.

**H.3 Dedicated clubhouse facilities whether on a single or double pitch site to serve three clubs in the south/centre of the district**

- 3.59 As stated above, the provision of clubhouse facilities are an integral part of hockey's social and community offer. This is considered further under Section 4.

**H.4 Ensuring sufficient funds and resources are available for ongoing high quality maintenance and improvements**

- 3.60 It is also vitally important that there is sufficient funding for ongoing maintenance and upgrades, e.g. to upgrade the existing floodlights at East Grinstead Sports Club.

**H.5 Ensuring sufficient sinking funds are available for replacement facilities when required.**

- 3.61 Adequate sinking funds should exist for replacement and upgrade of facilities when required, whatever the ownership and management arrangements.

## TENNIS

### *Context*

- 3.62 It is a key finding of the Needs Assessment that there is evidence of robust demand for tennis in Mid Sussex, primarily emanating from pro-active clubs, with a significant element of latent demand. There is increasing interest from juniors and from those wanting to improve their game through coaching and opportunities for a better standard of play. Although future population change will have some impact upon demand for outdoor tennis, it is likely that any such increase could be absorbed by improvements to the existing stock of facilities.

**T1 Retaining and protecting all existing tennis courts and encouraging use where underused**

- 3.63 In the first instance, the aim is to maintain the current level of provision.
- 3.64 St Francis Sports and Social Club tennis courts are now disused. Where possible, retain tennis within any future development of multi-sport facility.
- 3.65 Sites recording a low level of use:
- The Triangle Leisure Centre – 4 floodlit courts in good condition: increasing usage here is a particular priority
  - St John’s Burgess Hill – 3 non floodlit courts in average condition (If usage is increased, it may be appropriate to consider floodlighting these courts)

**T2 Upgrading and enhancing courts and/or ancillary facilities to encourage increased use and sports development**

- 3.66 Such courts include:
- East Grinstead Tennis and Squash Club: resurface tarmac courts
  - Crawley Down LTC: improvements to fencing and surface of two lower courts
  - Adastral Park – poor court surface requires improvement
- 3.67 Improvements to clubhouse facilities include:
- Victoria Park
  - East Grinstead Tennis and Squash Club
  - Crawley Down LTC – benefits of a clubhouse on site?

**T3 Developing a phased programme for provision of floodlighting**

- 3.68 Courts at Victoria Park, Haywards Heath and Lindfield Common may have particular potential for floodlighting to prolong their season. The courts are well used and both the clubs based there (Haywards Heath LTC and Lindfield LTC) and the general public would benefit.
- 3.69 Priority sites for floodlighting to assist club development:
- Floodlighting remaining 4 courts at East Grinstead Tennis and Squash Courts
  - Horsted Keynes Recreation Ground (Horsted Keynes LTC)
  - Cuckfield Recreation Ground (Cuckfield LTC)

**T4 Rolling out the ClubSpark initiative**

- 3.70 The LTA has been focused on trying to improve the customer experience for accessing tennis courts. Technology development is evolving, and it is now possible for an access gate to be connected to the internet via 3G / Wi-Fi. The keypad can be used to open the gate with a code, automatically generated by the

LTA online booking system 'ClubSpark'. Courts can be booked via mobile phone tablets and laptop/desktop. The booking system manages payments for the courts alongside a number of other customer relationship characteristics.

- 3.71 It is hoped that the ClubSpark initiative will soon be rolled out at John Pears Recreation Ground (2 non floodlit, tarmac courts). It will be evaluated after a year. If deemed successful, the aim of MSDC is to adopt the ClubSpark booking system for other park tennis court sites and the Indicative Implementation Plan highlights potential sites.
- 3.72 The Ashurst Wood Village Council and Tennis Club have also funded better signage at the John Pears Recreation Ground courts to encourage more players and make information about court hiring clearer.

## FLAT GREEN BOWLS

### Context

- 3.73 Generally, clubs record that membership is static and two have recorded an increase following recruitment drives (Haywards Heath & Beech Hurst and Lindfield BCs). Balcombe BC is trying to start a junior league with the help of its Parish Council, and West Hoathly and Lindfield BCs are keen to attract more younger players. St Francis BC was frank about the difficulties of marketing bowls, especially to a younger audience, when current members are not social media savvy.
- 3.74 Most bowling greens in Mid Sussex are well used and several have very little spare capacity. Despite an ageing population, there is not a high latent demand for bowls, and relatively few new bowlers are coming through from population growth.
- 3.75 Therefore, whilst there may be additional bowlers generated through new housing, it is the finding from the research that new members will still be able to be accommodated in existing clubs. Even though some greens operate a busy programme of fixtures, the flexibility of fixtures means that there is scope to accommodate more teams on some existing greens.
- 3.76 The priorities for bowls are:

<b>B1</b>	<b>Retain and protect all existing bowling greens</b>
-----------	---

- 3.77 No bowling greens appear under threat at present.

<b>B2</b>	<b>Support the improvement of bowling greens and ancillary facilities to retain membership and quality of the playing experience</b>
-----------	--

- 3.78 The clubs for which MSDC and its contractors are responsible for the greens have recorded an improvement in the greens' quality.

- 3.79 Several clubs are actively improving their facilities: East Grinstead BC is currently extending and refurbishing its pavilion, Hurstpierpoint BC has just done this and Lindfield BC would like to if its lease is renewed in 2020. St Francis BC would like to have a toilet suitable for disabled members.
- 3.80 Accessible car parking is an issue for several clubs – West Hoathly BC would like its car park improved, whilst parking is restricted for Lindfield BC.

## ATHLETICS

- 3.81 There is burgeoning interest in running within Mid Sussex – there are some large running groups as well as three strong athletics clubs. Analysis by Sport England market segmentation indicates that there will be between 11,000 and 12,000 people participating in ‘athletics’ activities (which includes running) by 2031 (compared to, for example, around 4,500 participants in tennis).

<b>A1</b>	<b>The provision of a compact athletics facility within Mid Sussex in the centre or south of the district</b>
-----------	---

- 3.82 There is robust evidence to support the provision of a compact athletics facility in Mid Sussex, particularly to serve the centre/south of the district.

<b>A2</b>	<b>Improvements to athletics facilities at Imberhorne Upper School</b>
-----------	--

- 3.83 Some refurbishment is required of the athletics track at the school, together with repairs to the discus cage and possible floodlighting.

## 4 MAIN PITCH REQUIREMENTS BY SUB AREA

Section 2 outlined the Vision for this Study as:

**To support the protection, provision and enhancement of appropriate and high quality playing pitch facilities across Mid Sussex District that maximize opportunities for sport and physical activity for all, and foster sporting excellence, community cohesion and a healthy environment.**

The Study is underpinned by five Objectives as set out in Section 1:

- Objective 1* To protect existing provision and create viable and sustainable sites, by making the best use of existing resources.
- Objective 2* To provide sufficient and appropriate high quality facilities and opportunities (enhanced and new) to meet demand to 2031.
- Objective 3* To raise the profile of the pitch sports in contributing to enhanced mental and physical health and well-being and to consider the establishment of community sport, health and wellbeing hub sites based around pitch sport provision.
- Objective 4* To enhance and manage facilities to ensure retention of players and attraction of new participants, particularly those still underrepresented in the pitch sports such as women, girls and people with disabilities.
- Objective 5* To create a delivery framework for people and organisations to work together to share skills, expertise, resources and facilities in implementing the Study.

Priorities have been set out for the individual sports in Section 3. Some of these are general in terms of meeting future demand for pitches; others relate to specific sites and are further set out in the Indicative Implementation Plans.

The purpose of this section is to set out the key issues on a sub area basis, together with options as to how they might be resolved. Many of these identified issues will require further consultation with clubs, NGBs and other stakeholders. In line with this, the Delivery Group will discuss further those which can be taken forward on a phased basis and be subject to costed feasibility studies.

Please note that recommended actions for ALL sites, sports and projects are presented in Section 6: Indicative Implementation Plans.

(N.B. CfCS = Centre for Community Sport)

## 4.1 NORTH AREA (INCLUDING CRAWLEY FRINGE) (EAST GRINSTEAD/CRAWLEY DOWN/COPTHORNE)

### North Area - Provision for Football

#### Issues

- The principal issue facing adult teams in this part of the district is the lack of good quality grounds which will enable the clubs to expand and grow.
- East Grinstead Meads FC's 13 teams are split across 4 sites.
- Ashurst Wood fielding 3 senior and 12 junior teams across 7 sites in the Ashurst Wood/East Grinstead area.
- Crawley Down Gatwick FC fields 14 teams, playing across 3 sites.
- Analysis shows that the East Grinstead/Crawley Down/Copthorne/Pease Pottage area requires two to three 3G FTPs to accommodate the training requirements of its 82. There is one AGP at present at East Grinstead Sports Club.

#### Options

- East Grinstead Sports Club has plans to develop the lower field to the north west of the site – 'Dave's Field', with access to changing & parking provision. This could act as a home ground for East Grinstead Meads FC and facilitate its expansion. Possible planning constraints re. floodlighting which could affect development.
- Provision of additional 3G FTP(s) in East Grinstead (see below).
- Improvements to increase capacity and quality of football pitch sites, notably East Court Recreation Ground, Imberhorne Lane Recreation Ground, King George's Field.
- Priority for an additional AGP in East Grinstead itself to meet needs for training and development/matchplay for youth teams. Possible sites:
  - Imberhorne School Upper Site
  - The Gac Stadium (East Grinstead FC)
  - Sackville School.
- There are three potential sites for a 3G FTP in the Crawley Fringe area
  - King George Playing Field, Copthorne (Tandridge District)
  - Land adjacent to Finches Field, Pease Pottage
  - Haven Field, Crawley Down (upgrade of grass stadium pitch)

### North Area - Provision for Hockey

#### Issues

- East Grinstead Hockey Club is a successful National League hockey club based at East Grinstead Sports Club. Club currently plays and trains across seven sites, where use is not secured, in addition to fully utilising their home water based pitch during the week and at weekends. In order to rationalise this provision and facilitate the club's development, the need is identified for full, secured access to an additional hockey compliant AGP. 500 Lux floodlights at the existing pitch are also required.

#### Options

- Support for another hockey compliant AGP for East Grinstead HC preferably on or adjacent to EGSC.
- If off-site, consideration to developing a new AGP in partnership with a local independent school (with EGHC as the anchor club) and/or securing the existing community use of a local AGP.
- Installing LED floodlights at the water based AGP (East Grinstead Hockey Club).

## 4.2 CENTRAL AREA (HAYWARDS HEATH, LINDFIELD, CUCKFIELD)

### Central Area - Provision for Football

#### Issue

- Clubs such as Cuckfield Town FC, Cosmos Rangers FC and Sporting Lindfield FC – whose membership/team numbers may well increase with the new teams generated - aspire to promotion and better facilities to enable them to meet league requirements.
- There is demand from a number of teams for access to additional provision to enable them to play matches due to backlogs/games called off etc.
- Demand analysis shows the need in the centre and south of the district for a minimum of one/two additional 3G FTPs.
- Haywards Heath Town Colts have just 6 teams playing across 3-4 sites. Club would like to have a central base for these other teams within the town.
- Analysis shows that there is a need for a minimum of two pitches to meet training requirements for existing clubs. There are currently two 3G FTPs (Oathall Community School in Haywards Heath and Warden Park Academy in Cuckfield); both are full during the week for football training and there is little room for growth. An additional 3G FTP or equivalent is required over the life of the Study

#### Options

- Possible sites for 3G FTP provision include:
  - Land adjacent to Finches Field, Pease Pottage (in association with Crawley Town FC) (which although some distance from Haywards Heath could meet some demand).
  - There is considerable land available at St Francis Sports and Social Club, Haywards Heath for a number of full size grass and/or artificial turf pitches. This needs to be considered alongside the CfCS options as the two will impact on each other and each site has the ability to cater for clubs in the centre/south of the district. The site could accommodate two artificial grass pitches plus an adult and/or two junior football pitches. 3G FTP facilities here could:
    - meet demand for training in the area
    - provide a home for Haywards Heath Town youth
    - provide local senior clubs in Haywards Heath with the opportunity to play on a higher grade pitch
    - meet demand for facilities to accommodate backlogs at the end of the season
    - provide a facility for tournaments

### Central Area - Provision for Cricket

#### Issues

- In Haywards Heath in particular – 2 successful cricket clubs (Haywards Heath CC and Lindfield CC) both at capacity – running more than 2 Saturday sides and range of juniors. Currently using three sites – Haywards Heath Recreation Ground (Clair Park), Hickman's Lane and Lindfield Common. Access to additional sites is required.

*Options:*

- Possible use of non turf wicket at Oathall Community College?
- Development of cricket pitch at Whiteman's Green.
- Use of Haywards Heath college campus in the future.

**Central Area - Provision for Rugby**

*Issues*

- The senior club in the district – Haywards Heath RFC – are based at Whiteman's Green where there are 3 pitches and a training pitch. There are issues over maintenance and drainage of the pitches. The training pitch is floodlit but becomes worn with excessive use. The changing facilities are outdated and do not meet requirements of the current games.

*Options*

- Support for rebuild of rugby clubhouse to accommodate women and girls.
- Provision of floodlights for the main rugby pitch?
- Improvements to drainage and maintenance.

**Central Area - Provision for Hockey**

*Issues*

- There is a need for an additional sand based AGP to serve hockey in the centre/south of the district. The area supports 3 clubs – one men's (St Francis), one ladies (Burgess Hill) and one mixed (Mid Sussex DC). All clubs use the two sand based pitches at The Triangle and St Paul's Catholic College for matches (and other independent school provision to enable them to fulfil their training and matchplay requirements).
- St Francis Sports & Social Club has a long association with hockey. St Francis hockey club was originally based here on a grass pitch but no longer plays on site. The Sports & Social Club does however provide clubhouse facilities for the three hockey clubs in the area - Burgess Hill, Mid Sussex and St Francis hockey clubs.

*Options*

- As stated under Provision for Football, there is considerable land available at St Francis Sports and Social Club, Haywards Heath for a number of full size grass and/or artificial turf pitches. This needs to be considered alongside the CfCS options as the two will impact on each other and each site has the ability to cater for clubs in the centre/south of the district. The site could accommodate two artificial grass pitches plus an adult and/or two junior football pitches. It is therefore a possible site for a sand based AGP.

### 4.3 SOUTH AREA (BURGESS HILL, HASSOCKS, HURSTPIERPOINT)

#### South Area - Provision for Football

##### Issues

- Football provision in the south of the district is fragmented. There are many one or two pitch sites dotted around - Sidney West, Worlds End Playing Fields, Leylands Park, West End Farm – and no site emerges as a premier site.
- The 3 adult, 6 youth and up to 4 mini teams generated by the Northern Arc development– will require access to 1/2 adult, 3 youth and 2 mini pitches. There is spare capacity to accommodate adult play – the pressure point is around youth pitches as there is little spare capacity.
- Clubs such as Burgess Hill Albion FC – whose membership/team numbers may well increase with the new teams generated - aspire to promotion and better facilities to enable them to meet league requirements.
- Burgess Hill Town FC will require alternative, replacement facilities if their current site is developed for housing.
- There are three youth football clubs in the Burgess Hill/Hassocks area which are playing across multiple sites and struggle to find enough provision:
  - Hassocks Juniors FC and Hassocks Phoenix FC run 22 teams across 5 sites in Hassocks. Both clubs require additional pitches, particularly as younger teams move up through the age groups.
  - Hurstpierpoint Colts FC also play 12 teams across 3 sites within Hurstpierpoint and would like to be based at one site. There may be options for more teams to be based at Court Bushes, subject to drainage improvements.
  - Marle Place Wanderers FC play 9 teams across 4 sites in Burgess Hill
  - In addition, Burgess Hill FC would welcome access to more pitches for its youth section to expand.
- The South area has 76 teams which again requires a minimum of two 3G FTPs to meet demand for football training. There are two pitches currently – one at Burgess Hill Academy (also known as Oakmeeds) and one at Hassocks Sports Centre (Downlands Community School). Both are almost at capacity for training, although there is spare capacity at weekends for matchplay. It is recommended that an additional 3G FTP pitch be provided within the South of the district.
- Usage of the three sites in Hurstpierpoint - Fairfield Recreation Ground, Court Bushes and Berrylands by both football and cricket clubs - needs to be considered together and rationalised.
- There have been strong representations for some type of artificial pitch provision to serve the Hurstpierpoint area, preferably within the immediate locality.

##### Options

- Site with minimum of 3 no. grass pitches of varying youth sizes to form a hub site for youth football. Ideally 1 x 9v9, 1 x 7v7 and 1x 5v5 (will also be able to use 3G) Anchor club to come from the wider area – Marle Place Wanderers may be able to relocate here. Possible site: CfCS
- A floodlit 3G FTP to:
  - provide matchplay facilities for two senior football teams (and possibly more if kick off times are able to be staggered on Saturdays)
  - matchplay facilities for junior football club(s) based at the site
  - meet unmet demand for football training facilities for both adult and youth teams in the South/Burgess Hill area.
- Possible sites for floodlit 3G FTP:
  - CfCS

- Court Bushes Recreation Ground.
- Explore if more youth football teams could be accommodated at Court Bushes Recreation Ground if drainage was improved.
- Possibility of upgrading to stadium pitch to accommodate Hurstpierpoint FC (or to some type of football turf pitch (probably not full size) to accommodate training and junior matchplay) at Court Bushes Recreation Ground.
- Improve pitch drainage at Berrylands to assist Hurstpierpoint Colts (not suitable site for 3G FTP provision because cricket field also).
- Indoor space for futsal (CfCS).
- Potential for additional grass pitch at Downlands School.

## South Area - Provision for Cricket

### *Issues*

- St Johns Park (St John's CC) operating at capacity and club states that it would benefit from access to another, second, ground.
- The modelling suggests that the Northern Arc development will generate between 4-5 adult and 4-5 junior up to 5 adult and 5 junior teams which would suggest the need for access to an additional pitch. At present, it appears that increased demand could be accommodated at the two existing Burgess Hill clubs (at Sidney West Sports Ground - St. Andrew's CC in particular) within their current club structure. However, it would ease pressure on facilities at peak times (particularly at St John's CC) to have access to an additional ground at peak times.
- The shortfall in the area is for indoor net training facilities, principally to benefit the local Burgess Hill based clubs but also the wider reaching club community in Haywards Heath.
- Usage of the three sites in Hurstpierpoint - Fairfield Recreation Ground, Court Bushes and Berrylands by both football and cricket clubs - needs to be considered together and rationalised.

### *Options*

- Increasing usage of cricket pitch at Sidney West.
- The provision within the CfCS of an indoor Cricket-specific or Cricket prioritised facility, which would ultimately mean a (minimum) 3-lane net facility with appropriate flooring and individually retractable netting. This would benefit the local Burgess Hill based clubs, and also the wider reaching club community in Haywards Heath and potentially further afield within Mid Sussex.
- Depending on the outcome for Southway Recreation Ground, a cricket pitch could be provided here to accommodate overflow/junior play from the Burgess Hill cricket clubs (potentially the ground could provide both a cricket pitch and one rugby pitch).
- Sussex Cricket Board support work on new pavilion project at Fairfield Recreation Ground, Hurstpierpoint.
- Improvements to maintenance of cricket outfield at Fairfield Recreation Ground, Hurstpierpoint.
- Consider improvements to quality of cricket pitch playing surface at Berrylands, to enhance value as a cricket site and encourage more play as second ground for Hurstpierpoint CC.

## South Area - Provision for Rugby

### Issues

- Burgess Hill RFC's facilities at Southway Recreation Ground are currently deemed inadequate against RFU changing/ clubhouse specifications and the club playing activity. The club is served by one floodlit pitch and one unlit pitch on site with poor drainage. From November onwards the club moves all its training activity to the 3G FTP at Burgess Hill Academy (Oakmeeds) as floodlighting is inadequate and the ground cannot cope with the increased usage and midweek equivalent matchplay training sessions without becoming severely damaged.
- To accommodate all its current playing and training match equivalent (ME) sessions on site (and meet the development of girls' rugby at the club and demand from the Northern Arc development which is for just under half a pitch), the club requires capacity for at least 8 ME sessions per week; the current capacity of the pitches is shown to be between 2 and 3 ME sessions per week. Thus, access to additional pitch provision is required (a minimum of 3 pitches in total, including a World Rugby compliant Reg 22 3G surface capable of accommodating rugby training and matches).
- Social facilities at Southway Recreation Ground are an important part of the rugby clubs' income stream. Enhancements are required, especially to cater for growth in women's rugby.

### Options

- Maintain Southway as a site for rugby (2 grass pitches) and invest in drainage improvements and clubhouse enhancements to increase capacity of the site and meet needs of women and girls. Access to additional pitch provision will still be required.
- Additional pitch provision could be available at the CfCS as follows:
  - Either World Rugby compliant Reg 22 3G pitch (principally for training and adult matchplay; junior play to be focused at Southway Recreation Ground).
  - Additional grass rugby pitch for 1st and 2nd team only; Training and junior play to be maintained at Southway Recreation Ground.
- S106 monies are available to provide better pitch drainage at Southway and to enhance the existing clubhouse (to meet increased usage and requirements of women and girls).
- Maintenance of two rugby pitches with improved drainage and floodlighting plus (enhanced) clubhouse at Southway Recreation Ground. Access to additional provision will still be required.

## South Area - Provision for Hockey

### Issues

- As set out under the Section 4B, the need has been identified for an additional sand based AGP to serve hockey in the centre/south of the district. The area supports three clubs – one men's (St Francis), one ladies (Burgess Hill) and one mixed (Mid Sussex DC). As stated under the Central Area, all clubs use the two sand based pitches at The Triangle and St Paul's Catholic College for matches, and other independent school provision (which is not secured) to enable them to fulfil their training and matchplay requirements. There is no spare capacity at either of the existing public AGPs and all three clubs are having to mix and match facilities and in many cases travel outside the local area to play and train.

- There is no clubhouse base for any of the three south/central hockey clubs at the location where they play their matches. This situation mitigates against the formation of cohesive, stable clubs which can support development work and growth.
- England Hockey and clubs are supportive of double pitch sites, which facilitate tournaments and coaching opportunities and enable senior and junior teams to train alongside each other each other.

#### *Options*

- To provide an additional hockey compliant AGP at The Triangle, Burgess Hill to create a double hub pitch site (most cost effective option).
- To provide a hockey compliant AGP at St Francis Sports and Social Club.
- Options for dedicated clubhouse facilities to serve the hockey hub site principally include:
  - Dedicated space within The Triangle Leisure Centre
  - A separate hockey clubhouse on The Triangle site
  - Continuing with the current arrangement i.e. use of St Francis Sports & Social Club

### **Central/South Area – Provision for Athletics**

#### *Issues*

- Based on current participation and demand for athletics and running activities, the Study recommends the provision of a Compact Athletics Facility in the Centre/South of the District

#### *Options*

- Compact Athletics Facility to be provided (not a full size 8 lane running track). Compact Athletics Facilities are made up of a 'kit of parts' that can be creatively pieced together to give facility solutions to fit a range of sites and budget and enable the essential athletic skills of run, jump and throw to be taught, enjoyed and developed.
- Wherever possible, a running straight of 40-60m (either 4-6 lane) will provide the focal point (with relatively small area requirements of between 399-918 m<sup>2</sup>). This could be provided alongside an artificial grass pitch facility.
- Other elements as space allows might include:
  - Jogging routes; 1000 m running/jogging loop; long jump; throws areas; jumps facilities; high jump; floodlighting and storage building.
- Possible sites include the CfCS.

### **South Area – Centre for Community Sport (CfCS)**

#### *Background*

- The Northern Arc is set out in policy within the adopted District Plan Policy DP9: Strategic Allocation to the north and north-west of Burgess Hill comprising (in part):
  - Strategic mixed-use development.
  - Approximately 3,500 additional homes and associated new neighbourhood centres, including retail, education, health, employment, leisure, recreation and community uses.
  - 25 hectares business park.
  - Two new primary schools (including co-location of nursery provision and community use facilities as appropriate) and a new secondary school campus.

- A Centre for Community Sport in the vicinity of the Triangle Leisure Centre and St Paul's Catholic College.
- The policy requires an allocation-wide masterplan, Infrastructure Delivery Strategy, Phasing Strategy and Financial Appraisal to assist with proper planning for the delivery.

#### *Summary of Issues: General*

- The overall size of the land allocated for the CfCS is 8.6ha. (This excludes the triangular patch to the West of Gatehouse Farm which seems to be heavily wooded and unsuitable).
- The CfCS also includes one hectare of land at The Triangle Leisure Centre, subject to reconfiguration of the car park. The Triangle Leisure Centre is a centre for indoor and outdoor sports activity in Burgess Hill, incorporating a range of facilities. For the purposes of the PPS it has a sand dressed floodlit AGP and 4 floodlit tennis courts and a 12 court indoor sports hall.
- Using the Sport England Playing Pitch Calculator suggests that the predicted 7600 population of the Northern Arc development will give rise to the following number of teams (this includes allowing for other elements including: predicted increases in participation, allowances for deferred, latent and aspirational demand etc, under the relevant sport):
  - 3-4 adult football teams; 5-6 junior football teams; 3-4 mini football teams; 4-5 adult cricket; 4-5 junior cricket; 1 senior rugby; 1 youth rugby and 1 – 2 mini rugby; 1-2 senior hockey and 1 junior hockey.
  - Minimum requirements for additional access to pitches for each sport, plus allowance for rest & recovery/rotation and growth are in the order of: 2 adult football; 3 junior football, 2 mini football, 1 cricket, 1 rugby, 0.5 hockey AGP.

#### *Options*

##### *Sports Facilities*

- Based on the sport specific options for the South Area as detailed above, the CfCS site has been identified as a suitable site for the following new facilities:
  - 3 grass youth football pitches, a 3G Football Turf Pitch, an indoor cricket facility, a Reg 22 World rugby compliant ATP, a compact athletics facility and provision for futsal.
  - A hockey compliant AGP and clubhouse facilities are required at The Triangle to create a double hub pitch site for hockey.
  - These proposals to be subject to further consultation and costed feasibility appraisals.

##### *Ancillary Buildings*

- Subject to constraints of the site, land availability and feasibility studies, these to comprise:
  - Changing facilities for rugby (two changing rooms) adjacent to Reg 22 World Rugby compliant ATP.
  - Changing facilities for football (four changing rooms) adjacent to 3G FTP.
  - Viewing stands alongside both artificial grass pitches.

- Clubhouse comprising changing (four changing rooms) and indoor leisure and social/ancillary facilities, general bar/kitchen/meeting room facility, car parking.

## **PRIORITY PROJECTS**

In line with Sport England's recommendations, the following priority projects are identified (in no particular order), to be considered first by the Study Delivery Group. Those marked with an asterisk to be fast tracked for completion during the first year\*.

- Ashurst Wood Recreation Ground (football)
- East Grinstead Sports Club – (hockey and football)
- Imberhorne Lane Recreation Ground – (football).
- John Pears Field, Ashurst Wood\* (tennis)
- King George Playing Field, Copthorne (multi-sport)
- Ansty Recreation Ground (Pavilion)
- St Francis Sports Ground (multi-sport)
- Whiteman's Green (football and rugby)
- Court Bushes Recreation Ground (football)
- Southway Recreation Ground\* (rugby)
- The Triangle (hockey)

## 5 DELIVERY OF THE STUDY

### DELIVERY OF THE STUDY

5.1 Once the Study has been agreed by the Steering Group it will be adopted by Mid Sussex District Council and form part of its evidence base for future planning documents and for implementing the Mid Sussex District Plan (2014-31).

5.2 The Study Steering Group should provide the basis for membership of a Mid Sussex PPS Delivery Group, which should be formed to oversee the implementation of the study and to monitor progress towards the identified Action Points. Other organisations and individuals may be invited on to the Delivery Group as needed to oversee certain projects. It is recommended that membership should include Active Sussex (County Sports Partnership).

5.3 If there are any other such Delivery Groups already operating to deliver other PPSs in Sussex, possibilities for merging or co-running these groups should be investigated, to make the process more efficient and save officer and stakeholder time. Delivery Group meetings could also be arranged to coincide with NGB meetings or Sport England led seminars.

5.4 The evolving context of participation in sport and active recreation means that monitoring and review of the study is as important as the initial preparation of the document to ensure it remains sufficiently robust. There are considerable time and cost implications of monitoring and progressing the Study and a way needs to be found to make it efficient and effective.

5.5 Initial features of the group's terms of reference may include:

- The Delivery Group to meet initially (within three months of adoption) to agree which of the actions should be taken forward in the short term (1-2 years); medium term (3-5 years) and longer term (5-10 years), and also agree who the main partners should be in taking the relevant actions forward. The grid set out below (Figure 1) can be used to assess priorities from within the many projects proposed. Following this to meet at agreed intervals.

- The Delivery Group should meet periodically to inform and discuss the annual progress summary and agree next steps, and ideally provide a conduit to improve coordination with work on the agreed actions.

- The Council should maintain the PPS database underpinning the Study (Stage B Database) and ensure data is kept up to date and communicated through the steering group to relevant bodies.

5.6 The Delivery Group will be committed to advancing the study and keeping it up to date through:

- Monitoring the delivery of the recommendations and actions and identifying any changes that are required to the priority afforded to each action.

- Recording changes to the pitch stock in the area and evaluating the impact of this on the supply and demand information.
  - Assessing the impact of changes to participation, including changing trends and the development of new formats of the game as well as affiliation data for each of the National Governing Bodies of Sport.
  - Assessing the impact of demographic changes and new population estimates / housing growth.
  - Analysis of funding sources and new funding opportunities for the provision/improvement of sports facilities.
  - Reviewing growth of emerging sports, their participation rates, facilities available for them and likely facilities necessary for their support and development. When undertaking sports related site development or enhancement, the following issues should also be considered
- 5.7
- Financial viability.
  - Degree of deliverability.
  - Security of tenure.
  - Planning permission requirements and any foreseen difficulties in securing permission.
  - Adequacy of existing finances to maintain existing sites.
  - A Business Plan/Masterplan – including financial package for creation of new provision where need has been identified.
  - Analysis of the possibility of shared site management opportunities.
  - The availability of opportunities to lease sites to external organisations.
  - Options to assist community groups to gain funding to enhance existing provision.
  - Negotiation with landowners to increase access to private strategic sites.
  - Impact on all sports that use a site regardless of the sport that is the subject of enhancements.
- 5.8
- A key factor is the deliverability of the scheme – whether funding has been allocated and whether the structure is already in place to deliver it. Schemes need to be fluid and flexible and able to adapt quickly to change. There will be some elements of schemes that have quick, easy ‘wins’ – enhancements for example.
- 5.9
- Any Football Foundation investment will be targeted towards projects identified in the Local Football Facilities Plan and will concentrate on 3+ adult pitch or equivalent sites. (LFFP identified projects are identified in the Indicative Implementation Plan).

**Fig.1 SUGGESTED MATRIX FOR ASSESSING PRIORITY OF KEY SITES/PROJECTS (as developed by belap consultants)**

<b>3</b>	<b>High priority/rating</b>
<b>2</b>	<b>Medium priority/rating</b>
<b>1</b>	<b>Low priority/rating</b>

<b>S</b>	<b>Short term: 1-2 years</b>
<b>M</b>	<b>Med. 2-5 years</b>
<b>L</b>	<b>Long term: 5 years +</b>

Site Ref	Site/Project Name	Proposed Project Summary	Funding already committed/earmarked (e.g. \$106)	RATING			SUPPORT			OTHER INDICES								Notes		
				Impact on activity	Impact on sport development	Impact on community development	MSDC Priority	NGB Priority	Town/Parish Council Priority	Multi sport opportunity	Partnership project	Enhancement in quality	Protect existing provision	Meet identified deficiencies	Readiness/Deliverability	Sustainable & viable location	Health and Wellbeing		Timescale	

## FUNDING AND ONGOING ACTIONS

- 5.10 Funding of sport and recreation facilities is often difficult and the many demands on development obligations result in complex viability negotiations with the needs of e.g. affordable housing, balanced against the needs of social and community infrastructure.
- 5.11 In practice commuted sums for sports provision will be required for all but the largest developments. The Northern Arc development area is required to deliver significant sports provision and this will include delivery of facilities, land, and/or commuted sums.
- 5.12 A review of Mid Sussex planning obligations shows that over £1.3m has been spent on sports facilities over the past 5 years and there is over £4m of committed obligations that have not yet reached the trigger for payment. This successful ongoing programme of delivery can be further supported through integration of the results of the Playing Pitch Study with the Infrastructure Delivery Plan.
- 5.13 Mid Sussex has been proactive in working with communities to deliver neighbourhood plans and many of these have sport and recreation infrastructure identified so ongoing liaison with Town and Parish Councils will be important.

### *Infrastructure Delivery Plan*

- 5.14 The results of the Playing Pitch Study can be referenced in the IDP to outline projects and a programme of delivery. The relevant category is 'Sport and recreation' and includes facilities such as sports pitches and pavilions, playspace, kickabout areas, parks, recreation grounds and other open space.
- 5.15 Maintenance payments through developer contributions are unlikely to cover full costs for maintenance and operational funds have to come from other budgets. Further work needs to be done out to identify and potentially replicate best practice elsewhere. Projects involving education sites might also be funded through separate national capital funds. Other potential funding sources may include the following.
- 5.16 Sport England and National Governing Bodies (NGBs) have capital funds. These can make a major contribution to key local capital projects and the identification of projects through the playing pitch study process should help increase prospects for the funding of some key projects. Priorities are set out within their facilities plans as follows:
- **The FA** National Game Strategy for Participation and Development 2018-2021
  - **English Cricket Board:** 'Inspiring Generations - Strategy Document January 2019'.
  - The **Rugby Football Union** Strategic Plan 2017 - 2021
  - **England Hockey** Strategy 'A Nation where Hockey Matters' 2017 - 2021

- 5.17 In some sports, funding through TV rights is already having a major impact on supporting grass roots initiatives.
- 5.18 Active Sussex, Sport England and various NGB county and regional offices can advise on specific funding opportunities available specifically for pitch sports locally. The National Lottery has a website allowing potential applicants to search for sources of external funding based on the nature of the project. <http://www.lotterygoodcauses.org.uk/funding-finder> .
- 5.19 Other than the recommendations in the Indicative Implementation Plan in Section 6, it will be important for the Council to provide complementary guidance through their planning policies, and these should cover the following.
- Include policies and proposals in the Development Plan which are consistent with National Planning Policy Framework guidance and, in particular, include reference to the recommendations contained in this Section. Strategic policies included in the Local Plan should set out expected requirements and formulae for the provision of facilities and open space and specify that sums for offsite delivery may be required.
  - Where strategic development sites or new communities are being considered there should be early identification of suitably sized level areas which can be safeguarded for provision of playing pitches.
  - Include proposals that cover the relevant recommendations contained in the Action Guide where the location and/or site of new or improved provision is determined.
  - In assessing all options, the potential for developing/improving bone fide community facilities on existing and new school sites should be considered.
  - Finally, it will be helpful to enshrine the preservation of recreation land in the Local Development Plan to ensure proposals to develop and use facilities contrary to the recommendations of this assessment and any subsequent study and delivery plan, they should only be approved where:
    - an assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
    - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
    - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'
    - *Please see Policies DP20 and DP24 of the District Plan and the Development Infrastructure and Contributions SPD 2018 which cover many of the above points.*

## 6 INDICATIVE IMPLEMENTATION PLANS (SEPARATE DOCUMENT)

6.1 Section 6 sets out Indicative Implementation Plans as follows:

- A North Area – East Grinstead and environs
- B Crawley Fringe Area - Crawley Down/Cophorne/Worth
- C Central Area - Haywards Heath, Lindfield, Cuckfield
- D South Area - Burgess Hill, Hassocks, Hurstpierpoint
- E Strategic Objectives (General, District Wide)

6.2 Progress against the Indicative Implementation Plans and the potential for additional actions will be considered at meetings of the Playing Pitch Study Delivery Group as detailed in Section 5.

6.3 Indicative time frames and/or priorities are given as follows (although it is recognised that many actions will run concurrently and/or take advantage of opportunities arising):

- 1 Ongoing and very important; to be addressed in short term (1-5 years)
- 2 Important: to be addressed in medium term (6-10 years)
- 3 During the remainder of the life of the Study (Over 10 years)

Priority Projects are denoted accordingly\*

6.4 Acronyms used in the Study and Indicative Implementation Plan are as follows:

<b>3G FGP</b>	Football Turf Pitch
<b>AS</b>	Active Sussex
<b>AGP</b>	Artificial Grass Pitch
<b>CfCS</b>	Centre for Community Sport
<b>Comm. Org.</b>	Community Organisation
<b>CUA</b>	Community Use Agreement
<b>ECB</b>	England Cricket Board
<b>EH</b>	England Hockey
<b>FA</b>	Football Association/Sussex FA
<b>FF</b>	Football Foundation
<b>SCB</b>	Sussex Cricket Board
<b>LFFP</b>	Local Football Facilities Plan
<b>LTA</b>	Lawn Tennis Assn
<b>MSDC</b>	Mid Sussex District Council
<b>MUGA</b>	Multi Use Games Area
<b>NGBs</b>	National Governing Bodies
<b>NTW</b>	Non Turf Wicket
<b>P/TC</b>	Parish/Town Council

<b>PC</b>	Parish Council
<b>RFU</b>	Rugby Football Union
<b>SE</b>	Sport England
<b>TC</b>	Town Council
<b>TGR</b>	Team Generation Rate
<b>VQA</b>	Visual Quality Assessment

6.5 In the Indicative Implementation Plans, cost estimates used in the cost bandings are taken from the latest version (2nd quarter 2018) of the Facilities Costs Datasheet provided by Sport England

L – Low (<£50k); M – Medium (£50k-250k); H - High (£250k+)

## 7 APPENDIX 1: NOTE ON PROJECTED HOUSING GROWTH

### Projected Housing Growth

7.1 Table 1 set out the projected housing growth over the life of the Study, as below:

Sub Area	Minimum requirement over Plan Period	Commitment/ completions (as at April 1st 2018)	Minimum Residual from 2018 onwards (accounting for commitments and completions)
North of the District (Ashurst Wood, East Grinstead, Turners Hill, West Hoathly)	2,773	1,973	800
Crawley Down area (Cophorne, Crawley Down, Pease Pottage)	1,928	1,878	50
Central part of the District (Haywards Heath, Cuckfield, Lindfield, Ardingly, Balcombe, Handcross, Horsted Keynes, Scaynes Hill, Ansty)	4,069	3,737	332
South of the District (Burgess Hill, Hassocks, Hurstpierpoint, Albourne, Bolney, Sayers Common, Twineham)	7,488	6,708	780
Windfall (84 dwellings per annum)	588		
<b>Total</b>	<b>16,846</b>	<b>14,296</b>	<b>1,962</b>

7.2 Using an occupancy rate of 2.3, the following population will be generated:

**Table A1: Projected housing growth over the life of the Study and estimated population**

Cluster	Minimum requirement over plan period	Additional population accrued*
North	2,773	6,378
Crawley Fringe	1,928	4,434
Central	4,069	9,359
South	7,488	17,222
Windfall	588	1,352
<b>District Total</b>	<b>16,846</b>	<b>38,745</b>

7.2 Examples can be provided in relation to specific settlements within Mid Sussex (to be agreed with MSDC as required). This has been done for the Northern Arc development (7600 population). For the North Sub Area, for example, the 'minimum residual housing units from 2018 onwards' (800 houses) would give rise to a population of 1840 (using an average occupancy rate of 2.3) Using existing Team Generation Rates and the Sport England Playing Pitch Calculator, projected new teams and pitch requirements would be as follows:

	<b>Football</b>	<b>Cricket</b>	<b>Rugby</b>	<b>Hockey</b>
<b>a. Projected new teams from new housing</b>	0.76 adult 1.32 junior 0.78 mini	1.13 senior 1.06 junior	0.12 adult 0.1 junior 0.35 mini	0.28 adult 0.18 junior
<b>b. Pitch requirements from new housing</b>	0.32 adult 0.46 youth 0.35 mini	0.43 pitches	0.15 senior	0.05 pitches
<b>c. How to provide for b. (detail on On-site &amp; Off-site)</b>	EXAMPLE ONLY: Contributions towards enhancements of existing off site provision (e.g. nearby recreation ground with cricket and football facilities) or pooled towards additional new provision of artificial grass pitch			