

Public Document Pack

Mid Devon District Council

Cabinet

Tuesday, 31 August 2021 at 10.00 am
Phoenix Chamber, Phoenix House, Tiverton

Next ordinary meeting
Tuesday, 28 September 2021 at 10.00 am

PLEASE NOTE: this meeting will take place at Phoenix House, but members of the Public and Press can and should attend via Zoom only. Please do not attend Phoenix House without prior agreement. The attached Protocol for Hybrid Meetings explains how this will work.

Join Zoom Meeting

<https://zoom.us/j/98487861864?pwd=V0NDWXRJc0pKMnd4S1Z2dXhldzdwUT09>

Meeting ID: 984 8786 1864

Passcode: 007474

One tap mobile

08000315717,,98487861864#,,, *007474# The United Kingdom Toll-free

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Meeting ID: 984 8786 1864

Passcode: 007474

Membership

Cllr R M Deed

Cllr R J Chesterton

Cllr Mrs C P Daw

Cllr R Evans

Cllr D J Knowles

Cllr B A Moore

Cllr C R Slade

Cllr Mrs N Woollatt

AGENDA

Members are reminded of the need to make declarations of interest prior to any discussion which may take place

1. **Apologies**
To receive any apologies for absence.
2. **Protocol for Hybrid Meetings** (Pages 5 - 12)
To note the protocol for hybrid meetings.
3. **Public Question Time**
To receive any questions relating to items on the Agenda from members of the public and replies thereto.
4. **Declarations of Interest under the Code of Conduct**
Councillors are reminded of the requirement to declare any interest, including the type of interest, and reason for that interest, either at this stage of the meeting or as soon as they become aware of that interest.
5. **Minutes of the Previous Meeting** (Pages 13 - 20)
Members to consider whether to approve the minutes as a correct record of the meeting held on 3 August 2021.
6. **Housing Strategy Consultation Draft** (Pages 21 - 88)
Following consideration of the draft Housing Strategy by the Homes Policy Development Group and the Scrutiny Committee, the following recommendations have been made:

The Homes Policy Development Group at its meeting on 20th July 2021: have recommended to the Cabinet that the draft Housing Strategy 2021 – 2025, attached at annex 1, be approved for external and public consultation.

The Scrutiny Committee at its meeting on 16 August 2021 have recommended that the strategy be approved for consultation subject to:
 - Net Zero Carbon terminology be consistent throughout the strategy
 - The Project Board to only reference job titles and not named individuals
7. **Playing Pitch Strategy** (Pages 89 - 196)
To consider a report of the Forward Planning Team Leader requesting the Cabinet to endorse the Mid Devon Playing Pitch Strategy as a technical document that can be used by the Council.

8. **Financial Monitoring**
To receive a verbal report of the Deputy Chief Executive (S151) presenting a financial update in respect of the income and expenditure so far in the year.
9. **Update from the Cabinet Member for Continuous Improvement**
To receive a verbal update from the Cabinet Member on progress in driving improvement in services cross the Council.
10. **Notification of Key Decisions** *(Pages 197 - 208)*
To note the contents of the Forward Plan.
11. **3 Rivers Developments Limited Update Report** *(Pages 209 - 232)*
To consider an update report from the Deputy Chief Executive (S151).
12. **Access to Information - Exclusion of the Press and Public**
During discussion of the following item it may be necessary to pass the following resolution to exclude the press and public having reflected on Article 12 12.02(d) (a presumption in favour of openness) of the Constitution. This decision may be required because consideration of this matter in public may disclose information falling within one of the descriptions of exempt information in Schedule 12A to the Local Government Act 1972. The Cabinet will need to decide whether, in all the circumstances of the case, the public interest in maintaining the exemption, outweighs the public interest in disclosing the information.
- To consider passing the following resolution so that exempt information may be discussed.
- Recommended** that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).
13. **Lessons learned from the disposal of Park Nursery** *(Pages 233 - 238)*
At the Cabinet meeting held on the 13 May 2021, during the discussion on the monthly performance update from 3Rivers, it was proposed that the Council reflected on the process taken to dispose of the old Grounds Maintenance depot (Park Nursery), Park Road, Tiverton and to consider whether there were any lessons that could be learned.
- The Audit Committee at its meeting on 27 July 2021 undertook such a review and its views will be reported to the Cabinet.

Covid-19 and meetings

From 7 May 2021, the law requires all councils to hold formal meetings in person. However, the Council is also required to follow government guidance about safety during the pandemic. The Council will enable all people to continue to participate in meetings via Zoom.

You are strongly encouraged to participate via Zoom to keep everyone safe - there is limited capacity in meeting rooms if safety requirements are to be met. There are restrictions and conditions which apply to those in the building and the use of the building. You must not attend a meeting at Phoenix House without complying with the requirements in the new protocol for meetings. You must follow any directions you are given.

Please read the new meeting protocol which is available here:
<https://democracy.middevon.gov.uk/documents/s21866/aaaaHybridMeetingProtocolMay2021.pdf>

If you want to ask a question or speak, email your full name to Committee@middevon.gov.uk by no later than 4pm on the day before the meeting. This will ensure that your name is on the list to speak and will help us ensure that you are not missed – as you can imagine, it is easier to see and manage public speaking when everyone is physically present in the same room. Notification in this way will ensure the meeting runs as smoothly as possible.

If you would like a copy of the Agenda in another format (for example in large print) please contact Sally Gabriel on:

E-Mail: sgabriel@middevon.gov.uk

Public Wi-Fi is available in all meeting rooms.

1.

Mid Devon District Council – Hybrid Meeting Protocol

1. Introduction

Remote meetings via Zoom have been used during the Covid-19 pandemic in accordance with the temporary legislation. That legislation ceases to apply from 7 May 2021. However, Covid-19 legislation and guidance continues in place and this places specific requirements for meetings in relation to health and safety, risk assessments and related matters.

The Council has therefore put in place temporary arrangements which will enable meetings to take place in compliance with legislation, whilst providing alternative participation opportunities to maintain a Covid-19 safe environment. All are asked to remember that the Council's offices at Phoenix House are not just meeting rooms – they are the place of employment for many and there are implications beyond just how the meetings are held.

The arrangements set out in this Protocol will apply to meetings from 7 May 2021 to (and including) 30 June 2021, unless the Council decides to change, curtail or extend them. At the date of this Protocol, it is expected that arrangements may change later this year – because the Government may change the law, the Covid-19 pandemic may have further receded and/or the Council makes alternative arrangements.

2. Hybrid arrangements – how will they work?

The primary objective is to ensure that meetings can continue as safely as possible and that the rights of Members and the Public are not diminished simply because the meeting is being held through a mix of online and face-to-face means. The Chairman will retain control and discretion over the conduct of the meeting and the Zoom host will provide administrative support to facilitate the meeting.

Please note that, exceptionally, meeting arrangements may change – in response to legislation, court decisions, or risk. This may include a meeting being postponed, or the hybrid arrangements changing or being withdrawn. We ask that you check the arrangements in advance of joining or attending the meeting.

(a) Members (councillors) entitled to vote

All Members entitled to vote in a meeting must be present in the same room – if they are to be classed as 'present' (count towards the quorum) and to cast a vote. If a Member entitled to vote is not in the room, they may still participate via Zoom (see below), but they will not be present (quorum) nor be able to vote.

(b) Other Members, Officers and the Public

The Council will use Zoom to enable all other Members, officers and the Public to attend and participate in meetings safely. Zoom will be enabled in all public meetings. Those attending the meeting physically will be able to see and hear Zoom participants via the existing large TV/monitor screens in the meeting rooms.

Those on Zoom will be able to hear Members in the room and see them – although this will be a whole room view and there will be no zooming in on individual members. It is essential therefore those Members present in the room use the microphones at all times and identify themselves before speaking.

There will be some Officers in the room – the Committee Administrator, the Zoom host and, at times, an additional support officer. There may also be a meeting room host to manage the safety of the meeting. All other Officers should use Zoom, unless they are specifically invited into the room by the Chairman of the meeting.

3. Zoom

Zoom is the system the Council will be using for those attending Hybrid meetings remotely. It has functionality for audio, video, and screen sharing and you do not need to be a member of the Council or have a Zoom account to join a Zoom meeting.

4. Access to documents

Member Services will publish the agenda and reports for committee meetings on the Council's website in line with usual practice. Paper copies of agendas will only be made available to those who have previously requested this and also the Chair of a meeting.

If any other Member wishes to have a paper copy, they must notify Member Services before the agenda is published, so they can arrange to post directly – it may take longer to organise printing, so as much notice as possible is appreciated.

The Public should continue to access agendas via the Council's website - and are encouraged to do so even after the offices at Phoenix House are open again.

5. Setting up the Meeting for Zoom attendance

This will be done by Member Services. They will send a meeting request via Outlook which will appear in Members' Outlook calendar. Members and Officers will receive a URL link to click on to join the meeting. The Public will use the Zoom details on the front of the agenda. The telephone dial-in via Zoom will also be available.

6. Public Access and Participation

(a) Public Access:

Members of the Public will be able to use a web link and standard internet browser. This will be displayed on the front of the agenda. Members of the Public should attend a meeting via Zoom, unless there are exceptional circumstances justifying attendance in person.

If any member of the Public still wishes to attend in person, they must notify Member Services **at least 3 working days before the meeting**. Notifications must be sent by email to:

Committee@middevon.gov.uk

Day of meeting	Notice given by
Monday	Previous Wednesday
Tuesday	Previous Thursday
Wednesday	Previous Friday
Thursday	Monday
Friday	Tuesday

The meeting risk assessment may need to be updated. Member Services will liaise with the Chief Executive, Monitoring Officer and the Chairman of the meeting. A decision will be taken on whether attendance in person can be safely accommodated.

(b) Public Participation (speaking):

Public questions will continue in line with the Council's current arrangements as far as is practicable. However, to ensure that the meeting runs smoothly and that no member of the public is missed, all those who wish to speak must register **by 4pm on the day before the meeting**. They should email their full name to Committee@middevon.gov.uk. If they wish to circulate their question in advance, that would be helpful.

At public question time, the Chair will ask each registered person to speak at the appropriate time. In the normal way, the public should state their full name, the agenda item they wish to speak to **before** they proceed with their question. Unless they have registered, a member of the public may not be called to speak, except at the discretion of the Chairman.

If a member of the public wishes to ask a question but cannot attend the meeting for whatever reason, there is nothing to prevent them from emailing members of the Committee with their question, views or concern in advance. However, if they do so, it would be helpful if a copy could be sent to Committee@middevon.gov.uk as well.

7. Arrangements for any person attending meetings at Phoenix House

Anyone attending a meeting in person must observe the following requirements:

- (a) For non-voting members, officers and the Public – are there exceptional circumstances to justify attending? If so, please notify in advance and in paragraph 6 above. It is essential that the Council knows who is attending and how many will be in the room, so that the meeting risk assessment can be updated.

- (b) Do not attend if you: have any symptoms of Covid-19; are self-isolating (with or without a positive Covid-19 test); or are in a period of post-travel quarantine.
- (c) Wear a mask at all times except when invited to speak by the Chairman of the meeting. If you have a medical exemption for wearing a mask, please attend via Zoom unless you are a Member who must attend to vote.
- (d) Use the hand sanitiser which is available in the building.
- (e) Follow the directions for entering, moving around and exiting the building. Follow the instructions of any Officer present to manage the safety of the meeting and/or the Chairman.
- (f) Sign into the meeting if requested to do so – you may be asked to leave contact details
- (g) Enter and leave the building promptly – do not gather inside after the meeting has finished, or during any break in the meeting
- (h) Bring your own water/refreshments, as these will not be available for the time being.
- (i) Maintain social distancing throughout – this is 2 metres apart, or 1 metre with additional safeguards (e.g. face masks).

8. Starting the Meeting

At the start of the meeting, the Member Services Officer will check all required attendees are present and that there is a quorum. If there is no quorum, the meeting will be adjourned. This applies if, during the meeting, it becomes inquorate for whatever reason.

The Chair will remind all Members, Officers and the Public attending via Zoom that **all microphones must be muted**, unless and until they are speaking. This prevents background noise, coughing etc. which is intrusive and disruptive during the meeting. The Hosting Officer will enforce this and will be able to turn off participant mics when they are not in use.

9. Declaration of Interests

Members should declare their interests in the usual way. A Member with a disclosable pecuniary interest is required to leave the room. If they are attending via Zoom, they will be moved to the waiting room for the duration of the item.

10. The Meeting and Debate

- (a) For Members and Officers physically present

Each member should raise their hand to indicate a request to speak. When called, they must identify themselves for the recording and for the benefit of those attending via Zoom. The microphone must be used when speaking – standing will make it difficult for those on Zoom to hear and is discouraged, including at meetings of Full Council.

(b) For any person attending via Zoom

The Council will not be using the Chat function. The Chairman will call speakers in accordance with the usual rules i.e. either at Public Question Time, or for Members and Officers, when they raise their Zoom hand to speak.

No decision or outcome will be invalidated by a failure of the Chair to call a member to speak – remote management of meetings is intensive and the Hybrid arrangements are likely to be more so. It is reasonable to expect that some requests will be inadvertently missed from time to time.

When referring to reports or making specific comments, Members and Officers should refer to the report and page number whenever possible. This will help all present or in attendance to have a clear understanding of what is being discussed.

11. Voting

Voting for meetings in person is normally through a show of hands. The Member Services Officer will announce the numerical result of the vote for the benefit of those attending via Zoom.

12. Meeting Etiquette Reminder for Zoom attendees

- Mute your microphone – you will still be able to hear what is being said.
- Only speak when invited to do so by the Chair.
- Speak clearly and please state your name each time you speak
- If you're referring to a specific page, mention the page number.

13. Part 2 Reports and Debate

There are times when council meetings are not open to the public, when confidential, or “exempt” issues – as defined in Schedule 12A of the Local Government Act 1972 – are under consideration.

If there are members of the public and press attending the meeting, then the Member Services Officer will, at the appropriate time, remove them to a waiting room for the duration of that item. They can then be invited back in when the business returns to Part 1.

Please turn off smart speakers such as Amazon Echo (Alexa), Google Home or smart music devices. These could inadvertently record phone or video conversations, which would not be appropriate during the consideration of confidential items.

14. Interpretation of standing orders

Where the Chairman is required to interpret the Council's Constitution and procedural rules and how they apply to remote attendance, they may take advice from the Member Services Officer or Monitoring Officer prior to making a ruling. However, the Chair's decision shall be final.

15. Disorderly Conduct by Members

If a Member behaves in the manner as outlined in the Constitution (persistently ignoring or disobeying the ruling of the Chair or behaving irregularly, improperly or offensively or deliberately obstructs the business of the meeting), any other Member may move 'That the member named be not further heard' which, if seconded, must be put to the vote without discussion.

If the same behaviour persists and a Motion is approved 'that the member named do leave the meeting', then (if attending via Zoom) they will be removed as a participant by the Member Services Officer.

16. Disturbance from Members of the Public

If any member of the public interrupts a meeting the Chairman will warn them accordingly. If that person continues to interrupt or disrupt proceedings the Chairman may ask the Member Services Officer to remove them as a participant from the meeting.

17. Technical issues – meeting management

If the Chairman, the Hosting Officer or the Member Services Officer identifies a problem with the systems from the Council's side, the Chairman should either declare a recess while the fault is addressed or, if the fault is minor (e.g. unable to bring up a presentation), it may be appropriate to move onto the next item of business in order to progress through the agenda. If it is not possible to address the fault, the meeting will be adjourned until such time as it can be reconvened.

If the meeting was due to determine an urgent matter and it has not been possible to continue because of technical difficulties, the Chief Executive, Leader and relevant Cabinet Member, in consultation with the Monitoring Officer, shall explore such other means of taking the decision as may be permitted by the Council's constitution.

Where any Member, Officer or the Public experience their own technical problems during the course of a meeting e.g. through internet connectivity or otherwise, the meeting will not be automatically suspended or adjourned.

18. Technical issues – Individual Responsibility (Members and Officers)

Many members, officers and the Public live in places where broadband speeds are poor, but technical issues can arise at any time for a number of reasons. The following guidelines, if followed, should help reduce disruption.

- Join public Zoom meetings by telephone if there is a problem with the internet. Before all meetings, note down or take a photograph of the front page of the agenda which has the necessary telephone numbers. Annex 1 to this protocol contains a brief step-by-step guide to what to expect
- Consider an alternative location from which to join the meeting, but staying safe and keeping confidential information secure. For officers, this may mean considering whether to come into the office, subject to this being safe and practicable (childcare etc.)
- Have to hand the telephone number of someone attending the meeting – and contact them if necessary to explain the problem in connecting
- Officers should have an ‘understudy’ or deputy briefed and on standby to attend and present as needed (and their telephone numbers to hand)

Phone only access to zoom meetings

(Before you start **make sure you know the Meeting ID and the Meeting Password**) – Both of these are available on the agenda for the meeting

Call the toll free number either on the meeting agenda or on the Outlook appointment (this will start with 0800 --- ----)

(Ensure your phone is on 'speaker' if you can)

A message will sound saying *"Welcome to Zoom, enter your meeting ID followed by the hash button"*

- **Enter Meeting ID followed by #**

Wait for next message which will say *"If you are a participant, please press hash to continue"*

- **Press #**

Wait for next message which will say *"Enter Meeting Password followed by hash"*

- **Enter 6 digit Meeting Password followed by #**

Wait for the following two messages:

"You are currently being held in a waiting room, the Host will release you from 'hold' in a minute"

Wait.....

"You have now entered the meeting"

Important notes for participating in meetings

Press ***6** to toggle between **'mute' and 'unmute'** (you should always ensure you are muted until you are called upon to speak)

If you wish to speak you can **'raise your hand'** by pressing ***9**. Wait for the Chairman to call you to speak. The Host will lower your hand after you have spoken. Make sure you mute yourself afterwards.

MID DEVON DISTRICT COUNCIL

MINUTES of a **MEETING** of the **CABINET** held on 3 August 2021 at 10.00 am

Present

Councillors

R M Deed (Leader)
R J Chesterton, R Evans, D J Knowles,
B A Moore, C R Slade and Mrs N Woollatt

Also Present

Councillor(s)

Mrs C P Daw, S J Clist, L J Cruwys, R J Dolley and
B G J Warren

Also Present

Officer(s):

Stephen Walford (Chief Executive), Andrew Jarrett (Deputy Chief Executive (S151)), Jenny Clifford (Head of Planning, Economy and Regeneration), Maria De Leburne (Operations Manager Legal and Monitoring), Andrew Busby (Corporate Manager for Property, Leisure and Climate Change), Paul Deal (Corporate Manager for Finance), Darren Beer (Operations Manager for Street Scene), Philip Langdon (Solicitor), Mike Lowman (Building Services Operations Manager), Vicky Lowman (Environment and Enforcement Manager), Chris Scobie (Cullompton High Street Heritage Zone Project Officer), Deborah Sharpley (Solicitor), Tanya Wenham (Lead Officer Private Sector Housing), Clare Robathan (Policy and Research Officer), Sarah Lees (Member Services Officer) and Sally Gabriel (Member Services Manager)

39. APOLOGIES (00-03-05)

There were no apologies for absence (Cllr Mrs Daw appearing via Zoom).

40. PROTOCOL FOR HYBRID MEETINGS (00-03-10)

The protocol for remote meetings was noted.

41. PUBLIC QUESTION TIME (00-03-30)

There were no members of the public present.

42. DECLARATIONS OF INTEREST UNDER THE CODE OF CONDUCT (00-03-38)

Members were reminded to make any of declarations of interest when necessary.

43. **MINUTES OF THE PREVIOUS MEETING (00-04-00)**

The minutes of the previous meeting were approved as a correct record and signed by the Chairman.

44. **MRS JENNY CLIFFORD - HEAD OF PLANNING, ECONOMY AND REGENERATION**

The Leader informed those present that Mrs Jenny Clifford (Head of Planning, Economy and Regeneration) would be leaving the Council and that this would be her last attendance at a Cabinet meeting after 23 years service; she had undertaken sterling work, her knowledge would be a loss to the Council and she would be greatly missed. He wished her well for the future.

45. **MEETING MANAGEMENT (00-07-10)**

The Leader informed the meeting that he intended to take items 10 and 11 on the agenda as the next items of business.

46. **CULLOMPTON HIGH STREET HERITAGE ACTION ZONE PUBLIC REALM ENHANCEMENT PROJECT (00-07-16)**

The Cabinet had before it a *report of the Head of Planning, Economy and Regeneration advising Members on the results for the procurement of consultants on the Cullompton High Street Heritage Action Zone Town Centre Public Realm Enhancement Design.

The Cabinet Member for Planning and Economic Regeneration outlined the contents of the report stating that Historic England had awarded a High Street Heritage Action Zone (HAZ) to Cullompton, following a successful bid by this Council. The administration of the HAZ programme of works rested with this Council through to March 2024 and included public realm improvements around the Higher Bullring delivered in partnership with Devon County Council.

The report covered the appointment of the preferred selected consultants based on an open tender process.

The scope of work was for landscape/ public realm design services up to the Royal Institute of British Architects (RIBA) stage 3 (spatially coordinated design), to cover the town centre of Cullompton from the Higher Bullring through the Fore Street to the Lower Bullring.

The funding for this procurement, as well as the funding for the implementation of works to the selected Higher Bullring area, was being provided as part of the wider High Street Heritage Action Zone (HSHAZ) programme in Cullompton which had already been agreed. Evaluation criteria set out in the tender document established that price formed 40% of the total score available, with 60% allocated to quality based around a series of questions the tenderers were required to answer.

RESOLVED that the concept design contract for Cullompton Town Centre Public Realm Enhancement Design be awarded to Supplier 4.

(Proposed by Cllr R J Chesterton and seconded by Cllr Mrs N Woollatt)

Reason for the decision –there was a need to confirm the award of the tender to enable the specified work to be progressed.

Note: *Report previously circulated, copy attached to minutes.

47. **HOUSING INFRASTRUCTURE FUND - UPDATE ON PROJECTS (00-12-00)**

The Cabinet had before it a *report of the Head of Planning, Economy and Regeneration updating Cabinet on the infrastructure projects under the Housing Infrastructure Fund (HIF) totalling £18.2 million, in relation to which the Council had entered grant funding agreements with Homes England and had submitted the initial claims to draw down the first tranches of funding. The report also considered emerging financial considerations and sought instruction from Cabinet at this stage in the project, whilst identifying that there would be future key decision points for both projects.

The Cabinet Member for Planning and Economic Regeneration outlined the contents of the report explaining the status of both schemes as well as considering emerging issues including financial considerations. The risk assessment section recognised the importance of the successful delivery of both schemes, whilst acknowledging that there was increasing pressure on project finances and funding sources.

Work to deliver the projects of corporate significance continued in close liaison with Devon County Council as the delivery partner and with Homes England. There had been considerable progress, including the grant earlier this year of planning permission for the Cullompton relief road scheme and the associated relocation of Cullompton Cricket Club.

The risk profile and degree of financial exposure for the Council was being kept under review and further reporting would be required to inform options at key decision stages. Timescales for both projects remained tight and hence challenging, as did the requirements of the grant fund agreements in meeting milestones. However, efforts continued to be made to de-risk the projects through the early anticipation of problems and mitigating action. The pressure on project cost was significant. In terms of the Cullompton scheme, the Levelling Up Fund bid sought to overcome this issue. Next steps and options for that project would depend upon the outcome of that key grant fund application.

He continued by stating that emphasis must also continue on the delivery of the homes that the infrastructure would unlock, this being both the purpose of the HIF funding but also important to the delivery of the Council's Local Plan, continuing to meet the Housing Delivery Test and in the recovery of the HIF funds via S106 agreements.

Consideration was given to:

- Concerns with regard to financial exposure and the need to mitigate any risk.
- A number of further decision points would be required with regard to funding for these projects.

- The increase in the costs for the projects and the reasons why such increases were being reported – The Head of Planning, Economy and Regeneration stated that construction costs had increased, the costs for the relocation of the sports facilities and the land acquisition were now better understood and that Devon County Council had updated allowance for risk and contingency at 20%.
- The history of the HIF funding, the original plans for early capacity improvements to J28 of the M5 which had been rethought to be achieved through the relief road, there were now concerns with regard to the amount of funding required to complete that project.
- The additional funding required by S106 agreements.
- The possible additional costs of the junction on the A361 and the need to wait for the tender process for this project to take place to confirm cost and that further reports would be considered by the Cabinet following the procurement process.
- Whether the departure of the Head of Planning, Economy and Regeneration would impact on the schemes – the Chief Executive informed the meeting that interim arrangements were in place.
- If the relief road was unviable, whether there was a Plan B or should the project revert to Junction 28? The Head of Planning, Economy and Regeneration stated that the relief road would provide short term capacity improvements to the junction and would allow for environmental improvements in the town. Further, more strategic improvements were still required to Junction 28 but those would be over a longer timescale.
- Further concerns with regard to whether the Levelling Up funding would be provided and the need for the Cabinet to receive regular updates.

RESOLVED that officers be instructed to:

1. Tiverton HIF project-

- i) Continue to work with Devon County Council to deliver the project;
- ii) Bring a report back to Cabinet once the tendering process is complete in order to seek a formal decision (with Devon County Council) over whether the delivery contract be entered into.

2. Cullompton HIF project –

- i) Continue to work with Devon County Council to deliver the project;
- ii) Once the outcome of the Levelling Up Fund bid is known to seek further instruction from Cabinet by bringing another report considering the financial implications and options available.

(Proposed by Cllr R J Chesterton and seconded by Cllr B A Moore)

Reason for the decision – to continue to progress work towards strategic projects.

Note: *Report previously circulated and attached to the minutes.

48. **PUBLIC SPACES PROTECTION ORDER - DOGS (00-49-16)**

Arising from a *report of the Environment and Enforcement Manager the Environment Policy Development Group had made the following recommendations:

- To resolve to make and bring into force the draft PSPO at Appendix A.
- To authorise the Monitoring Officer to take all necessary steps to make and bring into force the draft PSPO at Appendix A.
- To instruct Officers to bring to the Environment PDG a draft variation of the PSPO (once made) to include the land identified by Hemyock for consideration for consultation.

The Cabinet Member for the Environment and Climate Change outlined the contents of the report highlighting the history of the PSPO and the work that had been undertaken to date which included a further consultation process.

Consideration was given to:

- The resource available for enforcement
- The work of the enforcement officers
- The need to consider the culture of enforcement across Mid Devon

RESOLVED that the recommendation of the Policy Development Group be approved.

(Proposed by Cllr C R Slade and seconded by Cllr D J Knowles)

Reason for the Decision - to ensure that the Council has a Public Spaces Protection Order in place.

Note: *Report previously circulated, copy attached to minutes.

49. **TREE POLICY (1-01-46)**

Arising from a *report of the Corporate Manager for Property Leisure and Climate Change; the Environment Policy Development Group had made the following recommendation:

That the revised Tree Policy be adopted as attached in Annexe A for five years subject to minor amendments made by the Environment Policy Development Group including the possibility for some stock to be removed to allow the growth of new trees in the area which would keep the woodlands sustainable.

The Cabinet Member for Environment and Climate Change outlined the contents of the report and the revised policy explaining that the policy covered trees on land owned or leased by the Council and how those trees would be managed.

Consideration was given to how the policy was focused on trees but that vegetation and wildlife to do with all plants should be considered – the Corporate Manager for

Property, Leisure and Climate Change stated that this could be added to the Climate Strategy.

RESOLVED that: the recommendation of the Policy Development Group be approved.

(Proposed by Cllr C R Slade and seconded by Cllr B A Moore)

Reason for the decision - to ensure that the Council has a Policy to manage its tree stock and ensures that inherent risk associated with trees is managed.

Notes:

- i) Cllr B A Moore declared a personal interest as a Member of 'Plant Life';
- ii) *Report previously circulated, copy attached to minutes.

50. **AIDS AND ADAPTATIONS POLICY(1-06-51)**

Arising from a *report of the Corporate Manager for Public Health, Regulation and Housing; the Homes Policy Development Group had made the following recommendation:

That the revised Aids and Adaptations Policy as attached in Annexe 1 be approved.

The Cabinet Member for Housing and Property Services outlined the contents of the report stating that the revised policy considered recent legislation and tenancy agreements and enabled the Council to serve its tenants in need of adaptations to their properties

RESOLVED that the recommendation of the Policy Development Group be approved.

(Proposed by Cllr R B Evans and seconded by Cllr C R Slade)

Reason for the decision - to allow for formal adoption of the updated policy. The policy is key to ensuring that tenants with disabilities are supported to have access to facilities as set out by the medical and related professional opinion, in accordance with individual need and ability in order to continue living in their home.

Note: *Report previously circulated, copy attached to minutes.

51. **PRIVATE SECTOR HOUSING FEES & CHARGES 2021/2022 - REVISED CIVIL PENALTY POLICY AND DELEGATED POWERS (1-09-22)**

Arising from a *report of the Corporate Manager for Public Health, Regulation and Housing; the Homes Policy Development Group had made the following recommendation:

- That Cabinet approve the revised fees as set out in Annex 1.
- That Cabinet approve the updated Policy on the Use of Financial Penalties for Housing Act Offences as set out in Annex 2.

- That Cabinet approve the Corporate Manager for Public Health and Regulation and Housing having delegated authority to authorise relevant officers to enforce The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020.
- That changes to the way Works in Default charges are constructed are agreed.

The Cabinet Member for Housing and Property Services outlined the contents of the report stating that the Council had a duty to ensure that private accommodation met minimum standards and that there were regulations for licensing, management and use of houses in multiple occupation, carbon monoxide detectors and smoke alarms, electrical safety and defined hazards within the home. All of the enforcement activities and relevant fees and charges within the policy were set out in compliance with the legislation and the adopted Enforcement Policy. The Council had the power to recover all reasonable costs and those were ring-fenced for further enforcement action. There was a duty under Public Health to give confidence to the public.

Consideration was given to the fees and charges and that they would be reviewed on an annual basis.

RESOLVED that the recommendation of the Policy Development Group be approved.

(Proposed by Cllr R B Evans and seconded by Cllr B A Moore)

Reason for the decision - Recharging for officer time in relation to enforcement activities, Houses in Multiple Occupation (HMO) licensing and recovering costs associated with non-statutory services means that we are encouraging compliance within the private rented sector, providing suitable for homes for our residents and ensuring HMOs do not have an adverse impact on communities.

Note: *Report previously circulated, copy attached to minutes.

52. **FINANCIAL MONITORING (1-13-31)**

The Cabinet had before it and **NOTED** a * report of the Deputy Chief Executive (S151) presenting a financial update in respect of the income and expenditure so far in the year.

The Cabinet Member for Finance outlined the contents of the report stating this was the first budget monitoring exercise for the financial year 2021/22. The projected outturn for the General Fund was a £65k underspend, a £314k underspend for the HRA and that it was too early to consider the Capital Programme at this stage. He highlighted the main points within the report: that income for leisure and car parking was down but that income for planning and waste had increased; staff costs were under budget but that contract staff (in waste) had been used. The Capital Programme with regard to delivery of projects required some refinement and the Treasury showed a better than forecasted return.

Note: *Report previously circulated and attached to the minutes

53. **UPDATE FROM THE CABINET MEMBER FOR CONTINUOUS IMPROVEMENT (1-16-40)**

The Leader on behalf of the Cabinet Member for Continuous Improvement informed the meeting that 37 cases had been identified, 19 of which were closed, 12 were being actioned, and others were being monitored with 6 cases being reviewed by the directors. The Cabinet Member had been proactive, engaging with members and that the directors and officers had all worked hard to action/close current cases. She had called a meeting with directors to understand the delay with regard to voids and she had followed this up with members, requesting that they pass any cases to her.

54. **NOTIFICATION OF KEY DECISIONS (1-19-55)**

The Cabinet had before it and **NOTED** its *rolling plan for September 2021 containing future key decisions.

Note: *Plan previously circulated, copy attached to minutes.

(The meeting ended at 11.33 am)

CHAIRMAN

HOMES POLICY DEVELOPMENT GROUP 20 JULY 2021

HOUSING STRATEGY CONSULTATION DRAFT

Cabinet Member(s): Councillor Bob Evans
Responsible Officer: Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing

Reason for Report and Recommendation: To provide Members of the Policy Development Group with an opportunity to review the proposed consultation draft of the revised corporate Housing Strategy.

The reason for the recommendations is to ensure we can progress to the next key consultation stage leading to the adoption of the Strategy and have approval with regards to the overall adoption process.

Recommendation:

(a) Members recommend to Cabinet that they approve the draft Housing Strategy 2021-25 attached in Annex 1 for external and public consultation

(b) Members note the proposed timeline and stages for adoption of the Housing Strategy as set out in section 3.2 of this report

Financial Implications: None directly arising from this report.

Budget and Policy Framework: There are no direct budget implications of this report.

This strategy sets out those opportunities and challenges in respect of several key delivery functions; housing delivery, enabling and renewal/standards alongside housing needs and homelessness. As such it links with a much wider policy framework, adopted or in development.

The current strategy was adopted in 2015 and ran for the period 2015-20. It was therefore due for review and updating to reflect the current priorities, needs and aspirations of our community in respect of having access to affordable, safe and healthy housing.

Legal Implications: The strategy has no formal basis and is no legal requirement for have one. Nonetheless, it will provide links to a number of formal requirements on the Council, for example in acting as the Strategic Housing Authority and social housing provider and the Local Planning Authority.

Risk Assessment: The new strategy provides a framework for the delivery of those key functions and priorities outlined above. In doing so, it will help in the development of a coherent and consistent approach to housing across the district.

Equality Impact Assessment: Not applicable at this stage. An EIA will be attached to the final draft of the Strategy post-consultation.

Relationship to Corporate Plan: Our Corporate Plan for 2020-2024 has four key priority areas one of which is Homes. Within each priority strand the Council has committed to ensuring we are working towards sustainable and prosperous communities. This includes a recognition that our villages and towns need affordable housing for local people. There are number of specific actions that underpin this commitment includes targets for the delivery of affordable housing, working with community land trusts and private sector landlords and working to improve the supply of quality housing.

Impact on Climate Change: Decisions relating to the management and maintenance of the homes belonging to the Council and influence the carbon performance of market or community led housing will enable officers and Members of the Council to influence the direction of travel against appropriate targets. We can use new development as opportunities to help communities to become increasingly sustainable and self-sustaining at neighbourhood level.

More detail on the links between the Strategy and our actions on climate change is set out in the document itself and as summarised in Section 4 below.

1.0 Introduction

- 1.1 Homes are a basic necessity and a fundamental requirement for everybody. Local authorities have a broad role to play in supporting and regulating the housing sector, and in facilitating the delivery of new housing.
- 1.2 All agencies, including the NHS and social care are impacted by housing - in relation to its availability, quality and suitability where poor housing leads to significant health inequalities. In short, good quality housing is the foundation of upon which people can build happy and successful lives. The economy also relies on a sufficient supply of housing in order to attract and retain a skilled workforce.
- 1.3 Tackling our housing needs and requirements are not something that one service or organisation can achieve on its own. Local authorities, registered social landlords, developers, the NHS, social care and the voluntary/ community sectors all have important roles to play.
- 1.4 With budgets are under pressure, and economic reality of the Covid-19 pandemic just starting to be realised there is an increasing demand for our services and safe, affordable accommodation. Having a clear, coherent strategy in place that sets out our leadership and direction is more important than ever where effective internal and external partnerships are in place.
- 1.5 This report follows on from a previous update provided to members in January 2021 and sets out the proposed consultation draft of the updated Housing Strategy 2021-25.
- 1.6 As agreed by the Policy Development Group in January, the development of this draft document has been led by a Strategy Working Group with a wide range of internal stakeholders and contributors as set out below.

Project Board

- Cllr Bob Evans – Cabinet Member for Housing and Property Services
- Jill May - Director of Business Improvement and Operations
- Jenny Clifford – Head of Planning, Economy and Regeneration

Project Lead and Manager

- Simon Newcombe – Corporate Manager for Public Health, Regulation and Housing

Project Team

- Tristan Peat - Forward Planning Team Leader
- Arron Beecham - Principal Housing Enabling and Forward Planning Officer
- Andrew Busby - Corporate Manager for Property, Leisure & Climate Change
- Tanya Wenham – Operations Manager for Public Health and Housing Options
- Claire Fry – Operations Manager for Housing
- Michael Lowman – Operations Manager for Building Services
- Jason Ball - Climate and Sustainability Specialist

2.0 Strategy overview

- 2.1 The Housing Strategy sets out our vision a Council for the provision and management of housing over the next five years. In particular, as set out in the document foreword, it puts forward the following vision.

Our vision is to meet the housing needs and aspirations of our residents through a greater choice of high-quality new and adapted homes. This will help us to support the social wellbeing needs of everyone who lives in Mid Devon and provide high quality growth in a high quality environment

Purpose

- 2.2 Building on this vision, the purpose of the Strategy is to provide a clear direction, for the next five years, to offer more housing with more choice by developing new homes and improving existing homes and communities. There is a particular focus on affordable and social rent properties alongside a strong commitment to having low-carbon, accessible and adaptable homes. This means we can support our most vulnerable residents to access and maintain good quality housing which meets their needs.

Strategic context

- 2.3 The Housing Strategy for Mid Devon does not stand alone and most of the priorities and actions within it operate alongside existing strategies, delivery plans and policies. In particular, it is guided by policies and priorities outlined in the Mid Devon Local Plan 2013-2033 and the Corporate Plan 2020-24.

- 2.4 This Strategy has also been developed in the context of the role of the Heart of the South West Local Enterprise Partnership which aims to boost the regional economy across the Devon, Plymouth, Somerset and Torbay region with high living standards and outstanding quality of life.
- 2.5 It is important that Mid Devon continues to contribute towards regional ambitions for growth by continuing to work with other Local Authorities and regional partners. From a national perspective, in recent years the Government has introduced a raft of new legislation to stimulate and speed up housing supply across all forms of tenure and to reform the welfare system. Most recently, in November 2020 we saw the publication of the Government's Social Housing White Paper which will place new responsibilities on us as a Social Landlord and direct provider of social housing.
- 2.6 We have taken these changes, opportunities and strategic direction of travel into account within the development of this draft document. It is also important that we are responsive to further legislative changes as they emerge and shape these policies to meet the needs of our local housing market. This Strategy sets out Mid Devon District Council's considered housing plans and actions for the period 2021-2025 taking into account the national, regional and local context as discussed in more detail in the introduction to the Strategy itself.

Priorities and objectives

- 2.7 In recognising the above context, the following 'HOME' priorities have been developed, as previously introduced in the January report, taking into account the supporting evidence and documents that underpin the Strategy.

Housing - increase delivery of quality designed, well-built homes across the housing market to meet identified needs

Optimise - fit for purpose healthy, sustainable, adaptable homes optimised for high energy efficiency and low carbon impact

Making the most - making the most of our existing homes across the private and public sector in all forms of tenure

Engage - engaging and working with others including partner organisations to deliver our aims

- 2.8 Consequently, the Strategy is divided into four chapters which expand upon each of our key housing priorities. All priorities have equal weighting; each impacts on the other and much of the work around these priorities will necessarily be overlapping and interdependent.
- 2.9 Within each chapter are specific objectives and targets to deliver the different elements that make up each priority.
- 2.10 Overall, some 40 objectives are described within the Strategy and ultimately this provides a detailed but strong framework; setting direction for each of our partners and stakeholders involved in housing; residents, ward members, housing associations, developers, government bodies, regulators, investors,

private landlords, charities, voluntary groups and the Council – to provide the right type of homes that are needed.

- 2.11 Members will therefore need to consider the document and the objectives set out holistically within boundaries of where we have an influencing, commissioning or direct delivery role with regard to the provision of housing. Within the latter, members have previously expressed a direct interest in the delivery of new Council Houses. These are covered in Chapter One of the document and Objectives 5 and 6 specifically. More information is provided in Annex 2 on the information that underpins a combined target to provide 160 new Council Houses by 2025 of a mix of social and affordable rent.
- 2.12 Finally, the Strategy, in its conclusion, sets out how its priorities and objectives will be delivered, reviewed and updated going forward.

3.0 Proposed adoption timeline and consultation

- 3.1 The Mid Devon Scrutiny committee meeting in June 2021 considered the pending adoption of an updated Housing Strategy and noted that the document would be considered by this PDG and Cabinet in its first round for approval to go to consultation and then be considered by Scrutiny committee prior to it coming back to the PDG ahead of a final recommendation to Cabinet to adopt the final Strategy.

- 3.2 Accordingly, the following consultation roadmap and timeline is proposed:

- 20 July – Housing PDG with recommendation that Cabinet approve draft for consultation
- 16 August – Scrutiny Committee
- 31 August – Cabinet with recommendation to approve draft for consultation
- September external consultation
- 20 September – verbal update to Housing PDG on initial consultation feedback
- Late September – early October – final updates to Strategy document
- 26 October – Cabinet recommendation to adopt final strategy

- 3.3 In addition to general public consultation, it is proposed that a targeted consultation on the draft Strategy will be carried out with a wide range of interested regional and local organisations as set out in Page 11 of the Strategy.

4.0 Links with Climate Change

- 4.1 Housing is one the largest contributors to carbon emissions and is itself potentially very widely impacted by the effects of climate change. A key thread throughout the Strategy was recognising and responding to this link and support our wider climate aspirations within both the Corporate Plan and our Carbon Action Plan. This is explored further below.

- 4.2 Our Corporate Plan and links to this strategy on Climate Change:

- Introduce zero carbon policies for new development

- Encourage the piloting of Modern Methods of Construction (MMC) and self-build opportunities
- Use new development as opportunities to help communities to become increasingly sustainable and self-sustaining at neighbourhood level (district heating, energy use, recycling/re-use systems etc)

Sustainability

- 4.3 Mid Devon District Council is committed to tackling climate change and how our whole way of living influences our environment. Sustainability is a priority within this Strategy and the specific Objectives set out how we will address sustainability issues through partnership and innovative design and development of new housing and the refurbishment of existing properties.
- 4.4 Sustainable development can be defined as *“development that meets the needs of the present, without compromising the ability of future generations to meet their own needs”*.
- 4.5 Protecting and conserving the natural environment is an important essential part of that, but sustainability also incorporates economic and social elements. This means meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity.
- 4.6 The Council will also strive to improve the natural environment, including flood protection and to work to reduce consumption, increase recycling and promote low carbon energy. Existing homes and the building of new homes contribute heavily to CO₂ emissions and therefore climate change impact. Sustainability can be said to encompass the following key aspects.

Economic

- 4.7 Affordability of rent / purchase and running costs; proximity to a range of well-paid employment opportunities; availability of suitable and sustainable modes of transport and connectedness to local services, shops and educational opportunities.
- 4.8 The opportunity to achieve both environmental and economic sustainability by ensuring that homes combine the benefits of low or zero/no carbon energy or heating performance with the economic benefits of lower running costs are is critical.

Social

- 4.9 Includes the suitability of housing for different types of households and incomes; adaptability of housing to meet different stages of life. As well as ensuring that accommodation for people with particular care and support needs, including those with learning and physical disabilities, are met within supportive and sustainable neighbourhoods. For example, designing homes with suitable technology to assist in care; ensuring that development of housing with support and care is included in housing developments and appropriately staffed and funded; encouraging housing providers to ensure that housing

developments incorporate space for play and recreation; considering how to facilitate intergenerational living as well as housing designated for particular age groups.

Environmental

- 4.10 In the realm of new homes development, design features and construction methods can play a critical role in mitigating adaptation to the effects of climate change, such as flooding and overheating and in addition to mitigating climate impacts by avoiding further contributions of greenhouse gas to CO₂ emissions.
- 4.11 Modular construction methods can reduce environmental impact from construction waste and transportation and build homes more quickly and with future flexibility. The location of new homes and design policies can help conserve Natural Capital, enhance rather than threaten biodiversity, and wildlife and create homes and neighbourhoods that encourage lower carbon living and more sustainable lifestyles. Local authorities have a critical role to play in planning for and guiding housing development and supporting retrofitting, in order to enhance, rather than compromise, our environment. The Council's policies and associated strategies, including Public Health policies all have a part to play in delivering economically, socially and environmentally sustainable housing.
- 4.12 In the realm of existing homes, retrofitting and improving the environmental efficiency of homes is a key aspect of decarbonising our society, reducing fuel poverty and meeting our climate targets.

Community-led and self-build Housing

- 4.13 In recent year's central government has encouraged community groups, parish councils and local authorities to promote community-led affordable housing development and opportunities for self-build. Dedicated funding has been made available through the Community Housing Fund to build capacity for community-led housing initiatives.

5.0 Recommendation

- 5.1 In accordance with the above, the following recommendations are therefore made:
 - (a) Members recommend to Cabinet that they approve the draft Housing Strategy 2021-25 attached in Annex 1 for external and public consultation
 - (b) Members note the proposed timeline and stages for adoption of the Housing Strategy as set out in section 3.2 of this report

Contact for more Information: Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing snewcombe@middevon.gov.uk

Circulation of the Report:

Members of the Housing PDG
Cllr Bob Evans, Cabinet Member for Housing and Property Services
Leadership Team
Corporate Management Team
Service/Operations Managers
Legal Services
Housing Strategy Working Group

List of Background Papers:

Current MDDC Housing Strategy
<https://www.middevon.gov.uk/residents/housing/housing-strategy/>

Annex 1 – Proposed consultation draft Housing Strategy 2021-25

Annex 2

Objective 5 of the Strategy seeks to retain a viable Council Housing stock baseline of a minimum 3,000 properties through full use of available Right to Buy (RTB) 1-4-1 receipts.

How measured - Monitor the number of social rent properties delivered for the Mid Devon Housing Revenue Account/Council Housing stock

Target - Deliver 60 new Council homes between 21- 25 and a further 20 by 2027

The initial 60 unit target for 21 – 25 is set out in the MDDC 5-Year Right-to-Buy (RTB) receipts 1-4-1 Build Programme as summarised below. This is a rolling plan and once future receipts are ascertained then years 26-27 will be added with an estimated target of 20 units.

Year Of Receipt	2018/19	2019/20	2020/21	2021/22	2022/23	Totals
Year of Accountability	2021/22	2022/23	2023/24	2024/25	2025/26	
1-4-1 Receipts	£1,040,248.82	£539,555.82	£484,409.82	£568,409.82	£836,409.54	£3,469,033.82
Utilisation Expenditure @ 40%	£2,600,622.05	£1,348,889.55	£1,211,024.56	£1,421,024.55	£2,091,023.83	£8,672,584.54
Residual Funding Requirement (MDDC)	£1,560,373.23	£809,333.73	£726,614.73	£852,614.73	£1,254,614.30	£5,203,550.72
	1-4-1 Usage	1-4-1 Usage	1-4-1 Usage	1-4-1 Usage	1-4-1 Usage	Units
Location in Cullompton (6 Pods) - see Note 1	£390,000.00					6
Location in Tiverton (8 Pods) - see Note 1	£550,000.00					8
3 Buy Backs at Average Cost	£160,000.00					3
2021/22 Total						17
Beech Road, Tiverton (3 new)		£190,000.00				3
Westfield Road, Tiverton (1 new)		£14,000.00				1
Siddalls Gardens, Tiverton (2 new)		£52,000.00				2
3 Buy Backs at Average Cost		£160,000.00				2
2022/23 Total						8

Wordland Cross, Cheriton Fitzpaine (6 new)			£300,000.00			6
3 Buy Backs at Average Cost			£160,000.00			3
Hunters Way, Culmstock (1 new)			£56,000.00			1
2023/24 Total						10
Palmerston Park, Tiverton (1 new)				£54,000.00		1
Barnes Close, Willand (1 new)				£54,000.00		1
3 Buy Backs at Average Cost				£160,000.00		3
Allington Terrace, Morchard Road (1 new)				£64,000.00		1
2024/25 Total						6
Location in Tiverton (14 Pods) - see Note 2					£880,033.82	14
Bowley Meadow, Bradninch (2 new)					£65,000.00	2
3 Buy Backs at Average Cost					£160,000.00	3
2025/26 Total						19
						60
Total	£1,100,000.00	£416,000.00	£516,000.00	£332,000.00	£1,105,033.82	£3,469,033.82

Note 1 – locations subject to pre-planning and public/resident scheme specific consultation in July 2021 and therefore locations are not specified within this report however will be made public when the formal consultation is live

Note 2 – location will be subject to future public/resident consultations and therefore is not specified at this stage within this report

Objective 6 of the Strategy seeks to grow the Mid Devon Council Housing stock beyond baseline through additional, non 1-4-1 mechanisms, for example s106 or Homes England Affordable Homes programme.

Target -	Deliver 70 new Council homes between 21 – 23 and additional 15 homes per annum thereafter to 2025
How measured –	Monitor the number of social rent and affordable homes delivered for the Mid Devon Housing Revenue Account/Council Housing stock

The initial target to 2023 will be met through the delivery of 70 affordable homes (including 8 for social rent) at Post Hill, Tiverton. The remainder will be met through additional sites at the latter end of the strategy period, split nominally 15 units each year through the Affordable Homes Programme or related schemes.



A Housing Strategy for Mid Devon 2021-2025





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Foreword

Our vision for Mid Devon

Our vision is to meet the housing needs and aspirations of our residents through a greater choice of high-quality new and adapted homes. This will help us to support the social wellbeing needs of everyone who lives in Mid Devon and provide high quality growth in a high quality environment.

Having a good home is vitally important. It is important for our health, education, feeling of security and of course our economic well-being. It can give the best start in life to our children and the best care and support required in our later years. Housing encompasses every aspect and all stages of our life. It is the foundation upon which people can build happy and successful lives, allowing communities to thrive. Such communities not only serve current residents, but encourage those seeking positive change, helping to build multi-skilled and multi-cultural societies.

New housing and a greater choice of housing is also a key part of our economic transformation strategy. The right mix of good quality housing of all types, sizes and tenures will underpin our skills offer to new business investment by meeting the needs of our current and future residents. It is important that we support housing growth to meet a growing population and to support economic growth, but this cannot be achieved solely by developing new homes, but also by focusing on our existing stock and making better use of it for everyone, including our vulnerable households.

We know that achieving our vision will not be easy in these times of constant change and with fewer resources, but it is important that we are ambitious and innovative in realising our vision and continue to improve the excellent housing services we have in Mid Devon. Partnership working will be key to this. The economy will continue to change and new housing policy will emerge through the life of this strategy. We need to make sure we are prepared for these changes and can adapt to meet local housing need.

With our partners we will work hard to bring to reality our vision and the priorities within this strategy.



Cllr. Bob Evans

Deputy Leader and Cabinet Member for Housing and Property Services

Introduction

Strategic context

The Housing Strategy for Mid Devon does not stand alone and most of the priorities and actions within it operate alongside existing strategies, delivery plans and policies. In particular it is guided by policies and priorities outlined in the Mid Devon Local Plan 2013-2033 and the Corporate Plan 2020-24.

This strategy has also been developed in the context of the role of the Heart of the South West Local Enterprise Partnership which aims to boost the regional economy across the Devon, Plymouth, Somerset and Torbay region with high living standards and outstanding quality of life.

It is important that Mid Devon continues to contribute towards regional ambitions for growth by continuing to work with other Local Authorities and regional partners. From a national perspective, in recent years the Government has introduced a raft of new legislation to stimulate and speed up housing supply across all forms of tenure and to reform the welfare system. Most recently, in November 2020 we saw the publication of the Government's Social Housing White Paper which will place new responsibilities on us as a Social Landlord and direct provider of social housing.

There is an agreement from all major political parties nationally that housing is a top national priority. That presents an opportunity for local authorities and their partners to deliver effective leadership that brings together communities, housing, town and country planning together with public health and social care. This strategy is looking to provide a combined commitment within these complex strands for the benefit of our residents, building upon and developing a number of informal and formal partnerships we already have in place. A strong corporate commitment and effective leadership features strongly in this Strategy. We hope that the delivery of the strategy will be a catalyst for innovation, positive change and a more sustainable housing landscape that puts residents and communities at the heart of what we are trying to do.

We have taken these changes, opportunities and strategic direction of travel into account within the development of this strategy. It is also important that we are responsive to further legislative changes as they emerge and shape these policies to meet the needs of our local housing market. This strategy sets out Mid Devon District Council's considered housing plans and actions for the period 2021-2025 taking into account the national, regional and local context set out below.

National Context

- Housing Acts 1985, 1988 and 2004
- Localism Act 2011
- Laying The Foundations: A Housing Strategy for England 2011
- Welfare Reform and Work Act 2016
- Housing and Planning Act 2016
- Homelessness Reduction Act 2017
- National Planning Policy Framework 2020
- Care Act 2014
- English Housing Survey 2015-2016
- The Charter for social housing residents: social housing white paper 2020

Regional Context

- Heart of the South West Local Enterprise Partnership 'Blueprint for Clean Growth' 2021
- Devon County Council/NHS Devon CCG Housing and Accommodation Strategy - Healthy Lives, Vibrant Communities and Housing Choices 2020-2025
- Exeter City Council Housing Strategy 2016-2020
- East Devon Housing Strategy 2017
- Somerset Housing Strategy 2019-2023

Local Context

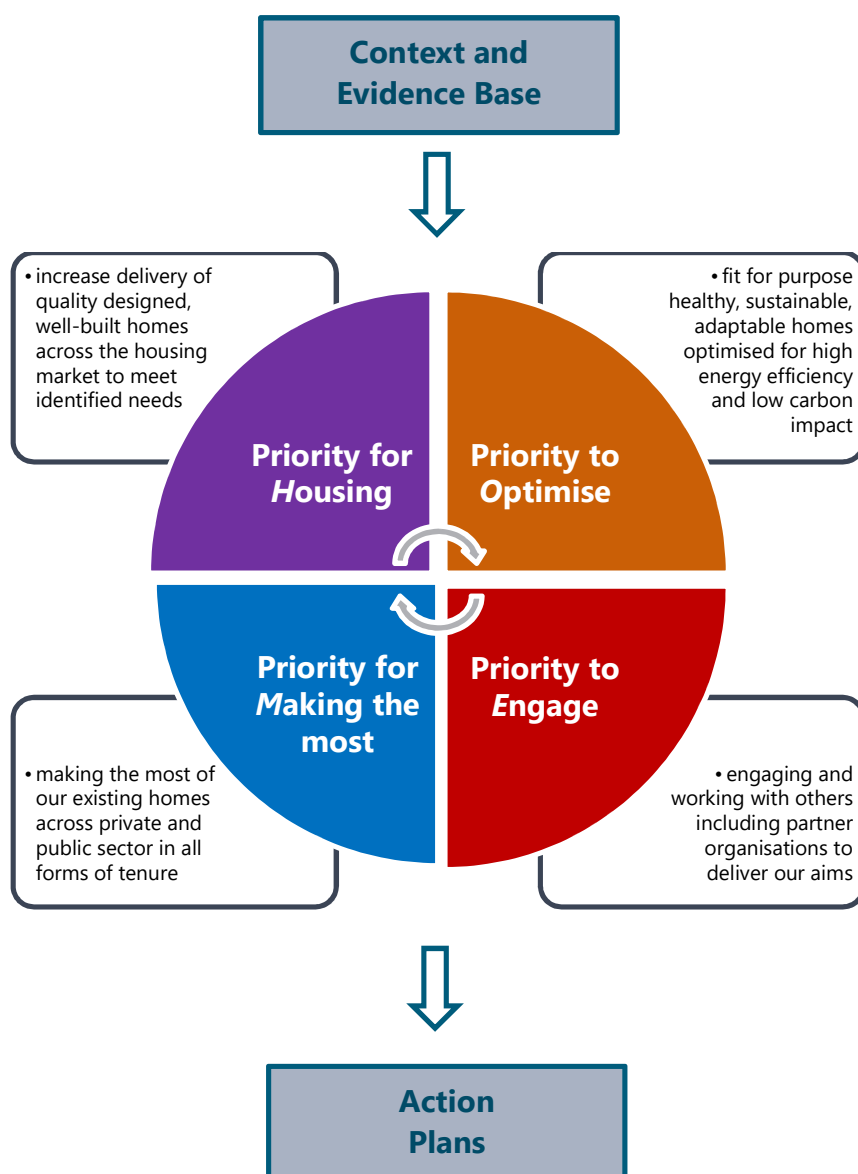
- Mid Devon Local Plan 2013-2033
- Strategic Housing Market Needs Assessment (in development)
- Neighbourhood Plans
- Corporate Plan 2020-24
- Housing Assistance Policy 2019
- Homeless Prevention & Rough Sleeping Strategy 2020-2025
- Housing Strategy 2015-2020
- Enforcement Policy 2020
- Tenant Census Report 2020

A Housing Strategy for Mid Devon District Council 2021 – 25

In recognising the national, regional and local context for this strategy the following priorities (HOME) have been developed. These also take account of the supporting evidence and documents that underpin this context.

All priorities have equal status and are interdependent. One cannot be delivered without the other.

Housing Strategy for Mid Devon 2021 - 2025



We are Mid Devon

Mid Devon is a fantastic place to live, work, study and visit. As a rural district we cover an area of 353 square miles (914 km²) in the beautiful agricultural heartland of Devon, between Dartmoor, Exmoor and the Blackdown Hills.

More than half the population of some 82,000 people is scattered in villages in the rural hinterland, with the balance divided between the three main towns of Tiverton, Cullompton and Crediton.

While it is the 23rd-largest district council in England by area, it is also the 34th-smallest by population. We lie to the north of the city of Exeter, one of the most rapidly expanding economies in the country, and as a district council Mid Devon has sought to maximise this opportunity by delivering quality growth in a high-quality environment.

Mid Devon District Council is a progressive council committed to providing high quality and sustainable services, creating an environment where communities and businesses can flourish and grow together. Our forward looking Local Plan is recently adopted and our Council Housing, Homelessness and Private Sector Housing services are all held in high regard.

Key achievements

This strategy builds upon our previous housing strategy in which we have made significant progress in addressing our key housing issues. The following are some of the key achievements since 2015:

- Directly provided over 40 new social rent homes to our stock of Council Housing
- The opening of our new, award nominated Turner Rise scheme of 26 properties in Tiverton (2020 South West LABC Building Excellence Award in the Best New Small Social or Affordable Housing Development category)
- Developed an ambitious new build programme for social rent and affordable housing for our Council Housing stock
- Currently commissioning a major new scheme for 70 new affordable homes at Post Hill Tiverton which will also be part of our Council Housing stock
- As a further part of our Council Housing stock, we have commissioned innovative net-carbon zero modular 'Zed Pods' social rent schemes in Cullompton and Tiverton for completion this year; one of the first such social housing schemes nationally
- Successful national Culm Garden Village expression of interest has led to a long-term plan to deliver up to 5,000 sustainable new homes alongside key facilities, infrastructure and a country park
- The planning system has been used effectively with an additional 418 affordable homes, delivered through planning obligations

- Have given planning permission to over 4 self-build plots since the adoption of the Mid Devon Local Plan 2013-2033 and the introduction of a policy for custom and self-build
- Received a Community-Led Housing Fund grant of over £131,000 ring-fenced for the delivery Community Led Housing
- Brought over 500 empty homes back into use
- Undertaken joint working with Wessex Community Housing to support Community Land Trusts over 4 years and have a Community Housing Fund project group in place to support more community led housing schemes
- We have assisted more than 290 disabled residents to continue to live in their own homes with Disabled Facilities Grants (DFGs)
- Completed 20 Eco-flex grants to deliver energy efficiency and affordable warmth improvements to these residential properties
- We have responded to over 300 housing complaints, of which 140 included the most serious Category 1 Hazards
- Inspected 120 properties as potential Houses in Multiple Occupation and licensed 19
- We have met Decent Homes Standard across our entire Council Housing Stock (around 3,000 homes)
- Fully refurbished Ivor Macey House as a specialist temporary accommodation unit
- We conducted a review and produced a new Homeless Prevention & Rough Sleeping Strategy 2020-2025
- Provided hundreds of 'Lifeline' community alarms to help households to continue living independently in their own homes.

Challenges

We recognise that there are still significant challenges to address, as a rural county we have a very low population density of 0.9 people per hectare (compared to England average of 4.1) with a higher dispersed, ageing housing stock.

Pockets of social isolation exist in many communities, often related to age, poverty, slow broadband speeds and lack of transport.

Our average income remains below the national average with a relatively low-pay economy, but local house prices continuing to remain too high for many on low to medium incomes to afford.

Projections indicate that the biggest rise in future population growth will occur amongst older people. We need to plan to meet these changing needs and ensure that older people get the housing and support that they need. People are living longer, but more of our lives are spent in ill health or disability.

We also have an in migration of 40+ year olds seeking lifestyle change, using capital asset of homes in higher house price areas to outbid / out compete local people and out migration of younger people for education and work

Housing supply remains an issue, especially for one-bedroom properties due to increase of single-person households, especially older persons and the single under 35s. We also have a shortage of larger, family properties with 3+ bedrooms.

The Council has also declared a Climate Emergency and all new policy and strategy documents will need to be set against our low carbon and other environmental priorities. We are working with all Devon local authorities to a County wide target of 2050, but will aim for Mid Devon District Council to achieve Net Zero by a more ambitious date of 2030, also supporting our communities to reach Net Zero.

Purpose of the strategy

Our Housing Strategy sets out a clear direction, for the next five years, to offer more housing with more choice by developing new homes and improving existing homes and communities. There is a particular focus on affordable and social rent properties alongside a strong commitment to having low-carbon, accessible and adaptable homes. This means we can support our most vulnerable residents to access and maintain good quality housing which meets their needs. This will help our hamlets, villages and towns to be sustainable in the longer term and contribute to the district's prosperity and wellbeing.

The strategy is divided into four chapters which expand upon each of our key housing priorities. All priorities have equal weighting; each impacts on the other and much of the work around these priorities will necessarily be overlapping and interdependent.

The Council cannot achieve this alone which we recognise by making engagement and working with others one of our priorities. This strategy can only be achieved by working closely with partners, residents and communities as shared resources and innovative partnerships and solutions are the best way forward to meet future challenges.

Ultimately, this strategy is a framework; setting direction for each of our partners and stakeholders involved in housing; residents, ward members, housing associations, developers, government bodies, regulators, investors, private landlords, charities, voluntary groups and the Council – to provide the right type of homes that are needed. This, in turn, provides the foundation for our residents to reach their potential and for our communities to thrive.

Development of the strategy and consultation

The development of this strategy was led by a Strategy working group with a wide range of key internal stakeholders and contributors.

Project Board

Cllr Bob Evans – Cabinet Member for Housing and Property Services
Jill May – Director of Business Improvement and Operations
Jenny Clifford – Head of Planning, Economy and Regeneration

Project Lead and Manager

Simon Newcombe – Corporate Manager for Public Health, Regulation and Housing

Project Team

Tristan Peat – Forward Planning Team Leader
Arron Beecham – Principal Housing Enabling and Forward Planning Officer
Andrew Busby – Corporate Manager for Property, Leisure & Climate Change
Tanya Wenham – Operations Manager for Public Health and Housing Options
Claire Fry – Operations Manager for Housing
Michael Lowman – Operations Manager for Building Services
Jason Ball – Climate and Sustainability Specialist

Prior to wider, public and external stakeholder consultation on this strategy, internal consultation on a draft strategy was undertaken with all operational service leads, Legal Services and Leadership Team at the Council before consideration by the Council's member Housing Policy Development Group and Cabinet.

In addition to indirect public consultation, a targeted consultation on the final draft Strategy will be carried out with the following organisations:

- Exeter City Council, East Devon and Teignbridge District Councils (Exeter Strategic Housing Market Area)
- North Devon and Somerset West and Taunton Councils (neighbouring Local Authorities)
- Devon County Council
- Churches Housing Action Team (CHAT)
- Devon Rural Housing Partnership
- Devon and Cornwall Housing Options Partnership
- Devon Home Choice
- Registered Providers (Housing Associations)
- Mid Devon Gypsy and Traveller Forum
- Town and Parish Councils
- Lendology Community Interest Company (CIC)
- Navigate Charitable Incorporated Organisation (CIO)

CHAPTER ONE

Strategic Housing Priority 1: Housing - increase delivery of quality designed, well-built homes across the housing market to meet identified needs

There are 19 objectives within this strategic priority:

Maintaining a supply of new homes and sustainability

Objective 1 - Maintain the supply of new homes in Mid Devon

Meeting all housing needs of all types and tenures and type

Objective 2 - Focus the delivery of new homes in sustainable places

Objective 3 - Secure more affordable housing

Objective 4 – First Homes

Objective 5 - Retain a viable Council Housing stock baseline of a minimum 3,000 properties through full use of available 1-4-1 receipts

Objective 6 – Grow the Mid Devon Council Housing stock beyond baseline through additional mechanisms

Meeting housing needs of rural communities

Objective 7 – Understand housing need in rural areas

Objective 8 - Support community led housing schemes

Raising building design standards – accessibility, design quality and climate change

Objective 9 – Improve accessibility standards in new homes

Objective 10 – Improve design quality in new homes

Objective 11 – Improve the climate change sustainability and resilience of new Council Housing

Preventing homelessness and supporting priority households

Objective 12 – Minimising rough sleeping

Objective 13 – Maximising prevention activities and outcomes

Objective 14 – Increasing accommodation options

Objective 15 – Improving health and wellbeing by supporting those with complex needs

Gypsy, traveller and travelling showpeople provision

Objective 16 – Meet the housing needs of Gypsies and Travellers

Modern methods of construction

Objective 17 – Pilot modern methods of construction (MMC)

Custom and Self-Build

Objective 18 - Facilitate the delivery of serviced plots for custom and self-build housing

Objective 19 - Support custom and self-build

1.0 Housing

Maintaining a supply of new homes

- 1.1 The Council has a key role in the delivery of new homes in Mid Devon, both as the Local Planning Authority facilitating new homes through the planning process and as a Housing Authority responsible for providing and maintaining a retained stock of council houses.
- 1.2 The Mid Devon Local Plan Review was adopted on 29th July 2020. This sets a target for the delivery of 393 new homes across the district (excluding the part within the Dartmoor National Park) each year in the period to 2033. The target has been informed through a technical assessment of housing need completed in 2015, known as the Strategic Housing Market Assessment (SHMA) or Local Housing Assessment (LHNA) and a study which identified further new homes needed as a result of jobs created through major tourism, leisure and shopping development proposed at Junction 27. The Local Plan includes provision for delivering 393 new homes each year on sites that are allocated for development at the three main towns and some of the identified villages, and also through development on windfall sites.
- 1.3 The annual target of a minimum of 393 new homes delivered each year is used to inform an assessment of whether a 5 year supply of deliverable sites for housing has been met in the district. This target will be reviewed through the preparation of a new local plan for Mid Devon, informed principally through a new Local Housing Needs Assessment (LHNA).

Objective 1 – Maintain the supply of new market homes in Mid Devon

How measured -	Number of net additional homes each year
Target -	393
Source -	Mid Devon Local Plan / Mid Devon KPI 28

- 1.4 The preparation of the Mid Devon Local Plan has been guided by national planning policy and sets out a vision, a spatial strategy and strategic and non-strategic policies for guiding where development can place and which parts of the district will be protected.
- 1.5 At the core of the Local Plan vision is achieving sustainable development where providing for the development needs of the current generation does not worsen the lives of future generations. In essence this can be achieved through meeting objectively assessed needs and guiding development to locations that are or which can be made sustainable through achieving a suitable balance of housing, employment, facilities **13**

and other uses; reducing the need to travel by car and increasing the potential for walking, cycling and public transport; reducing carbon emissions; and promote social inclusion and reduce inequalities.

- 1.6 To achieve sustainable development the spatial strategy of the Local Plan identifies Cullompton as the strategic focus of new development, Tiverton and Crediton as secondary focus of new development, and more modest growth at villages. Local Plan Policy S2 and table 5 set out the amount (minimum dwellings) and distribution of development across the district as follows: Tiverton (2,358 (30%)), Cullompton (3,930 (50%)), Crediton (786 (10%)) and Rural (786 (10%)). Monitoring development at the three main towns, villages and elsewhere in the district can help measure how sustainable development is being achieved.
- 1.7 Sustainable development can mean many things, but will include locating development in the right places; good access to public transport and opportunities to travel by active and sustainable modes, existing infrastructure including amenity space and access to shops, leisure and medical services. This is consistent with promoting community well-being and further driven by a need to reduce carbon and local pollution emissions and Government policies to cease production of internal combustion engine cars by 2030.

Objective 2 – Focus the delivery of new homes in sustainable places

How measured -	Monitor the amount and distribution of new housing against strategic targets
Target -	Tiverton (30%), Cullompton (50%), Crediton (10%) and rural (10%)
Source -	Mid Devon Local Plan

Meeting all housing needs of all types and tenures and type

- 1.8 National planning policy makes clear that policies in local plans should reflect the size, type and tenure of housing needed for different groups in the community. This can include those who require affordable housing, travellers and people wishing to commission or build their own homes, which are the focus of this housing strategy.
- 1.9 Many households are unable to afford to buy or rent a home on the open market that meets their housing needs. Mid Devon is characterised by low wages, house prices kept high through second home ownership, a restricted supply of new homes and lack of choice. Additionally, the district can be a popular retirement destination with further inward migration from towns and cities for remote working reasons due to the Covid pandemic which can place pressure on the local property market

- 1.10 The planning process can provide a means to secure the delivery of affordable housing through new development which is kept affordable in perpetuity. This can include requiring a proportion of the new homes to be affordable on site allocations in the Local Plan and in development above a threshold, and also a policy regime for affordable housing on exceptions sites at identified settlements in rural areas where planning permission would not be granted for market housing. The Council also has a retained stock of housing which is made available to rent.
- 1.11 Not all affordable homes are of the same affordability and there is a need for a mix of types of provision (e.g. number of bedrooms / size and tenure arrangement) to help best meet all levels of need and household incomes.
- 1.12 The Council's Corporate Plan 2020 – 2024 includes a priority to deliver more affordable housing and greater numbers of social rented homes in the district and will look for opportunities to assist such schemes. However, it is recognised that social rented schemes can require a greater level of public subsidy or grant support to make them viable, than other forms of rented affordable housing.
- 1.13 The Local Plan identifies a target of 124 affordable homes to be completed each year to meet needs arising in the district. However, the ability to achieve this through securing affordable housing on development sites will be subject to those developments being viable and which could be affected where there may be a requirement for development also to meet other obligations. These could include the provision of infrastructure, open space and financial contributions towards the measures for the improvement of air quality. Where planning permission is sought for new housing it will be up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment which will be scrutinised by the Council. In recognition of the need to take viability into consideration a lower target of 94 new affordable homes each year is included in this strategy.
- 1.14 It is important to define the difference between affordable homes (those let at an affordable rent) and social rent homes.

Social Rent

Homes let at below market rent by a registered provider. The rent level is calculated on a legal basis according to a formula based on property values and local earnings (target rent). This is set out in the Regulator of Social Housing's Rent Standard. Typically these rents are around 50% of the local market rate.

Affordable Rent

Homes let at below market rent by a registered provider. The rent (including service charge) is set at up to 80% of the local market rent for an equivalent home.

Objective 3 – Secure more affordable housing

How measured -	Monitor the number of affordable homes delivered
Target -	94 new affordable homes each year
Source -	Corporate Plan 2020 – 2024/Mid Devon Local Plan KPI 29

1.15 The Government has also recently introduced a new First Homes scheme which is open to first-time buyers. It is a specific kind of discounted market sale housing which meets the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value;
- b) are sold to a person or persons meeting the First Homes eligibility criteria;
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000

As the Government's preferred discounted market tenure, the policy sets out that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. Of the remaining 75% of affordable housing secured through developer contributions, local authorities should prioritise their policy requirements on social rent. This scheme also allows local authorities to adopt additional local eligibility criteria which defines local connections and eligible key workers set out in policy. Local authorities can also require a higher minimum discount of either 40% or 50% as part of the plan-making process, subject to evidence of need and viability. We therefore have a further objective specifically to develop our approach to the delivery of First Homes.

Objective 4 – First Homes

How measured -	First Homes Policy including local eligibility criteria developed and adopted
Target -	Interim policy guidance brought into use 2021. Formal policy to be included in a new Local Plan (adoption mid 2025)
Source -	Living Homes scheme June 2021

Objective 4 is supported by Objective 30 in Chapter Three (Key workers).

1.16 Not all affordable homes and most social rent homes will be provided through the planning process. The Council is also the strategic housing authority and a registered provider of social housing. This means we can deliver social rent and affordable rent housing directly into our Council housing stock to be provided and managed directly by us.

1.17 There are several mechanisms whereby we can deliver new social rent homes:

The primary mechanism is:

Utilisation of Right to Buy (RTB) receipts from the sale of existing homes in conjunction with additional capital funding provided through our Housing Revenue Account and public sector borrowing.

These RTB funds are capped to limit how much can be used to contribute to the overall cost of each new home and therefore are largely used on a one-for-one (or 1-4-1) replacement basis though we aim to do slightly better than this in order to maintain a critical mass in housing stock and a sustainable Housing Revenue Account (HRA).

We cannot combine different mechanisms, so separately from the use of RTB (1-4-1) receipts, other key additional potential delivery routes for new Council Housing are:

Planning process and planning obligations as set out under Objective 3 where the Council becomes the affordable home owner and manages this within our HRA.

Homes England Affordable Homes Programme 2021-26. This provides grant funding to support the capital costs of developing affordable housing. Under this programme the grant requested cannot be higher than it would be for Affordable Rent which means if we wished to provide Social Rent properties then the Council will have to bridge the gap.

Other ad-hoc schemes may also support part of the cost of building new Council houses, for example contribution to brownfield development or carbon reduction costs.

1.18 The Council has recently published a 5-year build programme which sets out how it proposes to use known and anticipated 1-4-1 receipts from the sale of existing Council houses under Right to Buy Provisions (RTB). This programme was developed and updated in light of the recent revisions to the use of 1-4-1 RTB receipts by the Government.

This now allows us to utilise receipts over a 5-year period (up from 3-years) with pooling available over a yearly period (up from quarterly) and increasing the cap on the cost of a replacement home that can be met from RTB receipts to 40% (up from 30%).

- 1.19 As a registered Social Housing Provider we are responsible for maintaining a sustainable HRA over a rolling 30-year period. This means we are able to maintain, refurbish and replace our existing stock and related infrastructure and replace houses lost to RTB. As a result we must undertake prudent borrowing decisions against the overall HRA and its liabilities in order to bridge the remaining 60% gap in the cost of a replacement home. This may also limit our overall ability to borrow responsibly in order to bridge any other gap in funding for social housing delivered through any of the additional mechanisms outlined above.
- 1.20 How and where we procure and deliver new Council Housing can be done in several ways and the benefits of each will be weighed up and assessed on a business case basis for each site. Options include:
- Open market tender where the Principal Contractor could either be a third-party commercial developer, the Council's own development company (3 Rivers), another local authority development company or a partnership approach
 - Direct award to a Principal Contractor through a relevant procurement framework – in particular this may be used for modular build projects
 - Direct award to a 'Teckal' company set up by the Council or another contracting authority. Such a company benefits from contracts for works, services or supply from its controlling Contracting Authority (or Authorities) without having to go through a competitive tender process
 - Direct delivery through the Council's own building services team within its One Housing service – in particular this may be appropriate for smaller schemes.

The types of schemes vary, for example:

- Brownfield or greenfield developments on market or HRA/Council own land. Examples of the latter include redundant garage plots and infill sites within the control of the Council
- Infill, remodelling, acquisitions including buy back properties, modular schemes, minor and major schemes.

Objective 5 – Retain a viable Council Housing stock baseline of a minimum 3,000 properties through full use of available Right to Buy (RTB) 1-4-1 receipts

How measured -	Monitor the number of social rent delivered for the Mid Devon Housing Revenue Account/Council Housing stock
Target -	Deliver 60 new Council homes between 21- 25 and a further 20 by 2027
Source -	5-year 1-4-1 programme 2021-25, Corporate Plan 2020 – 24

Objective 6 – Grow the Mid Devon Council Housing stock beyond baseline through additional, non 1-4-1 mechanisms.

Target -	Deliver 70 new Council homes between 21 – 23 and additional 15 homes per annum thereafter to 2025
	How measured – Monitor the number of social rent and affordable homes delivered for the Mid Devon Housing Revenue Account/Council Housing stock
Source -	Corporate Plan 2020 – 2024

Objective 5 is additional homes specifically provided for the Mid Devon Council stock and not counted in Objective 3, which will be properties owned/managed by private, profit or not-for-profit housing associations and other registered providers, but otherwise may still be available through the Devon Home Choice allocations process.

Overall, objectives 5 and 6 aim to provide 160 new Council houses by 2025 of a mix of social and affordable rent.

Meeting housing needs of rural communities

1.21 While the substantial proportion of earmarked housing development is focused at the three main towns of Tiverton, Crediton and Cullompton, the district is predominantly rural, with a population scattered across a large number of villages. The continued vibrancy of the rural areas is very much linked to the ability of those villages to provide a source of housing and local employment, shops and community facilities as a hub for social activity. Local Plan policies provide an opportunity for some limited development at identified villages across the district meeting local needs appropriate to their individual opportunities. This includes the allocation of some sites for housing and also providing scope for new homes on 'exceptions sites' within or adjoining village boundaries. The Local Plan also provides scope for some forms of development outside villages in the countryside, including affordable and low cost housing to meet local needs, gypsy and traveller accommodation, residential conversion of appropriate existing buildings, replacement dwellings, housing to accommodate a rural

worker and accommodation ancillary to a dwelling. However, new isolated homes will be avoided in the countryside. The preparation of a new Local Plan for Mid Devon will provide an opportunity to re-appraise the role of villages and functional relationships between them and the rural areas in which they are located through the gathering of new evidence.

- 1.22 While the preparation of a Local Housing Needs Assessment (formerly 'Strategic Housing Market Assessment') will look in detail at housing need across the district there is a continued opportunity for surveys of housing need to be undertaken at parish level. These can be carried out by the Devon Rural Housing Partnership and supported through funding from the Council in locations where there may be potential for rural housing schemes through policies in the Local Plan. The parish surveys of housing need can help inform the preparation of Neighbourhood Plans and community led housing schemes.

Objective 7 – Understand housing need in rural areas

How measured -	Parish surveys of local housing need
Target -	3 surveys each year
Source -	Partnership working with the Devon Rural Housing Partnership

- 1.23 Community led housing schemes can play an important role in bringing forward sites to provide affordable new homes for local people, where those sites may typically be small, have specific delivery issues and be of no interest to developers. They can be instrumental in helping to empower local communities to shape their area and for people to continue to live where otherwise they may be forced to move away because of a lack of affordable housing opportunities. Community led housing schemes can be a means to secure properties that will continue to remain affordable in perpetuity through the use of S106 legal planning agreements. Such schemes can bring a number of other benefits, including support for smaller-scale building companies and local suppliers, providing an opportunity to raise design standards, energy efficiency and opportunities for modern methods of construction and for people to be directly involved in the building or commissioning the building of their own home.

- 1.24 In addition to on-line sources of information (for example, <https://www.communityledhomes.org.uk/community-led-housing-toolkit>) Community groups can seek support from the Council, which can include:

- Land use planning and other technical advice
- Potential financial support through the Community Led Housing Fund and the Section 106 affordable housing funds

- The Devon Rural Housing Partnership, which is a partnership of Local Authorities and Housing Associations and which commissions Devon Communities Together (experts in rural housing enabling).
- 1.25 In 2016 the Council was awarded £131,359 through the Government's Community Housing Fund, which is ring-fenced to help support local communities with housing projects across the district. This can be achieved through working in partnership with community groups (including Community Land Trusts), registered providers, landowners and other stakeholders
- 1.26 There are currently two 'live' community led housing schemes in Mid Devon at Chawleigh and at Sampford Peverell. The recent appointment of a Housing Enabling officer will build capacity for the Council to provide increased support to communities wishing to bring forward housing schemes in their areas.

Objective 8 -	Support community led housing schemes
How measured -	Assist Community Land Trust through the Community Led Housing Fund
Target -	1 Community Land Trust provided grant funding each year, subject to assessment criteria being met
Source -	Corporate Plan 2020 – 2024 / Mid Devon KPI 26

Raising building design standards – accessibility, design quality and climate change

- 1.27 National planning policy makes clear that good design is a key aspect of sustainable development, and creates better places in which to live and work. The Local Plan policies S1 and DM1 set out the Council's policies for achieving good design in the district and these are supported through the Mid Devon Design Guide that was adopted by the Council in October 2020.
- 1.28 The Mid Devon Strategic Housing Market Assessment (SHMA) outlines that the proportion of people aged over 60 is likely to increase significantly over the next 20 years. The District's aging population will give rise to the need for proposals for elderly person's accommodation including sheltered accommodation, care homes and nursing homes. Indeed, the projected growth of the 65+ population in Mid Devon between 2013 and 2033 is expected to increase by +54.3%. This equates to approximately 9,366 more people aged 65+ by 2033. Mid Devon is projected to have the highest increase in older people in the Exeter Housing Market Area, with a 54.3% increase in the population aged 65+ between 2012-33 (the average across Exeter HMA authorities being +44.4%) and an 81.8% increase in people aged 75+ over the plan period.

- 1.29 In general terms, care and support needs increase with age. However, more people are staying in their properties longer with support and care being supplied by external agents in their home. The latest census (March 2011) indicated that approximately 7% (5,792) of Mid Devon's population (77,750) were limited a lot in their day to day activities and 10% (7,708) were limited a little in their day to day activities due to a long term health problem or disability. Furthermore, data from the Council's 'Authority's Monitoring Report' (2018) highlights that approximately 20.3% of households in Mid Devon include a member with a disability and only 9.7% of the housing stock is comprised of adapted households.
- 1.30 Given that future demographic changes will inevitably result in greater demands for housing suitable for older people and those with disabilities, there is a clear need to improve accessibility standards in new homes. This is required through Local Plan Policy DM1 criterion (i) which stipulates that on sites of 10 dwellings or more the provision of 20% of dwellings built to Level 2 of Building Regulations Part M (access to and use of new dwellings). As the Government's Future Homes standard is brought into force the Council, through its Local Authority Building Control Service, will implement part L of the Building Regulations to achieve relevant energy performance in new development and any revision to the standards towards carbon zero.

Objective 9 – Improve accessibility standards in new homes

How measured -	Monitor annual completions on major sites (10 or more dwellings) to be built to Level 2 of Building Regulations Part M (access to and use of new dwellings)
Target -	20%
Source -	Mid Devon Local Plan

Objective 10 – Improve design quality in new homes

How measured -	Monitor number of appeals allowed where planning permission has been refused due to poor quality design
Target -	0
Source -	Mid Devon Local Plan / Design Guide

- 1.31 The Council declared a climate emergency in 2019. We have agreed to work to the Devon-wide target of 2050, but will aim for Mid Devon to become carbon neutral by a more ambitious date of 2030. This means we must consider the sustainability of all new homes we directly deliver, both through climate impact and their resilience to climate change.

Objective 11 – Improve the climate change sustainability and resilience of new Council Housing

How measured -	Monitor % of properties that meet defined net-carbon zero and other standards (e.g. Passivhaus)
Target -	100% of all new build Council homes to be net-carbon zero by 2025 and meet a defined comfort and energy use standard
Source -	Mid Devon Climate Strategy and Action Plan

Preventing homelessness and supporting priority households

- 1.32 The Council has an adopted homelessness prevention and rough sleeping strategy for the period 2020-2025. This can be viewed in full here:
<https://www.middevon.gov.uk/residents/housing/housing-strategy/>
- 1.33 The Covid pandemic has brought about a major change to the way in which our Housing Options team manages approaches by those who are at risk of homelessness or are homeless, and the increased demand on our service.
- 1.34 At the time of developing this Housing Strategy, the full economic impact of the pandemic is yet to be felt. However, it is widely anticipated that there will be a further increase in numbers of people approaching local authorities for assistance due to potential or actual homelessness. This may be due to employment issues arising once the furlough scheme ends when householders can no longer afford their mortgage or rental costs; or other reasons including the loss of homes in the private sector where landlords can no longer afford to service their buy to let mortgages or need to repossess their property for their own personal use.
- 1.35 The Government has also introduced various regulations to limit evictions during the pandemic, but as this has eased then this may add further pressures on our service.
- 1.36 To respond to this, we have focused on delivering the four strategic aims of our homelessness prevention and rough sleeping strategy:
- Minimising rough sleeping
 - Maximising prevention activities and outcomes
 - Increasing accommodation options
 - Improving health and wellbeing by supporting those with complex needs
- 1.37 During the pandemic, particular focus has been on tackling rough sleeping and increasing accommodation options with a specific emphasis on effectively utilising

central Government funding (from Ministry of Housing, Communities and Local Government – MHCLG), including our successful Navigator project in partnership with East Devon District Council.

- 1.38 Moving forward we will continue to focus on each of these priorities equally. This strategy therefore seeks to mirror this key work in progress and set out the following objectives under each preventing homelessness priority.

Objective 12 – Minimising rough sleeping

How measured -	Successful applications for external funding streams including MHCLG Rough Sleeping Initiative, on-going Navigator projects delivery and development of our night shelter accommodation during the winter months
Target -	5 or less rough sleepers within Mid Devon at any one time
Source -	Homelessness Prevention and Rough Sleeping Strategy 2020-2025

Objective 13 – Maximising prevention activities and outcomes

How measured -	Working with the Housing Options Accommodation Officer to facilitate or provide support for all households at risk of homelessness and ensure there is sufficient temporary or emergency accommodation available to all priority households
Target -	90% of all temporary or emergency accommodation for priority households provided within the district / putting in place support to help tenants to sustain their tenancies where appropriate
Source -	Homelessness Prevention and Rough Sleeping Strategy 2020-2025

Objective 14 – Increasing accommodation options

How measured -	Work with the Planning Service and through this wider strategy to deliver more affordable accommodation, review Deposit and Advance Rent Scheme (DARS) and promote and work with Public Health private sector housing officers and private sector to increase good quality private sector accommodation
Target -	See Objectives 3 – 5 and affordable housing, review DARS scheme by 2022 and integration of the Housing Options team with Public Health from August 2021

Source - Homelessness Prevention and Rough Sleeping Strategy 2020-2025

Objective 15 – Improving health and wellbeing by supporting those with complex needs

How measured - Supporting those at risk of/experiencing domestic abuse and wider vulnerable groups at risk of homelessness, build relationships with local GPs and other support services and making appropriate referrals and developing protocols of working with partner agencies

Target - Develop delivery plan for Domestic Abuse Act Tier 2 capacity funding 2021/22/membership of Devon Domestic Abuse Local Partnership Board, ongoing engagement with other fora including MARAC (Domestic and Sexual Violence and Abuse), Early Help, Safeguarding and TAF (Team Around the Family) and the East and Mid Devon Community Safety Partnership (CSP)

Source - Homelessness Prevention and Rough Sleeping Strategy 2020-2025, East & Mid Devon CSP Action Plan 2021/22

Gypsy, traveller and travelling showpeople provision

1.39 National planning policy makes clear the requirement for Local Authorities to assess the need for traveller sites and to plan for these sites in a sustainable manner over a reasonable timescale. There is also a legal requirement placed on Local Authorities through the Public Sector Equality Duty to eliminate discrimination, advance equality of opportunity, and take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it. Compliance with the duties may involve treating some persons more favourably than others. Romany Gypsies and Irish Travellers are recognised as separate racial groups through the Equality Act 2010 and these groups are protected from discrimination by the Race Relations Act 1976 and the Human Rights Act 1998. The Race Relations (Amendment) Act 2000 places a duty on Local Authorities to promote race equality. It is in this context of national planning policy and legal duties that Local Authorities have a responsibility to develop fair and effective strategies to meet the housing needs of travellers through the identification of land for sites.

1.40 The Mid Devon Local Plan allocates sites for Gypsies and Travellers as part of sustainable planned urban extensions at Tiverton, Cullompton and Crediton, that will provide for at least 25 pitches, and sets out policies (i.e Policy DM7) for sites coming forward on private sites in suitable locations elsewhere in the district. This is in response to

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the Gypsy and Travellers Accommodation Assessment 2015 (GTAA) which has identified a need between 2014 – 2034 for 35 pitches for Gypsies and Travellers and 11 plots for Travelling Showpeople.

A new GTAA will be prepared in 2021 which will be used to help inform the preparation of a new Local Plan for Mid Devon.

- 1.41 When planning permission is granted for a Gypsy or Traveller site, often this is subject to one or more conditions to make the development acceptable in planning terms. This can include restricting the occupancy of the site to a specific family, and not allowing occupancy by other Gypsies or Travellers. The housing needs of households can change over time and this could lead to circumstances where existing pitches on sites may become vacant, or where additional pitches may be needed. It is recognised there is a need for the Council to understand where the occupancy of pitches on existing sites in Mid Devon may have changed and where there may be opportunities on existing sites to bring vacant pitches back into use, or space for new pitches to meet the housing needs of Gypsies and Travellers in Mid Devon. These opportunities will need to be looked at further in terms of whether the site is suitable in planning terms, what occupancy restriction is justified and necessary, and would be subject to planning permission being granted and compliance with other relevant legislation.
- 1.42 Travelling showpeople have their own requirements for sites ('yards') to provide homes and also to accommodate vehicles and equipment. No new sites have yet been identified for travelling showpeople in Mid Devon.
- 1.43 The Council will work with landowners, developers, registered providers and the travelling community to identify and bring forward opportunities in the district that can help secure the delivery of new sites and pitches to provide homes for Gypsies, Travellers and Travelling Showpeople. The Council runs a Forum for Gypsies and Travellers in Mid Devon which provides an opportunity to discuss the provision of pitches in the district, welfare needs and other matters of interest to the travelling community.
- 1.44 The Council maintains a waiting list for Gypsy and Traveller households to register their need for a pitch in Mid Devon. Although there is no public travellers site or pitches that are currently available in Mid Devon the waiting list can be used to help keep the Council better informed of current need and also in developing a policy for the future allocation of pitches once these become available on sites allocated in the Local Plan.
- 1.45 Councils in Devon are currently exploring the potential for establishing one or more negotiated stopping sites across the county, which can help avoid unauthorised

encampments. A negotiated stopping site can be a means to provide a managed approach to Gypsies and Travellers who have a connection to the area, but who only require a pitch provision for short periods of time each year and are travelling the remainder of the year. One or more such sites could be made available at short notice with the agreement of the landowner and would be preferable to unauthorised encampments on the roadside, in car parks or other sensitive land such as areas of public open space and playing fields. The Council has recently completed a 'call for sites' for its Housing and Economic Land Availability Assessment which will be used to inform the preparation of a new Local Plan for Mid Devon. The Council will review submissions received to explore where there may be potential opportunities for identifying a suitable negotiated stopping site and will work with landowners and their agents to help bring a site forward where this may be acceptable in planning terms and where satisfactory management arrangements can be agreed and put in place. This may include engagement with the both the local travelling and settled communities.

Objective 16 – Meet the housing needs of Gypsies and Travellers

How measured -	Delivery of new pitches
Target -	8 pitches between 2021 - 2025
Source -	Mid Devon Local Plan /Mid Devon KPI 32

Modern methods of construction

1.46 The Council recognises that Modern Methods of Construction (MMC) can provide a wide range of benefits including faster construction, higher environmental standards and reduced costs compared to traditional building techniques. It is considered that MMC can help diversify the housing offer across Mid Devon, aiding affordability and sustainable design. The Town and Country Planning Association outlines a number of benefits and challenges associated with MMC as follows:

Benefits

- Speed of delivery
- Amenity during construction
- Build cost
- Build quality
- Environmental performance
- Sustainability

Challenges

- Evidence of durability
- Procurement
- Integrating planning and MMC

- Funding and mortgage availability
- Place-making and design concerns

1.47 Modern Methods of Construction encompasses a wide range of construction techniques, all of which differ from 'traditional' building methods. Research undertaken by the National House Building Council (NHBC) Foundation defines MMC as including the following approaches:

- Volumetric (modular) manufactured units
- Pods (particularly bathroom and kitchen)
- Panelised systems (including open and closed panel timber frame systems, open and closed panel steel frame panels, structural insulated panels (SIPS), cross-laminated timber (CLT))
- Sub-assemblies and components (including door sets, timber I-beams, prefabricated chimneys, prefabricated dormers, floor cassettes, roof cassettes)
- Site-based MMC (including thin-joint masonry and insulated structural framework (ICF)).

1.48 The Council is keen to support a wide range of MMC and their implementation within Mid Devon, and the Corporate Plan 2020 – 2024 encourages the piloting of MMC in Mid Devon. The Council will also seek to engage with the development industry and its strategic partners to identify and pilot opportunities in the district. The preparation of a new Local Plan will provide an opportunity for new policy to support MMC. The TCPA recommends other measures including raising awareness and understanding of MMC and investigating opportunities for MMC on Council owned sites.

Objective 17 – Pilot modern methods of construction (MMC)

How measured -	Number of MMC development schemes in the district
Target -	4 schemes granted planning permission between 2021 - 2025
Source -	Corporate Plan 2020 - 2024

Custom and Self-Build

1.49 The Government wants to enable more people to build their own home. Currently, only 8% of new homes are built in this way in the UK, but this form of custom and self-build housing is growing in popularity. The Council recognises the benefits of custom and self-build in meeting the housing needs of Mid Devon residents. Custom and self-build is also more likely to draw upon local tradespeople and suppliers, supporting the local economy.

Source: Delivering Custom and Self Build Housing Developments in your community.

- 1.50 The Self-Build and Custom Housebuilding Act 2015 requires that the Council keeps a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the Mid Devon area for their own self-build and custom housebuilding. The Mid Devon Self Build Register was established in April 2016. The Act also places two land duties on the Council; the 'duty to grant planning permission etc' and the 'duty as regards registers'. Fundamentally, the 'duty to grant planning permission etc' requires Mid Devon District Council to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in the area. The level of demand is established by reference to the number of entries added to the Council's register during a base period. At the end of each base period, the Council has 3 years in which to give permission to an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period. The second land duty, 'duty as regards registers' requires the Council to have regard to the register when carrying out its planning, housing, land disposal and regeneration functions.
- 1.51 The Mid Devon Local Plan 2013 – 2033 includes a number of policies to support the delivery of custom and self-build. Policy S3 parts c) and d) stipulate:
- c) To support self-build and custom dwellings meeting the needs of local communities, such dwellings will be permitted as affordable housing in locations outside settlement limits in accordance with Policy DM6;
 - d) To support self-build and custom housing on sites of 20 dwellings or more; developers will supply at least 5% of serviced dwelling plots for sale to self-builders for a period of 12 months per plot and any plots subsequently developed for self-build must be completed within 3 years of purchase by a self-builder.
- 1.52 The Council will prepare and adopt a Custom and Self-Build SPD to provide more detailed guidance to support the implementation of the Local Plan policies. The SPD will provide an opportunity to identify how custom and self-build homes can harness low energy design and energy construction.
- 1.53 The Council will work with individuals, local communities, landowners and developers to raise awareness of custom and self-build.
- 1.54 The Council will investigate opportunities for community-led custom and self-build when supporting community groups.

Objective 18 - Facilitate the delivery of serviced plots for custom and self-build housing

How measured - Monitor serviced plots granted planning permission
Target - Minimum 20 serviced plots between 2021 - 2025
Source - Mid Devon Local Plan / Corporate Plan 2020 – 2024 / Mid Devon KPI 31

Objective 19 - Support custom and self-build

How measured - Prepare detailed guidance in a Custom and Self Build Supplementary Planning Document
Target - Adopt Custom and Self Build Supplementary Planning Document – spring 2022
Source - Mid Devon Local Plan / Corporate Plan 2020 - 2024

CHAPTER TWO

Strategic Housing Priority 2: Optimise existing housing - fit for purpose healthy, sustainable, adaptable homes optimised for high energy efficiency and low carbon impact

There are 8 objectives within this strategic priority:

Plan and support for future health needs

Objective 20 – Identifying needs and trends

Objective 21 – Supporting specific needs

Objective 22 – Housing Assistance Policy (Better Care Fund)

Objective 23 – Adapting for neuro-diversity in social housing

Objective 24 – Improving air quality at existing residential locations in Air Quality Management Areas

Market conditions for local builders and related small and medium sized enterprises (SMEs)

Objective 25 - Support local housebuilders

Climate change and existing housing

Objective 26 – Climate change and existing Council housing stock

Objective 27 – Climate change and existing private housing stock

2.0 Optimise

2.1 The Council wants to meet the housing needs of all communities and the challenges of an ageing population. This Strategy aims to promote the best use of current housing stock, whatever the tenure, and further enable new housing that is built to a standard that will enhance the health and wellbeing of future occupants.

Plan and support for future health needs

2.2 We plan to meet future health needs in a variety of ways:

- Work collaboratively with providers to respond to a need for extra care facilities
- Ensure new affordable housing for older people adequately meets future needs (including mobility needs and issues such as dementia), in locations close to local amenities and of a design and type that is attractive to older people
- Encourage the development of energy efficient affordable homes to reduce carbon emissions and reduce household heating costs

- Enable wheelchair standard accommodation on new housing developments in line with adopted planning policy requirements to actively increase the stock of this type of affordable housing
- Optimise matching of adapted housing stock to those most in need through a Disabled Adapted Needs Panel
- Promote housing development to include adequate natural spaces and tree planting

2.3 To support this there are several specific objectives:

Objective 20 – Identifying needs and trends

How measured -	Interrogate new 2021 Census data and the existing Devon Home Choice (DHC) register to predict future housing trends and needs
Target -	Establish significant areas of interest by Dec 2021 ready for overlay with the new data in 2022
Source -	2021 Census/DHC Register

Objective 21 – Supporting specific needs

How measured -	Ongoing support and development of key support services and provision
Target -	Continued support 2021-25 for the Council's Lifeline alarm service, membership of Devon Home Choice social housing allocations scheme with specified provision for adaptations and work with Devon County Council to provide specialist adapted and independent living accommodation
Source -	Housing Assistance Policy 2019, Devon Housing and Accommodation Strategy 2020-25 and Tenancy Strategy

Objective 22 – Housing Assistance Policy (Better Care Fund)

How measured -	Promote and deliver against updated Housing Assistance Policy
Target -	Updated policy for 2022-25 covering disabled facilities grants, accessible and healthy homes, home improvement loans, debt support and affordable warmth/energy efficiency support
Source -	Housing Assistance Policy 2019, Better Care Fund (BCF) and Devon Housing and Accommodation Strategy 2020-25

Objective 23 – Adapting for neuro-diversity in social housing

How measured -	We will identify and adopt new standards for our new Council Housing and consider retrofit where possible in respect of neuro-diversity needs including dementia/related conditions, autism, attention deficit hyperactivity disorder (ADHD) and mental health conditions such as obsessive compulsive disorder (OCD)
Target -	Work with Devon County Council to develop and pilot a draft neuro-diversity standard for social housing by 2022
Source -	Better Care Fund and Devon Housing and Accommodation Strategy 2020-25

- 2.4 We can also optimise the quality of our existing housing in areas where residential properties are exposed to poor air quality. This is a significant public health issue which can shorten lives, reduce quality of life and cause serious illness. Tackling local pollution will therefore improve the future health prospects of those living in affected areas. The town centre areas of both Crediton and Cullompton have been formally declared as Air Quality Management Areas (AQMAs) where we have a duty to improve local pollution concentrations at locations where they are most impactful.
- 2.5 This strategy therefore interlinks with our formal Air Quality Action Planning and the following objective.

Objective 24 – Improving air quality at existing residential locations in Air Quality Management Areas

How measured -	Update and adopt a new Air Quality Action Plan for Crediton and Cullompton AQMAs by the end of 2021
Target -	Various specific measures and targets set out in the Action Plan with and overall delivery period of 2021-25
Source -	Air Quality Annual Status Report 2020

- 2.6 We will also update our existing Supplementary Planning Document on Air Quality during 2021-22 in order to assess the impact of new development on existing accommodation, but also to protect new development from exposure to unacceptably high local pollution levels over air quality limit values.

Market conditions for local builders and related small and medium sized enterprises (SMEs)

- 2.7 Small and medium sized sites can make an important contribution to meeting the housing requirement of the district.
- 2.8 The adopted Local Plan allocates a range of different sized sites for housing across the district, including 19 sites below 1 hectare with potential for a combined minimum of 270 homes. This is less than 4% of the total housing requirement in the local plan.
- 2.9 National planning policy now requires the Council to accommodate at least 10% of its housing requirement on sites no larger than 1 hectare, which will be reflected through the preparation of a new Local Plan for the district.
- 2.10 Increasing the provision of smaller sites will benefit local builders and SMEs by helping to provide more opportunities to access suitable land for development, and reduce reliance on larger sites which may be dominated by national volume house builders. It can also help to diversify the housing market through an increased number of outlets and choice of house types, help foster innovation, boost productivity and includes sites that are capable of being built out relatively quickly and which can increase housing supply. There are also likely to be benefits to the local economy in terms of jobs and the use of suppliers. Diversifying the housing market, for example through making provision for custom and self-builders, offers the potential for significant local benefits to the Mid Devon economy, as well as supporting local builders and SMEs. A survey of SME housebuilding firms indicates, "52% have built new homes in the last year to the plans and specification of the homeowner (custom and self-build)".
- 2.11 Research undertaken for Mid Devon District Council in late 2019 (Analysis of the economic benefits of self-build and custom housebuilding to the local economy Chamberlain Walker Economics Ltd) estimated that 45 pence in every £ invested in custom and self-build (CSB) homes is spent locally, double the estimated 22 pence in every £ invested by mainstream housebuilders. In addition, 65% of CSB labour is local (including the economic value of DIY labour). This is higher than the estimated 43% of major housebuilder labour that is local.
- 2.12 Custom and Self-Builders and SME builders rely heavily on builder's merchants – either national companies, but with local branches employing local people.
- 2.13 Smaller sites may also be more attractive to community led housing groups and people wishing to commission or build their own home. Where the Council will bring land forward for housing development this can provide an opportunity to partner with

one or more SME housebuilders, including housebuilders local to the district. In this regard, the Council's own development company (3 Rivers) may be a conduit to local SME builders, trades and merchants.

Objective 25 - Support local housebuilders

How measured -	Number of SME house builders supported
Target -	Subdivision of at least 1 site greater than 1 hectare for smaller builders. Partner with at least one SME housebuilder on a Council development site (market or social housing)
Source -	Mid Devon Local Plan / National Planning Policy Framework / Housing Revenue Account

Climate change and existing housing

- 2.14 The challenges to the district noted in the introduction of this Strategy include reference that the Council has also declared a Climate Emergency and all new policy and strategy documents will need to be set against our low carbon and other environmental priorities. We are working with all Devon local authorities to a County wide target of 2050, aiming for Mid Devon District Council to achieve Net Zero by a more ambitious date of 2030, and supporting Mid Devon communities to reach Net Zero.
- 2.15 Chapter one considers design standards and methods of construction for new housing, but we must consider how we can optimise our own housing stock across all ownership and tenure within the district. In this regard, we therefore set out the following objectives to help us address this climate emergency.

Objective 26 – Climate change and existing Council housing stock

How measured -	Retrofit, refurbish and update our existing stock to a net zero carbon standard
Target -	Ensure 15% of our existing stock (2021 baseline) meets net carbon standard by 2030 and all stock by 2050. This can be delivered through capital works investment via the rolling 30-year Housing Revenue Account maintenance fund and through successful bids into national grant schemes (e.g. Social Housing Decarbonisation Fund) with off-setting if required
Source -	Corporate Plan 2020-2024 / Climate Strategy / Climate Action Plan / Housing Revenue Account

Objective 27 – Climate change and existing private housing stock

How measured -	Encourage the retrofit, refurbishment and update our existing private sector stock to a low carbon standard
Target -	Support the delivery of the Energy Company Obligation – Flexibility Eligibility (ECO-Flex) scheme 2021-22 with a target of 250 Local Authority Declarations (LADs) annually. Support for/bids into other national schemes including; Home Upgrade (HUG) Schemes, Minimum Energy Efficiency Standard (MEES) compliance and enforcement funding, as well as the Devon County Council Green Homes Grant Local Authority Delivery Scheme Local Authority Delivery Scheme round 3 (LAD 3)
Source -	Corporate Plan 2020-2024 / Climate Strategy / Climate Action Plan / BEIS and MHCLG

CHAPTER THREE

Strategic Housing Priority 3: Make - making the most of our existing homes across private and public sector in all forms of tenure

There are 11 objectives within this strategic priority:

Ensure the best use and improved quality of existing housing

- Objective 28 – Empty Homes Plan
- Objective 29 – Empty Dwelling Management Orders
- Objective 30 – Key workers
- Objective 31 – Tenancy Strategy (Council Housing)
- Objective 32 – Houses in Multiple Occupation (HMOs)

Working with the private sector

- Objective 33 – Private sector housing standards
- Objective 34 – Private sector landlord engagement and support
- Objective 35 – Private sector accommodation and homelessness

Making the best use of privately owned and occupied homes

- Objective 36 – Home Improvement Loans and debt consolidation
- Objective 37 – Home Improvement Loans delivery
- Objective 38 – Better Care Fund

3.0 Make

Ensure the best use and improved quality of existing housing

- 3.1 Managing and improving the quality of the existing stock of more than 35,000 properties in all forms of ownership and tenure is important. Placed alongside improving our neighbourhoods, this has a direct impact on our communities – on their health, well-being, education, prosperity and safety.
- 3.2 The latest English Housing Survey Headline Report for 2019-20 was published in December 2020. The report identifies that the percentage of private rented homes has stabilised for the last two years at 19% of the housing stock. This report does not break the data down into local area, but the profile for Mid Devon on the Office of National Statistics site (ONS) states that the level of private renting in Mid Devon is 15.5%.

- 3.3 The ONS figures are based on 2011 Census data, so comparing this to the English Housing survey for 2010-11, the national average for the private rented sector was 16.5%. Therefore the level of private renting in the area is slightly under the national average at that time. Based on this comparison it is fairly safe to assume that given the rise of 2.5% nationally in the last 10 years, the level of private rented in Mid Devon will have increased also to around 18%.
- 3.4 The new census for 2021 will provide a more accurate account of local data once published.
- 3.5 The private rented sector has overtaken the level of social rented accommodation which currently stands at 17% nationally, making the private rented sector critical for the housing of local residents.
- 3.6 We can deliver on this overarching objective through a wide range of inter-linked activities as set out below:
- Encouraging long-term empty homes back into use
 - Develop proactive relationships and work collaboratively with Registered Providers for mutual benefit
 - Embed and implement a new Tenancy Strategy
 - Encourage tenants in social housing to downsize
 - Work with our partners to seek re-development opportunities to enhance the current housing stock and to meet the needs of residents
 - Work with our Registered Provider partners to identify and improve issues in their stock; to deliver low cost aids and adaptations in their housing stock to support their tenants; and develop improvements in the recording and identification of adapted units within the existing affordable housing stock
 - Promote and support energy efficiency in homes
 - Ensure the private rented sector meets the requirements of The Domestic Minimum Energy Efficiency Standard (MEES) Regulations
 - Develop a Fuel Poverty Action Plan that will incorporate closer working with partner organisations, that pool knowledge and resources to ensure that fuel poor residents receive support; target wards which have higher fuel poverty rates than the regional average; target all F & G energy performance rated properties
 - Develop and promote an intermediate housing register specifically for key workers with supply from the private rented sector and property developed by the Council
 - Monitor and actively promote high standards in the rented sector and take appropriate action where standards are not being met to tackle disrepair, poor housing conditions and criminal/rogue landlords

- Support and encourage new, high quality and well managed Houses in Multiple Occupation (HMOs) in the local area, including offering a management service ourselves, whilst licensing all HMOs that are subject to mandatory licensing
- Deliver private rented sector Landlords' & Letting Agents' Forums and other networking opportunities for private landlords; promoting the events widely and using them to consult the private rented sector on the issues that are affecting them
- Support tenants and stand firm in situations where landlords attempt retaliatory evictions
- Work with partners to reduce anti-social behaviour in our neighbourhoods.

3.7 Many of these activities are linked to our core duty as a registered provider as well as being a regulator of private sector housing. Nonetheless, to support this are several specific objectives:

Objective 28 – Empty Homes Plan

How measured -	Promote and deliver against updated Empty Homes Plan
Target -	Building on the successful first empty homes plan with updated plan for 2022-25 and an annual target of bringing 72 homes back into use annually
Source -	Empty Homes Plan 2019 - 21

Objective 29 – Empty Dwelling Management Orders

How measured -	Review the use of Empty Dwelling Management Orders as a tool for bringing homes back into use
Target -	Review completed by 2021
Source -	Empty Homes Plan 2019 - 21 and updated plan 2022 - 25

Objective 30 – Key workers

How measured -	Review development of an intermediate housing register specifically for key workers with supply from the private rented sector and property developed by the Council
Target -	Review practicalities and potential benefits of a Key Workers register by 2022 with possible link into Devon Home Choice (social housing) and private sector rentals for allocations to Key Workers
Source -	Covid-19 recovery response/National Housing Federation and MHCLG

Objective 31 – Tenancy Strategy

How measured -	Promote and deliver against updated Tenancy Strategy. The strategy will include an aim to a shared database/data sharing arrangement with our registered provider and other partners to highlight issues and look at trends around stock condition, Decent Homes Standard and wider neighbourhood and anti-social behaviour issues. This will also be reviewed against the emerging Government social housing Tenant Satisfaction Measures
Target -	Strategy updated and adopted by 2023
Source -	Tenancy Strategy/Government Social Housing White Paper 2020

Objective 32 – Houses in Multiple Occupation (HMOs)

How measured -	Support and encourage new, high quality and well managed Houses in Multiple Occupation in the local area, including review of offering a management service ourselves. Inspect all potential HMOs whilst licensing all that are subject to mandatory licensing and/or take relevant enforcement action against non-compliant landlords
Target -	100% of potential HMO properties assessed. Review option of an MDDC management service by 2022. Ongoing target of all HMOs to meet license conditions and management regulations
Source -	Corporate Plan 2020 - 2024/HMO KPI/East and Mid Devon Community Safety Partnership

Working with the private sector

- 3.8 The Council's private sector housing function sits within the Public Health and Housing Options Service. This team has the core aim to help improve the health, safety and welfare of residents living in the private sector across the district of Mid Devon.
- 3.9 The team follows a robust and transparent approach rather than an informal route to ensure there is a level playing field amongst landlords in the sector and all landlords are treated in the same way. This includes a formal inspection and assessment and appropriate enforcement action is taken if necessary. This makes it clear and transparent for all involved on the type of service to expect.

- 3.10 This approach was introduced in 2017 and has had the effect of improving private sector homes in a timely manner and on average the team serves 65 improvement notices a year.
- 3.11 This approach to the private rented sector not only improves the health and safety of the home for the tenants, but also prevents homelessness by ensuring there is adequate and appropriate housing available, particularly given that social housing stock is in high demand.
- 3.12 Alongside enforcement action, the team undertake a number of activities to try and engage landlords and encourage them to self-regulate. The introduction of the Landlord Networking Event in 2017 aimed to treat landlords professionally and provide the knowledge and tools they needed to improve their own properties. The success of the event has meant that it has been an annual occurrence and has led to additional ideas for engagement.
- 3.13 Landlords can sign up to a notification service called 'Pin Point' that provides bite sized information on legislative changes as well as schemes and/or grants that could be relevant to the sector. In addition, the team have experimented with online training sessions for landlords and this is an area that needs further work and promotion.
- 3.14 Finally, the team is currently reviewing the idea of a landlord registration scheme. So far only a handful of landlords have signed up to the idea so this is another area for further development.
- 3.15 Engagement with the Council is important for ensuring the private rented sector is safe and functions effectively. It is also important for building the relationship between the Council and landlords so that they can approach us for advice, but equally understand that where enforcement action is taken it is fair and equitable.

Objective 33 – Private sector housing standards

How measured -	Monitor and actively promote high standards in the private rented sector and take appropriate action where standards are not being met, to tackle disrepair, poor housing conditions and criminal/rogue landlords
Target -	Ensure 95% of service requests are actioned within service standards/monitor and evaluate trends of service delivery and enforcement outcomes annually to develop a rolling programme of effective engagement with private sector landlords to reduce the level of Category 1 hazards identified across the private rented housing stock. In serious cases,

Source - use banning orders and add landlords to the national rogue landlord database
Corporate Plan 2020-2024/HMO KPI/East and Mid Devon Community Safety Partnership/Housing Act 2004 and Housing and Planning Act 2016

Objective 34 – Private sector landlord engagement and support

How measured - Undertake specific activities to engage, guide and advise private sector residential landlords
Target - 9 engagement activities annually including the annual landlord networking event, 'Pin Point' e-newsletter and webinars or specific events
Source - Mid Devon KPI CP – PSH - 08

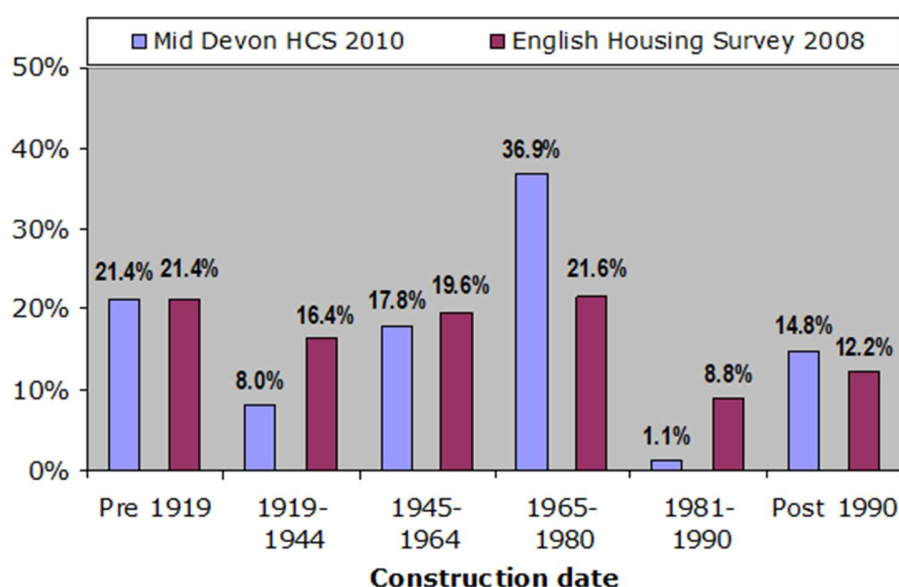
- 3.16 As set out above, the aim to engage with landlords is considered a priority for this strategy and we intend to build on this. Not only in relation to the condition of the property, but also to encourage landlords to work with us in respect of preventing homelessness and providing alternative accommodation.
- 3.17 In 2011 The Localism Act allowed for councils to use the private rented sector to discharge its homelessness duty as an alternative to using B&B/Hostels/Hotels. This recognises that council owned accommodation and the hospitality sector alone cannot meet the potential homeless and temporary or emergency accommodation needs alone and private sector landlords have a key role in meeting any gap. Although available as an option, it is not often used due to the lack of engagement from private sector landlords and the fear of coming under scrutiny in respect of enforcement and housing conditions.
- 3.17 Better engagement and working relationships with landlords would greatly improve the availability of private rented accommodation as a housing and homelessness option. A further objective for this strategy therefore is to continue to build on our engagement and to identify ways to encourage landlords to work with us more closely in this respect. The recent move of our dedicated Housing Options and Homeless Team into the Council's Public Health team will also facilitate closer working with Private Sector housing colleagues to help deliver this objective.

Objective 35 – Private sector accommodation and homelessness

How measured -	Use opportunities for engagement developed through Objective 32 to specifically increase the availability of private sector rented accommodation as a homelessness option
Target -	4 activities within Objective 31 to specifically target options for homelessness accommodation in this sector
Source -	Mid Devon KPI CP – PSH – 08 and Homelessness Prevention and Rough Sleeping Strategy 2020-2025

Making the best use of privately owned and occupied homes

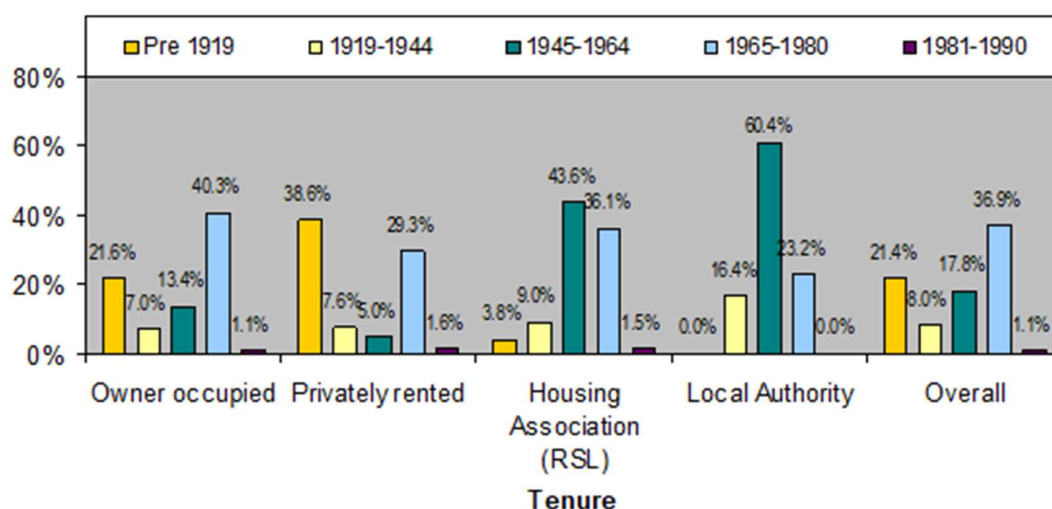
3.19 As mentioned elsewhere in this chapter, the majority of housing within the private sector is owner occupied. The stock across the district ranges in age and construction. The stock condition survey in 2010 identifies the profile of the housing stock as shown below.



3.20 The survey comments that 'Mid Devon differed from the national profile in that the proportion of dwellings built during the 1965 – 1980 period was substantially higher than nationally (36.9% compared with 21.6%), with post 1990 dwellings also being slightly higher (14.8% compared with 12.2%). The proportions of dwellings built in all other age bands was lower, in particular the inter-war period (8.0% compared with 16.4%) and 1981 to 1990 dwellings (1.1% compared with 8.8%).'

3.21 This indicates that a high proportion of homes in the district are of a type that require modernisation and in particular lack sufficient heating and insulation.

The stock condition survey also shows the proportion of owner occupiers living in the properties of various ages as can be seen below.



- 3.22 It is likely that over the last 10 years this profile has changed and the latest profile will not be due until the results of the 2021 census are available. However, based on this information, and as mentioned above, it is likely that a high proportion of these homes are likely to require repairs due to their age and construction. As part of our work to optimize existing houses (Chapter Two), we build on the review of the 2021 census set out in Objective 19 to gain an up to date understanding of stock condition which will inform future reviews of this strategy.
- 3.23 Our current Housing Assistance Policy (2019) also provides for home improvement loans and a commitment to provide low-cost, financially ethical lending to owner occupiers throughout the district.
- 3.24 The scheme is administered on behalf of the Council by Lendology CIC. They are a community interest company and over the last 3 years have started to expand their lending in the Mid Devon area. Loans are available at an interest rate of 4.2% APR which is substantially lower than many loan companies and specialises in assisting people who may not normally be able to access a loan on the high street. The loan can be used to help with all types of home repairs and improvements and the Lendology team will ensure that the loan is affordable to the customer.
- 3.25 The loan scheme has the capability to be expanded to assist with other areas such as debt consolidation or used to help prevent homelessness where rents or mortgages have fallen behind. This has become a particular concern as a result of the ongoing Covid pandemic and requires further investigation.

3.26 Objective 21 (Chapter Two) provides for a commitment to the ongoing delivery of our Housing Assistance Policy including the loan scheme. Nonetheless, the following specific objective provides for clear targets around expanding the scope of the loans and loan delivery.

Objective 36 – Home Improvement Loans and debt consolidation

How measured -	Scope of the Home Improvement Loan scheme reviewed to evaluate inclusion of debt consolidation within parameters sustainable for scheme overall
Target -	Review completed by 2022
Source -	Corporate Debt Recovery Policy and Homelessness Prevention and Rough Sleeping Strategy 2020-2025

Objective 37 – Home Improvement Loans delivery

How measured -	Home Improvement Loans sanctioned annually
Target -	10 loans sanctioned annually 2022-2025
Source -	Mid Devon KPI CP – PSH – 08 (updated)

3.27 In 2015 the government introduced the Better Care fund in an attempt to bring health and social care together in an integrated way. The fund is a combination of government funding from the Department of Health and the Department for Communities and Local Government (now MHCLG – Ministry for Housing, Communities and Local Government) and includes the grant allocation for disabled facilities grants (DFG).

3.28 In 2017/18, Devon County Council and the District Councils identified an opportunity to provide additional grant and loan products to meet these conditions and deliver against the Health and Wellbeing Board priorities. This led to the development of the Devon Wide Housing Assistance Policy. This forms the basis of our current locally adopted Housing Assistance Policy as mentioned elsewhere in this chapter. As a result, Better Care Funding (BCF) is used quite widely already to provide a range of support of both mandatory (DFG) and other discretionary support to occupiers of privately owned accommodation as set out in the Policy:

- Housing Assistance Grants
- Stairlift Grants
- Home Improvement Loan scheme
- Healthy Homes Grants
- ECO Flex top-up (energy efficiency measures)

3.29 Linked to our commitment to review and update our current Housing Assistance Policy in the widest sense (see Objective 21 in Chapter Two), there is a specific further objective to explore our use of the Better Care Fund.

Objective 38 – Better Care Fund

How measured -	Updated or new schemes or services that meet the requirements of the Better Care Fund (BCF) to support improved residential accommodation standards in existing homes
Target -	Work with Devon County Council and other Devon Local Authorities to identify other schemes and services by 2022
Source -	2017-19 Integration and Better Care fund policy framework document

CHAPTER FOUR

Strategic Housing Priority 4: Engage - engaging and working with others including partner organisations to deliver our aims

There are 2 objectives within this strategic priority:

Strategic Housing role

Objective 39 – Joint Local Housing Needs Assessment

Objective 40 – Actively engage in partnership working

4.0 Engage

- 4.1 The Council recognises the need to work in partnership with a range of stakeholders. During the Covid pandemic, this has assumed an increased significance especially with regard to the delivery of front line services and has helped shape how we do things now and in the future.
- 4.2 We are active participants in many formal partnerships which deliver the benefits of economies of scale. However, we also work with smaller organisations such as the Churches Housing Action Team (CHAT) in Tiverton and Navigate CIO to deliver good outcomes for the people of our District.
- 4.3 This chapter sets out a wide range of informal and formal partnerships and joint working that will help deliver all the wider priorities and objectives set out in this Strategy. Given the diverse, sometimes complex and variable nature of these partnerships, this chapter sets out relatively few direct objectives, nonetheless is important in setting out the context in which we work and the wide range of opportunities that are in place and will be developed to support our vision to meet the housing needs and aspirations of our residents through a greater choice of high quality new and adapted homes.

Strategic Housing role

Local Housing Needs Assessment – working with other Councils

- 4.4 Mid Devon forms part of a much larger housing market area that also includes Exeter city, Teignbridge and East Devon Districts and part of the Dartmoor National Park. The Council has previously worked collaboratively with other Councils in the Exeter Housing Market Area in the preparation of assessments of housing need, with the most recent technical study being completed in 2015.

- 4.5 District level housing need for informing the preparation of Local Plans for planning purposes must now follow a national standard method that is set by the Government unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. However, there will continue to be a need for the councils in the Exeter Housing Market Area to undertake local housing needs assessments to understand the size, type and tenure of housing need for different groups in the community (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes). This assessment shall be reflected in planning policies and can also be used to inform housing strategies and other plans and programmes.
- 4.6 The councils in the Exeter Housing Market Area are currently commissioning a suitable consultant to undertake a Local Housing Needs Assessment. This will be completed in 2022 and will be used to help inform the preparation of a new Local Plan for Mid Devon, a new Supplementary Planning Document for meeting housing needs, and this Mid Devon Housing Strategy.
- 4.7 Exeter City Council, and East Devon, Mid Devon and Teignbridge District Councils, in partnership with Devon County Council are currently preparing a non-statutory joint plan, to include a joint strategy and infrastructure matters, for the area previously referred to as the "Greater Exeter" area. This joint plan can include objectives for housing across the area.
- 4.8 The Council will also continue to engage with councils outside the Exeter Housing Market Area about housing and other strategic planning matters, for example with North Devon District Council and Somerset West and Taunton District Council.
- 4.9 In order to undertake this strategic housing work we have the following objective.

Objective 39 – Joint Local Housing Needs Assessment

How measured -	Strategic partnership working on housing matters across the Exeter Housing Market Area through completion of a joint Local Housing Needs Assessment (LHNA)
Target -	1 LHNA completed in 2021 - 2022
Source -	Joint working arrangements approved by Council 26th August 2020

Devon Rural Housing Partnership and Devon Communities Together

- 4.10 The Council is a partner of the Devon Rural Housing Partnership, which aims to support rural communities in developing sufficient affordable housing to meet the needs and aspirations of local people and to support the sustainability of those communities. Devon Communities Together is an independent charity engaged in a wide range of projects and services that support its vision of dynamic Devon communities shaping their own futures, and fulfils the role of the accountable body and managing agent for the Devon Rural Housing Enabler programme on behalf of the Devon Rural Housing Partnership.

Right To Build Task Force

- 4.11 This provides advice and information to organisations including local authorities, landowners, land promoters, to support the delivery of custom and self-build homes. The Council is currently providing advice to other local authorities through the Right to Build Task Force and is a member of the National Custom and Self-Build Association.

Mid Devon Gypsy and Traveller Forum

- 4.12 The Forum is led by the Council and provides an opportunity for members of the travelling community to meet with officers and elected Members to discuss their housing needs and other matters.

Town and Parish Councils

- 4.13 The Council can provide advice and support to town and parish councils to help them prepare parish and neighbourhood plans. Neighbourhood Plans provide an opportunity for communities to help shape and have greater influence on the development in their local areas.

Community engagement

- 4.14 The preparation of plans, programmes and strategies by the Council will need to involve community engagement at key stages in their preparation, where there are legal requirements to do so and it is necessary and good practice. This can provide significant opportunities for members of the public to have their say in shaping the way in which the Council works toward facilitating the delivery of homes to meet the needs of people from all parts of the Mid Devon community.

Devon and Cornwall Housing Options Partnership and Rough Sleeping

- 4.15 In line with the provisions of our strategy, our approach to the management of homelessness and rough sleeping involves working in partnership with other agencies, as required. The Council is involved in the Devon and Cornwall Housing Options Partnership (DCHOP) which works to ensure that there is a consistent approach to these issues across the peninsula. The Council makes a small financial contribution to support the work of the partnership. This pays for a dedicated officer who is able to undertake research, to contribute to policy development and to arrange training and networking events
- 4.16 During the Covid pandemic, our Housing Options team participated in the regular local coordination cell meetings convened by the Local Resilience Form which brought together a range of partners with the aim of ensuring that vulnerable people were receiving all the help that they required to safeguard them from infection. This meeting was used as a mechanism for joint working and decision-making and included a wider range of partners than DCHOP and the sub-group where matters associated with rough sleeping were discussed and action agreed.
- 4.17 Our Housing Options Accommodation Officer was appointed using the monies obtained under the Government Rough Sleeper Initiative funding stream to increase options for homeless people and working to increase and to improve the links with local estate agents and private sector landlords. One aim of the role is to support tenants to sustain their tenancies, thereby offering reassurance to landlords that the Council can support them to ensure that any tenancy breaches are minimised.
- 4.18 The Council has a dedicated, multiple occupancy property which is used to accommodate those in housing need who present a low risk. Floating support to clients living at this scheme is currently provided by the YMCA. The aim is to support the transition of these people into their own self-contained accommodation, providing advice and assistance to help them become used to organising their own affairs, setting up accounts with utility companies, understanding their tenancy obligations and so on.

Working with other Registered Providers and Social Landlords

- 4.19 The Council works in partnership with the other local authorities (including the unitary authorities in Plymouth and Torbay) in Devon to deliver a choice based lettings scheme known as Devon Home Choice (DHC). All the other registered providers which operate across Devon are also involved in the scheme as partners.
- 4.20 The partnership provides a means by which people can register for a home in Devon, and also search and bid for homes.

Data extracted from the Devon Home Choice system can be used to understand the expressed 'demand' for homes in Mid Devon and can be used alongside assessments of housing need to help the Council prepare plans, programme and strategies for housing, working with Registered Providers, community housing groups and the development industry, and in the management and letting of its own housing stock.

- 4.21 The DHC scheme includes an assessment framework which contains detailed criteria against which housing need is determined. The circumstances of all housing applicants are considered in accordance with this framework and they are then placed into one of five bands, according to need, in descending order of priority.
- 4.22 Although the Council is the largest registered provider of social housing in the District with circa 3,000 homes, there are a number of other housing associations which work in the area. Between them, these other social providers have stock totalling approximately 1,300 units in Mid Devon. Some of these organisations are relatively local, such as Falcon Rural Housing and Cornerstone, but others including the ones with the largest stock holdings in Mid Devon, such as LiveWest, Westward, Stonewater and Sovereign are regional and others such as Guinness Partnership which have a national presence.

Working with Private Sector landlords and agents

- 4.23 As stated, the Council is committed to working with private sector landlords to improve standards and to create more opportunities to rehouse those in greatest need. More on this engagement is provided in Chapter Three.

Devon County Council

- 4.24 The Council works closely with Devon County Council (DCC) across many work streams and is keen to support the aims of the DCC Joint Strategic Approach to Supporting People to Live Independently in Devon 2020 to 2025.
- 4.25 At the time of developing this strategy, negotiations are ongoing relating to the devolvement of the budget for homelessness involving those aged 18+. If this is agreed, the Council should have an ability to spot purchase temporary accommodation and to commission floating support services using the funding from DCC. Such floating support could help to resettle vulnerable people into their own accommodation or help those at risk of homelessness to better sustain their tenancies.

Young People

- 4.26 As previously described, the Council is a signatory to the shared working protocol between the Devon District Councils and DCC designed to prevent homelessness

for 16 and 17 year old people. This sets out an agreement relating to the assessment of 16 and 17 year old young people who present as homeless and who are in need of housing or housing-related support. In line with the Children Act 1989, DCC has responsibility for caring for those young people under the age of 18 who may become homeless.

- 4.27 The Council accepts grant funding from DCC to support work with young people and mediation is seen as an important tool with regard to helping those who may be homeless to reconnect with their families. This is important because there is a shortage of suitable accommodation for people under the age of 18 who become homeless. This is a consequence of a lack of emergency bed spaces across the South West region generally. Unfortunately, if the individual has complex needs, the chances of DCC procuring suitable accommodation for them are likely to be slim.

Care leavers

- 4.28 We work in partnership with the DCC to support care leavers. Some of those leaving care may be especially vulnerable. The aim is to ensure that these clients can make the transition into independent living by providing accommodation suitable for their needs; and the support they require to acquire all the skills and knowledge required to enable them to sustain a tenancy.

Working with Central Government

- 4.29 The Council has worked with the Ministry of Housing, Communities and Local Government (MHCLG) to deliver the work funded by the Rough Sleeper Initiative. We have also worked with MHCLG to extend the timescales associated with the retention of receipts arising from the sale of Council housing. We continue to engage informally with MHCLG and other central Government departments on a range of matters and more formally through opportunities to bid into specific grant funding for the benefit of our community.
- 4.30 Homes England, the government's housing accelerator, is a provider of funding support for housing-led development, including through its Home Building Fund (to private sector organisations) and Community Housing Fund. It can also provide advice to the Council and work in partnership to help bring forward housing schemes. The stated aim of the organisation is to help to improve neighbourhoods, and grow communities.

MDDC: A Council with a retained housing stock

- 4.31 As a social landlord (Mid Devon Housing), the Council is committed to a strong and diverse development programme and to making the most of any funding streams available to support our ambitions.
- 4.32 The Affordable Homes Programme provides grant funding to support the capital costs of developing affordable homes. From April 2021, Homes England has made £7.39 billion available to support delivery of up to 130,000 affordable homes across England, but outside London. The target date for completion of these is March 2026. The delivery of new homes is to be undertaken in partnership by partners who undertake to focus on promoting the use of Modern Methods of Construction (MMC), high quality sustainable design and working closely with local small to medium-sized enterprises (SME) house-builders.
- 4.33 The Council will endeavour to apply for funding with regard to any schemes which may be eligible. More on this is provided in Chapter One and specific objects within which will enable us to directly deliver greater new social housing.

Safeguarding

- 4.34 The Council has a safeguarding policy which is designed to ensure that any issues relating to the wellbeing of people in Mid Devon are reported to the appropriate agency. In order to discharge our duties relating to this area of work, all officers receive training and are required to report any concerns about individuals or specific households noted during the course of their work.
- 4.35 As a result of this policy, our officers will liaise with other teams within DCC including Care Direct which supports older adults to remain at home. The Multi-Agency Safeguarding Hub (MASH) will coordinate work in cases where there is an immediate concern regarding the welfare of a child; and DCC can also provide advice in relation to the support of those with learning disabilities.
- 4.36 We also actively work with our tenants and residents to link into much wider support for vulnerable people, some examples of which are:
- General support and signposting - General Practitioners in the District and East and Mid Devon Community Safety Partnership
 - Mental health services - Devon Partnership NHS Trust
 - Substance misuse - Rise (Recovery and Integration Service) and Y-Smart Drug and Alcohol Services

- Early Help - East and Mid Devon Early Help Partnership. This is part of the Devon Children and Families Partnership offer and provides the support required to prevent more serious issues developing. Early Help brings together people from a range of services and teams who are committed to working with families to improve the situation for parents and children including those who may be adolescent. It can offer support to families prior to the birth of a child as well. In addition, it will provide help in cases where there may be a range of issues including parenting, employment and school attendance. The approach can also be used in cases where anti-social behaviour may be a factor or where there are issues relating to the emotional wellbeing of family members.

The Community Safety Partnership

4.37 The Council has a legal obligation to work in partnership with other agencies to reduce crime, disorder, and the fear of crime locally, in order to improve quality of life and to create a safe living and working environment. The Council, working with East Devon, has established the East and Mid Devon Community Safety Partnership (CSP). This meets on a quarterly basis to monitor and to oversee the work being delivered by partners in accordance with certain agreed priorities.

4.38 The membership of the CSP includes representatives from statutory and voluntary organisations as well as from the business sector. A number of partner agencies are involved in the Steering Group of the Partnership and these include:

- Devon and Cornwall Police
- Devon County Council
- Devon and Somerset Fire and Rescue Service
- Dorset, Devon and Cornwall Probation
- The two local authorities; East and Mid Devon District Councils
- Northern, Eastern and Western Devon Clinical Commissioning Group

4.39 The CSP is part of the Safer Devon Partnership and also works with the Sexual Violence and Domestic Violence and Abuse Forum covering Exeter, East and Mid Devon.

MDDC: Working in partnership to support those experiencing financial hardship

4.40 The Council works closely with the Department of Work and Pensions (DWP) which is co-located at our main Phoenix House offices. The Neighbourhood Officers in our landlord Mid Devon Housing service have access to the online portal which facilitates communication with the DWP in connection with claims for Universal Credit. In addition, they communicate regularly with dedicated liaison officers whose role it is to assist social landlords to help their tenants to sustain their tenancies.

- 4.41 The Council provides grants to several local organisations to support core activities. Citizens Advice receives funding and is supported by the DWP to assist those experiencing financial hardship to make a claim for Universal Benefit. This is known as the Help to Claim service.
- 4.42 Churches Housing Action Team (CHAT) also receives core funding from the Council. This supports work associated with assisting those who are homeless, the provision of debt and money advice and tenancy support activities.
- 4.43 At the time of developing this Strategy, CHAT was also contracted to work in partnership with the Council on a project to ensure that there is appropriate support available for residents in financial hardship. This new scheme will supplement the crisis and practical support provided by the Local Support Fund with Money and Debt Advice services for those clients for whom it is considered appropriate.
- 4.44 The Local Support Fund was established in response to the pandemic during April 2020. The aim was to provide emergency support to residents whose incomes had been affected by the pandemic and consequent lockdown. It provides emergency payments for food and other household essentials, fuel, and the cost of access to services. The fund has been managed and administered jointly by CHAT and Navigate in partnership with the Council.
- 4.45 Finally, the Council have adopted a new Corporate Debt Recovery Policy which recognises the benefits of early engagement and support with those experiencing financial hardship and this is supported by a new dedicated full-time Customer Welfare Officer to directly support those in need of a wide range of support.

Objective 40 – Actively engage in partnership working

How measured -	The number of partnership arrangements supported
Target -	At least two partnerships each year to assist housing provision in the district
Source -	Corporate Plan 2020 – 2024 (core value of partnership to deliver outcomes and improvements)

CONCLUSIONS

These four chapters do not sit in isolation – they are interlinked and underpin the vision of the Council for a greater choice of good quality homes which meets not just the needs, but also the aspirations of all of our residents across our district so we can all grow and prosper. This is just the start of the journey, providing the direction and framework upon which to take our next steps. So what happens next and how will we ensure that the vision is turned into actions?

Delivering the Housing Strategy

The delivery of the Housing Strategy for Mid Devon will be overseen by its Housing champion and portfolio holder (Cllr Bob Evans). The Council will also set up an informal, but dedicated Housing Strategy Delivery Group chaired by the Corporate Manager for Public Health, Regulation and Housing and supported by our wider Corporate Management Team. Below this will be working groups for each chapter of the Housing Strategy. These working groups will be made up of housing, development and planning professionals and specialist partners from both inside and external to the Council. The purpose of the groups is to develop a more dedicated Action Plan around each priority outlined in this strategy and to oversee their delivery over the next five years. Where resources are not available, it will be the role of these groups to seek and secure additional resources where possible. The lead officers of each group will report progress made against the action plans and targets back to the Delivery Group, the Housing portfolio holder and to our partners and residents.

Reviewing the strategy

In this fast paced world of frequent policy and legislative changes, the Housing Strategy will be reviewed annually and revised if required. The views of stakeholders and partners will be considered and used to influence the housing strategy and its direction of travel.

Closing statement

We recognise the vital role housing plays both to the district and to its residents and that is why we are committed to growing and improving the quality of our housing and strengthening our communities. This strategy brings together the issues, future challenges and opportunities for us to deliver our ambitions. It will be a long and challenging journey, and must include and involve a wide range of partners and our communities to make it a success, but the rewards that stronger, better housing offers will make a significant difference to lives of our residents, their health, happiness and prosperity.

CABINET

31ST AUGUST 2021

MID DEVON PLAYING PITCH STRATEGY

Cabinet Member(s): Councillor Richard Chesterton, Cabinet Member for Planning and Economic Regeneration

Responsible Officer: Mr Stephen Walford, Chief Executive

Reason for Report: To endorse the Mid Devon Playing Pitch Strategy as a technical document that can be used by the Council

RECOMMENDATION:

Subject to any amendments made by the project Steering Group in the sign-off process, that Cabinet notes the content of and recommendations within the Mid Devon Playing Pitch Strategy (Appendix 1 to this report) and approves its publication.

Financial Implications: There are no direct financial implications arising from endorsing the Playing Pitch Strategy. The Strategy includes recommendations and actions which may involve the Council as a provider of Leisure Centres and public car parks, but does not place a requirement for Council to undertake these recommendations and actions.

Legal Implications: None. The Playing Pitch Strategy will not have any formal status as a Supplementary Planning Document (SPD).

Risk Assessment: The Playing Pitch Strategy will provide robust evidence that can be used to inform the preparation of development plans, masterplans, planning guidance, and other plans, programmes and strategies. It will be capable of being a material consideration for guiding planning applications submitted to the Council for determination and the decisions made on these.

Budget and Policy Framework: Budget provision has been made for using an external consultant to undertake and prepare the Playing Pitch Strategy for the Council. The Playing Pitch Strategy will be a technical document and can be used to help inform the Council's policy framework, including for decision-making purposes on land use planning matters and in making Section 106 planning agreements, and in considering requests for S106 funds or other financial support for playing pitch facilities.

Equality Impact Assessment: An up to date Playing Pitch Strategy can be used to help guide and inform decisions taken for the provision of sports pitches across the district that can be used by the whole community. It will not in itself lead to any impacts on the equality strands protected under the Equality Act 2010 (the 'protected characteristics').

Relationship to Corporate Plan: Preparation of the Playing Pitch Strategy will help the Council's Priority 3: Community, since it can be used to help support the

development of sports facilities that will benefit the district, and which can promote physical activity, health and well-being.

Impact on Climate Change: The Playing Pitch Strategy will not have any direct impact on climate change.

1.0 Introduction/Background

National planning policy and Sport England Guidance

- 1.1 The National Planning Policy Framework (July 2021, paragraph 98) makes clear that planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.
- 1.2 A new 'Playing Pitch Strategy' (PPS) is needed for Mid Devon to meet the national planning policy framework requirement. It will also need to be consistent with Sport England's guidance (2013) for preparing playing pitch strategies. Sport England will need to be satisfied that the PPS has been prepared in accordance with their requirements and is therefore 'fit for purpose'.

PPS status and its use

- 1.3 The PPS will be a technical document that can be used by the Council:
 - To help inform the preparation of development plans, masterplans, planning guidance and other programmes and strategies.
 - As a material consideration where relevant to help inform decisions made on planning applications submitted to the Council for determination.
 - To help inform the consideration of requests for S106 funds or other financial support for playing pitch facilities.
 - To help guide the Council's management of its playing pitch assets for which it is responsible.
- 1.4 The PPS can also be used by:
 - Applicants for planning permission, where relevant, to help inform their development proposals submitted to the Council for determination.
 - Private and third sector providers of playing pitches, and support local sports clubs and organisations, in making bids for funding from a variety of sources to maintain and improve provision.

Mid Devon PPS

- 1.5 A 'Playing Fields Strategy' for Mid Devon was published in 2010, originally as a requirement for the (now defunct) Building Schools for the Future (BSF) programme. An Open Space and Play Area Strategy was published in 2014, in part to support the evidence base for the planning policies contained within the adopted Mid Devon Local Plan. The scope of this study encompassed playing pitches but also looked more widely at the quantity, quality and accessibility of open space in general, including parks, play areas and other public open space. There is now a need for updated evidence and information specifically on the supply of and demand for playing pitches across Mid Devon district. This will help ensure that there is a good supply of high quality playing pitch facilities across the district to meet the sporting needs of local communities.
- 1.6 Cabinet approval for officers to commission a Playing Pitch Strategy (PPS) was given on 19th September 2019 (minute 52).
- 1.7 Officers commissioned a suitable consultant, Bennett Leisure and Planning to undertake the PPS following a procurement process. This consultant has significant experience in such work across the South West.
- 1.8 The PPS was completed in July 2021. This has taken longer, in part due to restrictions on movement placed through the covid-19 pandemic and the inability to visit some playing pitch facilities.

2.0 Process

- 2.1 The preparation of the Playing Pitch Strategy has followed the stages set out in Sport England's guidance (2013):
- Stage A (Prepare and tailor approach)
 - Stage B (Gather supply and demand data)
 - Stage C (Assess supply and demand data)
 - Stage D (Develop the strategy)
 - Stage E (Deliver the strategy)
- 2.2 The PPS has focused on the following pitch sports: football, cricket, rugby, hockey, tennis and bowls. The PPS has investigated further the need for 3G FTPs (Third Generation Football Turf Pitches) in Mid Devon, which has already been identified in the Local Football Facilities Plan for Mid Devon that has been prepared by the Football Association and Sport England. 3G FTP pitches are a high quality and indispensable part of modern football facilities and include artificial surfaces that replicate a good standard natural turf pitch. They can be heavily used all year round with no decline in quality. There is currently no 3G FTP provision in Mid Devon.
- 2.3 The PPS has involved a partnership approach, with a project Steering Group set up to oversee its production and for approval at the key stages. The project Steering Group has comprised of an elected Member and relevant

officers from the Council, Devon County Council, representatives in the South West from non-governing bodies for the main pitch sports, and Sport England.

2.4 The PPS's technical work has included:

- An analysis of population forecasts to 2026 and 2033. This is based on available demographic data and estimate of new housing through growth planned in the adopted Mid Devon Local Plan and with allowance for some additional growth at the three main towns and the proposed Culm Garden Village in this period following the expected adoption of a new Local Plan in mid-2025.
- Prediction of the numbers of teams which will be in operation and patterns of play.
- Quantitative and qualitative assessment of the existing supply of playing pitch facilities across Mid Devon and issues arising.
- Assessment of current shortfalls in provision and future requirements to 2033.

3.0 Stakeholder engagement

3.1 The findings of the PPS have been informed through engagement with pitch sports clubs, sports Non-Governing Bodies and providers of playing pitch facilities in Mid Devon. This has included contacting town and parish councils and has involved meetings with the main schools and community colleges at Tiverton, Cullompton and Crediton. This has followed Sport England's guidance (2013). The purpose of this stakeholder engagement has been to gather information about the supply of and demand for playing pitches in Mid Devon across the pitch sports subject to the PPS.

3.2 Sport England's guidance (2013) does not place a requirement for consultation with the wider community on the PPS.

4.0 Key findings and recommendations

4.1 The PPS includes a vision:

"To help guide the provision of playing pitch facilities in Mid Devon in relation to current and future needs to 2033, irrespective of ownership and operation, and to support the retention and enhancement of facilities that are appropriate, of high quality and which are sustainable. Provision should promote inclusivity, encourage sporting excellence and community development and cohesion and help to enhance physical and mental wellbeing.'

4.2 This vision is supported by 6 key objectives that are derived from Sport England's 12 planning for sport principles, and the PPS includes 8 overarching themes as follows:

- T1 Protecting, maintaining and enhancing playing fields
- T2 Encouraging and supporting education establishments to embrace secure community use of their pitch sport facilities
- T3 Ensuring that facilities are viable and sustainable

- T4 Ensuring the pitch sports and their facilities are fully inclusive
- T5 Supporting the voluntary sector
- T6 Promoting the benefits of playing pitch sports to health and well-being
- T7 Promoting increased participation and realising club development aspirations
- T8 Facilitate delivery

4.3 The PPS includes a section for each main pitch sport and each section sets out findings for the district split into the following sub-areas: Tiverton sub-area; Cullompton sub-area; Crediton sub-area. The PPS summarises the current and future pitch situation and sets out:

- current shortfalls in provision and how these might be addressed.
- future requirements (in addition to current shortfalls).

4.4 The PPS findings are detailed and lengthy and are not repeated in full in this report. However, the PPS has concluded that in terms of 3G FTPs, there is evidenced need for the equivalent of a full size 3G FTP in each of the main towns – Tiverton, Cullompton and Crediton.

4.5 Attention is drawn to the fact that the PPS includes an Appendix 4: Masterplanning – East Cullompton (Culm Garden Village) and Appendix 5: Masterplanning – Eastern Urban Extension (Tiverton). Key findings for each are as follows:

Appendix 4: Masterplanning – East Cullompton (Culm Garden Village)

Recommendations:

Cricket: One pitch (8 wickets) needed to meet demand generated by East Cullompton / Culm Garden Village to 2033. This is in addition to a replacement pitch for the Cullompton Cricket Club, with additional wickets, which could help to meet demand from new housing elsewhere in the Cullompton Sub Area, plus expansion within the club.

Rugby: One additional pitch required to meet demand from the East Cullompton / Culm Garden Village to 2033. Note: Cullompton Rugby Club has long standing plans to relocate from Stafford Park and is considering sites within East Cullompton / Culm Garden Village. Replacement provision of 3 – 4 full size pitches and 2 – 3 youth pitches are required, which also includes an element to meet growth in demand from the wider Cullompton Sub Area to 2033.

Football: Two adult, two youth and two mini pitches to meet demand to 2033, potentially as a community hub. The development will also generate the need for 0.2 of a 3G football turf pitch (FTP) which could also be located within this hub; the wider PPS identifies the need for a 3G FTP to serve existing needs within the Cullompton area. Further feasibility work and consultation

with relevant stakeholders is required re: the benefits/potential of 3G FTP and sand based artificial grass pitch provision to serve the wider Cullompton area whether within the town itself (at Cullompton Community College) or in the new Garden Village (see Hockey below).

- Tennis: A minimum of 2, preferably floodlit, tennis courts. Consideration be given to SMART Access Technology¹.
- Bowls: No requirement identified although populations of this size do have bowling greens.
- Hockey: Contribution to an upgrade of the sand based Culm Valley Leisure Centre Artificial Grass Pitch within the next 2-5 years, which could include the provision of clubhouse facilities. Alternatively, the relocation of this AGP to a site within East Cullompton (to be provided before the Culm Valley Leisure Centre pitch is decommissioned). Further feasibility work and consultation with relevant stakeholders is required.
- Post 2033 It is predicted that growth in demand post 2033 in East Cullompton / Culm Garden Village (based on an additional 2550 homes) may result in an approximate doubling of the pitch requirement set out above i.e. up to one additional cricket pitch, one additional rugby pitch, six football pitches (2 senior, 2 youth and 2 mini), two tennis courts and contributions towards 3G FTP and sand based AGP provision.

Appendix 5: Masterplanning – Eastern Urban Extension (Tiverton)

Recommendations:

- Cricket: 1 new cricket pitch within the EUE (part of the need for which (0.6 of a pitch – 5 wickets) arises from the development itself but which could be made larger to address the shortfall in the town).
- Rugby: The development is expected to generate demand for 0.6 rugby pitch. Contribution to off-site provision is recommended, since one rugby pitch is not a sustainable level of provision and a minimum of 3 rugby pitches are required for a sustainable site. It is understood that the Tiverton RFC requires an additional pitch to meet expected growth from within the club and demand generated elsewhere in the Tiverton Sub Area.
- Football: Hub site with various pitches, ideally minimum of 2 adult and 2 to 3 youth/mini football pitches. Possible site for 3G FTP provision, but more likely to be contribution towards 3G FTP provision elsewhere within the town, for which there are several

¹ the installation of remote access systems which remove the requirement for on-site management and promote wide community use at new and existing courts

potential sites. (The development itself will generate demand for 0.1 of a 3G FTP).

Tennis: The Lawn Tennis Association has identified a requirement for 3 tennis courts with Smart Access Technology, with ideally at least 2 of the 3 courts floodlit to meet the needs of any future development in the area beyond the Eastern Urban Extension, essentially future proofing the facility. This is in addition to increasing public usage and club membership at Exe Valley Leisure Centre tennis courts.

Hockey: Contribution to improvements in maintenance and access to changing and toilets at Exe Valley Leisure Centre artificial grass pitch.

4.6 It should be noted that it is important to understand shortfalls in pitch provision, particularly in relation to the determination of planning proposals for the loss of playing pitches. Additionally, the PPS makes clear that access to additional playing pitches does not always involve new provision being required (i.e. the allocation of land for new pitches in a Local Plan). The PPS identifies opportunities in each sub-area where there are opportunities that could address deficiencies. This could include securing community use of school playing pitches, or where there is room for accommodating additional pitches on an existing site.

4.7 The PPS includes a section with actions plans. This includes recommended actions in the form of:

Policy Actions; Decision Making Actions; Delivering Improved Facilities; Enhancing Participation and Well-being; Management and Maintenance of Facilities; PPS Delivery Framework; and

Action Plans for the Tiverton sub-area; the Cullompton sub-area; and the Crediton sub-area. Each Action Plan sets out: options and recommended actions in relation to existing playing pitch facilities in each sub-area; identifies partners to deliver the action; a timescale (short term 1 – 3 years, medium term 3 – 8 years, longer term over 8 years); and a cost band (low, £50k, medium £50k – 250k, high £250k +).

4.8 The PPS recommends that a 'Delivery Group' is established to oversee the implementation of the strategy and to monitor progress towards the identified action points that it has recommended. This Delivery Group could be led by the Council and be based on the membership of the project Steering Group referred to in paragraph 2.3 of this report.

4.9 At the time of preparing this report, the Playing Pitch Strategy is awaiting final approval / sign-off from the project Steering Group that has overseen its preparation. This includes Sport England. The Cabinet will be updated verbally at the meeting of the latest position over sign-off by the project Steering Group including any amendments. Officers are also waiting for the consultant to provide the completed Stage B database of supply and demand data) and finalised Stage C assessment of that supply and demand data.

5.0 Planning Policy Advisory Group

- 5.1 The Planning Policy Advisory Group met on the 4th August 2021. The group noted the contents of the PPS and has expressed a wish that the PPS is subject to public consultation before it is finalised and that this forms part of the recommendation to Cabinet.
- 5.2 Officers have pointed out that the PPS is a technical document and has been subject to stakeholder engagement. It has been prepared in accordance with Sport England's guidance (2013) and this guidance does not place a requirement for wider public consultation. Should the PPS be subject to public consultation it is unclear how comments received could influence the technical nature of the assessment, and also how these could be taken into consideration to amend the PPS once it has been signed off by the project Steering Group. As such a public consultation would not meet with the Gunning principles for consultation i.e.:
- Consultation must take place when the proposal is still at a formative stage.
 - Sufficient reasons must be put forward for the proposal to allow for intelligent consideration and response.
 - Adequate time must be given for consideration and response.
 - The product of consultation must be conscientiously taken into account.
- 5.3 The Planning Policy Advisory Group has also expressed a wish that a further study is undertaken of built sports facilities (e.g. swimming pools, athletics facilities, sports halls etc.), which together with the PPS can be used to help inform the preparation of the Sports Supplementary Planning Document (SPD) and that this SPD will be subject to public consultation. Cabinet is advised that officers will need to investigate what technical study may be needed for built sports facilities and how this can be used to inform the preparation of a new Local Plan. Officers intend to review SPD needs in connection with the adopted Mid Devon Local Plan at a future meeting of the PPAG so that prioritisation, resources and timing may be considered.
- 5.4 In light of the wishes of the PPAG, Cabinet may like to consider the addition of a further recommendation set out below. However in doing so, Cabinet's attention is drawn to the content of paragraphs 5.2 and 5.3 above.

“Officers investigate the need for a built sport facilities study, and the merits for a Sports Supplementary Planning Document which would provide an opportunity for public consultation on the provision of sports facilities in Mid Devon”.

6.0 Next steps

- 6.1 The Playing Pitch Strategy is a technical document and does not have any formal status as a supplementary planning document. There is no

requirement for it to be subject to public consultation. However, it will be published on the Council's website for information purposes.

- 6.2 One of the PPS's recommendations is "establish a Playing Pitch Strategy Delivery Group with membership of the current Steering Group and other key stakeholders, including main Secondary Schools and Blundell School representatives. To meet on six monthly basis and progress, monitor and review the Priority Projects and Actions Plans." Officers will investigate how this recommendation can be taken forward. This matter can be considered at a future meeting of the Council's Development Delivery Advisory Group (DDAG).

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Circulation of the Report: Cllr Richard Chesterton (Cabinet Member for Planning and Economic Regeneration), Leadership Team.

List of Background Papers and Links:

Appendix 1 Mid Devon Playing Pitch Strategy

Sport England Playing Pitch Strategy Guidance:

[pps-guidance-october-2013-updated.pdf](#) ([sportengland-production-files.s3.eu-west-2.amazonaws.com](#))

<https://www.sportengland.org/facilities-and-planning/planning-for-sport/planning-for-sport-guidance/>

Mid Devon Local Football Facilities Plan

<https://localplans.footballfoundation.org.uk/local-authorities-index/mid-devon/mid-devon-local-football-facility-plan/>

National Planning Policy Framework (July 2021)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

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Mid Devon District Playing Pitch Strategy

FINAL DRAFT MAIN STRATEGY DOCUMENT

See Also: [FINAL DRAFT SITE ACTION PLANS](#)

Subject to Steering Group sign-off

July 2021

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1 INTRODUCTION

1.1 There is now a need for updated evidence and information specifically on the supply of and demand for playing pitches across the Mid Devon District area. A 'Playing Fields Strategy' for Mid Devon which was prepared in 2010, (originally as a requirement for the (now defunct) Building Schools for the Future (BSF) programme), is now out of date (Sport England requires that such documents are updated every three years). An Open Space and Play Area Strategy (OSPAS) was published in 2014, partly to support the evidence base for the planning policies contained within the emerging Local Plan Review. In particular this evidence informed proposed Policy S5 which sets quantity and access standards for open space in new developments. The scope of the OSPAS encompassed playing pitches and looked more widely at the quantity, quality and accessibility of open space in general including parks, play areas and other public open space.

1.2 This Playing Pitch Strategy (PPS) will have a multi-functional role, being used across Council service areas and supporting the work of external organisations with an interest in playing pitch provision within Mid Devon. In particular it will:

- Become part of an evidence base which will be used to help inform future strategic plan-making for the district (including emerging masterplans for the Garden Village development to the east of Cullompton and the Eastern Urban Extension in Tiverton) (See Appendices 4 and 5).
- Provide evidence that can be used in the decision making process for the Council's determination of planning proposals.
- Be used by the Council to help inform the management of playing pitch assets for which it has responsibility.
- Be used by private and third sector providers of playing pitches, and support local sports clubs and organisations, in making bids for funding from a variety of sources to maintain and improve provision.

1.3 This PPS covers the sports of football, cricket, rugby and hockey and potentially other pitch sports such as lacrosse, stoolball and American football (no evidence of these has been found within Mid Devon). Consideration is given to the provision of all facilities that allow these sports to be played, such as artificial grass pitches (AGPs). This report also considers tennis and bowls.

1.4 The PPS has been informed through analysis of population forecasts to 2026 and to 2033, based on available demographic data and estimates of new housing through growth planned in the adopted Mid Devon Local Plan. An additional allowance for accelerated growth beyond 2026 in the strategic development areas is introduced to "future-proof" pitch planning for the period to 2033 which may follow later local plan revisions.

1.5 The extent of the study area is the boundaries of Mid Devon District Council, an area of 353 square miles (914 km²), a largely rural area in the heart of Devon with a population of 81,700 (ONS midterm population estimates, 2018). It lies between Dartmoor, Exmoor and the Blackdown Hills and is one of the most sparsely populated local authorities in England and

Wales. There are three main market towns within the district: Tiverton, the largest settlement at the centre of the district, Cullompton in the east of the district and Crediton to the west. While a high proportion of residents live outside these three main towns, each of these towns act as hubs for their individual sub-areas by providing a range of community sports facilities for the town and wider area.

1.6 The three sub-areas are based on those established by the 2010 Playing Pitch Strategy and reflect the catchment areas of the district's three main market towns. Some minor cross-boundary movements in terms of participants travelling from outside the district to use playing pitch facilities within Mid Devon have been identified, but these are not significant enough to require the study area to extend beyond the boundary of Mid Devon.

1.7 Sport England has a prescribed methodology for local authorities to follow when producing playing pitch strategies, comprising of five distinct stages (The Playing Pitch Strategy Guidance; 2013). Stage A is the set-up phase and Stage B, the supply and demand information gathering phase. Stage C is the assessment and analysis of needs. Two documents from Stages B and C underpin the Strategy; they are:

Stage B: Mid Devon PPS Stage B Database

Stage C: Mid Devon PPS Stage C Needs Assessment Report
(supply, demand and analysis information on a sport by sport basis)

1.8 This stage - Stage D - brings together the key findings and issues from the three sub areas and comprise two documents: the Main Strategy (this document) and the Site Action Plans. Stage E will be focused on implementation, delivery and monitoring.

1.9 The Strategy looks forward to the facilities required over the next 12 years, to 2033. Because there have been great changes in the numbers of teams and pattern of play (particularly in football) since the last Playing Pitch Strategy produced in 2010, it seemed pragmatic to initially predict the number of teams which will be in operation up to 2026 as an interim date. The Needs Assessment documents set out in detail how the increase in team numbers has been derived. The Strategy will require continual monitoring once adopted (Stage E) to ensure it remains current and will require formal updating within three years (i.e. by 2024).

1.10 The Steering Group for the Strategy comprised officers (Forward Plans Lead, Senior Planning Officers) from, and the Leader of, Mid Devon District Council and representatives from Mid Devon Leisure, Devon County Council, Sport England, England RFU, the LTA, England Hockey, the Devon FA, the Football Foundation, Active Devon, the England & Wales Cricket Board and Devon Cricket.

1.11 The consultants would like to express their sincere thanks to the Steering Group and the many clubs, leagues and facility operators and managers who contributed to the study, particularly through the Covid-19 pandemic. We are particularly grateful to the many volunteers who run local pitch sport clubs and have given up their time to provide us with information and comment. In addition, consultation with the four Secondary Schools and Blundell's School in the district has identified a number of aspirations and proposals which are closely linked to the PPS and have been incorporated.

2 STRATEGY VISION AND THEMES

2.1 The National Planning Policy Framework (NPPF) (revised July 2019) requires that planning policy making and decision taking should consider the role of health and wellbeing in planning and has stringent policies around the protection of playing fields, the disposal of which can only be considered if robust evidence can be provided to support alternative, equal and replacement provision. Particularly since local authorities took on new public health responsibilities in 2013, an increasing range of statutory, corporate and planning documents, including DCMS, Sport England and National Governing Body (NGB) strategies reiterate the importance of creating healthy environments which can support and benefit people's wellbeing - not just physical but mental as well.

2.2 A variety of national policy documents set the scene for the Strategy in this report. These include: 'Sporting Future - A New Strategy for an Active Nation' (DCMS; 2015) and Sport England's Playing Fields Policy and Guidance (2018). Sport England's 'Planning for Sport Guidance' (2019) sets out 12 guiding principles under the three objectives of 'Protect, Enhance and Provide'. Its new 10 Year Strategy: 'Uniting the Movement' has five key themes including 'Positive experiences for children and young people'; 'Connecting with health and wellbeing' and 'Active Environments'. The various National Governing Body Strategies have many common themes around the sustainability of pitch sport provision and focusing on participation by women and girls and young people.

2.3 The Mid Devon Playing Pitch Strategy and Action Plans will contribute to the Mid Devon Local Plan Review. They will also be aligned to the Council's Corporate Plan 2020-2034 which focuses on sustainability across the four areas of Homes, Community, Environment and Economy.

Vision, Objectives and Themes

2.4 Within this framework, the Strategy is 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.

2.5 The Vision for the Mid Devon Playing Pitch Strategy is:

"To help guide the provision of playing pitch facilities in Mid Devon in relation to current and future needs to 2033, irrespective of ownership and operation, and to support the retention and enhancement of facilities that are appropriate, of high quality and which are sustainable. Provision should promote inclusivity, encourage sporting excellence and community development and cohesion and help to enhance physical and mental wellbeing."

2.6 Planned housing developments can help to deliver new and/or improved pitches through developer contributions such as S106 planning obligations, which the Needs Assessment supporting the Strategy will underpin. It is important that the Strategy is future-proofed and plans for all elements of growth and demand. Meeting demand through to 2033 will depend upon new and/or improved facilities being in the right place and designed appropriately and flexibly in order to be able to respond to changing patterns of participation.

2.7 The six key Objectives derive from Sport England’s 12 Planning for Sport Principles, as follows:

- Objective 1* To proactively plan for and provide sufficient and appropriate high quality facilities and opportunities (enhanced and new) to meet demand to 2033, wherever possible making the best use of facilities already available.
- Objective 2* To protect existing provision and plan, manage and promote playing field sites to ensure they remain viable and sustainable and at the heart of community development.
- Objective 3* To recognise and give significant weight to the value of the pitch sports in contributing to enhanced mental and physical health and well-being.
- Objective 4* To manage and maintain facilities in such a way as 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 encourage and support education establishments in embracing community use of their pitch sport facilities by engaging directly with them and creating a forum for discussion.
- Objective 6* To create an ongoing management and delivery framework for people and organisations to work together to share skills, expertise, resources and facilities in implementing the Strategy.

2.8 Developed from the above, there are a number of overarching themes (T1 – T8) which run across all sports and which are presented here, together with some cross-cutting, general action points. Further generic action points are presented in the accompanying document, Final Draft Site Action Plans (Section D).

T1 Protecting, maintaining and enhancing playing fields

A playing field is defined (in planning terms) as “the whole of site which encompasses at least one playing pitch”. A playing pitch may have either a natural or artificial grass surface and is defined as “a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo.”

The current level of playing field provision, whether in public, private or educational ownership, should be protected where the strategy shows a clear need now or in the future.

In areas where there is sufficient playing field provision to meet future demand and the site has no special significance to the interests of sport, proposals for development should

be considered in line with local planning policies and the National Planning Policy Framework (NPPF) (para. 99; July 2021) and with Sport England's Playing Fields Policy and Guidance (March, 2018).

Policy DM24 in the current Local Plan ('Protection of Local Green Space and recreational land/buildings') aims to protect open space, sport and recreational land or buildings from redevelopment and embodies the principles set out in the above guidance.

Any playing field site or sport facility that is not included in this PPS is purely an accidental omission. The lack of inclusion should not be indicative of the sports facility being surplus to requirements and any planning application that would result in the loss or prejudice the use of an omitted site would still be considered against paragraph 99 of the NPPF (July 2021) and relevant local planning policy.

General Action:

- To incorporate relevant policies within the Local Plan to protect pitches from redevelopment for alternative uses, unless it can be proven that the site(s) in question is/are 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 benefits of which clearly outweigh the loss of current or former use (in line with the NPPF (para. 99; July 2021) and Sport England's Playing Field Policy (March 2018)).

T2 Encouraging and supporting education establishments to embrace secure community use of their pitch sport facilities

In Mid Devon, secondary schools hold a major part of the stock of playing field land. They are essential for the maintenance of football and hockey in particular and frequently provide essential overflow and back up facilities. There are aspirations for improvements and new provision at all four secondary schools and Blundell's School, and these facilities need to be at the heart of the evolving network of outdoor sports provision. In each of the main towns, the proximity/relationship of school sites to local authority provision can lead to a more integrated approach between indoor and outdoor facilities and schools, sports clubs and the Council, if planned and progressed in partnership.

Active Devon is actively involved with schools through such initiatives as the Active Schools Network in Mid Devon and is currently rolling out a number of initiatives to promote sport within schools following Covid-19. Various NGBs are also focusing on raising participation in schools, notably the FA through the 'Girls' Football School Partnerships' and the ECB's initiative to deliver a girls' secondary school programme.

It is accepted that there are difficulties regarding the security of and access to educational sites and that that schools often do not have the budgets to pay for appropriate upkeep and maintenance of pitches to maintain sufficient capacity for both school and community use. Sport England can provide advice on this (see www.sportengland.org/campaigns-and-our-work/use-our-school)

It is also essential that secure community use agreements are in place at all schools whose facilities are used by outside organisations and that these agreements are regularly monitored and updated.

General Action

- To discuss and clarify with Devon County Council policies for community use of school facilities and how secure community use agreements can be negotiated and adopted.
- To explore opportunities for additional access to school pitches which do not currently have community use, in order to increase participation and promote school to club links and alleviate any lack of spare capacity.
- To support investment in facilities to enhance capacity and enable community use on school sites (for example, through improvements to access and ancillary provision such as toilets and changing facilities).
- To ensure that secure community use agreements are in place at all schools with facilities that are currently in community use, providing security of tenure and appropriate pricing and access where possible for at least ten years to facilities on school sites. Existing agreements should be monitored on a regular basis.

T3 Ensuring that facilities are viable and sustainable

Maintaining viable playing fields, and thus protecting them, involves ensuring they are well used. Wherever possible, sites and ancillary facilities should be multi use with a range of activities – both winter and summer - on site (both formal sport and other activities) to enable all year-round use. Football sites should have sufficient area and flexibility to include a range of pitch sizes to accommodate growth in youth football. NGBs acknowledge the potential for the joint provision of community sports buildings which cater not only for more than one sport but for other uses as well (with, for example, more flexible changing accommodation, club/community rooms and kitchen/café facilities). Opportunities for the multi use of buildings should be explored wherever possible. There may also be opportunities for the co-location of facilities such as artificial grass pitches and tennis courts.

Maintaining viable sites, across all ownership and management arrangements, involves ensuring that facilities are well maintained and can be enhanced and upgraded when required. Pitches on public open space require careful management to avoid problems caused by public use such as litter, issues with dogs and damage to pitches.

T1 above, as well as including the protection of grass pitches, refers to 3G FTP and sand based artificial grass pitches which cater for mainly for football and hockey respectively. Adequate and appropriate consideration should be given to the long term viability of each type of facility if an alternative surface is provided which may impact on its use.

This Strategy also acknowledges the potential impact of installing different surfaces and maintenance regimes on climate change and environmental sustainability.

General Action:

- To explore the potential for the joint provision and dual use of multi pitch sports facilities wherever possible.
- To ensure that all new facilities are subject to full community use and appropriate business, management and usage plans, to include provision for maintenance and a robust sinking fund for future refurbishment and/or replacement.
- To actively explore new and innovative models to secure the viable long-term management of playing field facilities e.g. opportunities for multi-use of changing rooms and pavilions (such as workshops, small offices or playgroups).
- To recognise issues around shared grounds (i.e. cricket/rugby and cricket/football) and encourage liaison between clubs.
- At sites which also function as open space, direct casual use to other areas of the site to help reduce wear and tear (e.g. removing / repositioning goal posts, protecting the cricket square).

T4 Ensuring the pitch sports and their facilities are fully inclusive

Playing pitch facilities should be an equitable resource – available and accessible to all, whatever their age, gender, level of ability or disability, level of inactivity or activity, or income. Football, cricket and rugby are still predominantly male sports, with less than 5% of teams in the Mid Devon area being registered as female. Hockey is more gender equitable with generally equal numbers of participants and teams.

Other under-represented groups include people from lower socio-economic groups, disabled people, people from particular ethnic groups and those with long-term health conditions. There is evidence that costs and programming can disproportionately hinder use by under-represented groups.

Better quality, dedicated changing, shower and pavilion facilities and measures to enhance the safety and attractiveness of playing field sites – proper paths, good quality grass, adequate lighting, windbreaks, shelters, seats – are all measures that will enhance their inclusivity. There also need to be age-appropriate sized facilities across the sports (notably in football).

General Action:

- To support the NGB's strategies and sports developments initiatives targeted at lower participant groups as set out in this Strategy.
- To ensure facilities are well designed and able to attract and accommodate all members of the community, with diverse needs and abilities.

T5 Supporting the voluntary sector

For the most part, the continuation of viable and sustainable community pitch sport sites will depend on the voluntary sector. Many club personnel stated that it is time consuming to administer clubs and teams and this is a contributory factor to the

volunteer base contracting. It also costs a considerable amount at the start of each season to set teams up and funds for this are dwindling, with sponsorship, not just for clubs, but for the leagues too, increasingly hard to find. Recruiting sufficient coaches and managers and umpires, particularly for youth teams is challenging. Moreover, a declining pool of volunteers is making it harder to maintain grounds to an acceptable standard.

Many grounds in the rural areas and smaller towns rely heavily on income from their club facilities to support their pitch based activities (e.g. end of season renovation works), and to help pay for their maintenance and the purchase of appropriate equipment.

How the voluntary sports sector and the income streams for clubs will be impacted in the long term by the Covid-19 pandemic is largely unknown. Research within the Strategy suggested that enthusiasm, commitment and demand is still strongly in evidence for the restarting of activities and the full effects may not become apparent until later seasons.

General Action:

- To provide support and encouragement where possible to the pitch sport voluntary sector e.g. through providing guidance information and financial support.
- To maintain liaison with and support parish councils over maintenance and protection of vulnerable and/or poorly maintained sites.
- To support clubs with management responsibilities to improve the pitches under their control by, for example, engaging with the Grounds Management Association Regional Pitch Advisor Programmes.

T6 Promoting the benefits of playing pitch sports to health and wellbeing

There is now widespread appreciation of the problems of obesity and poor health and mental well-being through 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.

Playing fields are undoubtedly 'healthy places', operating at the interface between open space, recreational activity and sport. Their importance has been highlighted through the Covid-19 pandemic when so many regular sporting activities have been severely curtailed and on return to a more 'normal' situation, it will be important to ensure that they provide facilities for as many people within the community as possible and reflect the interests and aspirations of the areas in which they are located.

We need to consider playing pitch facilities in the round and their impact on biodiversity and climate change too. Although artificial grass pitches may provide a more viable, all year round surface, they may contribute to biodiversity loss and require compensatory planting. Outdoor activity spaces are often windswept and uninviting; however soft planting and trees (also acting as windbreaks and shelters) can make them more welcoming for all the community, whilst enhancing biodiversity.

General Action:

- To promote opportunities for people to engage in pitch sports through targeted events, activities and promotions.
- To ensure links between the Playing Pitch Strategy and any Health and Wellbeing Strategies are highlighted and further developed.
- To ensure planning policy promotes fit for purpose and well-designed provision which integrates with wider opportunities for people to lead active lifestyles.

T7 Promoting increased participation and realising club development aspirations

The overall aim of the actions proposed through this Playing Pitch Strategy are to increase active participation in the pitch sports and improve the standard of play. To this end, Mid Devon District Council will work closely with the NGBs, Sport England and other members of the Steering Group on a range of initiatives, in line with their national strategies.

Initiatives specific to different sports are dealt with under the relevant sport sections below. However, there are a number of actions which cover all sports. The first priority is to support clubs as we come out of the pandemic and to assist with the effective recovery of club structures and return to play, to ensure a sustainable delivery model for local sport.

General Action:

- To encourage clubs to attain Club Mark accreditation awards or similarly recognised NGB accreditation e.g. FA Charter Standard.
- To support clubs with funding from relevant external sources such as Sport England, the Football Foundation, etc. or to identify and allocate other sources including S106 funding.
- To support structured coach education programmes to develop volunteer skills and expertise to develop club structures, regulate activity and increase active participation.
- To support Active Devon and NGBs with the development of local sport, by establishing formal school / club links and engaging in with local community coaches.

T8 Facilitating Delivery

Section 9 sets out the process for creating an ongoing management and delivery framework for people and organisations to work together to share skills, expertise, resources and facilities in implementing the Strategy. It will be particularly important to ensure annual monitoring deals with the uncertainties associated with coming out of the Covid-19 pandemic and reflects key trends and changes.

One of the main outputs from this strategy will be 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.

General Action:

- To set up a Strategy Delivery Group, based on the membership of the PPS Steering Group, with other key stakeholders as and when required. If possible, it should meet at a minimum of six monthly intervals after the Strategy is adopted to monitor progress and continue to implement schemes.

Final Draft

3 SPORT SPECIFIC PRIORITIES: FOOTBALL

3.1 Although population growth will influence demand, longer term trends in participation will have the most significant impact on demand for football pitches. Demand from both mini soccer and youth football appears buoyant and more girls are recorded as playing. Despite Covid-19, the main Saturday adult league in Mid Devon - the Devon and Exeter League - reports that in net terms their league expanded by six teams during 2020/21. However, there does appear to be a longer term trend of decline in the number of male adult 11v11 players generally and several clubs in Mid Devon referred to a drop off in the older teenage age groups.

3.2 The FA is focusing on:

- creating more female adult and youth teams, disability teams and youth male teams. This has implications for the provision of accessible, safe and gender appropriate changing and toilet facilities.
- creating more sustainable environments for football and more diverse playing opportunities. This may see support for the development of co-funding and joint location of facilities with other sports and activities.
- promoting formats which require less commitment and organisation, less people and/or less physical exertion, such as Walking Football, futsal etc.

(First two paragraphs reworded).

3.3 If the growth in youth and mini football continues, the existing stock of 5v5, 7v7 and 9v9 pitches will need to be retained and wherever possible be located on secure sites which have the capacity to accommodate changes in pitch sizes and/or alignments. Some rest and recovery should be built into the pitch stock to give time for management and husbandry of the resource.

TIVERTON SUB AREA

Current and future pitch situation

Throughout all sections, 'youth pitches' to be clarified and further detail given on area of land to give maximum flexibility to accommodate different pitch sizes in the future.

3.4 Summary of current and future pitch situation as follows:

FOOTBALL/TIVERTON SUB AREA: CURRENT SUMMARY

- There are 61 teams in total in the sub area. The premier clubs are Tiverton Town FC & Elmore AFC.
- Due to shortage of multi pitch sites several clubs play across more than one site e.g. in Tiverton: Twyford Spartans YFC: 13 teams (3 sites); Moors Youth: 16 teams (3 sites); Elmore AFC (3 sites). 6 youth & 2 adult teams from Tiverton play outside the town.
- Amory Park is an important football site within the town.
- Growth in youth football is restricted due to lack of pitches.
- Peak time for play is Saturday (youth – am), (adult – pm).

- School pitches make a critical contribution: 50% of youth & mini teams from Tiverton play on pitches at Tiverton High School (1 adult pitch, 2 youth and 3 mini pitches). There are secure community use agreements in place.
- Outside Tiverton there is very little spare capacity; main sites at Sampford Peverell and Uffculme (Magelake Meadows) are approaching overuse.
- The majority of pitches are rated as standard/poor, with some drainage issues at a number of rural grounds.

CURRENT SHORTFALL

- To accommodate all Tiverton based teams within the town would require a minimum of an additional one adult and two youth pitches.
- Although the 1 adult, 2 youth and 3 mini pitches at Tiverton High School have community use agreements, redevelopment of the school campus will require replacement facilities (both in the short and longer term).
- Youth football clubs such as Culm and Sampford Utd ideally need one flexible site allowing a range of pitch sizes. Outside Tiverton, two youth 11v11 pitches are required in the Sampford Peverell/Uffculme area to meet the needs of Culm & Sampford Utd Youth FC (involves two sub areas).

FUTURE REQUIREMENTS

- It is estimated that up to 18 new teams could form – 5 adult, 8 youth & 5 mini (making 79 teams in total). These would require access to 2 adult, 3 youth and 2 mini pitches across the sub area in addition to that required to overcome existing shortfalls.
- Within this, the Eastern Urban Extension in Tiverton will generate demand for 1-2 adult pitches, 1 youth pitch and a mini pitch.
- An additional 3 youth and 2 mini pitches may be required across the remainder of the Sub Area (i.e. outside Tiverton itself).

Addressing the shortfall

3.5 Access to additional playing pitches does not always involve new provision. Options for addressing the deficiencies and issues identified include:

TIVERTON TOWN: OPPORTUNITIES

Grounds where football pitches previously existed, could be reinstated or put in

- An additional youth or adult pitch could be marked out at Amory Park if current pitches were realigned.
- There is a playing field owned by Petroc College opposite the College campus on Bolham Road. It is no longer marked out as playing pitches and has not been recorded as being used for some years. This site could be brought back into use to meet future demand for additional pitches. *Wording to be confirmed.*

Securing (greater) community use of pitches on school sites

- There is a youth pitch at Heathcoat Primary School where community use may be possible.
- Provision of new pitches as part of Tiverton High School redevelopment (if like-for-like replacement would involve 1 adult pitch, 2 youth and 3 mini but may have scope for additional pitches).
- Securing access to winter sports pitches at Blundell's School. The school is currently considering reorganization of pitches and undertaking improvements. The School has expressed a desire to develop greater community use of its facilities and the potential of its pitches to meet existing and future shortfalls in Tiverton should be further explored.

TIVERTON TOWN: OPPORTUNITIES	
<i>Improving the quality of key pitches to increase their capacity</i>	<ul style="list-style-type: none"> Moorhayes Community Centre: 2 mini pitches which are of poor quality; improvements may bring these back into use for mini soccer (they have been used in the past by Moors Youth FC)
<i>Encouraging teams to play matches on 3G FTPs. (See 3G FTP Provision below)</i>	<ul style="list-style-type: none"> In replacement terms, a 3G FTP is equivalent to one grass pitch. The technical specification of a 3G FTP means that it can accommodate year round play which is not weather dependent and thus such facilities may have the capacity to accommodate adult and/or youth matchplay either on a regular or occasional basis. <i>(May need to reword around capacity for matchplay)</i>
<i>Encouraging new teams to play on pitches where there is currently spare capacity</i>	<ul style="list-style-type: none"> No spare capacity at present within Tiverton town itself.
<i>Changes to supply through new housing development</i>	<ul style="list-style-type: none"> Eastern Urban Extension: The population from this housing growth area is expected to generate demand for 1-2 adult football pitches, 1 youth and 1 mini football pitches, as a potential football hub site (see Appendix 5). <i>Pitch sizes to be clarified.</i>
<i>Other Opportunities</i>	<ul style="list-style-type: none"> Relocation of Elmore AFC: Currently a proposal for the adult pitch at Horsdon Park to be redeveloped and club to be relocated to 14 acre site adjacent to the north side of the A361. Potential for 3 adult, 4 mini and a youth 9v9 pitch and possible 3G hybrid system. <i>Further detail being sought on potential sites within Mid Devon for 'hybrid' pitches.</i>
<i>Forthcoming changes to supply</i>	<ul style="list-style-type: none"> Temporary loss of 6 football pitches as part of Tiverton High School redevelopment – will need to maintain continuity of play both for students and for community use teams.
REST OF TIVERTON SUB AREA: OPPORTUNITIES	
<i>Encouraging new teams to play on pitches where there is currently spare capacity</i>	<ul style="list-style-type: none"> It is predicted that future demand for adult teams (4) in the rest of the sub area could mostly be accommodated on existing pitches (at Happy Meadow, Bickleigh; Silverton Recreation Ground, Thorverton Recreation Ground and Uplowman Recreation Ground).
<i>New provision</i>	<ul style="list-style-type: none"> 2 additional youth pitches required for Culm and Sampford Utd YFC; no sites identified.

CULLOMPTON SUB AREA

Current and future pitch situation

3.6 Summary of current and future pitch situation as follows:

FOOTBALL/CULLOMPTON SUB AREA: CURRENT SUMMARY
<ul style="list-style-type: none"> There are 35 teams in total in sub area. The premier clubs are Willand Rovers FC (one pitch at Silver Street) and Cullompton AFC (with the use of 4 pitches at CCA Fields). The other main pitch site is at Magelake Meadows, Uffculme, where there are two adult pitches (and a sand based MUGA). There is very little spare capacity within Cullompton town itself: the pitches at CCA Fields have a little outside peak time. The pitch at Cullompton Community College is overused due to its poor capacity.

- A similar low spare capacity exists across the Sub Area – possibly one adult and one youth team could be accommodated at peak time in the sub area (at Longmead Field, Hemyock and possibly Keynsham Football Field, Bradninch)
- There are very few youth pitches – only two within Cullompton itself (both on education land), 3 in Uffculme (on education land) and one in Bradninch.
- As in the Tiverton Sub Area, there are drainage issues at many rural sites.

CURRENT SHORTFALL

- An additional pitch is required within Cullompton Town to accommodate youth football.
- Youth football clubs such as Culm and Sampford Utd ideally need one flexible site allowing a range of pitch sizes. Outside Tiverton, two youth 11v11 pitches are required in the Sampford Peverell/Uffculme area to meet the needs of Culm & Sampford Utd Youth FC (involves two sub areas).

FUTURE REQUIREMENTS

- It is estimated that up to 22 new teams could form – 6 adult, 9 youth & 6 mini (making 47 teams in total). These would require access to at least 3 adult, 4 youth and 2-3 mini pitches across the sub area.
- Within this, Culm Garden Village would generate demand for 2 adult, 2 youth & 2 mini pitches. *Pitch sizes and land requirement to be clarified and whether on a single or split sites.*
- This leaves 1 adult, 2 youth and 1 mini pitch required to serve Cullompton and the remainder of the sub area.
- Willand Rovers FC has expressed the need for a youth pitch to enable it to field youth teams in the future (could be met within above).

Addressing the shortfall

3.7 Access to additional playing pitches does not always involve new provision. Options for addressing deficiencies and issues identified include:

CULLOMPTON TOWN: OPPORTUNITIES	
<i>Grounds where football pitches previously existed, could be reinstated or put in</i>	<ul style="list-style-type: none"> • None identified
<i>Securing (greater) community use of pitches on school sites</i>	<ul style="list-style-type: none"> • There will be pitch/es as part of the new primary school in North West Cullompton. Community use agreement to be sought. This will help meet need for additional youth provision in Cullompton. • Willowbank Primary off-site playing field already used by youth football club – no additional capacity. • Cullompton Community College (see below)
<i>Improving the quality of key pitches to increase their capacity</i>	<ul style="list-style-type: none"> • Improving the quality of the pitch at Meadow Lane (Cullompton Community College) will improve playing experience all year round but not provide further peak time slots.
<i>Encouraging teams to play matches on 3G FTPs (See 3G FTP Provision below)</i>	<ul style="list-style-type: none"> • In replacement terms, a 3G FTP is equivalent to one grass pitch. The technical specification of a 3G FTP means that it can accommodate year round play which is not weather dependent and thus such facilities may have the capacity to accommodate adult and/or youth matchplay either on a regular or occasional basis.
<i>Encouraging new teams to play on pitches where there is currently spare capacity</i>	<ul style="list-style-type: none"> • No sites identified.

<i>Changes to supply through new housing development</i>	<ul style="list-style-type: none"> North West Cullompton: an adult pitch is being provided through Section 106. (This will lie adjacent to the primary school, which will have its own pitch provision). This will meet need for additional adult pitch in Cullompton and its Sub Area.
<i>Other Requirements</i>	<ul style="list-style-type: none"> More pitches required for growth in Culm Valley Youth FC (possibly at new primary school in North West Cullompton).
<i>Other Opportunities</i>	<ul style="list-style-type: none"> The upgrading of the pitches at CCA Fields (as a result of the Relief Road) may result in increased capacity for youth teams but may affect availability for adult play. It is understood that the two adult pitches on CCA Fields land are being replaced by two large youth pitches. It is recommended that the situation be reappraised once these pitches are provided, and patterns of play established.
REST OF CULLOMPTON SUB AREA: OPPORTUNITIES	
<i>Encouraging new teams to play on pitches where there is currently spare capacity</i>	<ul style="list-style-type: none"> Spare capacity at Longmead, Hemyock (for 1 adult and 1 youth team) and room for another youth pitch
<i>New provision</i>	<ul style="list-style-type: none"> Culm & Sampford Utd Youth FC ideally require one site. 12 teams split for matchplay between Sampford Peverell Recreation Ground (in the Tiverton Sub Area) and Magelake Meadows (in the Cullompton Sub Area). At least another 2 youth pitches are required in addition to those already used.
<i>Improving the quality of key pitches to increase their capacity</i>	<ul style="list-style-type: none"> Improving drainage at Magelake Meadow to create better conditions but will not solve the problem of peak demand. Floodlighting of one pitch would give scope for midweek play.
<i>Grounds where football pitches previously existed, could be reinstated or put in</i>	<ul style="list-style-type: none"> Willand FC pitch at Silver Street is overplayed - access to an additional pitch(es) required to develop youth and ladies teams and for training. Possible sites: Jubilee Playing Field (next to village hall) for a training area/pitch or new land coming forward through development in M5 corridor?
<i>Securing (greater) community use of pitches on school sites</i>	<ul style="list-style-type: none"> There may be some primary schools where usage of a small number of youth and mini pitches could be obtained, but none with enough space to accommodate a range of sizes/age groups.
<i>Changes to supply through new housing development</i>	<ul style="list-style-type: none"> Culm Garden Village: The population from the East Cullompton housing growth area to 2033 is expected to generate demand for 2 adult, 2 youth and 2 mini pitches as a minimum, which should be accommodated within a community hub pitch site (see Appendix 4). Additional demand will be generated for pitches to serve the Garden Village beyond 2033.

CREDITON SUB AREA

Current and future pitch situation

3.8 Summary of current and future pitch situation as follows:

FOOTBALL/CREDITON SUB AREA: CURRENT SUMMARY

- There are 36 teams in total in sub area. The main club is Crediton AFC, playing on its own stadium pitch at Lord's Meadow.

- There are a further one adult, two youth and two mini pitches operated by Mid Devon Leisure at Lord's Meadow, making in the main football site in the Sub Area. Crediton Utd Youth FC run 16 teams here.
- Crediton AFC's pitch and the youth/mini pitches at Lord's Meadow are poorly drained and matches are subject to many postponements. There is a lack of ancillary facilities for youth teams here.
- The pitches at Lord's Meadow are overused. There is no spare capacity to accommodate growth in Ladies, youth and U18 teams.
- Outside the town, there are seven rural grounds, of varying quality. Copplestone Youth FC play seven teams across four sites in adjacent villages; its main site in Copplestone is of poor quality and lacks changing facilities and toilets.
- There is little spare capacity to absorb growth across the wider sub area.

CURRENT SHORTFALL

- 1 adult and 1 youth pitch are required within Crediton to meet the existing needs of Crediton AFC (the adult pitch is required to support formation of an u18 team)

FUTURE REQUIREMENTS

- It is estimated that up to 12 new teams could form – 4 adult, 5 youth & 3 mini (making 48 in total). These would require access to at least 2 adult, 3 youth and 2 mini pitches across the sub area.
- At least 1 adult and 1 youth pitch is required in Crediton (in addition to those required to meet current shortfalls, making two adult and two youth pitches required in the town in total).
- A further 1 adult, 2 youth and 2 mini pitches are this likely to be required across the remainder of the sub area. The two youth pitches will be required to meet growth from Copplestone Utd Youth FC.
- *Pitch sizes and land requirement to be clarified*

Addressing the shortfall

3.9 Access to additional playing pitches does not always involve new provision. Options for addressing deficiencies and issues identified include:

CREDITON TOWN: OPPORTUNITIES	
<i>Grounds where football pitches previously existed, could be reinstated or put in</i>	<ul style="list-style-type: none"> • Crediton Utd Youth FC are proposing developing the bottom unused part of the pitches at Lords Meadow playing fields to provide additional pitches (2 youth/1 adult?) - a major project.
<i>Securing (greater) community use of pitches on school sites</i>	<ul style="list-style-type: none"> • Queen Elizabeth's School proposals may be relevant here.
<i>Improving the quality of key pitches to increase their capacity</i>	<ul style="list-style-type: none"> • Improving the quality of the pitches at Lords Meadow. • Sorting out the issue of access to toilets and changing for youth players at Lord's Meadow/Crediton AFC. Not cost effective for additional building; possible extension to existing?
<i>Encouraging teams to play matches on 3G FTPs (See 3G FTP Provision below)</i>	<ul style="list-style-type: none"> • In replacement terms, a 3G FTP is equivalent to one grass pitch. The technical specification of a 3G FTP means that it can accommodate year round play which is not weather dependent and thus such facilities may have the capacity to accommodate adult and/or youth matchplay either on a regular or occasional basis.
<i>Encouraging teams to play where spare capacity</i>	<ul style="list-style-type: none"> • No pitches identified.
<i>Changes to supply through new housing development</i>	<ul style="list-style-type: none"> • Pedlerspool development includes provision for rugby pitches (see below) but no other pitches identified.
REST OF CREDITON SUB AREA: OPPORTUNITIES	

<i>Grounds where football pitches previously existed, could be reinstated or put in</i>	<ul style="list-style-type: none"> Space for another adult pitch at Burston Meadow Bow if required; other requirements will depend on growth in individual clubs.
<i>Improving the quality of key pitches to increase their capacity</i>	<ul style="list-style-type: none"> Improving quality – drainage improvements at David Pullen Field, Copplestone plus changing facilities/clubhouse here to form base for youth football club (plays here and at Morchard Bishop, Burston Meadow Bow & Yeoford.) Another 2 pitches required. <i>(Pitch sizes and land area required to be clarified.)</i> Other ground/drainage improvements e.g. at Yeoford Rec Ground.
<i>Securing (greater) community use of pitches on school sites</i>	<ul style="list-style-type: none"> There may be some primary schools where usage of a small number of youth and mini pitches could be obtained, but none with enough space to accommodate a range of sizes/age groups.

3G FOOTBALL TURF PITCHES

Current and future pitch situation

3.10 There is no full size floodlit 3G FTP in the district and the lack of such provision has been highlighted for many years. For training, football teams currently use one of the following:

- full size floodlit sand based AGPs at Exe Valley Leisure Centre, Tiverton and Culm Valley Leisure Centre, Cullompton (both of which are dual use facilities run by Mid Devon Leisure Centre)
- two x full size floodlit sand based AGPs at Blundell's School in Tiverton.
- the two thirds size sand based floodlit surface at Lord's Meadow.
- smaller tarmac and sand based surfaces e.g. Longmead Recreation Ground, Hemyock & Sampford Peverell Playing Field.

3.11 The lack of 3G FTP provision in Mid Devon has been highlighted for many years. Analysis of current usage of sand based AGPs for training by football teams, aspirations of teams to use 3G FTPs for training and matchplay (cost dependent) and future growth in the number of teams broadly supports the FA's own methodology for assessing demand and the findings of the Local Football Facilities Plan for Mid Devon (Nov. 2020).

3.12 Technology for improving/replacing existing natural turf pitches with hybrid grass pitches is constantly evolving and can be viewed as one alternative to 3G FTP provision. However, the research suggests that the shortfall in provision for both training and matchplay is such that many grass pitches would have to be improved in this way for a significant increase in capacity.

3.13 Amory Park in Tiverton may be one site where hybrid grass pitches could be trialled; Lords Meadow in Crediton may be another. New pitches being installed in North West Cullompton, Culm Garden Village and the Eastern Urban Extension may also benefit from this technology.

Addressing the shortfall

Assessing Demand for 3G FTPs

3.14 There are many factors to bear in mind when assessing demand for 3G FTPs. These include:

- The provision of new smaller artificial grass surfaces (and sports halls) provided in the surrounding areas does have an effect on the usage of full-size facilities (e.g. at Zeal Monachorum and Hemyock as above).
- The transfer of football teams from sand based AGPs to new 3G FTPs may be expected to affect the usage and viability of the former. However, the extent of this is very difficult to predict and negative or positive outcomes for both football and hockey are hard to influence and/or manage. The strategy highlights the needs for safeguards to protect existing provision for specific sports.
- The pattern of bookings for football training is changing, with many more casual bookings. Longer term bookings (across a season) appear to be declining for football.
- Further sports development initiatives or alternative forms of football (e.g. small sided games and walking football) is expected to increase demand for 3G FTPs.

The remainder of this section to be discussed with the FA/FF.

3.15 As a starting point, the FA recommends a ratio of 38 football teams per pitch for training purposes and on this basis, the equivalent of 3.5 3G FTPs are required across the Mid Devon area to meet current demand. (The Mid Devon LFFP identified the need for three 3G FTPs for training in Mid Devon).

3.16 The analysis carried out for the Strategy has used this as a basis with further assessment carried around current training patterns, access to facilities and cost. Providing prices are reasonable and competitive, football clubs currently training either on their pitches or on the above sand based AGPs may move to 3G FTPs. Currently, it appears that around 80 teams are using the full size sand based AGPs in the area and a further 10 are using smaller MUGAs or indoor halls for training. This is out of 132 teams overall. This leaves around 40 teams which appear not to training anywhere other than their pitch – how many of these would use new 3G FTPs is also open to question. The large majority of clubs have expressed a desire for access to 3G FTPs to satisfy at least some of their training needs; relevant considerations include the availability of convenient time slots, pricing and location.

3.17 In assessing priorities for 3G FTPs for training the following is noted (number of teams currently per area): 61 teams in Tiverton; 35 teams in Cullompton and 36 teams in the Crediton sub areas.

3.18 The following is noted:

- There are several potential/proposed sites for 3G FTPs in Tiverton including Amory Park, Tiverton High School and Blundell's School. The Eastern Urban Extension in Tiverton will generate demand for 0.1 of a 3G FTP.
- The options for a 3G FTP in Cullompton are primarily at Cullompton Community College or within East Cullompton/Culm Garden Village. At Cullompton Community College, there are two possible locations: either Meadow Lane Playing Field (replacement of grass pitches) or replacement of the sand based AGP on the College campus, subject to a replacement sand based AGP being provided, probably within

East Cullompton/Culm Garden Village. Alternatively, the sand based AGP at Cullompton Community College to remain, and a 3G FTP be provided within East Cullompton/Culm Garden Village.

- Within Crediton, a number of potential sites exist, including Crediton AFC's ground (replacement for grass pitch there) or the Lord's Meadow artificial grass surface (replacement for 2/3 full size sand based surface and 4 tennis courts). Queen Elizabeth's School also has proposals for sand based and 3G FTP provision under its rationalization plans.

3.19 Taking all factors into account, the PPS concludes that there is evidenced need for 3G FTP provision in Mid Devon in the following order of priority (*to be confirmed*). There is further feasibility work to be done regarding potential sites.

3.20 It is estimated that around a minimum of an additional 40 or so teams would form across the District to 2033 requiring the addition of another full size 3G FTP i.e. the equivalent of 4.5 in total throughout the Mid Devon area. The SE Playing Pitch Calculator estimates the equivalent of 4.6 3G FTPs would be required i.e. one additional pitch. However, as the pattern of play is likely to change so much after the first 3G FTPs are installed, the situation should be reviewed after that time.

3.21 As referred to elsewhere in the Strategy, hockey and football require different artificial grass surfaces (sand based and 3G FTPs respectively). When a sand based [and water based] surface of existing AGPs is converted to a 3G FTP surface, this can be of detriment to existing hockey users of an AGP as a 3G surface is not suitable for competitive club hockey. Planning permission is not required to change the carpet. (Likewise, although of rarer occurrence, changing a 3G FTP to a sand based carpet, will mean that football match play can no longer take place.) Moreover, the provision of a new 3G FTP in close proximity to a sand based AGP can affect the viability of the latter if football clubs currently training on the sand based AGP transfer to the new 3G FTP facility.

3.22 The strategy proposes a number of safeguards to protect existing surfaces and to ensure that the viability and sustainability of all types of surface is maintained.

Table 3.1: SUMMARY OF REQUIREMENTS FOR FOOTBALL PITCHES (*pitch sizes to be amended following discussion with FA/FF*)

	CURRENT SHORTFALL	FUTURE REQUIREMENTS to 2033 (IN ADDITION TO CURRENT SHORTFALL)	NOTES
Tiverton Sub Area			
Tiverton Town	1 adult and 2 youth pitches*	As per EUE below	*Providing pitches at Tiverton High School remain in secure community use.

	CURRENT SHORTFALL	FUTURE REQUIREMENTS to 2033 (IN ADDITION TO CURRENT SHORTFALL)	NOTES
Eastern Urban Extension		1-2 adult, 1 youth & 1 mini pitch.	
Remainder of Tiverton Sub Area	2 youth pitches in Sampford Peverell area	3 youth & 2 mini pitches	
Cullompton Sub Area			
Cullompton Town	1 youth pitch	1 adult*	*Could be met by new pitch in NW Cullompton
East Cullompton/Culm Garden Village		2 adult, 2 youth & 2 mini pitches	
Remainder of Cullompton Sub Area		2 youth & 1 mini pitch	
Crediton Sub Area			
Crediton Town	1 adult & 1 youth pitch*	1 adult & 1 youth pitch	*To meet the existing needs of Crediton Youth FC
Remainder of Crediton Sub Area		1 adult, 2 youth & 2 mini pitches	
3G FTP Provision			
Tiverton	Equivalent of 1 x floodlit 3G FTP	1 x 3G FTP; location tbc	
Cullompton	Equivalent of 1 x floodlit 3G FTP		
Crediton	Equivalent of 1 x floodlit 3G FTP		

PRIORITIES FOR FOOTBALL

3.22 The following priorities are identified and are reflected in the Action Plans:

Table 3.2: PRIORITIES FOR FOOTBALL

LOCATION	PROJECT	NOTES
Tiverton Sub Area		
Tiverton	Provision of full size floodlit 3G FTP in Tiverton	Further feasibility work required regarding; planning, management, maintenance, access, floodplain, partnership funding, delivery timetable. Potential sites include: Tiverton High School (THS), Amory Park, site within the Eastern Urban Extension and Blundell's School. <i>Priorities to be clarified.</i>
Eastern Urban Extension, Tiverton	Football provision as part of pitch sport hub site	Bringing forward a grass pitch hub site as part of the Eastern Urban Extension; (<i>pitch sizes to be clarified</i>)
Amory Park, Tiverton	Enhancement of Amory Park	Priority site for football in Tiverton. Recent improvements to grass pitches and proposed enhancement of changing pavilion/kitchen facilities. Review potential for clubs entering

LOCATION	PROJECT	NOTES
		management agreement with MDDC over use and maintenance of pitches. Potential site for 3G FTP.
Tiverton	Investment in existing sites to increase capacity	Sites include: Amory Park (pitches realigned to create new pitch) and Moorhayes (improvements to maintenance regime for mini pitches).
Cullompton Sub Area		
CCA Fields, Cullompton	Fulfilment of specifications for replacement pitch provision	Ensuring that replacement adult and youth pitches being provided at CCA Fields as part of the relief road development are of specified good quality (to recognised Grounds Maintenance Standards), with access to changing facilities as required and appropriately managed.
Meadow Lane Playing Field, Cullompton Community College	Investment into pitch quality and new changing (opportunities for multi sport funding / partnership?)	Range of options to support development of hub site for football, rugby and/or cricket. Provision of changing/pavilion facilities which could meet need for clubhouse for hockey? Also possible site for 3G FTP. Further bespoke feasibility work required.
Culm Garden Village	Football provision as part of pitch sport hub site	Development of grass football pitch hub site and site for 3G FTP in longer term? 3G FTP to be developed once football activity established, or possibly on the new school site. <i>To be clarified after discussion with FA/FF.</i>
North West Cullompton	New grass football pitch	Being provided through S106. Desire for integration with adjacent Primary School pitches and changing facilities in nearby community centre.
Various	Improvement of pitches/greater capacity/new pitches	Various sites identified including Magelake Meadows, Uffculme (to help Culm & Sampford Utd Youth). Investigate suitable sites for hybrid grass carpet (<i>name sites</i>)
Crediton Sub Area		
Lords Meadow	Improvement in drainage and new football pitches	Support for improvements to drainage on the existing pitches. Strategy recommends two additional pitches to the eastern end of the site to meet current demand.
Lords Meadow	Changing provision for Crediton Youth FC	Recommend improved access to Crediton AFC's facilities at Lords Meadow for use by Crediton Youth AFC. Extension/upgrade if required.
Various	Proposed rationalization of Queen Elizabeth School campus	Proposals for rationalisation of QES campus and facilities and disposal of playing pitch land, with replacement provision planned (including AGPs). Ensure that protectionist policies in place to ensure all pitches are replaced on equivalent or improved basis (one pitch lost = one pitch replaced).
Crediton	3G FTP provision	Keep watching brief on 3G FTP provision. (<i>Preferred site for stadia 3G to be clarified after discussion with FA/FF.</i>)
David Pullen Recreation Field, Copplestone.	Changing facilities	No facilities on site. Provision of changing facilities/small clubhouse as base for Copplestone Youth FC.
General		
Multi pitch sport sites	In new sites, development of flexible multi pitch layouts with opportunities for joint provision and shared use of ancillary facilities	

LOCATION	PROJECT	NOTES
Hybrid grass pitches	Supporting improvements to pitch quality (through improved maintenance and/or drainage) and/or by using hybrid grass pitches if site is secure and good maintenance regimes can be ensured.	

Final Draft

4 SPORT SPECIFIC PRIORITIES: CRICKET

4.1 The main characteristics of future demand for cricket in Mid Devon are likely to be a buoyant youth sector, and stable adult teams. 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. There is also vibrant midweek activity associated with several grounds e.g. Newton St Cyres and Cheriton Fitzpaine. However, there is very little spare capacity to accommodate growth, particularly at those clubs serving the main towns.

4.2 'Inspiring Generations' is the game-wide five-year strategic plan to grow cricket in England and Wales from 2020-24. This focuses on engaging children and young people through All Stars and Dynamos, on transforming women's and girls' cricket, principally through investing in participation and facilities, and in making the game more accessible through installing non turf wickets.

TIVERTON SUB AREA

Current and future pitch situation

Throughout all sections pitch sizes to be rounded where appropriate.

4.3 Summary of current and future pitch situation as follows:

CRICKET/TIVERTON SUB AREA: CURRENT SUMMARY

- There are six clubs in the Sub Area fielding 20 adult and 14 youth teams. The last 3 years have seen an increase in youth teams, with numbers of adult teams staying stable.
- Across the sub area there are eight sites with 54 wickets in total. In addition two cricket pitches are recorded which are no longer in use (Bickleigh & Uplowman). There is one non turf wicket – at Morebath cricket ground.
- There are also six cricket pitches at Blundell's School in Tiverton which do not have regular community use (but sometimes used for development work).
- Poor quality changing facilities were recorded at Thorverton & Cheriton Fitzpaine CCs.
- Match Equivalent sessions played exceed theoretical capacity across the sub area. Cheriton Fitzpaine and Heathcoat Cricket Ground are both assessed as being overplayed. Sampford Peverell & Tiverton CC and Thorverton CC are both considered to be operating at a sustainable level.
- There is no spare capacity for growth in Saturday cricket in the sub area and little room for expansion. Spare capacity only exists at the more rural grounds (Stoodleigh and Morebath cricket grounds).

CURRENT SHORTFALL

- To the extent that Sampford Peverell and Heathcoat cricket grounds are technically overplayed, demand that is not catered for is equivalent to c8 wickets (1pitch).

FUTURE REQUIREMENTS

- It is estimated that up to 8 new cricket teams will form, requiring a minimum of 1.2 pitches (10 wickets) predominantly to meet existing demand and growth within Tiverton itself.
- Within this 0.6 of a pitch (5 wickets) will be required to meet demand generated by Eastern Urban extension/Blundell's in Tiverton).
- Due to the extent of overplay in Tiverton itself and the lack of opportunity to address this through expanding capacity at any existing, accessible grounds it is recommended that the minimum requirement for Tiverton going forward is access to an additional cricket pitch within the town. An additional pitch may be required in the future in the sub area.

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Addressing the shortfall

4.4 Access to additional playing pitches does not always involve new provision. Options for addressing deficiencies and issues identified include:

TIVERTON TOWN: OPPORTUNITIES	
<i>Grounds where cricket pitches have existed before & could be reinstated</i>	<ul style="list-style-type: none"> There is a playing field owned by Petroc College opposite the College campus on Bolham Road. It is no longer marked out as playing pitches and has not been recorded as being used for some years. This site could be brought back into use to meet future demand for additional pitches. <i>Wording to be confirmed.</i> Reinstate cricket ground at Happy Meadow, Bickleigh, (but not ideally convenient for Tiverton)
<i>Securing (greater) community use of pitches on school sites</i>	<ul style="list-style-type: none"> The high quality cricket grounds at Blundell's (6) have not been included in the assessment, although they do sustain some Devon cricket coaching sessions. Blundell's is redeveloping/reorganizing its campus and there is potential for greater community use of at least one of its pitches.
<i>Improving the quality of key pitches to increase their capacity</i>	No sites identified.
<i>Provision of Non Turf Wickets</i>	<ul style="list-style-type: none"> A NTW within the reconfigured Tiverton High School Site. However access to and maintenance of cricket facilities on school sites presents challenges for regular community use.
<i>Changes to supply through new housing development</i>	<ul style="list-style-type: none"> A new cricket pitch within the EUE. Part of the need for this (0.6 of a pitch – 5 wickets) arises from the development itself but it could be made larger to address the shortfall in the town.
<i>Other opportunities/changes to supply</i>	None identified
REST OF TIVERTON SUB AREA: OPPORTUNITIES	
<i>Encouraging new teams to play on pitches where there is currently spare capacity</i>	<ul style="list-style-type: none"> There is a little spare capacity at some grounds in the wider sub area (e.g. at Stoodleigh, Morebath and Butterleigh) but these grounds will not be able to address any growth in the clubs/demand from Tiverton, Sampford Peverell and Thorverton.
<i>Improving the quality of key pitches to increase their capacity</i>	<ul style="list-style-type: none"> Enhancement/enlargement of changing facilities e.g. Thorverton CC but will not influence capacity for matchplay.
<i>Increasing capacity of existing grounds by providing more wickets</i>	<ul style="list-style-type: none"> Possibility of increasing numbers of wickets at some rural grounds

CULLOMPTON SUB AREA

Current and future pitch situation

4.5 Summary of current and future pitch situation as follows:

CRICKET/CULLOMPTON SUB AREA: CURRENT SUMMARY

- There are five clubs in the Sub Area, fielding 16 adult and 14 youth teams.

- Across the Sub Area there are five grounds with 34 wickets in total. Three of the grounds have artificial wickets. There is also a non turf wicket at Uffculme Academy and a disused poor quality artificial strip at Cullompton Community College (Meadow Lane).
- Match equivalent sessions exceed theoretical capacity across the sub area by about 20 matches. Cullompton CC's ground has 9 wickets and is slightly overplayed; there is no spare capacity for Saturday cricket and no room to enlarge the square.
- There is no spare capacity at any grounds in the wider sub area: Culmstock, Bradninch and Kentisbeare are operating at a sustainable level. Although Hemyock CC only runs one team, the pitch is poor and is therefore classified as overplayed.

CURRENT SITUATION

- The extent of overplay suggests that an additional 4 wickets are required to meet current demand, principally to meet shortfall for Cullompton CC.

FUTURE REQUIREMENTS

- It is estimated that between 10 and 12 new cricket teams could form across sub area – requiring a minimum of 1.7 pitches (approx. 14 wickets) (up to two new pitches)
- Within this:
 - 1 pitch (8 wickets) required to meet the demand generated by the East Cullompton housing growth area to 2033. Additional demand will be generated for cricket facilities to serve the Garden Village beyond 2033.
 - 2 wickets required to meet future demand from growth in Cullompton itself
 - 4 wickets required to meet demand across the wider sub area

Addressing the shortfall

4.6 Access to additional playing pitches does not always involve new provision. Options for addressing deficiencies and issues identified include:

CULLOMPTON TOWN: OPPORTUNITIES	
<i>Grounds where cricket pitches have existed before & could be reinstated</i>	None identified
<i>Securing (greater) community use of pitches on school sites</i>	Cullompton Community College (see below)
<i>Improving the quality of key pitches to increase their capacity</i>	None identified
<i>Provision of Non Turf Wickets</i>	<ul style="list-style-type: none"> • The provision of a NTW at Cullompton CC's new site (to replace the NTW at the old ground) will also provide additional capacity. • NTW at Meadow Lane (Cullompton Community College) also requires replacement. (The College will not be able to use Cullompton CC's facilities once the club moves). This could meet additional demand from housing growth in Cullompton (2 wickets).
<i>Improvements to changing facilities</i>	None identified
<i>Other opportunities</i>	<ul style="list-style-type: none"> • Contributions from sites outside the local authority area: Cullompton CC intends to run its 3rd XI at Plymtree which lies in East Devon. Improving this pitch and providing on site facilities will help to meet wider shortfalls in the short term.
<i>Forthcoming changes to supply</i>	<ul style="list-style-type: none"> • Cullompton CC has 9 wickets at present and is slightly overplayed. Adding on additional wickets (to total a minimum of 12 wickets) at its replacement ground may help to address

	this shortfall and accommodate short term sports development growth from within the club.
REST OF CULLOMPTON SUB AREA: OPPORTUNITIES	
<i>Increasing capacity of existing grounds by providing more wickets</i>	<ul style="list-style-type: none"> Increased demand is likely to be focused on existing clubs. A minimum of half a pitch (4 wickets) is predicted as being required in the wider area. Capacity at existing grounds could be addressed by putting in NTWs on suitable sites or increasing the size of existing squares by 1 or 2 wickets (i.e. making the best use of existing provision rather than new provision) (e.g. at Culmstock). Issues in accommodating growth through club development/expansion at Kentisbeare CC and Bradninch CC may be harder to address.
<i>Improvements to changing facilities</i>	<ul style="list-style-type: none"> Improvements/extension to pavilion at Kentisbeare.
<i>Changes to supply through new housing development</i>	<ul style="list-style-type: none"> One pitch (8 wickets minimum) will be required to meet demand generated by East Cullompton to 2033.
<i>Other Considerations</i>	<ul style="list-style-type: none"> Need for the co-ordination of development of facilities for Cullompton CC at new site at Horn Lane with Kentisbeare CC to ensure sustainability of both sites and clubs.

CREDITON SUB AREA

Current and future pitch situation

4.7 Summary of current and future pitch situation as follows:

CRICKET/CREDITON SUB AREA: CURRENT SUMMARY
<ul style="list-style-type: none"> There are two cricket clubs in the Crediton Sub area, fielding 10 adult (including 1 ladies) and 10 youth teams (U9-U18 years) – 20 teams in total. Sandford CC fields adult and youth sides. There are also a small number of midweek teams playing, principally on the non turf wicket at Newton St Cyres 3 grounds – one with NTW only (Newton St Cyres) Shobrooke CC and Sandford CC grounds both rated as good. (Sandford also has NTW). 22 wickets capable of 110 ME sessions; 110 played. Very little room for expansion on grass (Shobrooke only – 5 matches spare) 20 teams plus c5 midweek at Newton St Cyres, plus Sandford 3rd XI.
CURRENT SHORTFALL
<ul style="list-style-type: none"> No shortfall is identified.
FUTURE REQUIREMENTS
<ul style="list-style-type: none"> It is estimated that up to 7 new cricket teams could form across sub area, requiring an additional 0.8 pitches (approx. 7 wickets) . Very limited scope to increase number of wickets. There is some capacity at Newton St Cyres but NTW only and no scope to put in a grass square (could accommodate increase in youth play) It is recommended that an additional cricket pitch is provided.

Addressing the shortfall

4.8 Access to additional playing pitches does not always involve new provision. Options for addressing deficiencies and issues identified include:

CREDITON TOWN: OPPORTUNITIES	
<i>Grounds where cricket pitches have existed before & could be reinstated</i>	None identified
<i>Securing (greater) community use of pitches on school sites</i>	A NTW within the reconfigured Queen Elizabeth's School site at Barnfield Campus. However access to and maintenance of cricket facilities on school sites presents challenges for regular community use
<i>Improving the quality of key pitches to increase their capacity</i>	None identified
<i>Provision of Non Turf Wickets</i>	Increasing usage of the NTW at Newton St Cyres (although this may not be appropriate for all teams)
<i>Improvements to changing facilities</i>	None required
<i>Changes to supply through new housing development</i>	None identified
REST OF CREDITON SUB AREA: OPPORTUNITIES	
<i>Other opportunities</i>	<ul style="list-style-type: none"> Provision of more wickets at Sandford CC (a new pitch on adjoining land) Provision of a new ground elsewhere but no sites identified

TABLE 4.1: SUMMARY OF REQUIREMENTS FOR CRICKET PITCHES

	CURRENT SHORTFALL	FUTURE REQUIREMENTS to 2033 (IN ADDITION TO CURRENT SHORTFALL)	NOTES
Tiverton Sub Area			
Tiverton	Equivalent to 8 wickets (1 pitch)		
Eastern Urban Extension		5 wickets (0.6 pitch)	
Rest of Tiverton and sub area combined		5 wickets (0.6 pitch)	
Cullompton Sub Area			
Cullompton	4 wickets (0.5 pitch)	2 wickets*	*Demand mainly from housing growth in North West Cullompton.
East Cullompton/Culm Garden Village		8 wickets (1 pitch)	
Across wider Sub Area		4 wickets (0.5 pitch)	
Crediton Sub Area			
Crediton area		7 wickets (1 pitch)	

PRIORITIES FOR CRICKET

4.9 The following priorities are identified and are reflected in the Action Plan.

TABLE 4.2: PRIORITIES FOR CRICKET

LOCATION	PRIORITY	NOTES
Tiverton Sub Area		
Tiverton	Provision of new cricket pitch	Potential sites to be further investigated (<i>clarification/priorities to be given</i>): <ul style="list-style-type: none"> • Eastern Urban Extension • Feasibility of secure community access to cricket pitch at Blundell's. • Petroc College playing field • Other sites
Cullompton Sub Area		
Cullompton area	Replacement ground for Cullompton CC	Cullompton CC being relocated due to Relief Road (to Horn Lane). Support for minimum of 12 wicket facility to address current shortfalls and to help meet future growth in demand. Further consideration to be given to scale of ancillary facilities, management structure and funding. Co-ordination of development of facilities at the new site with Kentisbeare CC (at Rectory Park) to ensure sustainability of both sites and clubs.
East Cullompton/Culm Garden Village	Provision for cricket as part of pitch sport hub site (one pitch).	Demand generated from predicted population growth. Potential site, size of ground and ancillary facilities, management structure and funding sources to be further discussed/agreed.
Cullompton Community College	Provision of new Non Turf Wicket	To protect provision of cricket facilities within Cullompton Town. Could be met by reinstatement of redundant cricket wicket at Meadow Lane Playing Fields, Cullompton Community College. (See proposals under Football and in Action Plans).
Crediton Sub Area		
Crediton area	Provision of additional cricket pitch.	To meet growth in demand to 2033. Sandford CC would appear most appropriate site. No other sites identified.
General		
Provision of non turf wickets	Consideration to be given to the provision of a non turf wicket as well as fine turf wickets at all new sites to increase capacity of the site and improve opportunities for recreational and youth play (<i>to be confirmed with ECB/DCB</i>).	
To improve and upgrade changing/pavilion facilities where identified	To support club development and help to attract youth and women players in line with the ECB's Creating 'welcoming environments' resource (self help guide for cricket clubs to broaden appeal within the community) e.g. at Thorverton Cricket Club	
Addressing shortfall in cricket training facilities	To review provision of indoor cricket training nets, as a shortage has been highlighted.	

LOCATION	PRIORITY	NOTES
Further provision of non turf wickets		To consider provision/replacement of (poor quality) non turf wickets on school sites, for example Tiverton High School, QES Crediton and Cullompton Community College, to support development of youth cricket.

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5 SPORT SPECIFIC PRIORITIES: RUGBY

5.1 The main characteristics of future demand for rugby in Mid Devon are a buoyant youth sector, and strong clubs with ambitions to increase their range of teams and constantly improve their facilities. This includes finding appropriate off site training facilities to protect pitches for matchplay. All three clubs face challenges in accommodating current requirements for training and matchplay and future growth.

5.2 Whilst adult men's play remains broadly static, the clubs are seeing an increase in juniors and Cullompton and Crediton RFCs are building female/girls sections. All three clubs run the full range of age group teams from minis to senior teams and now struggle to accommodate activity on their existing pitches. There is also a focus by the RFU on attracting more women and girls into rugby.

TIVERTON SUB AREA

Current and future pitch situation

5.3 Summary of current and future pitch situation as follows:

RUGBY/TIVERTON SUB AREA: CURRENT SUMMARY	
<ul style="list-style-type: none"> Tiverton RFC owns 2 pitches (both floodlit) at its main club site and also uses a pitch at Tiverton High School pitch (over the road). There are issues with drainage on its two club pitches which the club has invested in heavily in order to resolve. Tiverton RFC run 13 teams in total: 3 adult men's teams, 1 Colts and one in each age range from u8 to u16. They mention that the number of teams they run has stayed the same over the previous 3 years. The two main club pitches are overplayed by 1.2 ME (match equivalent) sessions; school pitch overplayed by 0.9 ME. Pressure on the pitches would be eased by the club being able to access additional training facilities (uses Blundell's sand based AGP at present). 	
CURRENT SHORTFALL	
<ul style="list-style-type: none"> Need for access to more training facilities off-pitch (AGP provision). The club relies on the school pitch and would require an additional pitch to meet current demand if that becomes unavailable. 	
FUTURE REQUIREMENTS	
<ul style="list-style-type: none"> It is estimated that up to 8 new teams could form, which will require 1.8 (up to two) additional pitches. This includes 3 teams generated by the Eastern Urban Extension (0.6 pitch <i>round up to 1?</i>) 	

Addressing the shortfall

5.4 Access to additional playing pitches does not always involve new provision. Options for addressing deficiencies and issues identified include:

TIVERTON RFC: OPPORTUNITIES	
<i>Improving the quality of key pitches to increase their capacity</i>	The maintenance and drainage of the two Tiverton RFC pitches to be improved to increase their capacity. Replacement THS pitch to be of high quality.
<i>Securing (greater) community use of pitches on school sites</i>	Blundell's has a range of rugby pitches and some pre-season training takes place there already. It may be possible to secure access to more pitches here as part of the School's ongoing aspirations to increase community use.

<i>Changes to supply through new housing provision</i>	The Eastern Urban Extension will generate demand for 0.6 (1) rugby pitch, which is not a sustainable level of provision but there could be contributions to off-site provision.
<i>Improvements to changing facilities</i>	None identified
<i>Opportunities for new provision</i>	Possible through redevelopment of Tiverton High School (although one pitch required as replacement pitch in any event, possibility of additional pitch?)
<i>Facilities for training</i>	Currently using sand based AGPs at Blundell's but this restricts training. Club would welcome appropriate surface for rugby within 3G FTP training facilities. Provision of shock pads appropriate for rugby within 3G FTP pitches should be considered.
<i>Forthcoming changes to supply</i>	Temporary loss of rugby pitch as part of Tiverton High School redevelopment

CULLOMPTON SUB AREA

Current and future pitch situation

5.5 Summary of current and future pitch situation as follows:

RUGBY/CULLOMPTON SUB AREA: CURRENT SUMMARY

- Cullompton RFC is based at Stafford Park where there are 2 adult, 1 youth and 4 mini pitches at its site at Stafford Park (one mini pitch on the other side of the road), the club owns the main pitch only. One pitch is floodlit.
- The club runs 17 teams: 3 adult, including Ladies, one Colts and 3 girls and boys teams from u7 to u16.
- The club owns its stand and the main pitch but the other pitches its uses are rented privately. The club has been looking for an alternative site with long term security and which can accommodate enough pitches to cater for growth for some time. Clarification to be given to rationale for club relocating from Stafford Park.
- Little spare capacity: adult pitches – 2, carrying capacity 4.0 and community use 6.8, so overplayed (by 2.8 ME sessions) and no capacity at peak time
- Junior pitches – 5; carrying capacity 10; matches and training equivalent to 7.8 ME sessions so a little spare capacity if weather conditions allow
- Rugby pitches are overplayed due to training demands. The development of ladies and girls' rugby has increased usage of the pitches.
- When wet and the pitches are out of use, there is nowhere local to train.

CURRENT SHORTFALL

- The club can manage with existing facilities and occasional use of school pitches. However some pitches are vulnerable to housing development and the current footprint is not viable for long-term sustainability.

FUTURE REQUIREMENT

- At a new site, Cullompton RFC would propose 3-4 full size pitches + 2/3 midi/mini pitches. This is a minimum level of provision to accommodate the club, plus the PPS identifies the need for one additional pitch to meet extra growth in demand within the sub area.
- In addition, 5 rugby teams (1 adult, 1-2 youth, 2 minis), requiring a minimum of 1 rugby pitch, are predicted to be generated through planned housing at East Cullompton to 2033. (Additional rugby pitch provision may be required based on housing planned beyond 2033 as part of the Garden Village). Growth is most likely to come through existing club and therefore it would be preferable if this pitch was provided as part of the relocation of Cullompton RFC).
- A need for access to artificial grass training facilities is identified.

Addressing the shortfall

5.6 Access to additional playing pitches does not always involve new provision. Options for addressing deficiencies and issues identified include:

CULLOMPTON RFC: OPPORTUNITIES	
<i>Improving the quality of key pitches to increase their capacity</i>	No options at current site.
<i>Securing (greater) community use of pitches on school sites</i>	Improvements to rugby pitch at Cullompton Community College would assist, but only one pitch.
<i>Changes to supply through new housing provision</i>	Culm Garden Village will create demand for one rugby pitch – not viable as single pitch site but could be provided as part of larger scale hub site.
<i>Improvements to changing facilities</i>	None identified
<i>Opportunities for other new provision</i>	Club currently investigating relocating to area adjacent to Cullompton CC's new site in the Garden Village. The club has investigated other sites to the south of town in the past.
<i>Facilities for training</i>	No specific need identified, although provision of shock pads appropriate for rugby within 3G FTP pitches should be considered.
<i>Forthcoming changes to supply</i>	Existing rugby pitches at Stafford Park on private land may be released for development.

CREDITON SUB AREA

Current and future pitch situation

5.7 Summary of current and future pitch situation as follows:

RUGBY/CREDITON SUB AREA: CURRENT SUMMARY
<ul style="list-style-type: none"> • Crediton RFC: Owns 2 adult pitches + training area (at main club site and Creedy Bridge). Its main pitch is very good quality; other pitches experience poor drainage. • The club also leases 4 pitches (2 adult and 2 youth) at Exhibition Fields, owned by Queen Elizabeth's Education Foundation. • There are also 2 pitches at Queen Elizabeth's School, occasionally used for overflow. • Club runs 17 teams. 3 men's 1 ladies 1 vets 1 colts and 3 girls and u9 – u16s • Main club pitch & adult pitches at Exhibition Fields operating at sustainable level; training pitch & Creedy Bridge adult pitch overplayed by 2 ME sessions/week in total. Exhibition Fields youth pitches have a little spare capacity. • The only floodlit areas for training are near the main pitch and at Creedy Bridge (but no electric or toilet/shower facilities here). Club uses 4 portable floodlights for training. • Shortage of training facilities. • Exhibition Fields identified for housing in Mid Devon Local Plan and currently subject to planning application for supermarket on part of site. For some years, Club has wanted to develop an integrated site and proposed development of Exhibition Fields necessitates move to new site.
CURRENT SHORTFALL
<ul style="list-style-type: none"> • Need for access to more training facilities off-pitch (AGP provision). Provision of shock pads appropriate for rugby within 3G FTP pitches should be considered.

- No existing shortfall identified for matchplay; as long as weather and ground conditions allow, there is sufficient provision to meet current demand.

FUTURE REQUIREMENT

- Estimated that up to 7 new teams may form, requiring between one and two pitches (1.6 pitches). Any increase in teams will need to be matched with access to additional new provision

Addressing the shortfall

5.8 Crediton Rugby Club currently has pitches on three sites and has been searching for a secure, integrated site for some years. Two of the sites used by Crediton RFC (Exhibition Fields and their main club site) are identified as sites for residential development within the Adopted Mid Devon Local Plan (Policy CRE6). Outline planning permission was granted in April 2021 for a site for the rugby club at Pedlerspool, Exhibition Road, as part of the mixed use allocation under Policy CRE5 of the Local Plan on the outskirts of the town. The land is safeguarded for the rugby club for the next 10 years from the commencement of development on the site.

5.9 Discussions between the LPA, the applicant and the rugby club are ongoing in respect of the relocation of the rugby club. Proposals for two rugby pitches (one floodlit) and a clubhouse outside the floodplain at Pedlerspool, for a further four pitches on land within the floodplain and to include the existing pitch Creedy Bridge within the new club footprint have been discussed at various times. There are many issues still to be resolved as to the suitability of the site. Sport England has objected to a current proposal to develop playing pitch land at Exhibition Fields because there is no appropriate, suitable replacement provision of equivalent quality in place.

5.10 The PPS recommends:

- Protecting the existing level of pitch supply for the club (4 adult pitches and 2 youth pitches plus training area), ensuring that any provision that is developed is replaced in line with Sport England Playing Field Policy and Guidance; Policy E4.
- 5 adult pitches and 3 youth pitches in total going forward are required to meet current and future demand in the sub area (note: this includes the 4 adult pitches and 2 youth pitches in the first bullet above).
- All proposed replacement pitches should be equivalent or better quality provision to those lost and in a sustainable and suitable location. Land proposed for rugby pitches within the Pedlerspool allocation to be fully assessed by an agronomist and verified as to its suitability and whether it is fit for purpose (critically that the pitches will not be subject to flooding) and the report made public. For this to take place, access is required as soon as possible to the Pedlerspool site.

TABLE 5.1: SUMMARY OF REQUIREMENTS FOR RUGBY PITCHES

	CURRENT SHORTFALL	FUTURE REQUIREMENTS to 2033 (IN ADDITION TO CURRENT SHORTFALL)	NOTES

Tiverton Town	Access to training facilities off-pitch (AGP provision). 1 pitch if school pitch unavailable	c1.2 pitches (5 teams)	Focused on Tiverton RFC
Eastern Urban Extension		0.6 pitch (3 teams)	
East Cullompton/Culm Garden Village		1 pitch	Relocation of Cullompton RFC
Cullompton Sub Area		1 pitch	Focused on Cullompton RFC
Crediton	Access to training facilities off-pitch (AGP provision).	1.6 pitches (8 teams)	Focused on Crediton RFC

Table 5.1 pitch numbers to be rounded up or down.

PRIORITIES FOR RUGBY

TABLE 5.2: PRIORITIES FOR RUGBY

PROJECT	NOTES
Securing additional provision in Tiverton to meet growth in demand	There are currently three adult rugby pitches in use by Tiverton RFC in the town. Two are owned by the club; the third pitch is on Tiverton High School land, where use is currently secure and this pitch should be replaced when the school is redeveloped. Future demand predicts the need for an additional pitch, but this could be met through improvements to the maintenance and drainage of the existing three pitches.
Relocation of Cullompton Rugby Club	Clarification to be given to rationale for club relocating from Stafford Park. The club proposes 3-4 full size + 2/3 midi/mini pitches at a new site. Two additional pitches are required to meet extra growth in demand within the sub area: one from residents of East Cullompton/Culm Garden Village and one from the rest of the sub area. The club is considering possibility of site in vicinity of cricket club land in Culm Garden Village.
Relocation of Crediton Rugby Club	The Strategy supports the progression of the club's relocation to Pedlerspool, providing that none of the proposed pitches will be subject to flooding. 5 adult pitches and 3 youth pitches going forward are required to meet current and future demand in the sub area.
Protecting provision at secondary schools	Work to secure community use agreements for rugby pitches at secondary schools in the district to support schools rugby and provide important overflow facilities for local clubs (school:club links)
To consider the provision of artificial grass pitches for training.	If there is a viable Local Rugby Partnership which can have secure access to a proposed 3G FTP at peak time and contribute to that facility's business model the RFU would encourage/support the provision of an appropriate surface (shock pad) within this. If these conditions do not apply, the preference would be to invest in high quality maintenance and drainage of

	grass pitches, with appropriate floodlighting and ancillary facilities. <i>(wording to be agreed with RFU)</i>
Portable floodlights	Support for the provision of portable floodlights where this can enable off-pitch training.

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6 SPORT SPECIFIC PRIORITIES: HOCKEY

6.1 There are 4 full size floodlit sand based AGPs in Mid Devon suitable for hockey: two at Blundell's School in Tiverton (an independent school with no community use agreements), one at Culm Valley Leisure Centre (dual use facility managed by Mid Devon Leisure) and one at Exe Valley Leisure Centre (on land leased by MDDC from Tiverton High School and managed by Mid Devon Leisure). The pitch at Lords Meadow Crediton – although sand based - is two thirds the size of the above pitches and not currently used for any hockey activity; it too is managed by Mid Devon Leisure.

6.2 Hockey is experiencing considerable growth nationally, promoted through increasing media profile and international success and the popularity of a range of initiatives to get people playing the sport. Growth in youth activity and play is being experienced by all three clubs in Mid Devon.

6.3 Future demand for hockey needs to be assessed on the basis of club members rather than league teams, to reflect the amount of informal and casual play and coaching and training. Projections on the basis of increases in population and aspirations show an increase of 2 senior men; 2 senior women and 2-3 youth teams within the district, but aspirations of England Hockey to double club members by 2028 will also increase demand for training and matchplay. According to the Sport England Playing Pitch Calculator, there is not enough spare capacity to meet the requirement for additional training at present.

6.4 In respect of the two clubs based in Tiverton, the salient points are:

TIVERTON TEAMS (TIVERTON WHITE EAGLES AND TIVERTON MEN'S)

Current and future pitch situation

HOCKEY IN TIVERTON: CURRENT SUMMARY

- Tiverton White Eagles (Ladies) and Tiverton Men's Hockey Club have 13 teams between them; they jointly run a youth section.
- Both clubs play matches at Exe Valley LC. TWE trains there also; Tiverton Men's train at Blundell's.
- Both clubs rate the Exe Valley LC pitch as poor; and comment that it is difficult to gain access to facilities within the Leisure Centre from the pitch.
- Clubs use Tiverton Rugby Club's facilities for after match social events as there are no clubhouse facilities at the Leisure Centre.
- There is no room for any mid-week coaching expansion at Exe Valley Leisure Centre; football is dominant. This constrains the opportunities for growth for youth play and for the informal offer.
- There is insufficient capacity for all Tiverton teams to train at the same site.
- There is spare capacity for matchplay at the Exe Valley Leisure Centre site at weekends.

CURRENT SHORTFALL

- Insufficient pitch space midweek for training & other formats for both clubs to enable them to expand their coaching opportunities, meet demand from club members for more opportunities and cater for expected increase in new teams and members. *Need for additional pitch time to be more precise*

FUTURE REQUIREMENTS

- Access to additional pitch space required. Predicted population growth will generate demand for 0.2 of a sand based facility.

Addressing the shortfall

6.5 To meet the expected growth in demand for hockey in the Tiverton Sub Area the following should be considered:

HOCKEY IN TIVERTON: OPPORTUNITIES	
<i>Improving the quality of key pitches to increase their capacity</i>	Improved maintenance at Exe Valley Leisure Centre – cleaning of pitch, removal of litter and attention to security of site.
<i>Securing (greater) community use of pitches on school sites</i>	Although Tiverton Men's train at Blundell's there is no capacity for regular matchplay slots due to needs of the school.
<i>Changes to supply through new housing provision</i>	New housing growth will generate some increase in demand for hockey facilities, to be met through off-site contributions.
<i>Improvements to changing facilities</i>	Direct access to toilets within the Leisure Centre is required.
<i>Opportunities for new provision</i>	Uffculme School has planning permission for a new AGP with floodlights and is currently fundraising. The school has good links with both Tiverton Hockey Clubs. This pitch would add to capacity for hockey by providing time for training and coaching, especially for youths. England Hockey has supported the proposal in principle as a facility for community use, particularly as a satellite centre for Tiverton White Eagles and Tiverton Men's Hockey Clubs' youth players.
<i>Other Opportunities</i>	More pitch time for training and informal hockey activity could potentially be provided by extending the opening times of the Leisure Centres (post-lockdown) to accommodate more Saturday matchplay. The provision of a 3G FTP in Tiverton, by attracting some football usage away from the Exe Valley Leisure Centre, may create more space for more midweek coaching. However, the viability of the existing sand based pitch must be taken into account if any potential new provision is discussed (see below).

CULLOMPTON TEAMS – EXETER AND CULM VALLEY HOCKEY CLUB

Current and future pitch situation

6.6 In respect of the club based in Cullompton, the salient points are:

HOCKEY IN CULLOMPTON: CURRENT SUMMARY
<ul style="list-style-type: none"> Exeter & Culm Valley Hornets HC runs 11 teams. Its men's teams have recently been playing in Exeter, but women's and youth coaching and matchplay takes place at Culm Valley LC. The club rates the Culm Valley Leisure Centre pitch as poor. There are also issues with access to changing facilities and toilets within the Leisure Centre. 40% of usage on weekday evenings is by hockey and 60% by football. There are no 'whole pitch slots' available on weekday evenings and the club struggles to find time for coaching, particularly since recent growth in demand from youth players. There is capacity for additional matchplay at weekends.
CURRENT SHORTFALL

- Insufficient pitch space midweek for training & other formats to enable the club to expand its coaching opportunities, meet demand from club members for more opportunities and cater for expected increase in new teams and members.

FUTURE REQUIREMENT

- Access to additional pitch space required. Predicted population growth will generate demand for 0.2 of a sand based facility (0.1 of these will be generated by East Cullompton/Culm Garden Village).
- Club wishes to have access to clubhouse/social facilities and be able to run all teams from one site.

Addressing the shortfall

6.7 To meet the expected growth in demand for hockey in the Cullompton Sub Area the following should be considered:

HOCKEY IN CULLOMPTON: OPPORTUNITY	
<i>Improving the quality of key pitches to increase their capacity</i>	The pitch at CVLC should be resurfaced in the next 2-5 years Improved maintenance a Culm Valley at Leisure Centre is required to improve the quality of the playing surface and playing experience.
<i>Securing (greater) community use of pitches on school sites</i>	No opportunities.
<i>Changes to supply through new housing provision</i>	New housing growth at Culm Garden Village will generate some increase in demand for hockey facilities but not sufficient to support one whole pitch. However, there is not enough current or predicted future demand to support two artificial grass pitches for hockey in close proximity i.e. in both Cullompton and the Garden Village. (A pitch at Uffculme School will be more aligned with hockey activity in Tiverton, to which it could function as a satellite youth hub)
<i>Improvements to changing facilities</i>	Provision of social facilities at Cullompton Community College could be achieved at Meadow Lane Playing Fields, as a dual use changing/classroom/clubhouse facility with the College. If on-site clubhouse facilities cannot be provided, other options with existing or new clubs in the area (including East Cullompton/Garden Village) could be explored
<i>Other Opportunities</i>	At present, there is still some spare capacity at Culm Valley Leisure Centre to accommodate short term growth in hockey, providing (some) football training is relocated (through the provision of a 3G FTP to free up weekday evening training time for hockey) and there is sufficient time on Saturdays to accommodate the growth in matchplay. Opening times at the Leisure Centre could be extended (post-lockdown) to accommodate more Saturday matchplay. However, the ongoing viability of the sand based AGP must be assured if additional 3G FTP facility is provided (see below).

HOCKEY IN CREDITON

6.8 There is no hockey club within the Crediton sub area. The sand based AGP at Lords Meadow is 2/3rds full size and does not accommodate any hockey activity.

6.9 Queen Elizabeth's School may consider the provision of a multi-sport/hockey AGP, as part of its reorganization of its campuses, which would help the development of hockey. The School is also considering installing a 3G FTP. The potential impact of these two facilities on the Lords Meadow facility will need to be assessed.

TABLE 6.1: SUMMARY OF REQUIREMENTS FOR HOCKEY PITCHES

References to 'insufficient/additional pitch space' to be made more specific

	CURRENT SHORTFALL	FUTURE REQUIREMENTS IN ADDITION TO CURRENT SHORTFALL	NOTES
Tiverton	Insufficient pitch space on weekday evenings to accommodate training and coaching	0.2 of a pitch (0.1 from the EUE)	
Cullompton	Insufficient pitch space on weekday evenings to accommodate training and coaching	0.2 of a pitch (0.1 from the Culm Garden Village)	

PRIORITIES FOR HOCKEY

TABLE 6.2: PRIORITIES FOR HOCKEY

PROJECT	ACTION POINTS
To enable Exeter and Culm Vale Hockey Club to have a home pitch for all their teams in the Cullompton area – preferably at Culm Valley Leisure Centre	<p>To focus on improvements at Culm Valley Leisure Centre:</p> <ul style="list-style-type: none"> • Replacement carpet/upgrade of pitch within next 2 – 5 years • Improvements to changing room and toilet facilities. • Provision of post-match clubhouse facilities on site. Feasibility of developing changing room/clubhouse facilities (in partnership with other sports) on Meadow Lane Playing Field to be considered. • The Strategy finds there is insufficient demand to support two sand based artificial grass pitches in the Cullompton Town/East Cullompton area. The priority at present is for the existing pitch at Culm Valley Leisure Centre to be safeguarded, upgraded and a clubhouse to be provided. (No consideration to be given to a change of surface at Culm Valley Leisure Centre until appropriate replacement provision has been provided at another site.)
To meet growth in demand for coaching and matchplay facilities in Tiverton	<ul style="list-style-type: none"> • Improving maintenance of AGP at Exe Valley Leisure Centre. • Replacement carpet/upgrade of pitch within next 2 – 5 years • Supporting the provision of a floodlit sand based pitch at Uffculme School as a satellite hub site for youth development with Tiverton hockey clubs.

To protect the stock of and viability of sand based AGPs capable of accommodating hockey.	<ul style="list-style-type: none">• All artificial grass pitches should be protected with appropriate secure community use agreements negotiated wherever possible, which should be monitored and reviewed on a regular basis.• If any existing sand based AGPs are being considered for possible future 'conversion', (including non-sand based resurfacing), no decision should be taken in isolation without consulting the relevant NGBs and other key stakeholders, particularly if/where planning permission is required for such works.• While it is ultimately at the discretion of the local planning authority, Sport England suggest that an appropriately worded condition (or similar legal agreement) be attached to any granting of planning permission for a new sand based or 3G FTP to safeguard the original surface.
Maintaining high quality artificial grass pitch provision	<ul style="list-style-type: none">• All artificial grass pitches (both sand based and 3G FTPs) should have the following in place:<ul style="list-style-type: none">• Sufficient funding for ongoing maintenance and upgrades e.g. to maintain appropriate levels of floodlighting.• Adequate sinking funds for replacement and upgrade of facilities when required, whatever the ownership and management arrangements.

7 SPORT SPECIFIC PRIORITIES: TENNIS

7.1 The key findings and issues in respect of tennis are as follows.

TIVERTON SUB AREA

CURRENT SUMMARY

- 21 tennis courts recorded (11 floodlit) and two clubs – Tiverton LTC based at Exe Valley Leisure Centre (EVLC) (3 courts) & Sampford Peverell LTC (2 courts). Some spare capacity still within Tiverton.
- Tiverton LTC has 77 members and books 3 weekly sessions 2-3 hours each, all courts. Considerable spare capacity, although casual tennis is popular at EVLC, booked on an 'as and when' basis by customers.

FUTURE REQUIREMENTS

- There are opportunities for increasing capacity and quality of the experience through, for example:
 - Redevelopment of Tiverton High School when courts may be refurbished (although close to Exe Valley Leisure Centre)
 - Securing greater community access to Blundell School's refurbished courts
 - Refurbishing some village courts, including the provision of floodlights
 - Improving online booking for Exe Valley Leisure Centre
 - The LTA assesses the need for 3 courts to serve Eastern Urban Extension, using a ClubSpark/remote access system.

CULLOMPTON SUB AREA

CURRENT SUMMARY

- 18 courts are recorded (9 of which are floodlit). The three clubs based at them with varying degrees of public access at Bradninch, Hemyock and Willand. Uffculme has floodlit courts at the school.
- The only courts in Cullompton are at the Community College within the campus - 5 courts, 3 of which are floodlit. One is being built on and a replacement MUGA is being provided on Meadow Lane.

FUTURE REQUIREMENTS

- Existing demand for tennis is not currently being met within Cullompton Town itself. A floodlit MUGA comprising 2 floodlit netball/tennis courts has been granted planning permission at Meadow Lane adjacent to the College.
- There will be additional demand from East Cullompton/Culm Garden Village to 2033, which is estimated to be for a minimum of two dedicated floodlit tennis courts. There may be additional demand from planned growth post-2033.

CREDITON SUB AREA

CURRENT SUMMARY

- 15 courts recorded (6 floodlit). Crediton Tennis Club use 4 tennis courts at Lords Meadow which have recently been resurfaced. Low membership of club (<20) and considerable spare capacity of courts.
- Tennis courts also at Queen Elizabeth's School.
- Other facilities at Newton St Cyres, Sandford, Morchard Bishop, of varying quality.

FUTURE REQUIREMENTS

- Future predicted demand can be met but there are opportunities for increasing capacity and quality of the experience through, for example:
- Wider use of all member only courts through a ClubSpark/remote access system.

- Improvements to village courts and floodlighting as required.

TABLE 7.1: PRIORITIES FOR TENNIS

PROJECT	ACTION POINTS
To increase public usage of Mid Devon Leisure courts	Support discussions between the LTA and MDL regarding increasing public usage and club membership at Exe Valley Leisure Centre and Lords Meadow Leisure Centre tennis courts.
Developing use of new public courts in Cullompton	Clarify the management of the new tennis and netball multi use games area adjacent to Cullompton Community College and investment in other courts at the College. The site is potentially a base for a new club within Cullompton and should be available for community and club use on a secure basis throughout the week and at weekends without limitations.
East Cullompton/Culm Garden Village	A minimum of 2 floodlit, tennis courts. Installation of SMART gate Access Technology would be required when new courts are built.
Eastern Urban Extension, Tiverton	3 courts with Smart Access Technology, with ideally at least 2 of the 3 courts floodlit
Maintaining provision at schools	Ensure school tennis courts are protected and improvements (such as floodlighting) supported where sustainable and feasible. Keep provision at Blundell's School and other schools under review for community use.
General promotion of SMART Access Technology and Pay and Play opportunities.	Support the installation of ClubSpark/remote access systems which remove the requirement for on-site management and promote wider community use at new and existing courts including all member only courts.
Conformity of data collection	Aim to develop consistent methods of gathering data on court usage across providers, including MDDC, Parish Councils, clubs etc. (Measurements such as annual user visits and/or hours per court usage are often used but standardization would be beneficial for capacity analysis and benchmarking).
To improve the sustainability of playing field sites	Consideration should be given to how the usage of tennis courts, bowling greens and their ancillary facilities can be linked in and expanded through collaborations with other clubs/users operating on the same site, e.g. joint club membership and potentially shared usage of clubhouses/pavilions with other playing pitch sports.

8 SPORT SPECIFIC PRIORITIES: BOWLS

8.1 Tiverton Borough, Cullompton, Culm Vale and Hemyock Bowling Clubs own their facilities; the other clubs (Tiverton, Tiverton West End, Bradninch, Crediton, Morchard Bishop & Uffculme Bowling Clubs hire/rent their facilities from town and parish councils. The quality of greens is generally very good.

8.2 In the Mid Devon clubs, membership varies between 42 and 95 members (the largest is Crediton Bowling Club). Six of the ten bowling clubs have 50 or fewer members, including two out of the three clubs in Tiverton. There are 554 members in total. A reasonable capacity figure for an outdoor green would be 85-100 members per green, although up to 120 can be accommodated on a 6 rink green (if the ancillary facilities support this).

8.3 Taking an aspirational figure of 90 bowlers per green means that the 10 greens in Mid Devon could accommodate up to around 900 bowlers. Therefore, although there is an ageing population in Mid Devon and there may be additional bowlers generated through new housing and population growth, it is concluded that new members will still be able to be accommodated in existing clubs on existing greens. Even though some greens operate a busy programme, the flexibility of fixtures means that there is scope to accommodate more teams on existing greens. Most clubs are looking to boost membership and maintain their team of volunteers. Aspirations centre around improving facilities at clubhouses to create better access and greater capacity for social and community events.

8.4 The quality of the bowling greens in Mid Devon (maintained by the clubs) is good and has not emerged from the research as an area for the focus of resources. There are a range of issues (ranging from easier/free parking to general upkeep/upgrading of clubhouse facilities) which might be addressed on a phased basis. People's expectations around the quality of ancillary facilities are rising and general refurbishments/extensions are required or planned to improve accessibility and assist in attracting new members.

8.5 The principal objective is to support the provision of facilities which will increase the usage (and hence revenue) of bowling clubs, improve their viability and enable them to continue as active, sustainable clubs. However, given the slowly declining membership of some bowling clubs, they will have to consider merging with other clubs nearby to sustain membership. This issue is most highlighted within Tiverton.

8.6 The relocation of Cullompton Bowling Club, following its displacement by the new Relief Road, to be successfully completed to the standards specified.

8.7 Research has highlighted that bowling greens and tennis courts, are an important part outdoor sports facility provision in the area, particularly when they are part – as many are – of a multi sports site. Provision for them should be considered as part of a wider perspective on the potential benefits and use of playing fields for and by all sectors of the community. Consideration should be given to how the usage of the greens, courts and ancillary facilities can be linked in and expanded through collaborations with other clubs/users operating on the same site, e.g. joint club membership (and potentially shared usage of clubhouses/pavilions with other playing pitch sports).

9 DELIVERY OF THE STRATEGY

DELIVERY OF THE STRATEGY

9.1 Once the Strategy has been agreed by the Steering Group it will be endorsed by Mid Devon District Council as a technical study and its recommendations noted. The Strategy will form part of an evidence base that can be used to help inform the preparation of a new Local Plan, Neighbourhood Plans and other plans, programmes and strategies for the Mid Devon area.

9.2 The Strategy Steering Group could provide the basis for membership of a Mid Devon PPS Delivery Group, the purpose of which would be to oversee the implementation of the strategy and to monitor progress towards the identified Action Points that are recommended. 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 representatives from the secondary schools in the District.

9.3 If there are other such Delivery Groups already operating to deliver other PPSs in the south of England, 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.

9.4 It is recommended that Mid Devon District Council could consider other examples of good practice including the monitoring of PPPS Actions Plans and funding sources by South Hams District Council and Gloucester City Council.

9.5 The evolving context of participation in sport and active recreation means that monitoring and review of the strategy 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 Strategy and a way needs to be found to make it efficient and effective.

9.6 It is recommended that 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. Various criteria 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.
- Mid Devon District Council should maintain the PPS database underpinning the Strategy (Stage B database) and ensure data is kept up to date and communicated through the steering group to relevant bodies.

9.7 It is recommended the Delivery Group will be committed to advancing the strategy 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/projected planned housing numbers.
- 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.

9.8 It is recommended that when undertaking sports-related site development or enhancement, the following issues should also be considered:

- Financial viability including delivery and ongoing maintenance costs.
- 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.

FUNDING OPPORTUNITIES

9.9 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. 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.

9.10 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 Action Plan).

9.11 Mid Devon District Council has recently withdrawn its CIL draft charging schedule from its examination and will no longer progress bringing a CIL regime into place. The Council will instead continue the use of S106 planning obligations and will await the outcome of the Government's future reforms to the planning system and potential introduction of a national infrastructure levy. Mid Devon District Council will be a key partner in facilitating, with other organisations, the recommendations within the Action Plans.

9.12 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 about best practice elsewhere. Projects involving education sites might also be funded through separate national capital funds. Other potential funding sources may include those listed below.

9.13 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 new developments to deliver community sport and wellbeing hubs which have an active sports component and link to nearby sports facilities.

9.14 Capital funds from Sport England and National Governing Bodies (NGBs) can make a major contribution to key local capital projects and the identification of projects through the playing pitch strategy process should help increase prospects for the funding of some key projects. NGBs will work together to increase opportunities for joint funding, management and use of facilities and to avoid duplication and make the best use of what we already have.

9.15 Innovative ways to link existing community assets/groups into the development of new identified projects will need to be developed to ensure they are sustainable and embedded within their local communities. 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, particularly if 3G FTPs are used so that two adult matches can be played consecutively to help address peak-time issues.

9.16 Support for the voluntary sector in relation to the management and maintenance of facilities and membership activity – perhaps through subsidised training sessions – would help to ensure a thriving club sector and good quality facilities. It may be that schemes will be given priority if clubs have Clubmark or other indications of their quality standard.

9.17 Other than the recommendations in the Action Plans, it will be very important for the Mid Devon District Council, through the preparation of a new Local Plan and any supplementary planning document with guidance relevant to playing pitch provision, to:

- Include policies and proposals in the Local Plan which are consistent with the National Planning Policy Framework and relevant national planning practice guidance and, in particular, and have regard to the recommendations contained in this Strategy. Strategic policies included in the Local Plan should set out expected requirements and formulae for the provision of playing pitch facilities and specify where 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 Plans 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.

9.18 Finally, it will be helpful for the Local Plan to include the principle of maintaining and enhancing the provision of playing pitches where these are needed across Mid Devon, to ensure that where planning proposals are made to develop and use facilities contrary to the recommendations of this assessment and any subsequent strategy and action 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 of the current or former use.'

APPENDIX 1: POPULATION ESTIMATES FOR PITCH SPORT PLANNING

(By applying new homes to population estimates)

	Current pop estimate (adjusted for new homes 2012/2020)	Population Increase 2019/20 to 2026 (housing growth pitch scenario)	Population Increase 2026 to 2033 (housing growth pitch scenario)	Total Population growth to 2033	New homes 21 - 26	New homes 26/27 to 2033	average people per dwelling (sub-area basis, 2011 census)
Cullompton sub area	27,050	3,540	6,400	9,940	1,519	2,738	2.34
North West Cullompton		1,700	1,460	3,160	725	625	
East Cullompton/Garden Village		820	4,910	5,730	350	2,100	
Other Cullompton		1,020	30	1,050	444	13	
Tiverton Sub Areas	42,720	2,930	3,910	6,840	1,290	1,722	2.27
Eastern Urban Extension			3,235	3,235		1,425	
Blundell's		454		454	200		
Other Tiverton		2,476	675	3,151	1,090	297	
Crediton Sub Area	22,770	2,060	2,500	4,560	903	1,100	2.27
Pedlerspool		454		454	200		
CRE-Crediton South – next LP Review			1,080	1,080		475	
CRE- Newton St Cyres – next LP Review			1,420	1,420		625	
Other Crediton		1,600		1,600	703		
TOTAL DISTRICT for use in Pitch Calculations	92,540	8,530	12,810	21,340	3712	5560	

APPENDIX 2: ESTIMATED TEAMS AND PITCHES IN TIVERTON AND CULLOMPTON SUB AREAS AND HOUSING GROWTH AREAS TO 2033

Source: Strategy & Sport England Pitch Facilities Calculator

AREA	Cullompton Sub Area - Total		East Cullompton (Culm Garden Village)		Tiverton Sub Area - Total		Tiverton EUE (including Blundell's)	
Estimated housing growth (houses)	4257		2450		3012		c1625	
Estimated population growth (persons)	9940		5370		6840		3700	
	Teams	Pitches	Teams	Pitches	Teams	Pitches	Teams	Pitches
Football								
Men 11v11 (16-45yrs)	4.8	2.3	2.8	1.4	3.3	1.6	1.8	0.9
Women 11v11 (16-45yrs)	0.3		0.2		0.2		0.1	
Boys 11v11 (12-15yrs)	2.6	1.4	1.5	0.8	1.8	1.0	1.0	0.5
Girls 11v11 (12-15yrs)	0.6		0.4		0.4		0.2	
Boys 9v9 (10-11yrs)	1.4	0.8	0.8	0.5	1.0	0.6	0.5	0.3
Girls 9v9 (10-11yrs)	0.4		0.3		0.3		0.2	
Mixed 7v7 (8-9yrs)	2.3	1.1	1.3	0.7	1.6	0.8	0.8	0.4
Mixed 5v5 (6-7yrs)	1.6	0.8	0.9	0.5	1.1	0.6	0.6	0.3
Cricket								
Men (18-55yrs)	4.6	1.7	2.7	1.0	3.2	1.2	1.7	0.6
Women (18-55yrs)	0.3		0.2		0.2		0.1	
Boys (7-18yrs)	2.8		1.6		1.9		1.0	
Girls (7-18yrs)	0.2		0.1		0.2		0.1	
Rugby Union								
Men (19-45yrs)	1.0	1.7	0.6	1.0	0.7	1.2	0.4	0.6
Women (19-45yrs)	0.2		0.1		0.2		0.1	
Boys (13-18yrs)	1.3		0.7		1.0		0.5	
Girls (13-18yrs)	0.4		0.3		0.3		0.2	
Mixed (7-12yrs)	2.0		1.2		1.4		0.8	
Hockey								
Men (17-55yrs)	0.4		0.3		0.3		0.2	
Women (17-55yrs)	0.5		0.3		0.4		0.2	
Boys (14-16yrs)	0.1		0.1		0.1			
Girls (14-16yrs)	0.1		0.1		0.1			
Boys (11-13yrs)	0.6		0.4		0.4		0.2	
Girls (11-13yrs)	0.6		0.4		0.4		0.2	
3G FTPs		0.4		0.2		0.3		0.1
Sand based AGPs		0.2		0.1		0.2		0.1

APPENDIX 3: PROPOSALS AT SECONDARY SCHOOLS IN MID DEVON

Through the process of this Strategy's preparation, consultation was undertaken with all secondary schools (including Blundell's School). This Appendix summarised the issues raised of relevance to the PPS.

Project/Issue	Issue	Short term	Longer term
Management of redevelopment of Tiverton High School	School site due to be redeveloped; playing pitches will be out of action.	Short term issue of where community use & school use will be met. Possibility for Amory Park and/or grass pitches at Blundell's if secure community use can be negotiated.	Longer term issue of playing field provision on site – replacement and/or increase in pitch provision plus possible location for 3G AGP?
Redevelopment of sports facilities at Blundell's School	Major enhancements and new provision planned, including upgraded AGPs, new 3G FTP provision and relocation of sports facilities (some areas zoned for housing)	Opportunities to negotiate secure community use of cricket pitch and other pitches.	Impact of 3G FTP provision on pattern of play within Tiverton.
Cullompton Community College	Outdoor facilities require upgrading & enhancement to provide greater capacity for College and the community.	Upgrade of sand AGP. Potential to improve & develop Meadow Lane playing fields as multi sports site with ancillary facilities to support football, rugby and hockey.	Developing role of College as focus for high quality sports provision in the town. Potential as site for 3G FTP facility if replacement sand based AGP provided in Culm Garden Village.
Uffculme School	School has well developed community outreach work and community use of its facilities.	School has planning permission and is fund raising for a sand based AGP	
Queen Elizabeth's School, Crediton	School spread over 4 campuses – ambitious plan for rationalization & consolidation on one site	Rationalisation may involve disposal of three sites with outdoor sports facilities.	Replacement pitch provision sought &/or planned, plus addition of potentially 1 x sand AGP & 1 x 3G FTP

APPENDIX 4: MASTERPLANNING – EAST CULLOMPTON (CULM GARDEN VILLAGE)

CONTEXT

Through the adopted Local Plan Review (2013-2033), significant development is planned to the east of Cullompton; this development is expected to ultimately form part of the proposed Culm Garden Village, a new settlement of up to 5,000 new homes to which ‘Garden Village Status’ was awarded by the Government in January 2017. The ‘East Cullompton’ area is strategically located to the east of Cullompton, off Junction 28 of the M5. It is on a broadly southwest – north-east axis between Exeter and Taunton, which are both around 25 minutes away.

The adopted Local Plan allocates 1,750 homes at ‘East Cullompton’ in the period to 2033, and masterplanning for the Culm Garden Village is underway for around 5,000 homes. In undertaking the team generation modelling, a figure of around 2,450 was used to model pitches up to 2033 (the Local Plan allocation of 1,750 with additional dwellings for an accelerated delivery scenario). This was done to “future proof” the pitch estimations immediately beyond the PPS in the event of accelerated delivery and likely future development scenarios.

Around 17ha of formal open space and 23ha of informal open space (40ha in total) are provided throughout the East Cullompton allocation area with a significant proportion of this is to be delivered on playing pitches located at identified formal green infrastructure nodes [note: areas for formal and informal open space have not yet been identified]. The Local Plan also sets out broader infrastructure requirements and specifically makes provision for replacement of open space and sporting facilities due to the new link road. Planning for the Link Road is progressing and a planning application for the Relocation of Cullompton Cricket Club to Horn Road (20/01452-MOUT for land East of Horn Road, Kentisbeare September 2020) has recently been approved.

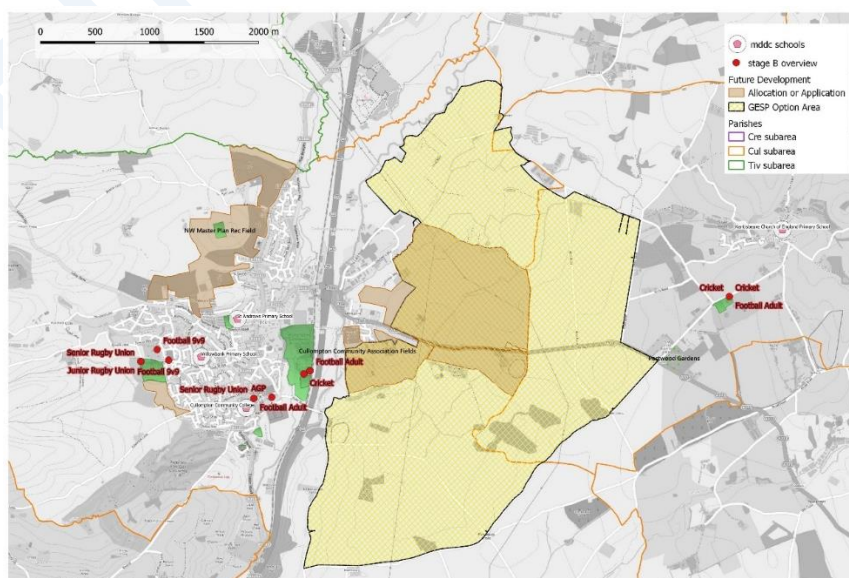


Figure 1 Strategic Growth around Cullompton

East Cullompton is the first phase of the Garden Village to be masterplanned in detail and will be the subject of a Masterplan Supplementary Planning Document (SPD). A Stage 1 Issues & Opportunities document was published for consultation in January 2019 and a draft Masterplan will be developed during 2021/22. The remainder of the potential Garden Village land has yet to be formally identified. However, to ensure that the Garden Village is planned holistically, a Consultation Vision & Concept document for Culm Garden Village was also published in January 2019, and a Culm Garden Village Framework Masterplan will be developed alongside the East Cullompton Masterplan SPD.

The implications for accommodating the different sports are considered below. General considerations also include:

- Whether teams that form will gravitate towards existing clubs or set up their own clubs. Growth in the number of rugby teams for example, usually comes through an existing club if the location is suitable. On the other hand football teams tend to form organically and hire existing pitches and facilities.
- East Cullompton/Garden Village developments should not be viewed in isolation from the wider Cullompton sub area picture or Mid Devon as whole.
- We know that participants in sport choose teams for a number of reasons and team generation will need to be considered across the town and sub area. However, the distribution around the town's new developments should be kept in mind when planning new provision.

FOOTBALL

Predicted additional population to 2033 (based on 2,450 homes – accelerated growth scenario)	5,730 people
Football Predicted Teams	10 football teams (3-4 adult, 3-4 youth and 2-3 mini)
Football Predicted Pitches	5-6 football pitches (1-2 adult, 1-2 youth and 1-2 mini) – recommend 2 of each.
3G FTP provision	0.2 of a pitch
Longer term pitch requirement (post 2033)	The total number of houses predicted (c5000 i.e. an additional 2550 on the 2,450 homes anticipated to 2033) may result in an approximate doubling of the pitch requirement set out above.

Commentary

There is very little spare capacity for new teams to be absorbed on existing pitches in the Cullompton Sub Area, although some players will gravitate towards existing clubs. Cullompton town itself shows a shortfall of provision, which the new football pitch at North West Cullompton will help to address. Other considerations:

- Identified need to provide sufficient youth pitches at one site to accommodate a youth football club (such as Culm Valley Youth FC), with appropriate clubhouse facilities. The club currently plays its 2-3 youth teams at Meadow Lane (Cullompton Community College) but there is not room for additional pitches here.

- There will not be enough teams forming to support a full size 3G FTP facility. However, there are currently no 3G FTPs in the Cullompton Sub Area and demand for this has been identified. Such a facility would also ease pressure on both adult and youth grass pitches for matchplay. The provision of a 3G FTP to serve Cullompton is, if pricing is appropriate, likely to attract football teams currently using the sand based AGP at Cullompton Community College (in turn freeing up space for Exeter and Culm Vale Hornets Hockey Club for training and matchplay, although viability of the pitch may be affected).
- The Garden Village might be a possible location either:
 - In association with identified football pitches as a hub site
 - And/or in association with the school
- Alternatively, smaller size 3G FTPs could be provided, equivalent to one full size pitch. In addition, the installation of hybrid grass pitches to be considered (to be further discussed).

Summary

- To aspire to two adult, 2 youth and 2 mini pitches minimum - community hub pitch site with 3G provision.
- Possible site for 3G FTP provision.
- The installation of hybrid grass pitches to be considered.

CRICKET

Predicted additional population to 2033 (based on 2,450 homes – accelerated growth scenario)	5,730 people (see Table 2 below)
Cricket Estimated Teams	5 cricket teams (2-3 adult, 1-2 youth),
Cricket Estimated Pitches	1 cricket pitch (8 wickets)
Longer term pitch requirement (post 2033)	As per football, approximate doubling of requirement above.

Commentary

It is estimated that the Garden Village to 2033 will generate the demand for one cricket pitch (8 wickets).

The replacement of Cullompton Cricket Club is a separate consideration. The club's ground has 9 wickets at present and is slightly overplayed. A site at Horn Road has now received planning permission for the club to relocate to (capable of accommodating two cricket grounds with associated changing and social facilities). Adding additional wickets to the club's replacement pitch will help to accommodate sports development growth from within the club and to meet demand from growth elsewhere in the Cullompton area (e.g. North West Cullompton). The provision of a NTW at the new site (to replace the NTW at the old ground) will also provide additional capacity.

There are still various matters to resolve concerning the proposed size of the cricket ground, the scale of the ancillary facilities, its management and business model and its potential impact on nearby Kentisbeare Cricket Club. It is recommended that there should be co-ordination of the development of facilities at the new site with Kentisbeare CC (at Rectory Park) to ensure the sustainability of both sites and clubs.

Summary

- To aspire to one pitch (8 wickets) to meet demand generated by East Cullompton/Garden Village.
- A larger, replacement pitch for Cullompton CC could help to meet demand from new housing elsewhere in the Sub Area, plus expansion within the club.

Other considerations:

- A good quality pitch in an accessible location in the Cullompton Sub Area may be considered as a viable venue for representative matches and festivals and regional cup finals.
- The Horn Lane site is close to Kentisbeare CC (Distance Horn Road – Rectory Park = 1.5 miles (2.41km) by road or 1.05 miles (1.68km) as the crow flies). Kentisbeare attracts members from a wide area, including Willand, Plymtree and Cullompton itself. Its ground is size constrained and almost at capacity, although there is some spare capacity on its good quality non turf wicket.
- Contributions from sites outside the local authority area: Cullompton CC intends to run its 3rd XI at Plymtree which lies in East Devon. Improving this pitch and providing on site facilities will help to meet wider shortfalls in the short term.

RUGBY

Predicted additional population to 2033 (based on 2,450 homes – accelerated growth scenario)	5,730 people (see Table 2 below)
Rugby Estimated Teams	5 rugby teams (1 adult, 1-2 youth, 2 minis)
Rugby Estimated Pitches	1 rugby pitch
Longer term pitch requirement (post 2033)	As per football, approximate doubling of requirement above.

Commentary

New rugby players are likely to join the existing Cullompton RFC, although it is possible a new club may form. One additional pitch is required to meet this demand, but this is not a sustainable level of provision.

In addition, across the wider sub area a further 4-5 teams are predicted, which also may align themselves with Cullompton RFC. This in total adds up to 10 new teams needing a minimum of 2 pitches.

Cullompton RFC is currently based at Stafford Park, runs 17 teams and has 4 youth and 2 senior pitches (only one of which is owned by the club). The pitches are vulnerable to development and there is little spare capacity at the site. The rugby club needs to move to a site which can accommodate enough pitches to cater for growth.

In a relocation, Cullompton RFC would look for 3-4 full size pitches, which could be youths (opposite way) on a Sunday and then another 2/3 midi or youth pitches. On the basis of this PPS assessment this would be a viable amount of pitches for the club to be sustainable. One or two additional pitches would be required to meet extra growth in demand within the sub area.

The club has previously considered sites in the proposed Garden Village. Now that the Cricket club site at Horn Road has planning permission, it is understood that the Rugby Club are considering land adjacent to this for their site. Each club would require its own clubhouse and issues around how to locate the rugby club around the cricket club and raise the funds to buy the land remain.

Summary

- Requirement for one additional pitch to meet demand from the Garden Village.
- Possible site for relocation of Cullompton RFC – 3-4 full size pitches + 2/3 mini/midi to meet the club's existing needs plus another pitch to cater for additional demand across the sub area.
- Training facilities for rugby – consider provision of appropriate surface within any new 3G FTP for football

HOCKEY

With some, but only a small number of additional hockey players and teams predicted to form (1-2 adult, 1-2 youth), requiring 0.1 of a sand based AGP, it is most likely they will join the existing club (ECVH Hockey Club). At present, there is still some spare capacity at Culm Valley Leisure Centre to accommodate short term growth in hockey, providing (some) football training is relocated (through the provision of a 3G FTP to free up weekday evening training time for hockey) and there is sufficient time on Saturdays to accommodate the growth in matchplay.

As detailed elsewhere, ECVH Club is keen to operate from a site which can accommodate all its requirements for matchplay and training for adults and youths and the necessary ancillary facilities. With an upgrade to the surface in due course and the provision of social facilities Cullompton Community College could be the preferred site.

There is insufficient demand in the future to support two sand based AGPs within the immediate Cullompton area. If a new sand based AGP were to be provided within the Garden Village (and if ECVH were to relocate to there from the Culm Valley Leisure Centre site), the viability of the Culm Valley Leisure Centre pitch would be affected. Whilst this may afford the option to resurface Culm Valley Leisure Centre AGP to a 3G FTP (and this is not taking into account the needs of the College), the more sustainable option would be to use S106 monies from the Garden Village to help upgrade the existing facility at Culm Valley Leisure Centre.

Summary

- Off-site contributions towards upgrade of sand based AGP at Cullompton Community College and provision of clubhouse facilities.

TENNIS AND BOWLS

The Garden Village will create a demand for tennis courts. The LTA recommends that the minimum level of provision for tennis would be two floodlit courts.

The study does not identify the requirement for a bowling green to serve the development, although of course populations of this size do have bowling greens.

Appendix 4; Table 1: Summary of Requirements/to meet demand generated by development in East Cullompton/Culm Garden Village to 2033

	Generated by East Cullompton	Area (hectares) (Pitch only with run offs. Not including ancillary facilities).	Other Considerations
Football	2 adult, 2 youth, 2 mini pitches	3.15	The installation of hybrid grass pitches to be considered.
Cricket	1 pitch	1.3 (whole pitch)	In addition to replacement site for Cullompton CC already identified
Rugby	1 pitch	1.2 (whole pitch) + 5.6 for Cullompton RFC relocation	Site for relocation of Cullompton RFC – minimum of 3-4 adult + 2/3 midi/mini
3G FTP	0.2 pitch	0.74 (complete)	
Tennis/bowls	2 tennis courts	0.2	
Total		6.6 – 12.2 hectares	Depending on whether Cullompton RFC relocation included
Hockey	Contribution to upgrade of Culm Valley Leisure Centre AGP or relocation of this pitch to East Cullompton		

Opportunities should be sought for co-location and management of facilities wherever possible, to take advantages of facility and management infrastructure.

The need to maintain a balanced distribution of sports facilities across Cullompton as the East Cullompton/Garden Village site develops is very important to the wellbeing of the town. This can be achieved through:

- Adult football pitch through S106 in NW Cullompton – site already identified. Ensuring that will relate well to adjoining primary school and community facilities (including changing facilities) to provide a multi pitch hub site.
- The development, improvement and consolidation of facilities at Cullompton Community College, which is already valuable hub for sports activity in the town, meeting needs for hockey, football, rugby, tennis and netball. On site: upgrade of sand based AGP. New floodlit MUGA on Meadow Lane for tennis and netball.
- Significant investment to improve Meadow Lane Playing Field – higher spec/hybrid grass football and rugby pitches; new non turf wicket, changing facilities and possible classroom/social facilities for hockey in new building.
- CCA Fields. The upgrade of the facilities here (including the second pitch at Cullompton Rangers FC) here through the Relief Road construction will be a major boost to football and recreation within the town as will the development of facilities for Cullompton Rangers AFC.

- The Rugby Club appears to be considering an area in the Garden Village for relocation from Stafford Park, but there may be other sites to the south (west) of Cullompton.

Final Draft

APPENDIX 5: MASTERPLANNING – EASTERN URBAN EXTENSION (TIVERTON)

CONTEXT

The Local plan Identifies a number of sites and targets for residential and commercial development in Tiverton. The focus for growth in the plan period is in the Tiverton Eastern Urban Extension (Policy TIV1 to TIV4), allocated with ca 1,300 expected in initial plan period). The plan notes that the site capacity is c.2,000 dwellings, so it is expected delivery could continue beyond 2033.

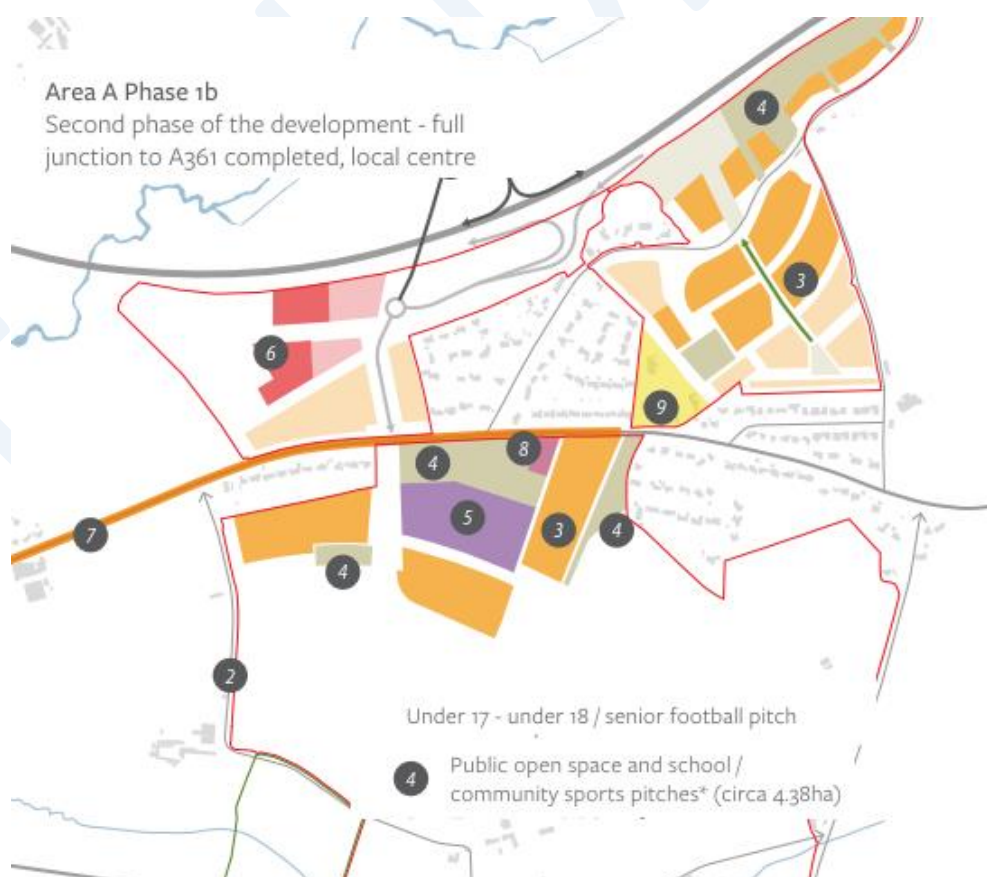
TIV3 sets out the green infrastructure provision which includes:

- Areas of equipped and laid out public open space, totalling 2 hectares of children's play, 8 hectares of sports pitches and 2 hectares of allotments;

And TIV4 (eastern urban extension community facilities) requires:

- a 420-place primary school

The Tiverton Eastern Urban Extension Masterplan SPD (June 2018) shows a youth sports pitch delivered alongside the School site and further pitches in the SE of the allocation (to be delivered in a later phase).



The number of teams generated by the increase from new housing in the Eastern Urban Extension (1425 homes = 3235 people) and Blundell's development (200 homes = 454 people; 3689 people), together with pitch requirements is set out below. Whilst some of the pitch requirements will be met on-site, others sports may fare better by having S106 contributions towards improvements elsewhere. So we need to consider other opportunities within Tiverton itself. Opportunities should be sought for co-location and management of facilities wherever possible, to take advantages of facility and management infrastructure.

FOOTBALL

Predicted additional population to 2033 (based on 1,625 homes)	3,700 people (see Table 2 below)
Football Predicted Teams	5-6 football teams – 1-2 adult, 2 -3 youth and 1-2 mini
Football Predicted Pitches	2 adult football pitches, 1 youth and 1 mini football pitches

Commentary

The priority within Tiverton is to address the shortfall in adult and youth pitches and providing sites with secure community use possibly away from schools.

- **Eastern Urban Extension – proposed hub site with various pitches; ideally minimum of 2 adult and 2/3 youth/mini.**
- There will not be enough teams forming to support a full size 3G FTP facility. The need for one has been identified in Tiverton and there are potential sites/proposals including Tiverton High School, Amory Park, Elmore AFC and Blundell's. An off-site contribution to such a facility could be forthcoming from the EUE – or it may be that a site could be provided here, possibly if part of hub site containing grass pitches.
- Proximity of Blundell's with various winter sports pitches and proposed new 3G FTP. It is the school's intention to make facilities available for community use although whether this use could be secured and meet the demand generated by the EUE requires further consideration.

Summary

- To aspire to minimum two adult and 2/3 youth/mini football pitches as a hub pitch site
- Possible site for 3G FTP provision (but more likely to be contribution towards 3G FTP provision elsewhere: demand for 0.1 of a 3G FTP generated2.)
- The installation of hybrid grass pitches to be considered.

CRICKET

Predicted additional population to 2033 (based on 1,625 homes)	3,700 people (see Table 2 below)
Cricket Estimated Teams	3-4 cricket – 1-2 adult and 1-2 youth;
Cricket Estimated Pitches	0.6 of a pitch (5 wickets)

Commentary

It is estimated that the EUE to 2033 will generate the demand for 5 wickets (0.6 pitch). A further 5 wickets (0.6 pitch) will be required in the remainder of the sub area, predominantly to meet existing demand and future growth within Tiverton itself.

Due to the extent of overplay in Tiverton itself (equivalent to one cricket pitch) and the lack of opportunity to address this through expanding any existing grounds (namely Heathcoat) it is recommended that the minimum requirement for Tiverton going forward is access to an additional cricket pitch within the town (which the EUE will contribute to).

There are very few available sites for a cricket pitch in Tiverton:

- Blundell's is redeveloping its site and there is potential for greater community use of at least one of its good quality cricket pitches (if clubhouse is provided. This is not very far from the EUE.
- A NTW within the reconfigured Tiverton High School Site. However access to and maintenance of cricket facilities on school sites presents challenges for regular community use.
- There is a previous playing field owned by Petroc College opposite its site on Bolham Road. It no longer has any markings and has not been used for many years and has been the subject of a recent planning application.

Therefore, a new cricket pitch within the EUE is required (part of the need for which (0.6 of a pitch – 5 wickets) arises from the development itself but which could be made larger to address the shortfall in the town).

Summary

- Off-site contribution to new (or community use of existing) cricket pitch in the town.
- Possible on-site provision within the EUE.

RUGBY

Predicted additional population to 2033 (based on 1625 homes)	3,700 people (see Table 2 below)
Rugby Estimated Teams	up to 3 rugby – 1 adult, 1 youth and 1 mini
Rugby Estimated Pitches	0.6 (1) rugby pitch

Commentary

One rugby pitch is not a sustainable level of provision and a minimum of 3 rugby pitches are required for a sustainable site. Most effective option is for off-site contribution, but Tiverton has a shortfall in rugby pitch provision (2 adult pitches at the club and the use of a school pitch). Ideally the club requires another pitch and up to 2 rugby pitches are required to meet growth demand throughout the sub area (including from the EUE), which will be centred on Tiverton Rugby Club. So, another 2-3 rugby pitches are required in Tiverton.

Options:

- Blundell's has extensive rugby pitches and maybe this is the best way forward once the site has been reorganised. With contributions towards drainage and a new

clubhouse, a club could be based here near to the EUE but it seems most likely that EUE will make an offsite contribution.

- Principal need is for training facilities for rugby – consider provision of appropriate surface within any new 3G FTP for football.

Summary

- Off site contribution to (access to) new rugby pitches: either Blundell's or new site.

HOCKEY

With some, but only a small number of additional hockey players and teams predicted to form (1-2 adult, 1-2 youth), requiring 0.1 of a sand based AGP, it is most likely they will join the existing clubs – Tiverton Men's Hockey Club and Tiverton White Eagles (Ladies). Both clubs play matches at Exe Valley Leisure Centre. Issues as set out elsewhere include lack of spare capacity for youth coaching and development and good quality surface for matchplay.

The enhancement/replacement of the AGPs at Blundell's will assist with this, as will the provision of a sand based surface at Uffculme School.

TENNIS

The LTA advises that, given that Tiverton is a strategic location for Mid Devon and located adjacent to a major road, its analysis supports the need for 3 courts to future proof the facility beyond the Eastern Urban Extension. Exe Valley Leisure Centre is home to Tiverton Tennis Club. The Leisure Centre, club and a local coach are now working together to increase memberships, develop the coaching programme and school club links. However, in the LTA's view, Tiverton still lacks the affordable community tennis offer that makes tennis accessible, relevant and welcoming to everyone. Three courts with the right operational model and a Smart Access gate would benefit the new and existing population of Tiverton.

Appendix 5; Table 1: Summary of Requirements/to meet demand generated by development in the Eastern Urban Extension

	Generated by EUE	Area (hectares) (Pitch only with run offs. Not including ancillary facilities).	Other Considerations
Football	1-2 adult 1 youth and 1 mini	2.15 minimum	The installation of hybrid grass pitches to be considered.
Cricket	1 pitch (0.6)	1.3 (whole pitch)	Off-site contribution or site of new pitch
Rugby	1 pitch (0.6)	1.2 (whole pitch)	Off-site contribution
Tennis	3 courts	0.2	
Total		2.15 – 5.59	Depending on whether on or off-site provision
3G FTP	0.1 pitch	0.74 (complete)	Off-site contribution
Hockey	Contribution to upgrade and replacement in due course of Exe Valley Leisure Centre AGP.		

Tennis	3 courts, 2 of which should be floodlit.
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For reference, playing pitch areas (including run offs, excluding ancillary facilities) are:

Sport	Type	Overall Space	Hectares
Football	5v5	43m x 33m	0.14
	7v7	61m x 43m	0.26
	9v9	79m x 52m	0.41
	Adult	106m x 70m	0.74
Cricket		111.56m x 115.84	1.29
Rugby Union	Youth (U12)	80m x 53m	0.42
	Senior	154m x 80m	1.23

*source: Comparative Sizes of Sports Pitches & Courts (OUTDOOR) September 2015 Update - Sport England

GLOSSARY OF TERMS

3G FTP	3G Football Turf Pitch	LTA	Lawn Tennis Association
AD	Active Devon	LTC	Lawn Tennis Club
AGP	Artificial Grass Pitch	MDDC	Mid Devon District Council
Comm. Org.	Community Organisation	MUGA	Multi Use Games Area
CUA	Community Use Agreement	NGBs	National Governing Bodies
DC(B)	Devon Cricket (Board)	NTW	Non-Turf Wicket (Cricket)
ECB	England Cricket Board	PTC	Parish or Town Council
EH	England Hockey	RFU	Rugby Football Union
FA	Football Association/Devon FA	SE	Sport England
FF	Football Foundation	VQA	Visual Quality Assessment
LFFP	Local Football Facility Plan		

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Mid Devon Playing Pitch Strategy

FINAL DRAFT SITE ACTION PLANS

See Also: [FINAL DRAFT MAIN STRATEGY DOCUMENT](#)

Subject to Steering Group sign-off

Amendments within the Main Strategy document will be added here where appropriate

July 2021



Explanation of Action Plans

Potential delivery partners are highlighted and priority sites have been identified. Progress towards delivering against the action plans and the potential for additional actions can be considered at annual meetings of the Playing Pitch Strategy Delivery Group.

Partners to deliver action and other acronyms are used as follows:

3G FTP	3G Football Turf Pitch	LTA	Lawn Tennis Association
AD	Active Devon	LTC	Lawn Tennis Club
AGP	Artificial Grass Pitch	MDDC	Mid Devon District Council
Comm. Org.	Community Organisation	MUGA	Multi Use Games Area
CUA	Community Use Agreement	NGBs	National Governing Bodies
DC(B)	Devon Cricket (Board)	NTW	Non-Turf Wicket (Cricket)
ECB	England Cricket Board	PTC	Parish or Town Council
EH	England Hockey	RFU	Rugby Football Union
FA	Football Association/Devon FA	SE	Sport England
FF	Football Foundation	VQA	Visual Quality Assessment
LFFP	Local Football Facility Plan		

Timescale 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 Short term (1-3 years): Ongoing and very important; to be addressed now
- 2 Medium term (3-8 years): Important: to be addressed and planned for in Council decision making and policy
- 3 Longer term (Over 8 years): Addressed during the remainder of the life of the Strategy

Cost Band

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

Cost estimates can be developed from the latest version of the Facilities Costs Datasheet provided by Sport England.

- A Draft Action Plans by Site – Tiverton Sub Area**
- B Draft Action Plans by Site –Cullompton Sub Area**
- C Draft Action Plans by Site – Crediton Sub Area**
- D Draft Action Plans by Objectives**

A DRAFT ACTION PLANS – TIVERTON SUB AREA (in alphabetical order)

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
MDTV.01	Tiverton	Local Authority (in house)	Amory Park, Tiverton	2x adult football pitches and 2x mini pitches. 1 large unmarked, poor quality tarmac MUGA (97x56m)	<ul style="list-style-type: none"> Main public football pitch site in Tiverton Pitches generally rated as standard but overall pitch quality is poor this year because of over use and also the bad weather this season. Improved maintenance of grass pitches recently is showing improvement, acknowledged by clubs. Home to: Amory Green Rovers FC - 2 teams, and Twyford Spartans Youth FC play 9 youth and mini teams. Amory Park technically does have room for another two teams in the afternoon but pitches are assessed as being overplayed due to youth teams using them in the morning Changing requires improvements. Site visit noted large, unappealing changing block. 'Maintenance and overall quality is acceptable'. LFFP recommends pitch improvements; supported by PPS. LFFP recommends refurbishment of changing pavilion; supported by PPS Large unsightly tarmac area serving no apparent use. 	Support for further consideration to: <ul style="list-style-type: none"> refurbishment of changing pavilion and showers. Extension to provide kitchen. Possible site for 3G FTP (on tarmac MUGA area) – further feasibility work required. Possible site for trial hybrid grass pitches Management arrangements for the site. Possibility of user clubs entering management Agreement with MDDC over use and maintenance of pitches 	Yes	1	FA; FF; MDDC; SE; PTC (Parish or Town Council); clubs	H
MDTV.03	Bampton	Sport Club	Bampton Recreation Ground	1 x adult football; VQA rated standard	<ul style="list-style-type: none"> Home to Bampton FC – 2 teams Occasional overflow for Tiverton Town FC Small, inadequate changing. Site for Devon Air Ambulance 	Support for: <ul style="list-style-type: none"> Enhancements to changing facilities to enable club to extend offer to youth teams and women 		2	FA; FF; MDDC; PTC; club	M
MDTV.04	Tiverton	Independent School	Blundell's School	Grass pitches – winter sports: 6 rugby/football; 5 rugby; 7 mini/midi rugby	<ul style="list-style-type: none"> Extensive playing fields. School is developing ambitious plans for enhancing and developing the range of sports provision on the site. This may include releasing some areas for housing (possibly Amory Field) and replacing pitches on Lowman Field Tend not to have regular hirers of the grassed areas although used by Tiverton Town FC and Elmore FC for pre season training during the summer. School has invested heavily in maintenance equipment & planning further investment in drainage & irrigation Most of the pitches are on silt clay, making additional winter use problematic. Lowman Field allocated for residential development under Policy Tiv16 of Mid Devon Local Plan. 	<ul style="list-style-type: none"> There are a variety of proposals to investigate further with School as per below (Nos. 1 – 6). With all projects, community use options to be explored and secure community use agreements negotiated wherever possible. <p>1 Possible relocation of Amory Field football and cricket pitches to Lowman Field to develop all year round site with pavilion. Will require considerable investment in drainage as on floodplain.</p>	Yes	2	Private school; MDDC; SE; FA	H
MDTV.04	Tiverton	Independent School	Blundell's School	Cricket pitches – 6 adult & 1 junior 4 synthetic nets; 4+ grass nets	<ul style="list-style-type: none"> High quality cricket pitches have been used by Devon Cricket for training and some Junior County fixtures. The two main squares (Big Field and May Field) are very good; Big Field can accommodate a 1st team and a junior team playing concurrently. 	<p>2 School aspiration to replace grass nets gradually with non-turf surfaces for practice.</p> <p>3 School wishes to develop community use. If changing facilities were provided at May Field</p>	Yes	2	Private school; MDDC; DCB; ECB; SE	M

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
					<ul style="list-style-type: none"> May Field Pitch – next to Prep School - is where the 2nd team play. Major plans also to upgrade/develop indoor sports facilities, including indoor cricket centre) 	pitch, this could potentially accommodate more community use on a regular basis.				
MDTV.04	Tiverton	School/College	Blundell's School	2 x full size floodlit AGPs – one sand dressed c 2009; one sand filled c.1995	<ul style="list-style-type: none"> AGPs used by community, 5 nights a week for 3 hrs. Tiverton men's Hockey Club train; 4 football clubs train + additional occasional hockey teams & Devon Hockey training Hockey Devon Player Pathway site; Isca & Exe HCs occasionally. Sand filled AGP: problematic in the last few years in terms of drainage and floodlighting. These AGPs are important providers of training facilities in Tiverton and useful back up facilities. 	School intends to: <ol style="list-style-type: none"> 4 upgrade and replace astroturf lights with LED lights over next two years 5 replace older AGP in 2023 with a Sand Dressed surface. 6 install a full size floodlit 3G FTP just to the north of the existing AGPs, between them and Lowman Fields (will lose small 3G training area) 	Yes	2	Private school; MDDC; EH; FA; FF; SE	H
MDTV.04	Tiverton	School/College	Blundell's School	6 FL tennis courts, o/m netball	<ul style="list-style-type: none"> 6x tarmac courts, 4 overmarked with netball. Good condition. Currently school use only . 	7 Enhance court provision. Existing 4 netball pitches (6 tennis courts) to be widened to make 6 netball courts, with a new shelter/covered spectator area between then and the AGPs.	Yes	2	Private school; MDDC; SE	M
MDTV.08	Cheriton Fitzpaine	Sport Club	Cheriton Fitzpaine Cricket Club	1 x grass cricket pitch; 7 wickets; VQA rated standard	<ul style="list-style-type: none"> Home to Cheriton Fitzpaine CC - 4 teams plus various nomadic and midweek teams. Important in meeting demand from local teams Undulating pitch on former farmland. Adequate, wooden pavilion in need of some attention. Site is about to be sold/auctioned which means the pitch is vulnerable to development. 	Support for: <ul style="list-style-type: none"> Securing the tenure of this ground Enhancement of changing facilities 		1	MDDC; DCB; ECB; SE; club; PTC	L
N/A	Tiverton	Various	Eastern Urban Extension	Sports pitch hub site; to be decided	<ul style="list-style-type: none"> Tiverton's Eastern Urban Extensions (EUE). Local Plan Policies TIV 1 to TIV 4: The expected pitch requirement according to the number of teams generated by the increase from new housing in the Eastern Urban Extension to 2033 (1425 homes = 3235 people) and Blundell's development (200 homes = 454 people; 3689 people) is as set out. 	Eastern Urban Extension: The population from this housing growth area to 2033 is expected to generate demand for: <ul style="list-style-type: none"> 1-2 adult football pitches, 1 youth and 1 mini football pitches, as a potential football hub site. The installation of hybrid grass pitches to be considered. 0.1 of a 3G FTP facility. 0.6 of a cricket pitch 0.6 of a rugby pitch. 3 tennis courts The above to be on or off-site contribution as appropriate. Off-site contribution to improvements to sand based AGP for hockey 	Yes		All; as appropriate	H
MDTV.20	Tiverton	Local Authority (in-house)	Exe Valley Leisure Centre	1 x floodlit full size sand based AGP	<ul style="list-style-type: none"> AGP managed by Mid Devon Leisure. AGP is full at peak time on weekday evenings; predominantly used for football training and small sided soccer. 	Support for: <ul style="list-style-type: none"> Resurfacing of AGP in next 2 to 5 years with a sand dressed surface. 	Yes	1	EH; MDL	L

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
					<ul style="list-style-type: none">Pitch is home base of Tiverton White Eagles (Ladies) and Tiverton Men’s hockey clubs. Used by Tiverton White Eagles for coaching 2 hours a week3 hours hockey matchplay at weekendsHockey clubs using rate surface as poor: Surface has become more uneven and the evidence of inappropriate use (damage to hockey goals from football, use of bladed footwear, litter etc) has increased.There is no capacity to cater for increased hockey activity in week, but additional capacity at weekends.Issues around access to changing facilities and toilets within Leisure Centre; long standing, requires resolution.	<ul style="list-style-type: none">Review of maintenance specification/upkeep to improve the quality of the playing surface and playing experience.Improved access to changing facilities and toilets within the Leisure Centre.				
MDTV.20	Tiverton	Local Authority (in-house)	Exe Valley Leisure Centre	Tennis courts	<ul style="list-style-type: none">3x floodlit, all weather courts, rated as good quality.Home to Tiverton LTC: 77 members – books 3 weekly sessions 2-3 hours each, all courtsConsiderable spare capacity, although casual tennis is popular at EVLC, booked on an ‘as and when’ basis by customers.	Support for: <ul style="list-style-type: none">repainting of courts (identified by MDL.continuation of measures to increase club membership and activity and public usage (already being addressed)		1	LTA; MDL	L
MDTV.22	Bickleigh	Community Organisation	Happy Meadow Recreation Ground, Bampton	1 x adult and 1x 9v9 football, rated standard Previous site of cricket pitch, used by Tiverton clubs	<ul style="list-style-type: none">Important football overflow site for Tiverton.Adult pitch. Burned lines. Signs of recent use. Heavy weed infestation. Floodlit, grass training area. 9v9 (66m x 44m).Serves Tiverton teams: Twyford Spartans play their u15 girls, u13 girls and u12s at Bickleigh Meadow (as does their Vets team). Elmore 3rd XI.Smart pavilion with integrated seats outside with appearance of cricket pavilion. Rated standard	<ul style="list-style-type: none">No improvements identified for football (aim to provide pitch facilities within the town).Reinstating the cricket pitch at Happy Meadow, Bickleigh would be possible to meet unmet future demand, but not ideal location for Tiverton teams.		3	MDDC; DCB; ECB; SE; PTC	L
MDTV.24	Bolham	Sport Club	Heathcoat Cricket Ground	1 x grass cricket pitch; 12 wickets; VQA rated good.	<ul style="list-style-type: none">Well tended site with a large impressive pavilion, built 5 years ago. 3 lane net bay in good order. Club rated good on all aspects. The club employs a groundsman who is assisted by club member on a voluntary basis.Home to Heathcoat CC – 11 teams.Ground is assessed as being considerable overplayed. There is limited potential to increase the capacity of the ground.	Support for: <ul style="list-style-type: none">Additional provision for cricket required in Tiverton to overcome existing shortfalls as well as meeting future need.		1	MDDC; DCB; ECB	M
MDTV.28	Tiverton	Sport Club	Horsdon Park, Tiverton	1 x adult, stadium type enclosed floodlit pitch; VQA good	<ul style="list-style-type: none">Home to Elmore FC - runs 5 teams which play across 3 different grounds. 1st, 2nd and U18 play at Horsdon Park, u16s at Tiverton High School and 3rd XI at BickleighDamp underfoot. Club said drainage poor, pitch prone to waterlogging; all other aspects good.Some spare capacity outside peak time (as good pitch), but protecting the pitch.Elmore AFC is a Development Club (the only one in Mid Devon District), partnered with Moors Youth FC In order to fulfil its aspirations, there is a proposal for this site to be developed and club to be relocated to a 14 acre site adjacent to the north side of the A361. The proposal currently allows for 3 x 11v11 pitches; 4 mini pitches and a youth 9v9 pitch. (Adult pitches in	Further consideration to be given to: <ul style="list-style-type: none">Relocation of Elmore AFC. The PPS supports the need for additional pitches in Tiverton.		1	FA; FF; MDDC; SE; club; PTC	H

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
					Phase 1; Phase 2 with option of changing Pitch 2 into a '3G hybrid system' for multi-use; youth & mini pitches and community hub in Phase 3).					
MDTV.37	Tiverton	Community Organisation	Moorhayes Community Centre, Tiverton	2x 7v7 pitches. No recorded use. VQA poor MUGA 36x19m FL	<ul style="list-style-type: none"> Underused site. Comprises pitches, Community Centre and MUGA so plenty of potential for increased use. Poor drainage and minimal maintenance give appearance of abandoned pitches at this prominent community site. Used by Moorhayes Youth mini teams in the past but not at present due to poor quality Enclosed MUGA with open access. Markings worn and surface needs attention. Evidence of netball and football. 	Support for: <ul style="list-style-type: none"> Investigating changes to maintenance regime and remedial work to help improve drainage of football pitches and reinvigorate use by mini teams. 		1	FA; FF; MDDC; SE; PTC	M
MDTV.83	Morebath	Sports Club	Morebath Cricket Ground	1 x grass cricket pitch; 6 wickets, VQA rated standard; NTW rated poor.	<ul style="list-style-type: none"> Home to Morebath CC – 3 teams. Sloping site with smart, new pavilion. Non turf wicket is overgrown with moss and in a dangerous condition. Smart, new changing pavilion. 	Support for <ul style="list-style-type: none"> Improvements to the quality and maintenance of the ground to increase capacity, including the non turf wicket. 		2	Club; DCB	
MDTV.42	Tiverton	School/College/University (in house)	Petroc College (Mid Devon Campus)		<ul style="list-style-type: none"> Vacant playing field site. Grass field, no pitches marked out Has been used in the past for football and cricket. Access to this field is required for rebuild of Tiverton High School. 	Support for: <ul style="list-style-type: none"> Protection of this site to meet future need for additional cricket pitch and/or youth football facilities. 		1	College; MDDC	L
MDTV.46	Sampford Peverell	Local Authority (in house)	Sampford Peverell And Tiverton Cricket Club (see also MDCM.36)	Grass football pitches. Adult VQA good (o/m with 7v7, plus another 7v7) 1 x cricket pitch; 9 wickets; VQA rated good Floodlit MUGA (36x18m sandbased)	<ul style="list-style-type: none"> Busy village ground with range of good facilities and active clubs <p>Football</p> <ul style="list-style-type: none"> Home to Sampford Peverell FC adult team and Culm & Sampford Utd Youth FC. Usage issues at the beginning and end of seasons (overlap with cricket) has been noted. Adult pitch described as being 'played to the level the site can sustain'. Little spare capacity to absorb growth. Culm & Sampford Utd Youth FC 12 teams are split for matchplay between here and Magelake Meadows, Uffculme. <p>Cricket</p> <ul style="list-style-type: none"> Flat square with prepared wicket, tight to edge of football pitch. Slightly sloping outfield. Smart, new pavilion. Home to Sampford Peverell and Tiverton CC – 6 teams. Ground is operating at a sustainable level, so there is little room to accommodate growth. <p>MUGA</p> <ul style="list-style-type: none"> MUGA – 4 year old sand dressed carpet on former tennis court. Good surface and fencing. Well booked for training; fully used. 	Support for: <ul style="list-style-type: none"> floodlights to enable on-site training and midweek matchplay. Additional youth pitches (two) are required in the area to meet current and future demand for youth football (most likely emanating from Culm and Sampford Utd Youth FC). 	Yes	1	FA; FF; MDDC; SE; PTC	M
MDTV.78	Sampford Peverell	Club/PC	Sampford Peverell Tennis Courts	2x floodlit courts.	<ul style="list-style-type: none"> Courts in good condition. Recently refurbished surfaces (2019) and boundary fencing. Home to Sampford Peverell Tennis Club – 54 members One court leased from PC; one available to hire. 	Support for: <ul style="list-style-type: none"> replacement of clubhouse 		1	LTA; MDDC; club	M

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
MDTV.54	Silverton	Local Authority (in house)	Silverton Recreational Ground	Unmarked pitch. Open access courts (1x tennis, 1x MUGA)	<ul style="list-style-type: none"> Clubhouse in poor state of repair and needs replacing. Sad recreation ground with potential for upgrading. Pitch appears redundant. Posts in place but no markings nor maintenance. Uncut grass is sparse on one side and long and boggy on the other. Pitch was used by Silverton FC recently (2019) but team now disbanded. Courts are poor; unlit, rusty fencing and some vandalism. 	Support for: <ul style="list-style-type: none"> measures that would enhance the playing field and tennis courts and encourage greater use for football and tennis (for example, a shelter and toilets would benefit) 		1	PTC: MDDC	L
MDTV.55	Stoodleigh	Sport Club	Stoodleigh Cricket Club	1 x grass cricket pitch. 4 wickets; VQA standard	<ul style="list-style-type: none"> Attractive ground down long path opposite church Exposed pitch with far-reaching views. New, additional changing hut in place. Home to Stoodleigh CC – 2 teams. 	No actions identified.				
MDTV.58	Thorverton	Sport Club	Thorverton Cricket Ground	1 x grass cricket pitch. 12 wickets; VQA good	<ul style="list-style-type: none"> Home to Thorverton CC - 7 teams Flat site. Double net bay in reasonable condition. Well maintained pavilion rated as poor due to deterioration of fabric caused by woodworm, flooding and years of wear and tear. Pitch is operating at a sustainable level, so there is little room to accommodate growth. 	Support for: <ul style="list-style-type: none"> enhancement of changing facilities 		1	MDDC; DCB; ECB; SE; club	M
MDTV.59	Thorverton	Other	Thorverton Recreation Ground	1 x adult football pitch; VQA standard	<ul style="list-style-type: none"> Attractive tree lined ground with play equipment in centre of the village Home to Thorverton FC – one team VQA Standard: Dry underfoot. Dangerously pitted goalmouth. Evidence of recent play. Well tended. Could accommodate an additional team at peak time Progression to higher division will be hampered due to small changing room size 	Support for: <ul style="list-style-type: none"> enlargement of changing facilities 		1	FA; FF; MDDC; PTC; club	M
MDTV.93	Tiverton Borough	Sport Club	Tiverton Borough Bowling Club	6 rink green	<ul style="list-style-type: none"> Elevated, attractive facility. Physical access is a problem for those with disabilities. Bowling Club has 45 members Club has proposals for redevelopment to provide fully accessible facilities as well as a community hall for use by the local population. 	Support for: <ul style="list-style-type: none"> enhancements and developments to provide fully accessible facilities. 		2	MDDC; PTC; club	H
MDTV.94	Tiverton	Sport Club	Tiverton Bowling Club	6 rink green	<ul style="list-style-type: none"> Well tended facility within People's Park. All fenced in, no further information. Green appears well tended. Bowling club has 42 members 	No actions identified.				
MDTV.60	Tiverton	School/College	Tiverton High School	2 youth & 3 mini pitches (West of Bolham Rd); all rated standard	<ul style="list-style-type: none"> Aspiration for school to relocate from west of Bolham Road to east. Involves building on one rugby & one football pitch & replacing pitches and reorganisation of main site. Draft pitch realignment plan exists, including AGP (probably 3G FTP) but to be confirmed. <p><i>Football</i></p>	<ul style="list-style-type: none"> Potential 'Gateway to Sport' area in Tiverton in partnership with Rugby Club, Tiverton Town FC & Exe Valley Leisure Centre. <p>Support for:</p>	Yes	2	AD, MDDC, FA; FF; RFU; SE, School	H

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
				5 non FL tennis courts	<ul style="list-style-type: none"> The role of Tiverton High School pitches is critical in accommodating youth football in Tiverton. Pitches on site are home to Moors Youth FC - play 14 of their 16 teams here on the youth and mini pitches. Club using comment that pitch maintenance is good although problems with litter and dog fouling. Pitches are overplayed. Club has to stagger home games and KO times to allow games to be played. In winter months this can cause problems damaging the pitch due to overuse. Elmore FC u16 play on adult pitch over the road; no issues. LFFP recommend pitch improvements; supported by PPS, but pitches to be relaid <p><i>Tennis</i></p> <ul style="list-style-type: none"> 5 x tarmac courts in playground area. Below average condition, not lit (unsafe; need replacing) 	<ul style="list-style-type: none"> existing level of provision of playing pitches and courts to be protected. Further consideration to be given to high quality replacement facilities (football, rugby and tennis) and any additional provision. Potential site for 3G FTP in Tiverton: further feasibility work to be carried out. 				
MDTV.81	Tiverton	School/College	Tiverton High School over Footbridge (East of Bolham Rd);	1 adult football & 1 rugby	<ul style="list-style-type: none"> Pitches meet need for football and rugby in Tiverton. Elmore AFC play their U16s on football pitch. Tiverton RFC u12, u13, u14 & u15 use rugby pitch; training weekday evenings & matchplay Pitches are overplayed 	<ul style="list-style-type: none"> As above. 	Yes	2	AD, MDDC, FA; FF; RFU; SE	M
MDTV.61	Tiverton	Sport Club	Tiverton Rugby Football Club	2x adult, floodlit rugby pitches.	<ul style="list-style-type: none"> Home to Tiverton RFC – total of 13 teams. Club has invested heavily in drainage improvements. Current pitches are overplayed and there is really no option for the use of any other pitches. Juniors already using MDTV.81 	<p>No site actions identified.</p> <ul style="list-style-type: none"> Additional rugby pitches required in Tiverton to meet growth in demand. Training facilities also required to take pressure off grass pitches. Provision of shock pads appropriate for rugby should be considered within 3G FTPs. 		2	MDDC; FA;FF; RFU; SE	H
MDTV.77	Tiverton	Sport Club	Tiverton Town Football Club	1 x enclosed, floodlit, adult football pitch; VQA good	<ul style="list-style-type: none"> Tiverton Town FC (Home Ground Ian Moorcroft Stadium) run 2 Saturday teams and an u18 team based at the ground which plays in the Midweek floodlit league (senior club in the area) Club say that pitch is generally good but gets heavy and hard work in the winter, when up to 6 or so games a season can be called off. 	<ul style="list-style-type: none"> Club aspire to a 3G FTP surface. However, the standard of artificial grass pitch they would require at their level is above 'community level' and would not be eligible for FF funding. Club may become 'league locked' if it puts in a 'community 3G' FTP. 		3	FA; FF; club	H
MDTV.95	Tiverton	Sports Club	Tiverton West End Bowling Club	6 rink green	<ul style="list-style-type: none"> Well tended facility within Westex Recreation Ground. Bowling Club has 76 members. 	No actions identified.				
MDTV.65	Uplowman	Sport Club	Uplowman Recreation Ground	1 x adult football; VQA rated good. 1 x tennis court, NF	<ul style="list-style-type: none"> Attractive, well tended site, home to Uplowman FC (one team). Important overflow site for Tiverton football teams. Moors Youth FC play their u13s here; also used by Falcon FC and occasionally Twyford Spartans. Club says grounds maintenance requires improvement. Changing within new village hall (cleaned by club). 	No actions identified.				

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
					<ul style="list-style-type: none"> Spare capacity for another adult team and room for a mini pitch on site. Open access tennis court. Good surface, markings and fencing. Ground has hosted cricket in the past but position of tennis court now renders this impossible. 					
MDTV.68	Tiverton	Local Authority (in house)	Westexe Recreation Ground	1 x adult football; VQA rated standard	<ul style="list-style-type: none"> Town park. Faint lines of football pitch but no signs of recent use. Reasonably well drained. Home to Westexe Rovers FC - 2 Saturday teams & Moors Youth FC play their u15s here. Spare capacity outside peak time. Club say overall pitch quality good but some problems with litter & dog usage. Changing is basic and of poor quality. 	Support for: improvement to changing facilities.		2	MDDC; FA; FF; PTC; clubs	M

C DRAFT ACTION PLANS – CULLOMPTON SUB AREA (in alphabetical order)

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
MDCM.86	Ashill Village	PC	Ashill Village Tennis Court	1x tarmac tennis court	<ul style="list-style-type: none"> Good condition, overmarked with netball. 	No actions identified.				
MDCM.97	Bradninch	Sport Club	Bradninch Bowling Club	6 rink green	<ul style="list-style-type: none"> Bradninch Bowling Club – 38 members All facilities in good condition. Some bare patches noted on grass. 	No actions identified				
MDCM.15	Cullompton	Community Assn	CCA (Cullompton Community Assn) Fields (see also MDCM.99)	2 x adult pitches rated poor.	<ul style="list-style-type: none"> Principal football site in Cullompton. This site and MDCM.99 used by 10x Cullompton Rangers FC teams and Exeter Ladies FC. Major improvements to pitches planned through Cullompton Relief Road scheme. 2 adult pitches on CCA Fields site are being replaced by two large youth pitches, involving repositioning, due to site development. Pitches are being relaid to a higher specification. Pitches currently have no spare capacity outside of peak time; pitches are operating at a sustainable level only. Improved quality is expected to enhance capacity of pitches. LFFP recommends pitch improvements. 	Support for: <ul style="list-style-type: none"> Upgrading and enhancement of pitch quality, as set out within specifications. Detailed consideration to be given to management of pitches (still to be agreed). Primary user will be Cullompton AFC but pitches will be available for wider community use. 	Yes	1	MDDC; FA; FF; PTC, SE; club	H
MDCM.89	Cullompton	Sport Club	Cullompton Bowling Club	6 rink green	<ul style="list-style-type: none"> Cullompton Bowls Club; 40 members Good quality playing surface, ditches and paths. Green to be relocated slightly due to construction of relief road. Club hopes to attract more members once it has moved and has better clubhouse facilities. Artificial bowling green planned 	Support for: <ul style="list-style-type: none"> relocation to new site 2022 as agreed, with green and ancillary facilities of appropriate high quality. 		1	MDDC; PTC, SE	H
MDCM.13	Cullompton	School/College	Cullompton Community College (see also MDCM.17)	5 x tennis courts; Grass area for rounders and training grids	<ul style="list-style-type: none"> College has range of sports facilities, some managed in-house; others managed by MDL. Courts are of average condition. 3 are floodlit; 4 courts are overmarked with netball. School use only during term time. Available in summer for community use. Grass area beyond tennis courts has training grids, used for rugby and rounders. Proposal to build additional teaching accommodation on one of the tennis courts. As mitigation, a new multi use games area (2 floodlit netball/ tennis courts) has been granted planning permission on land to the south of the main college site on Meadow Lane. 	Support for: <ul style="list-style-type: none"> clarification of management of the new tennis and netball multi use games area to ensure that it can be used by the community throughout the week and at weekends without limitations. Secure community use agreement to be negotiated with stakeholders. enhancement of remaining courts on College site and development of secure community access. 	Yes	1	AD; LTA; MDDC; PTC, SE; College	H

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
MDCM.82	Cullompton	School/College	Cullompton Community College, Meadow Lane (see also MDCM.17)	1 x adult football; 1 x rugby; VQA Rated poor 1 x NTW – redundant	<ul style="list-style-type: none"> This field is important in meeting demand for youth football in Cullompton (used by Culm Valley Youth u11s and u10s) and also as an overflow site for rugby (occasional use by Cullompton RFC). Low-lying site prone to waterlogging The site experiences poor drainage and pitches are overplayed due to their poor quality. There are no facilities – changing or toilets - here. The NTW has ben out of action for several years. 	<p>There are a range of options to be considered for this site. They include:</p> <ul style="list-style-type: none"> improving pitch quality and maintenance regimes to increase capacity of both rugby & football pitches. the potential for providing changing and other ancillary facilities (kitchen, clubroom/social facilities) to support a multi pitch sport site - football, rugby, hockey (on adjacent sand based AGP) and cricket. as a minimum, the provision of a shelter and toilets to assist the development of Culm Valley Youth FC. installing a new non turf wicket to enable cricket to be reintroduced. Consideration to be given also to the feasibility of providing a 3G FTP here (or on the sand based AGP if that facility is first relocated, with appropriate ancillary provision, to Culm Garden Village – see Strategy). 	Yes	1	AD; MDDC; FA; FF; DC; ECB; RFU; SE; clubs; College	H
MDCM.14	Cullompton	Sport Club	Cullompton Cricket Club	1 x grass cricket pitch (9 wickets); VQA rated good. NTW (standard)	<ul style="list-style-type: none"> Small, restricted site, room for 9 wickets only. Home to Cullompton CC running 9 or so teams. Site is overplayed slightly. Growth of club (particularly women and youth teams) is constrained by lack of space for additional wickets. Cricket club is now being relocated to Horn Lane, due to Relief Road Scheme. 3rd XI plays outside the area at Tipton St John. 	<p>Support for:</p> <ul style="list-style-type: none"> replacement facility (including NTW) for Cullompton CC <u>with a minimum of 12</u> wickets to address current shortfall and allow for growth of club (particularly in women and youth play) (site proposed at Horn Lane in Culm Garden Village). further consideration of scale of ancillary facilities, management structure and funding sources. Co-ordination of development of facilities for Cullompton CC at new site at Horn Lane with Kentisbeare CC to ensure sustainability of both sites and clubs (See also MDCM.45) 		1	MDDC; DC; ECB, SE; club	H
MDCM.99	Cullompton	Sports Club	Cullompton Rangers FC Ground (CCA Fields) (see also MDCM.15)	1 x adult, stadium type floodlit pitch; VQA rated good 1 x adult pitch (or equivalent) behind	<ul style="list-style-type: none"> Two adult pitches under management of Cullompton Rangers hosting (with MDCM.15) 10x Cullompton Rangers FC teams and Exeter Ladies FC. Pitches are approaching overuse; Cullompton Rangers FC experience instances where adverse weather means the club occasionally has to seek alternative provision. 	<p>Support for:</p> <ul style="list-style-type: none"> Upgrading and enhancement of pitch quality, as agreed as part of Relief Road scheme. Detailed consideration to be given to management of pitches (i.e. whether by club only or in partnership with other stakeholders) 	Yes	1	MDDC; FA; FF; SE; club	H

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
				clubhouse; VQA rated good	<ul style="list-style-type: none"> Major enhancements planned to pitches as a result of Cullompton Relief Road scheme. 2nd pitch to be realigned, upgraded and floodlit. An increased seating capacity would be required for the 1st Team to progress to the next level. This would involve the installation of a purpose built 'Grandstand' facility. 					
MDCM.16	Cullompton	Sport Club	Cullompton Rugby Football Club (Stafford Park)	4 youth & 2 senior pitches	<ul style="list-style-type: none"> 6 pitches plus training area; substantial rugby pitch site, with large clubhouse. Cullompton RFC runs 17 teams - full range of youth and adult Club owns 1st XV pitch; other pitches rented from private land owner and earmarked for development. Senior pitches are overused; a little spare capacity on midi/mini pitches but wet weather means postponements plus lack of facilities for training. Lack of security of tenure of 5 pitches is leading club to relocate; it has been seeking a new site for some time 	Support for: <ul style="list-style-type: none"> Replacement facilities for club at a new site (possible site under consideration adjacent to proposed cricket club site in Culm Garden Village (Horn Lane)) Additional provision to meet future demand will require site with minimum of 3-4 full size pitches + 2/3 mini/midi pitches to meet existing and future demand Training facilities also required to take pressure off grass pitches. Provision of shock pads appropriate for rugby should be considered within 3G FTPs. 		1	MDDC; RFU; SE; club	H
N/A	?	Various	Culm Garden Village	Sports pitch hub site; to be decided	<ul style="list-style-type: none"> East Cullompton Masterplan SPD (2018): The expected pitch requirement according to the number of teams generated by the increase from new housing in the East Cullompton area (2450 homes = 5730 people), is as set out. 	<ul style="list-style-type: none"> The population from this housing growth area to 2033 is expected to generate demand for: 2 adult football pitches, 2 youth and 2 mini football pitches, as a potential football hub site. Contribution to 0.2 of a 3G FTP facility. 1 cricket pitch 1 rugby pitch Minimum of 2 tennis courts Off-site contribution to sand based AGP for hockey Possible site for 3G FTP to be developed once football activity established (on new school site?). See Strategy for further detail. 	Yes		All; as appropriate.	
MDCM.90	Culm Vale	Sports Club	Culm Vale Bowls Club	6 rink green	<ul style="list-style-type: none"> Culm Vale Bowls Club: 61 members Green and facilities maintained to a very high level. Clubhouse and four changing rooms and large car park. 	Support for: <ul style="list-style-type: none"> updating of green maintenance equipment floodlighting to increase capacity of the green 			Club; MDDC	
MDCM.17	Cullompton	School/College	Culm Valley Leisure Centre (Cullompton Community College) (see also MDCM.13)	1 x full size floodlit AGP	<ul style="list-style-type: none"> AGP is managed by Mid Devon Leisure. No significant spare capacity on weekday evenings. Usage 40% hockey/60% football Pitch is home base of Exeter & Culm Vale Hornets Hockey Club, who use the pitch forfor coaching... 3 hours hockey matchplay at weekends 	Support for: <ul style="list-style-type: none"> Resurfacing of AGP in next 2 to 5 years with a sand dressed surface. Review of maintenance specification/upkeep to improve the quality of the playing surface and playing experience. 	Yes	1	AD; MDL; EH; FA; FF; SE	H

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
					<ul style="list-style-type: none"> Hockey club rates surface as poor: Surface has become more uneven and the evidence of inappropriate use (damage to hockey goals from football, use of bladed footwear, litter etc) has increased.?? There is no capacity to cater for increased hockey activity in week, but additional capacity at weekends. No clubhouse facilities which is restricting growth of club and integration of men's, ladies and junior hockey. 	<ul style="list-style-type: none"> Post-match clubhouse facilities required to support development of ECVH Hockey Club. 				
MDCM.18	Culmstock	Sport Club	Culmstock Cricket Club	1 x grass cricket pitch (3 wickets); VQA rated standard. 3 lane artificial net and NTW, VQA standard	<ul style="list-style-type: none"> Remote sloping site, enclosed by trees. Nice pavilion. Home to Culmstock CC – 6 teams. 3 grass wickets plus NTW It seems unlikely that Culmstock CC will increase the number of junior teams it has, given its location and size of the ground. 	Support for: <ul style="list-style-type: none"> considering increasing the number of wickets and improving the non turf wicket to increase capacity, if required. 		1	DCB; club; PTC	
MDCM.92	Hemyock	Sports Club	Hemyock Bowling Club	6 rink green	<ul style="list-style-type: none"> Hemyock Bowls Club: 42 members Good condition, even paths, ditches and playing surface. Large, fairly modern pavilion. Adequate seating. 	Support for: <ul style="list-style-type: none"> refurbishment and general redecoration of clubhouse facilities. 		2	PTC; MDDC	L
MDCM.26	Hemyock	Sport Club	Hemyock Cricket Club	1 x grass cricket pitch (6 wickets); VQA rated poor	<ul style="list-style-type: none"> Home to Hemyock CC; just the one team. Sloping site in centre of village. Square not yet prepared for use. Single bay net in reasonable condition. Changing within village hall. Poor quality pitch reflecting the lack of interest in cricket. Location as a village green area mitigates against it being able to be maintained as a high quality ground 	Support for: <ul style="list-style-type: none"> investigating how ground could be enhanced to accommodate additional teams and provide a better playing experience. 		1	DCB; club; PTC	L
MDCM.29	Bradninch	Sport Club	Kensham Football Field, Bradninch	1 x adult pitch; 1 junior pitch of variable size; VQA rated standard	<ul style="list-style-type: none"> Home to Bradninch FC and Bradninch Youth FC – 8 teams. Very smart new wooden pavilion Very little spare capacity outside of peak time and is described as operating at a sustainable level. Grass would suffer if too many more actives are planned. Poor drainage results in a high number of games called off especially on the adult pitch. Lack of space to accommodate all the pitch sizes required. No external pitch lighting, parking on site of a maximum of 5 cars, the rest is off site (local lane), Lack of storage space Capacity issues were also mentioned by Bradninch Youth FC. 	Support for: <ul style="list-style-type: none"> investigating changes to maintenance regime and remedial work to help improve drainage of football pitches. Appropriate lighting of site and pitch 		1	PTC; MDDC; FA; FF; SE	M
MDCM.30	Bradninch	Sport Club/PC	Kensham Recreation Ground, Bradninch	1 x grass cricket pitch; 10 wickets, VQA rated good. 2x tennis courts, floodlit.	<p><i>Cricket</i></p> <ul style="list-style-type: none"> Sloping, restricted site with new, double net bay tight on boundary edge. Large, substantial pavilion in good order. Little scope to increase capacity of cricket ground. Home to Bradninch CC - 9 teams. Ground is overplayed. <p><i>Tennis</i></p> <ul style="list-style-type: none"> Home to Bradninch Tennis Club. 	No actions identified.				

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
					<ul style="list-style-type: none"> Good fencing, surface has 'rust' marks due to use of poor quality asphalt. 					
MDCM.34	Hemyock	Community Organisation	Longmead Field, Hemyock	1 x adult pitch; VQA rated standard. 3x floodlit tennis courts 1 x floodlit MUGA	Football <ul style="list-style-type: none"> Home to Hemyock FC – 2 teams. Poor and inadequate drainage of pitches. A little spare capacity for 1 adult and 1 youth team. Room for another youth pitch here if required. Excellent ancillary facilities not matched by quality of the pitch. Tennis <ul style="list-style-type: none"> Home to Hemyock Tennis Club. Good quality fencing. Nice facility. MUGA <ul style="list-style-type: none"> Reasonable tarmac surface with rebound boards, geared for football. Appears to have considerable spare capacity. 	Support for: <ul style="list-style-type: none"> investigating changes to maintenance regime and remedial work to help improve drainage of football pitches. No tennis related actions identified.		1	PTC; MDDC; FA; FF; SE; club	M
MDCM.36	Uffculme	Community Organisation	Magelake Meadow, Uffculme (see also MDTV.46)	2 x adult pitches; 1 overmarked with 9v9; VQA standard	<ul style="list-style-type: none"> Busy, prominent multi use site in Uffculme. Home to three adult teams and Culm & Sampford Utd Youth FC. Their 12 youth teams are split for matchplay between Sampford Peverell Recreation Ground and Magelake Meadows (see also Poor drainage and waterlogging results in many cancellations between December to March The site is effectively operating at a sustainable level LFFP recommends pitch improvements; supported by PPS 	Support for: <ul style="list-style-type: none"> investigating changes to maintenance regime and remedial work to help improve drainage of football pitches. floodlighting to provide more matchplay and training capacity Additional youth pitches (two) are required in the area to meet current and future demand for youth football (most likely emanating from Culm and Sampford Utd Youth FC) 	Yes	1	MDDC; FA; FF; SE; Site operator; clubs; PTC	M
MDCM.36	Uffculme	Community Organisation	Magelake Meadow, Uffculme	2 x sand based MUGAs	<ul style="list-style-type: none"> 2 MUGAs are joined along shortest length; undersized 9v9 size. Extensively used for football training by teams from Uffculme and Sampford Peverell, plus other sports. Appears in reasonable order. Some litter. Vulnerable to flooding and carpet is torn. Requires upgrading (laid 2006). LFFP recommends new 7v7 Floodlit 3G FTP. However, unlikely to be able to be changed to 3G FTP as condition of Viridor grant aid was that maintained as multi use surface (endorsed by PC). 	Support for: <ul style="list-style-type: none"> for upgrade of sand based AGP. (\$106 monies in place, but house building 'trigger point' still some way off) 		1	MDDC; FA; FF; SE; site operator; PTC	H
	Cullompton	Not yet known	North West Cullompton	1 x adult pitch	<ul style="list-style-type: none"> A new grass pitch is being provided as part of \$106 for development in North West Cullompton. 	Support for: <ul style="list-style-type: none"> pitch to be of appropriate quality (to FA specification) consideration to be given to hybrid grass pitch technology pitch to be linked with Primary School adjacent and changing facilities within nearby community centre to enable maximum use and 	Yes	1	MDDC; FA, DCC, School	M

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
						development of multi pitch sport hub to serve this part of Cullompton • secure community use agreement to be sought				
MDCM.45	Kentisbeare	Sport Club	Rectory Park, Kentisbeare	1 x adult football; VQA rated good 1 x grass cricket pitch; 6 wickets; rated good. Plus NTW upgraded in 2016	<ul style="list-style-type: none"> The football and cricket pitches at Rectory Park, Kentisbeare lie adjacent on the same site with separate changing facilities. <p><i>Football:</i></p> <ul style="list-style-type: none"> Home to Kentisbeare FC - 4 teams. Some spare capacity outside of peak time Poor quality changing. LFFP recommended improvements to changing facilities for football; supported by PPS Access and capacity poor. Overall quality acceptable. <p><i>Cricket</i></p> <ul style="list-style-type: none"> Home to Kentisbeare CC 1st and 2nd XI, 3 junior teams Ground assessed as playing at a sustainable level. Little scope to increase capacity at cricket ground – no room for additional wickets. Changing facilities poor quality; very old and small 	Support for: <ul style="list-style-type: none"> Upgrading of cricket pavilion Upgrading of football changing facilities. (No room on site for joint football/cricket facilities) Co-ordination of development of facilities for Cullompton CC at new site at Horn Lane with Kentisbeare CC to ensure sustainability of both sites and clubs. (See also MDCM.14) 		1	MDDC; FA; FF; DC; ECB; SE; PTC	M
MDCM.79	Culmstock	Not Known	The Hams (Closed), Culmstock		<ul style="list-style-type: none"> No longer used for formal sport This ground has a wonderful wooden pavilion (Community Gardens pavilion) – with open access and a large covered space for events, shelter etc, Please look! http://www.culmstock-pc.org.uk/Village_HallPavilion_19704.aspx 					
MDCM.91	Uffculme	Sports Club/PC	Uffculme Bowling Club	6 rink green	<ul style="list-style-type: none"> Welcoming, attractive facility with good quality ditches, seats and borders. Uffculme Bowls Club: 55 members 	Support for: <ul style="list-style-type: none"> renewal of access steps to the green. Funding agreed with Parish Council. 		1	PTC; club	L
MDCM.63	Uffculme	School/College	Uffculme School	3 x 9v9 pitches 3x floodlit tennis courts	<ul style="list-style-type: none"> There are only three 9v9 pitches recorded in the Cullompton area – these are at Uffculme School and are well used by school teams so there is little spare capacity. Planning permission exists for an artificial grass pitch. The school are fund raising for a multi use surface for a range of sports. Tennis courts are in good condition, green tarmac, o/m for netball. Outdoor pitch and court facilities are available for community use, but not in regular use (localised catchment). 	Support for: <ul style="list-style-type: none"> new AGP with floodlights as a facility for hockey for community use, particularly as a satellite centre for Tiverton White Eagles and Tiverton Men's Hockey Clubs' junior players. 		2	AD; MDDC; FA; FF; EH; SE; School	H
MDCM.87	Willand	Sport Club	Willand Lawn Tennis Club	4x floodlit tennis courts	<ul style="list-style-type: none"> Courts next to village hall. Willand LTC – 75 members. Club rent two courts and other two available for hire by public. Average condition; courts due to be resurfaced in next couple of years. Old, inefficient lighting on 2 courts requires replacement. 	Support for: <ul style="list-style-type: none"> resurfacing of courts and upgraded lighting as identified. 		1	LTA; PTC; MDDC	L
MDCM.70	Willand	Sport Club	Willand Rovers Football Club, Silver Street	1 x grass stadia type pitch; VQA rated good	<ul style="list-style-type: none"> Home to Willand Rovers FC - the second highest ranked club in Mid Devon. 	Support for:		2	Club; FA; FF?	M

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
					<ul style="list-style-type: none"> Home to 1 Saturday XI, Bravehearts FC on a Sunday. Ground also hosts training and a range of representative matches. Up to 50 matches a year are played and the club believes the pitch is overplayed. Club wish for access to an additional pitch(es) to develop youth and ladies teams and for training. There is very little land currently available in Willand although the Jubilee Playing Field next to the village hall has been considered for a training area/pitch. No other sites yet identified 	<ul style="list-style-type: none"> additional facilities for Willand Rovers FC should demand become apparent from youth and ladies teams 				
MDCM.72	Cullompton	School/College	Willowbank Primary School Playing Field	1 x 9v9 pitch; off site; VQA rated standard	<ul style="list-style-type: none"> School pitch (off site) Used both by local youth football teams and the rugby club for overflow facilities. 	No actions identified.				

D DRAFT ACTION PLANS – CREDITON SUB AREA (in alphabetical order)

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary/Issues	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
MDCR.05	Bow	Community Organisation	Bow Playing Field		<ul style="list-style-type: none"> Site of former adult football pitch 	Support for: <ul style="list-style-type: none"> reinstatement of pitch if required. 		M	PTC; club	L
MDCR.06	Bow	Sport Club	Burston Meadow, Bow	1 x adult pitch, VQA rated good	<ul style="list-style-type: none"> Fairly new site. Home to Bow FC: 2 teams Range style changing facilities. Has potential for additional play outside of peak time The single adult pitch is part of an 11acre field but planning permission not yet obtained for 2nd pitch. 	Support for: <ul style="list-style-type: none"> additional pitch to be provided on this site if required. 		M	PTC; club	M
MDCR.96	Crediton	Sport Club	Crediton Bowling Club	6 rink green	<ul style="list-style-type: none"> Very active club, with 95 members Very large club house in very good condition. Playing surface and ditches in good order, adequate seating. Club hosts major festival each year, attracting many local teams. 	No actions identified.				
MDCR.76	Crediton	Sport Club	Crediton Rugby Club (RFC) Main site (See also MDCR.21 and MDCR.74)	1x Floodlit, adult rugby pitch (main pitch); training area	<ul style="list-style-type: none"> Main base for Crediton RFC's 17 teams with substantial clubhouse. Good quality pitch being played to a sustainable level Club is becoming increasingly fragmented due to demand for pitches outstripping current supply. Club has been looking to relocate to one site, as not all pitches have security of tenure. Club also uses Exhibition Fields (MDCR.21) and Creedy Bridge (MDCR.74) Site allocated for housing in Mid Devon Local Plan (Policy CRE6). 	Part of proposals for relocation of Crediton RFC. Support for: <ul style="list-style-type: none"> protection of existing level of provision for Crediton RFC. Training facilities also desirable to take pressure off grass pitches. Provision of shock pads appropriate for rugby should be considered within 3G FTPs. 	Yes	1	MDDC; FA; FF; RFU; SE; club	H
MDCR.11	Crediton	Sport Club	Crediton United Football Club	1 x adult stadium type floodlit pitch; rated standard	<ul style="list-style-type: none"> Home to Crediton Utd FC (3 teams: 2 Saturday XIs and a Vets XI on Sundays.) Wet weather has prevented much recent use. Pitch has drainage problems; many matches cancelled. Changing facilities of good quality; need enlarging? 	Support for: <ul style="list-style-type: none"> improved access to changing facilities for use by Crediton Youth FC investigating changes to maintenance regime and remedial work to help improve drainage of football pitches. possible site for 3G FTP in Crediton 	Yes	2	MDDC; FA; FF; SE; club; MDL	H
MDCR.74	Crediton	Sport Club	Creedy Bridge (Crediton RFC) (See also MDCR.21 and MDCR.76)	1x adult pitch with portable training lights.	<ul style="list-style-type: none"> Pitch owned by Crediton RFC. No on site facilities; portacabin and portable lights. Low-lying, prone to water logging. Mainly used for training; pitch is overplayed This pitch lies very close to the proposed relocation site for the Rugby Club to Pedlars Pool and will form part of the overall site. 	<ul style="list-style-type: none"> As MDCR.76 	Yes			
MDCR.19	Copplestone	Community Organisation	David Pullen Recreational	Undersize adult pitch. VQA poor.	<ul style="list-style-type: none"> Used by Copplestone Utd Youth FC who play 2 youth teams here & use a number of other sites. Both drainage and pitch maintenance appear unsatisfactory. 	Support for:		1	MDDC; FA; FF; SE; club	M

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary/Issues	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
			Field, Copplesstone		<ul style="list-style-type: none"> No toilets or changing facilities (players can access the primary school facilities next door by arrangement) No spare capacity due to poor quality 	<ul style="list-style-type: none"> investigating changes to maintenance regime and remedial work to help improve drainage of football pitches. provision of changing facilities here as possible base for Copplesstone Utd. 				
MDCR.21	Crediton	Queen Elizabeth's Foundation Trust	Exhibition Road Playing Fields (See also MDCR.74 and MDCR.76)	2x adult, 2x junior rugby pitches, rated as standard.	<ul style="list-style-type: none"> Second pitch site for Crediton RFC, across road from clubhouse. Used by 3rd XV and range of midi and mini teams Adult pitches assessed as being played to a sustainable level Junior pitches have potential for a little additional play outside of peak times Site allocated for housing in Mid Devon Local Plan (Policy CRE6). One adult pitch currently subject of planning application for supermarket. 	<ul style="list-style-type: none"> As MDCR.76 	Yes	1	MDDC; RFU; SE	H
MDCR.32	Lapford	Sport Club	Lapford AFC Sports Field	1 x adult pitch; rated good.	<ul style="list-style-type: none"> Good quality playing field, located outside village. Home to Lapford AFC – 2 teams Pitch has potential for additional play outside of peak time, 	Support for: <ul style="list-style-type: none"> enlarged changing facilities desired by club. 		2	MDDC; FA; FF; club	M
MDCR.12	Crediton	Sport Club	Lords Meadow (Crediton United Youth Football Club)	1 adult, 2 x 9v9 and 2 x 7v7 grass pitches; rated; VQA Standard for adult, poor for junior and minis.	<ul style="list-style-type: none"> Principal football pitch site in Crediton. Home to Crediton Utd Youth FC.: 16 teams: 8 youth (5 boys & 3 girls) and 8 minis (7 boys and 1 girls). Pitches recorded by club as being in use 2019/20 (at time of visit only one pitch apparent due to wet weather). Low lying, clay based pitches with drainage problems; matches frequently postponed for up to 6 weeks; resulting in constant juggling and rescheduling of fixtures Restricts growth of club, especially girls; no adult pitch capacity for u18s No changing facilities; use Crediton Utd FC LFFP recommends pitch improvements; supported by PPS. 	Support for: <ul style="list-style-type: none"> investigating changes to maintenance regime and remedial work to help improve drainage of football pitches. Possible site for trial hybrid grass pitches. extension to eastern edge of site with 1-2 youth pitches. improved access to changing facilities at Crediton AFC for use by Crediton Youth FC (with extension/upgrade if required) 	Yes	1	MDDC; FA; FF; SE; club	H
MDCR.35	Crediton	Local Authority (in house)	Lords Meadow Leisure Centre	1 x undersize sand based floodlit AGP	<ul style="list-style-type: none"> AGP operated by Mid Devon Leisure Pitch is virtually full on weekday evenings with local football clubs training (Not open Friday nights) Very little used at weekends (not large enough for matchplay) Capacity insufficient to meet demand for football & rugby training in Crediton 	<ul style="list-style-type: none"> No actions identified. 3G FTP required within the town. This could potentially be a site, although it would mean reclaiming the 4 tennis courts which were recently resurfaced. 	Yes			
MDCR.35	Crediton	Local Authority (in house)	Lords Meadow Leisure Centre	4x floodlit, tennis courts o/m for 3 netball courts	<ul style="list-style-type: none"> Courts resurfaced in 2019; good quality, although maintenance could be improved (club). Home to Crediton LTC (24 members) – rent two courts for two hours 3 times a week. Considerable spare capacity especially during the day. 	Support for: <ul style="list-style-type: none"> measures to increase club membership and activity and public usage. 	Yes		MDL; LTA; SE	L
MDCR.39	Morchard Bishop	Sport Club	Morchard Bishop Sports Club	1x adult pitch. VQA – standard	<ul style="list-style-type: none"> Range of facilities at village recreation ground. Potentially a busy ground but facilities are underused. 	Support for: <ul style="list-style-type: none"> measures to increase football activity. 		1	PTC; clubs	L-M

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary/Issues	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
				Tennis court; poor quality 6 bowling rink green	<ul style="list-style-type: none"> Football pitch: at the time of the study, only Copplestone United FC U16 were playing here. However, another adult team was planning to play 2020/1. Large changing facilities/clubhouse. Single tennis court next to play area; open access; no record of use. Bowling green: Morchard Bishop Bowls Club: 50 members. Quality of green surface is inconsistent. 	<ul style="list-style-type: none"> enhancement and floodlighting of tennis court to increase usage. 				
MDCR.41	Newton St Cyres	Community Organisation	Newton St Cyres Recreation Ground	2 x adult pitches; VQA – good; 1 x NTW cricket; VQA rated good 2x floodlit, tennis courts, rated good	<ul style="list-style-type: none"> Good quality recreation ground catering for a range of busy clubs and teams <p><i>Football</i></p> <ul style="list-style-type: none"> Pitches rated as good from site visits and club comments: ‘Some of best in league’. Home to Newton St Cyres FC – 2 teams and Newtown FC – 2 teams (Exeter teams). Newton St Cyres FC would welcome floodlights – NB any stanchions would lie on the cricket outfield There is room for mini football pitches in front of clubhouse – can fit 2 x 5v5/7v7 or 1 x 9v9, but current demand does not warrant marking out. LFFP recommends pitch improvements but PPS disagrees. LFFP recommends refurbish changing pavilion. Supported by PPS <p><i>Cricket</i></p> <ul style="list-style-type: none"> Sandford CC’s 3rd XI play here and there is a busy local midweek league using the good quality NTW. There is some capacity to increase the use of the NTW. <p><i>Tennis</i></p> <ul style="list-style-type: none"> Home of Newton St Cyres LTC. Good quality, recently refurbished, coloured tarmac courts. Fenced and locked. Club members only (prospective members can access). 	Support for: <ul style="list-style-type: none"> enhancements to pavilion – some internal updating & roof repairs required. Investigating the installation of ClubSpark/remote access systems at the tennis courts to enable wider community use (whilst removing requirement for on-site management). 		1	MDDC; FA; FF; DC; ECB; SE; clubs; LTA	M
MDCR.43	Crediton	School Academy	Queen Elizabeth's School (Barnfield Campus) (see also MDCR.44; MDCR.98 & MDCR.85)	Posts in place for senior size rugby pitch and smaller rugby pitch (approx. 80x40m).	<ul style="list-style-type: none"> These pitches have had community use in the past and continue to be hired out – overflow for Crediton Rugby Club, Crediton Archery, Crediton town annual Fun Run. 	<ul style="list-style-type: none"> QES has plans for reorganisation and rationalisation of its sites. Proposed that Barnfield will become the sole campus with disposal of other sites and replacement sports provision. Options to be investigated further. Support for protection of existing level of provision at current sites with suitable, appropriate replacement facilities. Provision of additional artificial grass pitches proposed by School. Keep watching brief. 	Yes	2	AD; MDDC; FA; FF; EH; SE; School	H

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary/Issues	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
MDCR.44	Crediton	School Academy	Queen Elizabeth's School (Jockey Hill) (see also MDCR.43; MDCR.98 & MDCR.85)	2 sloping, off site pitches; youth 11v11 size; VQA standard.	<ul style="list-style-type: none"> Site is just over 2.7 ha in total. Contains 2x youth 11v11 pitches; this is the optimum size for u13 and u14 play and is also considered large enough for adults. No changing facilities or toilets. Access to site difficult; no parking The site is used by QES students but is not in the optimal location for curriculum use. It has been used by Crediton Youth FC in the past, continues to be hired out, also to Cheriton Fitzpaine FC 	<ul style="list-style-type: none"> Site allocated for housing in Mid Devon Local Plan (Policy CRE7). Possible disposal as part of QES plans for rationalisation of campuses. See MDCR. 43: Options to be investigated further. 	Yes	2	School; MDDC	
MDCR.98	Crediton	School Academy	Queen Elizabeth's School (Alexandra Road) (See also MDCR.44; MDCR.98 & MDCR.85)	Site just under 1 hectare. No markings for winter sport noted; could accommodate junior pitches.	<ul style="list-style-type: none"> Off-site playing field, 200m grass athletics track, rounders, pitches Is usually marked as a gridded area for lessons only. Has previously been marked for summer sports, i.e. 4x 200 m running track, 6 lane 80m sprint straight and 5x rounders diamonds. Not available/used by the community 	<ul style="list-style-type: none"> Possible disposal as part of QES plans for rationalisation of campuses. See MDCR. 43: Options to be investigated further. 	Yes	2	School; MDDC	
MDCR.85	Crediton	School Academy	Queen Elizabeth's School (Western Road) (See also MDCR.44; MDCR.98 & MDCR.43)	5x tennis Courts, tarmac non floodlit	<ul style="list-style-type: none"> Western Road Campus houses Years 9, 10 and 11 and includes College House, which is QES's Sixth Form centre Sports Hall and old gym facilities. Adjacent to the site, to the north east is the site of previous Boarding House for the School. Tennis courts are below average condition, overmarked with netball. School use only. No community use recorded LFFP recommends pitch improvements and refurbish changing pavilion. PPS disagrees – no pitches or changing pavilion here. LFFP may mean Jockey Hill (but no changing pavilion)? 	<ul style="list-style-type: none"> Possible disposal as part of QES plans for rationalisation of campuses. See MDCR. 43: Options to be investigated further. 	Yes	2	School; MDDC	
MDCR.48	Sandford	Sport Club	Sandford Cricket Club	1 x cricket; 12 wickets; rated good	<ul style="list-style-type: none"> Busy ground hosting a variety of matches, coaching sessions and representative events. Home to Sandford CC - 16 teams Operating at a sustainable level; a little spare capacity here outside peak time. 3rd XI play at Newton St Cyres (NTW). Impressive clubhouse Sandford CC has land adjoining its existing pitch and the club is well established at this site. 	<ul style="list-style-type: none"> Analysis identifies need for additional cricket pitch in Crediton Sub Area. <p>Support for:</p> <ul style="list-style-type: none"> proposals by club for provision of an additional pitch at its existing ground. 		2	MDDC; DC; ECB; SE; club	M
MDCR.49	Sandford	Sport Club	Sandford Recreation Ground	1 x adult football; VQA – standard Tennis court, good, not FL	<p><i>Football</i></p> <ul style="list-style-type: none"> Home to Sandford FC: 2 teams. Potential for additional play outside of peak time. Football club states that progression to a higher league would require ground improvements (fencing, floodlighting). <p><i>Tennis</i></p> <ul style="list-style-type: none"> Single court with good condition, all weather surface. 	<p>Support for:</p> <ul style="list-style-type: none"> enhancements to ground if required by club's promotion. floodlighting of tennis court to increase capacity. 		2	Club; LTA	L
MDCR.51	Shobrooke	Sport Club	Shobrooke Park Cricket Club	1 x cricket; 10 wickets; rated good	<ul style="list-style-type: none"> Beautiful ground with lovely old clubhouse Home to Shobrooke CC – 3 teams 	No actions identified.				

Site Ref	Parish	Management	Site	Sport; pitches	Sport Facility and Activity Summary/Issues	Options and Recommended Actions	Priority Site/ Issue	Timescale	Partners to deliver action	Cost Band
					<ul style="list-style-type: none"> Operating at a sustainable level; a little spare capacity here outside peak time) 					
MDCR.66	Zeal Monachorum	Commercial Management	Waie Inn, Zeal Monachorum	MUGA. VQA – poor. *Partial floodlights.	<ul style="list-style-type: none"> Privately run site with impressive indoor sports facilities and small, floodlit sand dressed AGP. Untidy surface shows evidence of flooding. Well used by number of local football clubs for training. 	<ul style="list-style-type: none"> Support for maintaining facilities at this unusual and remote sport and leisure hub. 				
MDCR.73	Crediton Hamlets	Local Authority (in house)	Yeoford Recreation Ground	1 x adult football; VQA rated poor	<ul style="list-style-type: none"> Home to 2 Copplestone United Youth FC teams Lack of maintenance and poor playing surface was commented upon by the team based there. No spare capacity due to poor quality. High quality clubhouse/hall/changing facilities. Excellent ancillary facilities not matched by quality of the pitch. 	Support for: <ul style="list-style-type: none"> investigating changes to maintenance regime and remedial work to help improve drainage of football pitches. 		1	PTC; MDDC; FA; FF; SE	
			Pedlarspool, Crediton	Provision for rugby	<ul style="list-style-type: none"> New site identified for rugby pitches for Crediton Rugby Club. 	The PPS recommends: <ul style="list-style-type: none"> Protecting the existing level of pitch supply for the club (4 adult pitches and 2 youth pitches plus training area), ensuring that any provision that is developed is replaced in line with Sport England Playing Field Policy and Guidance; Policy E4. All proposed replacement pitches should be equivalent to those lost and in a sustainable and suitable location. Land proposed for rugby pitches within the Pedlarspool allocation to be fully assessed by an agronomist as to its suitability and the report made public (for this to take place, access is required to the Pedlarspool site). 				

MID DEVON PLAYING PITCH STRATEGY: RECOMMENDED ACTIONS BY STRATEGIC OBJECTIVES

The following Actions are recommended as part of this Strategy. They are focused on the 6 objectives, which derive from Sport England's 12 Planning for Sport Principles, as set out in Section 2 of the Mid Devon Playing Pitch Strategy document.

Objective 1	To proactively plan for and provide sufficient and appropriate high quality facilities and opportunities (enhanced and new) to meet demand to 2033, wherever possible making the best use of facilities already available
Objective 2	To protect existing provision and plan, manage and promote playing field sites to ensure they remain viable and sustainable and at the heart of community development
Objective 3	To recognise and give significant weight to the value of the pitch sports in contributing to enhanced mental and physical health and well-being
Objective 4	To manage and maintain facilities in such a way as 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 encourage and support education establishments in embracing community use of their pitch sport facilities by engaging directly with them and creating a forum for discussion.
Objective 6	To create an ongoing management and delivery framework for people and organisations to work together to share skills, expertise, resources and facilities in implementing the Strategy

There is considerable overlap among the objectives supported by the actions. These actions have been broadly grouped into those relating to: A - Policy making (planning policy & corporate policy); B - Planning decision making; C - Delivering improved facilities; D – Enhancing participation and well-being; E – Managing and maintaining facilities, and F – A framework for joint working to deliver the actions and objectives of the PPS.

	Ref	Action	Responsible Partners	Objectives					
				Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6
A Policy Actions	A.1	Ensure planning policy protects existing provision for sport and physical activity in line with the NPPF (para 97) and Sport England's Playing Fields Policy and Guidance (March 2018) and encourages and supports proposals for new or enhanced playing field provision which meets identified needs.	MDDC	✓	✓				
	A.2	Ensure relevant planning policies consider, reflect and set clear criteria for the long term management and maintenance of pitch sport provision and addresses positive and proactive solutions to amenity issues (noise, floodlighting).		✓	✓				
	A.3	Promote the 'designing in' of community use to all new relevant playing field provision, including new educational developments within planning policy documents.	MDDC		✓		✓		
	A.4	Ensure planning policy recognises the benefits of both formal and non-formal provision for all types of sport and physical activity.	MDDC			✓			
	A.5	Ensure links between the Playing Pitch Strategy and any Health and/or Activities Strategies are highlighted and further developed.	MDDC, AD			✓	✓		✓
	A.6	Where a health impact assessment is required, include consideration of the benefits of playing fields for both formal and informal sport and physical activity	MDDC			✓			
	A.7	Apply the principles of Active Design creatively within planning policies to help meet specific and targeted health and wellbeing measures and indicators.	MDDC, AD, SE	✓		✓			
	A.8	Ensure planning policy promotes fit for purpose and well-designed provision which integrates with wider opportunities for people to lead active lifestyles	MDDC, SE, AD	✓		✓			
	A.9	Ensure that all existing and any new sites are able to accommodate intensification of use e.g. provision and/or upgrading to artificial grass surfaces, car parking and requisite changing and pavilion facilities, embrace community use opportunities and allow for future enhancements and modernisation. Wherever possible sites should be multi-sports based to encourage year round viability.	MDDC, SE, NGBs	✓					
	A.10	Based on evidence from this assessment of need and related strategy, include appropriate site allocations for playing field provision in planning policy documents.	MDDC	✓					
	A.11	Ensure planning policy is positive towards the temporary use of under-utilised land and buildings to provide for playing pitch sports	MDDC	✓		✓			
B Decision Making	B.1	Ensure any potential impacts of a proposed development on existing playing field provision are considered in planning applications in accordance with para 97 of the NPPF.	MDDC	✓					
	B.2	Encourage mitigation measures to overcome amenity issues (noise, floodlighting) are submitted with an application, rather than leaving them to be dealt with by condition and ensure the measures are appropriate, deliverable, enforceable and sustainable based on an appropriate assessment and discussion with relevant parties.	MDDC	✓	✓				
	B.3	Wherever possible, consider opportunities for appropriate and good quality floodlighting, that may increase the capacity of existing sites and new sites. Proposals should fully comply with relevant policies within the Local Plans.	MDDC, NGBs		✓				

	Ref	Action	Responsible Partners	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6
B Decision Making Actions	B.4	Proactively apply the findings, recommendations and actions from the Strategy in relevant development plan and supplementary planning documents including the preparation of IDPs, Site Allocations documents, Neighbourhood plans, Joint Strategic Needs Assessment and approaches to developer contributions. Utilise planning conditions or s106 agreements to secure broader community use of existing and new provision where the development is education based, including the development and implementation of community use agreements.	MDDC	✓	✓				
	B.5	Ensure developments adhere to design guidance and good practice provided by Sport England and the relevant sports national governing bodies.	MDDC	✓					
	B.6	Ensure that the facilities secured through developer contributions such as S106 planning obligations/CIL meet the relevant and quality standards guidance provided by Sport England and/or the relevant NGB, fully comply with the provisions of the Equality Act 2010 (and the former Disability Discrimination Act) and are made available for community use at an affordable level.	MDDC, NGBs, SE	✓	✓	✓	✓		
C Delivering Improved Facilities	C.1	Ensure planning policy promotes fit for purpose and well-designed provision. Ensure that all existing and any new sites are able to accommodate intensification of use e.g. provision and/or upgrading to artificial grass surfaces, car parking and requisite changing and pavilion facilities, embrace community use opportunities and allow for future enhancements and modernisation. Wherever possible sites should be multi-sports based to encourage year round viability.	MDDC, SE, NGBs	✓					
	C.2	Any new winter pitch site should include at least one pitch and a training pitch (preferably two pitches to allow for development) and match with RFU and FA model venues as set out in the national strategy. Targets should be set for the development of participation in football and rugby following new provision.	NGBs, SE, MDDC	✓					
	C.3	When planning new facilities, the existing sporting infrastructure should be taken into account. For example, facilities should be co-located, existing club bases should be retained and, wherever possible, floodlit artificial grass pitches should be located near to grass playing pitches.	MDDC, SE, NGBs	✓	✓				
	C.4	Review the alignment of pitches at key sites to ensure that optimum use is being made of space available, including remarking of pitches to meet with FA guidelines ensuring that juniors play on suitable pitches and marking out more pitches to ensure improved rotation for rest and recovery.	MDDC, NGBs, clubs,	✓					
	C.5	Ensure an appropriate amount of age specific size pitches are provided to meet the needs of youth football – this needs to be flexible for the expected change in team numbers season to season.	FA, clubs, MDDC, SE	✓	✓	✓			
	C.6	Support the provision of new and enhanced ancillary provision, including dedicated storage facilities and appropriate facilities for supporters and parents where identified. Adopt a minimum standard of toilets and wash facilities at sites for junior and mini football.	NGBs, clubs, MDDC	✓	✓	✓			
	C.7	Address identified drainage issues at existing pitches focusing firstly on sites where improvements will have maximum impact and where cancellations occur due to drainage issues.	Delivery Group	✓	✓				
	C.8	Provide appropriately sized, strategically placed and well maintained 3G FTP pitches to improve opportunities for training (as a priority) and matchplay. Matches for mini soccer and 9v9 games should be particularly encouraged. Ensure 3G FTPs meet the Performance Test and are listed on the FA register of approved sites for matchplay.	Clubs, FA, MDDC, Schools, SE	✓	✓			✓	
	C.9	Improve artificial cricket wickets where identified to increase capacity and maintain play.	Clubs, ECB, SE, MDDC		✓				
	C.10	Support cricket clubs in the development of good quality training nets at grounds to enhance sustainability & improve overall performance.	Clubs, ECB, SE, MDDC,		✓				
	C.11	Protect AGP provision for hockey and keep need for additional sand based AGPs for hockey under review.	Clubs, MDDC, EH		✓				
	C.12	Consider the provision of pitches with hybrid grass technology at priority sites for improvement of quality to increase capacity e.g. Amory Park, Lords Meadow	MDDC, FA, FF	✓					
	C.13	Include and support improvements which actively encourage greater use of existing provision by under-represented groups and greater access to provision by walking and cycling.	MDDC, NGBs, SE			✓	✓		
D Enhancing Participation and Well-being	D.1	Explore further possible access to school pitches and AGPs which do not currently have community use and/or opportunities for developing use to increase participation and alleviate any lack of spare capacity.	MDDC, schools, SE, NGBs, AD		✓			✓	
	D.2	Support the enhancement/provision of facilities at pitch sites which will meet requirements for progression to higher leagues.	Clubs, FA, SE, MDDC	✓	✓				
	D.3	Support improvements at school sites to increase community access and make more use of school playing pitches (e.g. improve pitches; enhance/provide changing).	MDDC, schools, SE, NGBs,	✓	✓			✓	
	D.4	Engage with local Wellbeing Hubs (e.g. Culmstock Health Centre) to promote opportunities for people to engage in pitch sports through targeted events, activities and promotions.	MDDC, AD			✓			
	D.5	Develop pitch sports facilities in association with Mid Devon and Devon health agencies/agendas to create environments which provide opportunities for sport and fitness activities to take place easily within people's daily lives.	MDDC, health agencies, NGBs, SE			✓			
	D.6	Address the issue of pricing of facilities on education sites, to see if any more concessionary rates can be applied.	MDDC, pitch operators, schools, AD		✓		✓	✓	
	D.7	Ensure all playing field sites linked and served by cycleways, with adequate, safe and secure bike storage options.	MDDC, schools	✓			✓	✓	
	D.8	Encourage car sharing. Ensure sufficient car and coach parking and disability car parking spaces.	MDDC	✓			✓		
	D.9	Ensure all main playing field sites are easily accessible by public transport and/or establish how sites can be accessed by public transport.	MDDC	✓			✓		
	D.10	Provide support and encouragement where possible to the pitch sport voluntary sector e.g. through providing guidance and information	NGBs, SE, AD			✓			✓

	Ref	Action	Responsible Partners	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6
E Management & Maintenance of Facilities	E.1	All new facilities to be subject to full community use and appropriate business, management and usage plans, to include provision for maintenance and a robust sinking fund for future refurbishment and/or replacement. Use planning conditions and obligations to secure the long-term management and maintenance of playing field sites including, where appropriate, adequate capital and revenue funding, for example including sinking funds to replace elements of the provision (e.g. artificial turf pitches).	Clubs, NGBs, MDDC, Schools, SE	✓	✓			✓	
	E.2	Review on-line booking system for courts to improve accessibility and encourage higher participation by service users	MDL		✓		✓		✓
	E.3	Pricing policies should be affordable for grassroots clubs. For example, match rates at weekends for 3G FTPs should be equivalent to LA natural turf pitch prices to encourage full take up of 3G FTPs at weekend.	MDL, FA, facility operators				✓		
	E.4	Take into account the need to maintain adequate safety margins when assessing the suitability of new land allocations	MDDC, NGBs	✓	✓				
	E.5	At sites which also function as open space, direct casual use to other areas of the site to help reduce wear and tear (e.g. removing / repositioning goal posts, protecting the cricket square).	MDDC		✓				
	E.6	Actively explore new and innovative models to secure the viable long-term management and maintenance of playing fields whilst encouraging use by the local community and underrepresented groups. Where possible and feasible, opportunities for multi-use of changing rooms and pavilions (such as workshops, small offices or playgroups) should be explored.	MDDC, SE, NGBs, clubs, PCs		✓				
	E.7	At sites which also function as open space, direct casual use to other areas of the site to help reduce wear and tear (e.g. removing / repositioning goal posts, protecting the cricket square).	MDDC		✓				
	E.8	Addressing issue of dog fouling by a targeted marketing campaign. Provide improved signage and bins and delineated 'dog walking' areas.	MDDC, FA		✓				
F PSS Delivery Framework	F.1	Establish a Playing Pitch Strategy Delivery Group with membership of the current Steering Group and other key stakeholders, including main Secondary Schools and Blundell School representatives. To meet on six monthly basis and progress, monitor and review the Priority Projects and Actions Plans	MDDC					✓	✓
	F.2	Ensure proposed actions to meet the needs are specific, deliverable and costed. Costs should include appropriate maintenance and sinking funds to ensure their long term use.	MDL, Delivery Group						✓
	F.3	Engage with relevant stakeholders in public health, transport and education sectors to build consensus around promoting, providing, managing and maintaining playing pitch provision in Mid Devon	MDDC, Delivery Group						✓
	F.4	Make clear who is responsible for the delivery, management and maintenance of the recommended facilities along with when and how they should be delivered.	MDDC, Delivery Group						✓
	F.5	Ensure specific priority projects of a strategic nature have strong political and officer support at the highest level.	MDDC						✓
	F.6	Secure community use agreements at all primary and secondary school sites using model templates provided by Sport England, in discussion with school business managers, Heads of PE. The challenges in achieving this are recognised; however guidance provided by Sport England will help to maximise opportunities.	MDDC, schools, SE					✓	✓
	F.7	Work with relevant parties to put in place and maintain a process to monitor the implementation of community use agreements secured through the planning system.	MDDC, Delivery Group						✓
	F.8	Further develop school club links and the establishment of a relationship between schools and pitch sport clubs. Facilities at school sites can then be used as the club expands. Note improvements to the quality of facilities are likely to also be required.	Clubs, NGBs, schools					✓	✓
	F.9	Maintain liaison with and support parish councils over maintenance and protection of vulnerable and/or poorly maintained sites.	PCs, NGBs, MDDC						✓
	F.10	Recognise issues around shared grounds (i.e. cricket/rugby and cricket/football) and encourage liaison between clubs.	PCs, NGBs, MDDC						✓
	F.11	Support clubs with management responsibilities to improve the pitches under their control by, for example, engaging with the IOG Regional Pitch Advisor Programme.	Clubs, FA						✓
	F.12	Encourage football leagues to introduce alternative and staggered kick-off times, to make use of off-peak periods and increase usage.	FA, football leagues						✓

MID DEVON PLAYING PITCH STRATEGY SUMMARY DOCUMENT – MAIN PRIORITIES

- A Priorities for Football**
- B Priorities for Cricket**
- C Priorities for Rugby**
- D Priorities for Hockey**
- E Priorities for Tennis**
- F Priorities for Bowls**
- G Masterplanning - East Cullompton/Culm Garden Village**
- H Masterplanning - Eastern Urban Extension, Tiverton**

A PRIORITIES FOR FOOTBALL

LOCATION	PROJECT	ACTION POINTS
Tiverton Sub Area		
Tiverton	Provision of full size floodlit 3G FTP in Tiverton	Further feasibility work required regarding; planning, management, maintenance, access, floodplain, partnership funding, delivery timetable. Potential sites include: Tiverton High School (THS), Amory Park, site within the Eastern Urban Extension and Blundell's School
Eastern Urban Extension, Tiverton	Football provision as part of pitch sport hub site	Bringing forward a grass pitch hub site as part of the Eastern Urban Extension; ideally minimum of 2 adult and 2 youth/mini pitches.
Amory Park, Tiverton	Enhancement of Amory Park	Priority site for football in Tiverton. Recent improvements to grass pitches and proposed enhancement of changing pavilion/kitchen facilities. Review potential for clubs entering management agreement with MDDC over use and maintenance of pitches. Potential site for 3G FTP.
Tiverton	Investment in existing sites to increase capacity	Sites include: Amory Park (pitches realigned to create new pitch) and Moorhayes (improvements to maintenance regime for mini pitches).
Cullompton Sub Area		
CCA Fields, Cullompton	Fulfilment of specifications for replacement pitch provision	Ensuring that replacement adult and youth pitches being provided at CCA Fields as part of the relief road development are of specified good quality, with access to changing facilities as required and appropriately managed.
Meadow Lane Playing Field, Cullompton Community College	Investment into pitch quality and new changing (opportunities for multi sport funding / partnership?)	Range of options to support development of hub site for football, rugby and/or cricket. Provision of changing/pavilion facilities which could meet need for clubhouse for hockey? Also possible site for 3G FTP. Further bespoke feasibility work required.
Culm Garden Village	Football provision as part of pitch sport hub site	Development of grass football pitch hub site and site for 3G FTP in longer term? 3G FTP to be developed once football activity established, or possibly on the new school site.
North West Cullompton	New grass football pitch	Being provided through S106. Desire for integration with adjacent Primary School pitches and changing facilities in nearby community centre.
Various	Improvement of pitches/greater capacity/new pitches	Various sites identified including Magelake Meadows, Uffculme (to help Culm & Sampford Utd Youth). Investigate suitable sites for hybrid grass carpet?
Crediton Sub Area		
Lords Meadow	Improvement in drainage and new football pitches	Support for improvements to drainage on the existing pitches. Strategy recommends two additional pitches to the eastern end of the site to meet current demand.
Lords Meadow	Changing provision for Crediton Youth FC	Recommend improved access to Crediton AFC's facilities at Lords Meadow for use by Crediton Youth AFC. Extension/upgrade if required.
Various	Proposed rationalization of Queen Elizabeth School campus	Proposals for rationalisation of QES campus and facilities and disposal of playing pitch land, with replacement provision planned (including AGPs). Keep watching brief on 3G FTP

LOCATION	PROJECT	ACTION POINTS
		provision. (Preferred site for stadia 3G in Crediton would be Crediton AFC's ground at Lords Meadow).
David Pullen Recreation Field, Copplestone.	Changing facilities	No facilities on site. Provision of changing facilities/small clubhouse as base for Copplestone Youth FC.
General		
Multi pitch sport sites	In new sites, development of flexible multi pitch layouts with opportunities for joint provision and shared use of ancillary facilities	
Hybrid grass pitches	Supporting improvements to pitch quality (through improved maintenance and/or drainage) and/or by using hybrid grass pitches if site is secure and good maintenance regimes can be ensured.	

B PRIORITIES FOR CRICKET

LOCATION	PRIORITY	ACTION POINTS
Tiverton	Provision of new cricket pitch	Potential sites to be further investigated: <ul style="list-style-type: none"> • Eastern Urban Extension • Feasibility of secure community access to cricket pitch at Blundell's. • Petroc College playing field • Other sites
Cullompton area	Replacement ground for Cullompton CC	Cullompton CC being relocated due to Relief Road (to Horn Lane). Support for minimum of 12 wicket facility to address current shortfalls and to help meet future growth in demand. Further consideration to be given to scale of ancillary facilities, management structure and funding. Co-ordination of development of facilities at the new site with Kentisbeare CC (at Rectory Park) to ensure sustainability of both sites and clubs.
East Cullompton/ Culm Garden Village	Provision for cricket as part of pitch sport hub site (one pitch).	Demand generated from predicted population growth. Potential site, size of ground and ancillary facilities, management structure and funding sources to be further discussed/agreed.
Cullompton Community College	Provision of new Non Turf Wicket	To protect provision of cricket facilities within Cullompton Town. Could be met by reinstatement of redundant cricket wicket at Meadow Lane Playing Fields, Cullompton Community College. (See proposals under Football and in Action Plans).
Crediton area	Provision of additional cricket pitch.	To meet growth in demand to 2033. Sandford CC would appear most appropriate site. No other sites identified.
To improve and upgrade changing/pavilion facilities	To support club development and help to attract youth and women players in line with the ECB's 'Creating Welcoming Environments' resource (self help guide for cricket clubs to broaden appeal within the community) e.g. at Thorverton Cricket Club.	

LOCATION	PRIORITY	ACTION POINTS
where identified		
Addressing shortfall in training facilities		To review provision of indoor cricket training nets, as a shortage has been highlighted.
Further provision of non turf wickets		To consider provision/replacement of (poor quality) non turf wickets on school sites, for example Tiverton High School, QES Crediton and Cullompton Community College, to support development of youth cricket.

C PRIORITIES FOR RUGBY

PROJECT	ACTION POINTS
Securing additional provision in Tiverton to meet growth in demand	Two further pitches required. If Tiverton High School pitch cannot be safeguarded, secure access to another adult pitch is required by Tiverton RFC.
Relocation of Cullompton Rugby Club	Current pitches at Stafford Park are vulnerable to development. Rugby The club proposes 3-4 full size + 2/3 midi/mini pitches at a new site. Two additional pitches are required to meet extra growth in demand within the sub area: one from residents of East Cullompton/Culm Garden Village and one from the rest of the sub area. The club is considering possibility of site in vicinity of cricket club land in Culm Garden Village.
Relocation of Crediton Rugby Club	The Strategy supports the progression of the club's relocation to Pedlerspool. 5 adult pitches and 3 youth pitches going forward are required to meet current and future demand in the sub area.
Protecting provision at secondary schools	Work to secure community use agreements for rugby pitches at secondary schools in the district to support schools rugby and provide important overflow facilities for local clubs (school:club links)
To consider the provision of artificial grass pitches for training.	The possibility of providing a rugby appropriate surface (shock pad) within any proposed 3G FTP provision should be considered. All three rugby clubs experience difficulties in accommodating training off-pitch/site.
Portable floodlights	Support for the provision of portable floodlights where this can enable off-pitch training.

D PRIORITIES FOR HOCKEY

PROJECT	ACTION POINTS
To enable Exeter and Culm Vale Hockey Club to have a home pitch for all their teams in the Cullompton area –	To focus on improvements at Culm Valley Leisure Centre: <ul style="list-style-type: none"> Replacement carpet/upgrade of pitch within next 2 – 5 years Improvements to changing room and toilet facilities. Provision of post-match clubhouse facilities on site. Feasibility of developing changing room/clubhouse facilities (in partnership with other sports) on Meadow Lane Playing Field to be considered.

preferably at Culm Valley Leisure Centre	<ul style="list-style-type: none"> The Strategy finds there is insufficient demand to support two sand based artificial grass pitches in the Cullompton Town/East Cullompton area. The priority at present is for the existing pitch at Culm Valley Leisure Centre to be safeguarded, upgraded and a clubhouse to be provided. (No consideration to be given to a change of surface at Culm Valley Leisure Centre until appropriate replacement provision has been provided at another site.)
To meet growth in demand for coaching and matchplay facilities in Tiverton	<ul style="list-style-type: none"> Improving maintenance of AGP at Exe Valley Leisure Centre. Replacement carpet/upgrade of pitch within next 2 – 5 years Supporting the provision of a floodlit sand based pitch at Uffculme School as a satellite hub site for youth development with Tiverton hockey clubs.
To protect the stock of and viability of sand based AGPs capable of accommodating hockey.	<ul style="list-style-type: none"> All artificial grass pitches should be protected with appropriate secure community use agreements negotiated wherever possible, which should be monitored and reviewed on a regular basis. If any existing sand based AGPs are being considered for possible future 'conversion', (including non-sand based resurfacing), no decision should be taken in isolation without consulting the relevant NGBs and other key stakeholders, particularly if/where planning permission is required for such works. While it is ultimately at the discretion of the local planning authority, Sport England suggest that an appropriately worded condition (or similar legal agreement) be attached to any granting of planning permission for a new sand based or 3G FTP to safeguard the original surface.
Maintaining high quality artificial grass pitch provision	<ul style="list-style-type: none"> All artificial grass pitches (both sand based and 3G FTPs) should have the following in place: <ul style="list-style-type: none"> Sufficient funding for ongoing maintenance and upgrades e.g. to maintain appropriate levels of floodlighting. Adequate sinking funds for replacement and upgrade of facilities when required, whatever the ownership and management arrangements.

E PRIORITIES FOR TENNIS

PROJECT	ACTION POINTS
To increase public usage of Mid Devon Leisure courts	Support discussions between the LTA and MDL regarding increasing public usage and club membership at Exe Valley Leisure Centre and Lords Meadow Leisure Centre tennis courts.
Developing use of new public courts in Cullompton	Clarify the management of the new tennis and netball multi use games area adjacent to Cullompton Community College and investment in other courts at the College. The site is potentially a base for a new club within Cullompton and should be available for community and club use on a secure basis throughout the week and at weekends without limitations.
East Cullompton/Culm Garden Village	A minimum of 2, preferably floodlit, tennis courts. Feasibility of SMART Access Technology to be considered.
Eastern Urban Extension, Tiverton	3 courts with Smart Access Technology, with ideally at least 2 of the 3 courts floodlit
Maintaining provision at schools	Ensure school tennis courts are protected and improvements (such as floodlighting) supported where sustainable and feasible. Keep provision at Blundell's School and other schools under review for community use.

General promotion of SMART Access Technology	Support the installation of ClubSpark/remote access systems which remove the requirement for on-site management and promote wide community use at new and existing courts (for example, at Newton St Cyres Recreation Ground).
Conformity of data collection	Aim to develop consistent methods of gathering data on court usage across providers, including MDDC, Parish Councils, clubs etc. (Measurements such as annual user visits and/or hours per court usage are often used but standardization would be beneficial for capacity analysis and benchmarking).
To improve the sustainability of playing field sites	Consideration should be given to how the usage of tennis courts, bowling greens and their ancillary facilities can be linked in and expanded through collaborations with other clubs/users operating on the same site, e.g. joint club membership and potentially shared usage of clubhouses/pavilions with other playing pitch sports.

F PRIORITIES FOR BOWLS

PROJECT	ACTION POINTS
Relocation of Cullompton Bowling Club	The, following its displacement by the new Relief Road, to be successfully completed to the standards specified.
To support general improvements to bowling club facilities	There are a range of issues (ranging from easier/free parking to general upkeep/upgrading of clubhouse facilities) which might be addressed on a phased basis.
To improve the viability of bowling clubs.	To support the provision of facilities which will increase the usage (and hence revenue) of bowling clubs, improve their viability and enable them to continue as active, sustainable clubs. Given the slowly declining membership of some bowling clubs, they will have to consider merging with other clubs nearby to sustain membership.
To improve the sustainability of playing field sites	Consideration should be given to how the usage of tennis courts, bowling greens and their ancillary facilities can be linked in and expanded through collaborations with other clubs/users operating on the same site, e.g. joint club membership and potentially shared usage of clubhouses/pavilions with other playing pitch sports.

G MASTERPLANNING – EAST CULLOMPTON (CULM GARDEN VILLAGE)

Provision for East Cullompton/Culm Garden Village (and for the Eastern Urban Extension, Tiverton) cannot be seen in isolation from the rest of their sub areas or without reference to existing provision, as demand generated by the new housing does not equate to exact numbers of pitches and/or may duplicate and/or affect the viability of other nearby facilities. In the case of East Cullompton, it is also important to maintain a balance between provision in the existing town and the new housing growth areas (see Appendix 4; Main Strategy document).

SPORT	ACTION POINTS
Football	Two adult, two youth and two mini pitches to meet demand to 2033, potentially as a community hub. The development will also generate the need for 0.2 of a 3G football turf pitch which could also be located within this hub; the wider PPS identifies the need for a 3G FTP to serve existing needs within the Cullompton area. Further feasibility work and consultation with relevant stakeholders is required re: the benefits/potential of 3G FTP and sand based artificial grass pitch provision to serve the wider Cullompton area whether within the town itself (at Cullompton Community College) or in the new Garden Village (see Hockey below).
Cricket	One pitch (8 wickets) needed to meet demand generated by East Cullompton/Culm Garden Village to 2033. This is in addition to a replacement pitch for the Cullompton Cricket Club, with additional wickets which could help to meet demand from new housing elsewhere in the Cullompton Sub Area, plus expansion within the club.
Rugby	One additional pitch required to meet demand from the East Cullompton / Culm Garden Village to 2033. Note: Cullompton Rugby Club have long standing plans to relocate from Stafford Park and are considering sites within EC/CGV. Replacement provision of 3 –4 full size pitches and 2/3 youth pitches are required, which also includes an element to meet growth in demand from the wider Cullompton Sub Area to 2033.
Hockey	Contribution to the upgrade of the sand based Culm Valley Leisure Centre Artificial Grass Pitch within the next 2-5 years, which could include the provision of clubhouse facilities. Another possibility is the relocation of this AGP to a site within East Cullompton (to be provided before the Culm Valley Leisure Centre pitch is decommissioned). Further feasibility work and consultation with relevant stakeholders is required.
Tennis	A minimum of 2, preferably floodlit, tennis courts. Consideration to be given to SMART Access Technology.
Bowls	No requirement identified although populations of this size do have bowling greens.
Post 2033	It is predicted that growth in demand post 2033 in East Cullompton/Culm Garden Village (based on an additional 2550 homes) may result in an approximate doubling of the pitch requirement set out above i.e. up to one additional cricket pitch, one additional rugby pitch, six football pitches (2 senior, 2 youth and 2 mini), two tennis courts and contributions towards 3G FTP and sand based AGP provision.

H MASTERPLANNING – EASTERN URBAN EXTENSION (TIVERTON)

Provision for the Eastern Urban Extension, Tiverton (and for East Cullompton/Culm Garden Village) cannot be seen in isolation from the rest of their sub areas or without reference to existing provision, as demand generated by the new housing does not equate to exact numbers of pitches and/or may duplicate and/or affect the viability of other nearby facilities (see Appendix 5; Main Strategy document).

SPORT	ACTION POINTS
Football	Hub site with various pitches, ideally minimum of 2 adult and 2/3 youth/mini football pitches. Possible site for 3G FTP provision, but more likely to be contribution towards 3G FTP provision elsewhere within the town, for which there are several potential sites. (The development itself will generate demand for 0.1 of a 3G FTP).
Cricket	1 new cricket pitch within the EUE (part of the need for which (0.6 of a pitch – 5 wickets) arises from the development itself but which could be made larger to address the shortfall in the town).
Rugby	The development is expected to generate demand for 0.6 rugby pitch. Contribution to off-site provision is recommended elsewhere, since one rugby pitch is not a sustainable level of provision and a minimum of 3 rugby pitches are required for a sustainable site. Tiverton RFC requires an additional pitch to meet expected growth from within the club and demand generated elsewhere in the Tiverton Sub Area.
Hockey	Contribution to improvements in maintenance and access to changing and toilets at Exe Valley Leisure Centre artificial grass pitch and resurfacing of AGP in next 2 to 5 years with a sand dressed surface.
Tennis/Bowls	3 courts with Smart Access Technology, with ideally at least 2 of the 3 courts floodlit

MID DEVON DISTRICT COUNCIL – NOTIFICATION OF KEY DECISIONS

September 2021

The Forward Plan containing key Decisions is published 28 days prior to each Cabinet meeting

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Draft MDDC Litter Strategy To receive the MDDC Litter Strategy	Environment Policy Development Group Cabinet	7 Sep 2021 28 Sep 2021	Darren Beer, Operations Manager for Street Scene	Cabinet Member for the Environment and Climate Change (Councillor Colin Slade)	Open
Contracted Out Enforcement Duties Group to receive a report on the options to engage an external contractor for additional littering and dog fouling enforcement duties in the district.	Environment Policy Development Group Cabinet	7 Sep 2021 28 Sep 2021	Darren Beer, Operations Manager for Street Scene	Cabinet Member for the Environment and Climate Change (Councillor Colin Slade)	Open
Devon and Torbay Waste Strategy Management Plan To receive a report which outlines the new draft Resource and Waste Management Strategy for Devon and Torbay following public consultation.	Environment Policy Development Group Cabinet	7 Sep 2021 28 Sep 2021	Darren Beer, Operations Manager for Street Scene	Cabinet Member for the Environment and Climate Change (Councillor Colin Slade)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Information with regard to the possible creation of a Teckal compliant company To consider advice surrounding the possibility of creating a new Teckal-compliant company entity.	Scrutiny Committee Homes Policy Development Group Cabinet Council	13 Sep 2021 14 Sep 2021 28 Sep 2021 27 Oct 2021	Stephen Walford, Chief Executive Tel: 01884 234201	Cabinet Member for Housing and Property Services (Councillor Bob Evans)	Open
Hackney Carriage Tariff To agree the Hackney Carriage Tariff	Cabinet	28 Sep 2021	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Councillor Dennis Knowles	Open
New Local Plan – Issues consultation paper To seek Cabinet approval to publish and consult on an Issues Paper for a new Local Plan for Mid Devon	Cabinet	26 Oct 2021	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Housing Strategy (final version for approval) To consider the Housing Strategy.	Cabinet	26 Oct 2021	Simon Newcombe, Corporate Manager for Public Health, Regulation and	Cabinet Member for Housing and Property Services (Councillor Bob	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
			Housing Tel: 01884 244615	Evans)	
Tiverton EUE Area B Masterplan To consider the outcome of the playing pitch and sports provision review	Cabinet	Not before 26th Oct 2021	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery Tel: 01884 234398	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
2020 BULLOMPTON RELIEF ROAD LIFT PROJECT To consider the outcome of the Levelling Up Fund bid	Cabinet	Not before 26th Oct 2021	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery Tel: 01884 234398	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Part exempt
Air Quality Action Plan To receive the 4 yearly review of the Air Quality Action Plan.	Community Policy Development Group Cabinet	November 2021 December 2021	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Community Well Being (Councillor Dennis Knowles)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
3 Rivers Developments Ltd Business Plan To receive the 3 Rivers Development Ltd Business Plan.	Scrutiny Committee Audit Committee Cabinet	8 Nov 2021 16 Nov 2021 30 Nov 2021	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Cabinet Member for Finance (Councillor Andrew Moore)	Part exempt
Customer Care Policy To receive the 3 yearly review of the Customer Care Policy	Community Policy Development Group Cabinet	16 Nov 2021 30 Nov 2021	Lisa Lewis, Corporate Manager for Business Transformation and Customer Engagement Tel: 01884 234981	Cabinet for the Working Environment and Support Services (Councillor Nikki Woollatt)	Open
Council Tax Reduction Scheme & Exceptional Hardship Policy To receive the Council Tax Reduction Scheme and the updated Exceptional Hardship Policy.	Community Policy Development Group Cabinet	16 Nov 2021 30 Nov 2021	Dean Emery, Corporate Manager for Revenues, Benefits and Recovery	Cabinet Member for Finance (Councillor Andrew Moore)	Open
Strategic Grants and Service Level Agreement To receive a report from Grants Working Group on the Strategic Grants and	Community Policy Development Group	16 Nov 2021	John Bodley-Scott, Economic Development Team Leader	Cabinet Member for Community Well Being (Councillor Dennis Knowles)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Service Level Agreement Programme 2022-2023	Cabinet	30 Nov 2021			
Complaints Policy To consider a revised policy	Cabinet	30 Nov 2021	Lisa Lewis, Corporate Manager for Business Transformation and Customer Engagement Tel: 01884 234981	Cabinet for the Working Environment and Support Services (Councillor Nikki Woollatt)	Open
Infrastructure Funding Statement To agree the statement for publication.	Cabinet	Not before 30th Nov 2021	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Review of Development Management Discretionary Fees and Charges To consider and agree a revised schedule of fees and charges.	Cabinet	Not before 30th Nov 2021	Myles Joyce, Interim Development Management Manager	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Tiverton Town Centre Masterplan To agree the draft	Cabinet	Not before 30th Nov 2021	Adrian Welsh, Strategic Manager for Growth,	Cabinet Member for Planning and Economic	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
masterplan for public consultation.			Economy and Delivery Tel: 01884 234398	Regeneration (Councillor Richard Chesterton)	
Cullompton Railway Station To receive a project update.	Cabinet	Not before 30th Nov 2021	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery Tel: 01884 234398	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Custom and Self Build Supplementary Planning Document To consider the draft for consultation	Cabinet	Not before 30th Nov 2021	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Crediton NHS Hub Phase 2 To consider a funding request.	Cabinet	4 Jan 2022	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Cabinet Member for Finance (Councillor Andrew Moore)	Part exempt
Tax Base Calculation To receive the statutory calculations necessary to determine the Tax Base for	Cabinet Council	6 Jan 2022 23 Feb 2022	Andrew Jarrett, Deputy Chief Executive (S151) Tel: 01884 234242	Cabinet Member for Finance (Councillor Andrew Moore)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
the Council Tax					
Meeting Housing Needs SPD To recommend a draft for consultation to the Cabinet	Homes Policy Development Group Cabinet	18 Jan 2022 8 Mar 2022		Cabinet Member for Housing and Property Services (Councillor Bob Evans)	Open
Regulation of Investigatory Powers To receive the annual update of Regulation of Investigatory Powers	Community Policy Development Group Scrutiny Committee Cabinet	25 Jan 2022 14 Feb 2022 10 Mar 2022	Head of Legal (Monitoring Officer)	Cabinet for the Working Environment and Support Services (Councillor Nikki Woollatt)	Open
Health and Safety Policy To receive the annual review of the Health & Safety Policy	Community Policy Development Group Cabinet	25 Jan 2022 3 Feb 2022	Catherine Yandle, Operations Manager for Performance, Governance and Health & Safety Tel: 01884 234975	Cabinet Member for Community Well Being (Councillor Dennis Knowles)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Single Equalities Policy and Equality Objective To receive the annual review of the Single Equalities Policy and Equality Objective	Community Policy Development Group Cabinet	25 Jan 2022 3 Feb 2022	Catherine Yandle, Operations Manager for Performance, Governance and Health & Safety Tel: 01884 234975	Cabinet Member for Community Well Being (Councillor Dennis Knowles)	Open
The Tenant Involvement and Empowerment Standard Policy To consider a revised policy	Homes Policy Development Group Cabinet	18 Jan 2022 1 Feb 2022	Simon Newcombe, Corporate Manager for Public Health, Regulation and Housing Tel: 01884 244615	Cabinet Member for Housing and Property Services (Councillor Bob Evans)	Open
Shopfront Enhancement Scheme To receive and discuss information with regard to the Shopfront Enhancement Scheme.	Economy Policy Development Group Cabinet	13 Jan 2022 1 Feb 2022	Jenny Clifford, Head of Planning, Economy and Regeneration Tel: 01884 234346	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
The Council Tax Reduction Scheme & Exceptional Hardship Policy To receive a review of the Council Tax Reduction Scheme & Exceptional Hardship Policy which has	Community Policy Development Group Cabinet	January 2022 February 2022	Dean Emery, Corporate Manager for Revenues, Benefits and Recovery	Cabinet Member for Finance (Councillor Andrew Moore)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
been out for public consultation					
Market Environmental Strategy To receive and discuss the draft Environmental Strategy.	Economy Policy Development Group Cabinet	13 Jan 2022 3 Feb 2022	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery Tel: 01884 234398	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Bereavement Services Fees and Charges To receive the annual review of Bereavement Services Fees & Charges	Environment Policy Development Group Cabinet	11 Jan 2022 3 Feb 2022	Andrew Busby, Corporate Manager for Property, Leisure and Climate Change Tel: 01884 234948	Cabinet Member for the Environment and Climate Change (Councillor Colin Slade)	Open
Housing Enabling SPD (S106 - Housing Need Allocation - Exception Sites) To receive a report reviewing the Housing Enabling SPD document	Homes Policy Development Group Cabinet	Not before 18th Jan 2022 Not before 3rd Feb 2022	Jill May, Director of Business Improvement and Operations Tel: 01884 234381	Cabinet Member for Housing and Property Services (Councillor Bob Evans)	Open
Local Economic Recovery Plan – to consider a new policy	Economy Policy Development Group	17 Mar 2022	Adrian Welsh, Strategic Manager for Growth, Economy and	Cabinet Member for Planning and Economic Regeneration	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
	Cabinet Council	5 Apr 2022 27 Apr 2022	Delivery Tel: 01884 234398	(Councillor Richard Chesterton)	
Unauthorised Encampment Policy To receive the 3 yearly review of the Unauthorised Encampment Policy	Community Policy Development Group Cabinet	22 Mar 2022 7 Apr 2022	Andrew Busby, Corporate Manager for Property, Leisure and Climate Change Tel: 01884 234948	Cabinet Member for Community Well Being (Councillor Dennis Knowles)	Open
Safeguarding Childrens and Adults at Risk Policy and Procedures To receive the annual review of Safeguarding Childrens and Adults at Risk Policy and Procedures	Community Policy Development Group Cabinet	22 Mar 2022 7 Apr 2022	Matthew Page, Corporate Manager for People, Governance and Waste	Cabinet Member for Community Well Being (Councillor Dennis Knowles)	Open
Channel Access Policy To consider a revised Policy	Cabinet	5 Apr 2022	Lisa Lewis, Corporate Manager for Business Transformation and Customer Engagement Tel: 01884 234981	Cabinet for the Working Environment and Support Services (Councillor Nikki Woollatt)	Open

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Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Custom and Self Build Supplementary Planning Document To consider the draft SPD	Cabinet	Not before 8th Mar 2022	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open
Town and Parish Charter To receive the 3 yearly review of the Town and Parish Charter	Community Policy Development Group Cabinet	22 Mar 2022 5 Apr 2022	Sally Gabriel, Member Services Manager Tel: 01884 234229	Cabinet Member for Community Well Being (Councillor Dennis Knowles)	Open
Hiverton A361 Junction HIF Scheme To consider the outcome of the tender process.	Cabinet	Not before 5th Apr 2022	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery Tel: 01884 234398	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Part exempt
Non Statutory Interim Policy Statement on Planning for Climate Change To consider the policy statement	Cabinet	Not before 7th Jun 2022	Adrian Welsh, Strategic Manager for Growth, Economy and Delivery Tel: 01884 234398	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open

Title of report and summary of decision	Decision Taker	Date of Decision	Officer contact	Cabinet Member	Intention to consider report in private session and the reason(s)
Meeting Housing Needs Supplementary Planning Document To consider the draft SPD	Cabinet	Not before 7th Jun 2022	Tristan Peat, Forward Planning Team Leader	Cabinet Member for Planning and Economic Regeneration (Councillor Richard Chesterton)	Open

CABINET **31 AUGUST 2021**

3 Rivers Developments Limited - Performance Update

Cabinet Members: Councillor Bob Evans – Deputy Leader and Cabinet member for Housing & Property/Councillor Andrew Moore – Cabinet member for Finance

Responsible Officers: Deputy Chief Executive (s151) – Andrew Jarrett

Reason for Report: To provide Cabinet with an update on current project performance and any key risks.

RECOMMENDATION: That Cabinet note the update report on current performance and key risks.

Relationship to Corporate Plan: 3 Rivers Developments Limited's (3Rivers) primary objective is to generate future returns in order to grow the business and to recycle monies made back to the Council to mitigate some of the cuts in Government funding.

Financial Implications: The Council has a duty to obtain value for money. All financial interactions between the Council and 3Rivers are carried out at commercially evidenced rates and subject to individual loan agreements.

Legal Implications: None to this report. However this report is prepared in accordance with the Shareholder Agreement, Company's Memorandum and Articles of Association and currently Approved Business Plan.

Risk Assessment: Detailed within the report.

Equality impact assessment: No equality issues identified for this report.

Impact on climate change: 3Rivers is a commercial organisation and where deliverable sustainable options are available they are utilised; however, as a commercial organisation it is acknowledged that where there is a significant cost differential and what the market will sustain that this plays heavily in the choices made.

1.0 Introduction

- 1.1 This is now the 11th update report on the progress of 3 Rivers since the recommendations made by the Cabinet at its meeting on the 13 July 2020 and is now following the revised pattern of bi-monthly reporting. This report continues to provide the Council with a regular update on company performance, including associated risks and also gives a progress update on the recommendations made at the aforementioned Cabinet meeting.

2.0 Company Update

- 2.1 Attached to this report is the commercial company update provided by the Directors of 3 Rivers Developments Limited for Cabinet's consideration. In order to provide members and the public more insight into the company's operations this report continues with the process of including an overarching part 1 summary of activities and a detailed part 2 report from the company.
- 2.2 Below shows a brief overview of project progress and any associated issues as at the end of April 2021.

Current Projects

- 2.3 The Orchard, Halberton – all 4 semi-detached market houses and the barn conversion have now been sold and the additional car parking spaces are currently under offer. This will see the project deliver a 16.6% return, which is slightly higher than previous company projections.
- 2.4 St Georges Court, Tiverton – 39 market flats/houses – work on site continues and 11 members attended an all members invite to a hosted tour event held on the 20/7/21. Estimated completion still on schedule for May 2022.
- 2.5 Bampton – 9 market houses – all pre-construction work is now substantially complete and start on site is on target for August 2021.

Rental properties

- 2.6 Banksia Close/Cemetery Lodge, Tiverton – all rental payments up to date.

Future Schemes

- 2.7 The company is in the process of working up planning applications for a large site in Cullompton and a medium sized one in Tiverton.

Financial Overview

- 2.8 Additional sales receipts from the final 2 sales from The Orchard, Halberton are expected this month.
- 2.8.1 In 2021/22 the Company has borrowed an additional £1.588m for further project payments and to fund working capital commitments. During the same period 3Rivers has paid the Council £1.075m from sales receipts and to cover recharges for services rendered/recharged by the Council.

Project and Company Risk Analysis

- 2.9 This information is provided within the company report and reflects on changing markets, land availability, changes to the prevailing economic position, etc.

3.0 Progress on Cabinet Recommendations

- 3.1 Since the last Cabinet report the following actions have been progressed:

- The new shareholder agreement, loan agreement and articles of association have been formally agreed by 3R
- Anthony Collins Solicitors are finalising their report to confirm all the necessary improvement actions have been completed.
- Regular meetings continue to be held with the 3R Finance Director and the Deputy Chief Executive/S151.

4.0 Conclusion

- 4.1 The company will continue to provide the Council with its annual review of delivery/performance for 2021/22 at bi-monthly intervals to Cabinet meetings.

Contact for more information: Andrew Jarrett, Deputy Chief Executive (S151)
(ajarrett@midddevon.gov.uk)

Circulation of the report: Leadership Team and Cabinet

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