

# Mid Devon District Playing Pitch Strategy

## MAIN STRATEGY DOCUMENT

**See Also:** [SITE ACTION PLANS](#)

**January 2022**



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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. Previous studies, including a 'Playing Fields Strategy for Mid Devon' (2010) and an 'Open Space and Play Area Strategy' (OSPAS) (2014) are now either out of date and/or do not align with Sport England's Playing Pitch Strategy (PPS) Guidance, produced in 2013.

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 km<sup>2</sup>), 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's PPS Guidance comprises five distinct stages. 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 2021) 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:

- |                    |                                                                                                                                                                                                                                        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Objective 1</i> | 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.             |
| <i>Objective 2</i> | 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.                                                                 |
| <i>Objective 3</i> | To recognise and give significant weight to the value of the pitch sports in contributing to enhanced mental and physical health and well-being.                                                                                       |
| <i>Objective 4</i> | 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. |
| <i>Objective 5</i> | 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.                                                       |
| <i>Objective 6</i> | 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 a 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 and Guidance (March 2018; expected to be updated in 2021)).

***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](http://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 review 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.

### 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.

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.

3.4 When allocating providing land pitches in the future, the preference is for allocating an area which can accommodate a range of pitch sizes rather than stipulating whether pitches should be adult, youth or mini size. Precise requirements, especially for youth pitches which vary in size from 0.4 to 0.7 hectares, will change over time as children move up through the age ranges (See Appendix 6 for Pitch Dimensions). An area of land is better suited to future proofing by providing flexibility for pitch provision and giving the opportunity for additional sports to be incorporated.

## TIVERTON SUB AREA

### Current and future pitch situation

3.5 Summary of current and future pitch situation as follows:

FOOTBALL/TIVERTON SUB AREA: CURRENT SUMMARY	
<ul style="list-style-type: none"> <li>There are 61 teams in total in the sub area. The premier clubs are Tiverton Town FC &amp; Elmore AFC.</li> <li>Due to shortage of multi pitch sites several clubs play across more than one site e.g. in Tiverton: Twyford Spartans YFC: 13 teams (three sites); Moors Youth: 16 teams (three sites); Elmore AFC (three sites). Six youth &amp; two adult teams from Tiverton play outside the town.</li> <li>Amory Park is an important football site within the town.</li> <li>Growth in youth football is restricted due to lack of pitches.</li> <li>Peak time for play is Saturday (youth – am), (adult – pm).</li> <li>School pitches make a critical contribution: 50% of youth &amp; mini teams from Tiverton play on pitches at Tiverton High School (one adult pitch, two youth and three mini pitches). There are secure community use agreements in place.</li> <li>Outside Tiverton there is very little spare capacity; main sites at Sampford Peverell and Uffculme (Magelake Meadows) are approaching overuse.</li> <li>The majority of pitches are rated as standard/poor, with some pitch quality issues concerning pitch maintenance and drainage at a number of rural grounds.</li> </ul>	
CURRENT SHORTFALL	
<ul style="list-style-type: none"> <li>To accommodate all Tiverton based teams within the town would require a minimum of an additional one adult and two youth (one 11v11, one 9v9) pitches.</li> <li>Although the six (one adult, two youth and three 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).</li> <li>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 &amp; Sampford Utd Youth FC (involves two sub areas).</li> </ul>	
FUTURE REQUIREMENTS	
<ul style="list-style-type: none"> <li>It is estimated that up to 18 new teams could form – five adult, eight youth and five mini (making 79 teams in total). These would require access to two adult, three youth and two mini pitches across the sub area in addition to that required to overcome existing shortfalls.</li> <li><u>Within this</u>, the Eastern Urban Extension in Tiverton will generate demand for two adult pitches, two youth pitches (one 11v11 and one 9v9) and two mini pitches (one 7v7 and one 5v5).</li> <li>An additional youth 11v11 and two mini 7v7 pitches may be required across the remainder of the Sub Area (i.e. outside Tiverton itself).</li> </ul>	

### Addressing the shortfall

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

TIVERTON TOWN: OPPORTUNITIES	
<i>Grounds where football pitches previously existed, could be reinstated or put in.</i>	<ul style="list-style-type: none"> <li>An additional youth or adult pitch could be marked out at Amory Park if current pitches were realigned.</li> <li>There is a playing field owned by Petroc College opposite the College campus on Bolham Road. It is no longer marked out as playing</li> </ul>

TIVERTON TOWN: OPPORTUNITIES	
	<p>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.</p>
<i>Securing (greater) community use of pitches on school sites.</i>	<ul style="list-style-type: none"> <li>• There is a youth pitch at Heathcoat Primary School where community use may be possible.</li> <li>• Provision of new pitches as part of Tiverton High School redevelopment. (If like-for-like replacement this would involve one adult, two youth and three mini pitches but there may be scope for additional pitches).</li> <li>• 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.</li> </ul>
<i>Improving the quality of key pitches to increase their capacity.</i>	<ul style="list-style-type: none"> <li>• Moorhayes Community Centre: two mini pitches here 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).</li> </ul>
<i>Accommodating matchplay on 3G FTPs. (See 3G FTP Provision below)</i>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<i>Encouraging new teams to play on pitches where there is currently spare capacity.</i>	<ul style="list-style-type: none"> <li>• No spare capacity at present within Tiverton town itself.</li> </ul>
<i>Changes to supply through new housing development.</i>	<ul style="list-style-type: none"> <li>• Eastern Urban Extension: The population from this housing growth area is expected to generate demand for two adult, two youth (11v11 and 9v9) and two mini (7v7 and 5v5) pitches, as a potential football hub site (see Appendix 5). In order to provide a flexible, sustainable site which could accommodate a variety of pitch sizes and sports, a site of 3 hectares is recommended, which includes provision of a clubhouse/changing facilities.</li> </ul>
<i>Other Opportunities.</i>	<ul style="list-style-type: none"> <li>• Relocation of Elmore AFC: There is 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 three adult, four mini and a youth 9v9 pitch.</li> </ul>
<i>Forthcoming changes to supply.</i>	<ul style="list-style-type: none"> <li>• Temporary loss of six football pitches as part of Tiverton High School redevelopment. Important to maintain continuity of play both for students and for community use teams.</li> </ul>
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"> <li>• It is predicted that future demand for adult teams (four) 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).</li> </ul>
<i>New provision.</i>	<ul style="list-style-type: none"> <li>• Two additional youth 11v11 pitches required for Culm and Sampford Utd YFC; no sites identified (either here or in Cullompton Sub Area).</li> </ul>

## CULLOMPTON SUB AREA

### Current and future pitch situation

3.7 Summary of current and future pitch situation as follows:

#### FOOTBALL/CULLOMPTON SUB AREA: CURRENT SUMMARY

- 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 four 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), three in Uffculme (on education land) and one in Bradninch.
- As in the Tiverton Sub Area, there are pitch quality issues at many rural sites.

#### CURRENT SHORTFALL

- An additional pitch is required within Cullompton Town to accommodate youth football (youth 11v11).
- 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 – six adult, nine youth & six mini (making 47 teams in total). These would require access to at least three adult, four youth and two to three mini pitches across the sub area.
- Within this, Culm Garden Village would generate demand for three adult, two youth (11v11 and 9v9) and two (7v7 and 5v5) mini pitches as a minimum requirement.
- This leaves one adult, two youth 11v11 and one mini pitch required to serve Cullompton and the remainder of the sub area.
- Willand Rovers FC has expressed the need for a youth pitch (11v11) to enable it to field youth teams in the future (could be met within above).

### Addressing the shortfall

3.8 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"> <li>• None identified.</li> </ul>
<i>Securing (greater) community use of pitches on school sites.</i>	<ul style="list-style-type: none"> <li>• There will be pitch/es as part of the new primary school in North West Cullompton. Community use agreement to be</li> </ul>



	<p>sought. This will help meet need for additional youth provision in Cullompton.</p> <ul style="list-style-type: none"> <li>Willowbank Primary off-site playing field already used by youth football club – no additional capacity.</li> <li>Cullompton Community College (see below) .</li> </ul>
<i>Improving the quality of key pitches to increase their capacity.</i>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<i>Accommodating matchplay on 3G FTPs. (See 3G FTP Provision below)</i>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<i>Encouraging new teams to play on pitches where there is currently spare capacity.</i>	<ul style="list-style-type: none"> <li>No sites identified.</li> </ul>
<i>Changes to supply through new housing development.</i>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<i>Other Requirements.</i>	<ul style="list-style-type: none"> <li>More pitches required for growth in Culm Valley Youth FC (possibly at new primary school in North West Cullompton).</li> <li>Willand FC pitch at Silver Street is overplayed - access to an additional pitch(es) required to develop youth and ladies teams and for training.</li> </ul>
<i>Other Opportunities.</i>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>REST OF CULLOMPTON SUB AREA: OPPORTUNITIES</b>	
<i>Encouraging new teams to play on pitches where there is currently spare capacity.</i>	<ul style="list-style-type: none"> <li>Spare capacity at Longmead, Hemyock (for one adult and one youth team) and room for another youth pitch.</li> </ul>
<i>New provision.</i>	<ul style="list-style-type: none"> <li>Culm &amp; 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 two youth pitches are required in addition to those already used.</li> </ul>
<i>Improving the quality of key pitches to increase their capacity.</i>	<ul style="list-style-type: none"> <li>Improving the quality of the pitches at Magelake Meadow to create better conditions. Floodlighting of one pitch would give scope for midweek play. However, whilst this might add additional capacity it would need to be self funded and have a strong business plan.</li> </ul>
<i>Securing (greater) community use of pitches on school sites.</i>	<ul style="list-style-type: none"> <li>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.</li> </ul>



<p><i>Changes to supply through new housing development.</i></p>	<ul style="list-style-type: none"> <li>• Culm Garden Village: The population from the East Cullompton housing growth area to 2033 is expected to generate demand for three adult, two youth and two mini pitches as a minimum, which should be accommodated within a community hub pitch site (see Appendix 5).</li> <li>• In order to provide a flexible, sustainable site which could accommodate a variety of pitch sizes and sports, a site of four hectares is recommended, which includes provision of a clubhouse/changing facilities.</li> <li>• Additional demand will be generated for pitches to serve the Garden Village beyond 2033.</li> </ul>
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## CREDITON SUB AREA

### Current and future pitch situation

3.9 Summary of current and future pitch situation as follows:

<b>FOOTBALL/CREDITON SUB AREA: CURRENT SUMMARY</b>
<ul style="list-style-type: none"> <li>• There are 36 teams in total in sub area. The main club is Crediton AFC, playing on its own stadia pitch at Lord's Meadow.</li> <li>• 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.</li> <li>• 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.</li> <li>• The pitches at Lord's Meadow are overused. There is no spare capacity to accommodate growth in Ladies, youth and U18 teams.</li> <li>• 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.</li> <li>• There is little spare capacity to absorb growth across the wider sub area.</li> </ul>
<b>CURRENT SHORTFALL</b>
<ul style="list-style-type: none"> <li>• One adult and one youth 11v11 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)</li> </ul>
<b>FUTURE REQUIREMENTS</b>
<ul style="list-style-type: none"> <li>• It is estimated that up to 12 new teams could form – four adult, five youth &amp; three mini (making 48 in total). These would require access to at least two adult, three youth and two mini pitches across the sub area.</li> <li>• At least one adult and one 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).</li> <li>• A further one adult, two youth (11v11 and 9v9) and two mini (7v7 and 5v5) pitches are 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.</li> </ul>

## Addressing the shortfall

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

<b>CREDITON TOWN: OPPORTUNITIES</b>	
<i>Grounds where football pitches previously existed, could be reinstated or put in.</i>	<ul style="list-style-type: none"> <li>Crediton Utd Youth FC are developing the bottom unused part of the pitches at Lords Meadow playing fields to provide additional pitches (2 youth/1 adult?).</li> </ul>
<i>Securing (greater) community use of pitches on school sites.</i>	<ul style="list-style-type: none"> <li>Queen Elizabeth's School proposals may be relevant here.</li> </ul>
<i>Improving the quality of key pitches to increase their capacity.</i>	<ul style="list-style-type: none"> <li>Improving the quality of the pitches at Lords Meadow.</li> <li>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 building?</li> </ul>
<i>Accommodating matchplay on 3G FTPs. (See 3G FTP Provision below)</i>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<i>Encouraging teams to play where spare capacity.</i>	<ul style="list-style-type: none"> <li>No pitches identified.</li> </ul>
<i>Changes to supply through new housing development.</i>	<ul style="list-style-type: none"> <li>Pedlerspool development includes provision for rugby pitches (see below) but no other pitches identified.</li> </ul>
<b>REST OF CREDITON SUB AREA: OPPORTUNITIES</b>	
<i>Grounds where football pitches previously existed, could be reinstated or put in.</i>	<ul style="list-style-type: none"> <li>Space for another adult pitch at Burston Meadow Bow if required; other requirements will depend on growth in individual clubs.</li> </ul>
<i>Improving the quality of key pitches to increase their capacity.</i>	<ul style="list-style-type: none"> <li>Improving quality 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 &amp; Yeoford.) Another two pitches required.</li> <li>Other ground quality improvements e.g. at Yeoford Rec Ground.</li> </ul>
<i>Securing (greater) community use of pitches on school sites.</i>	<ul style="list-style-type: none"> <li>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.</li> </ul>

## 3G FOOTBALL TURF PITCHES

### Current and future pitch situation

3.11 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.

3.12 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).

3.13 Technology for improving/replacing existing natural turf pitches with hybrid grass pitches is constantly evolving but has only been implemented at professional clubs so far. Moreover, 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. Therefore the Strategy does not suggest any site where hybrid grass pitches could be trialled but it is recommended that a watching brief be kept on the technology as it evolves.

### 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 impacts 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 showing an increase in casual bookings.
- 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.

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 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 two/three full size sand based surface and four tennis courts). Queen Elizabeth's School also has proposals for sand based and 3G FTP provision under its rationalization plans.

3.19 The Strategy can only help with the assessment by identifying possible sites (see individual Site Action Plans). Further guidance from the LA on potential sites is required before priorities can be identified as any project will need funding support. The main drivers for the provision of such facilities when need has been identified will be the business case and partnership funding, such as through s106 or CIL. For example, there are both positives and negatives regarding locating such facilities on school sites - school sites have daytime usage but there will be other considerations. Existing sites with ancillary facilities already in place may also have advantages.

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**

	CURRENT SHORTFALL	FUTURE REQUIREMENTS to 2033 (IN ADDITION TO CURRENT SHORTFALL)	NOTES
<b>Tiverton Sub Area</b>			
<b>Tiverton Town</b>	One adult and two youth (11v11 & 9v9) pitches *	As per EUE below	*Providing pitches at Tiverton High School remain in secure community use.
<b>Eastern Urban Extension</b>		Site of three hectares capable of accommodating a minimum of two adult and four youth/mini (11v11, 9v9, 7v7 & 5v5) pitches and changing accommodation/clubhouse) as a hub pitch site	
<b>Remainder of Tiverton Sub Area</b>	Two youth (11v11) pitches in Sampford Peverell area	One youth (11v11) and two mini (7v7) pitches	
<b>Cullompton Sub Area</b>			
<b>Cullompton Town</b>	One youth pitch	One adult*	*Could be met by new pitch in NW Cullompton
<b>East Cullompton/Culm Garden Village</b>		Site of four hectares capable of accommodating a minimum of three adult and four youth/mini (11v11, 9v9, 7v7 & 5v5) pitches and changing accommodation/clubhouse) as a hub pitch site	
<b>Remainder of Cullompton Sub Area</b>		Two youth (11v11) and one mini (9v9) pitch	
<b>Crediton Sub Area</b>			
<b>Crediton Town</b>	One adult & one youth pitch*	One adult & one youth (11v11) pitch	*To meet existing needs of Crediton Youth FC
<b>Remainder of Crediton Sub Area</b>		One adult, two youth (11v11 & 9v9) and two mini (7v7 and 5v5) pitches	

	CURRENT SHORTFALL	FUTURE REQUIREMENTS to 2033 (IN ADDITION TO CURRENT SHORTFALL)	NOTES
<b>3G FTP Provision</b>			
<b>Tiverton</b>	Equivalent of 1 x floodlit 3G FTP	1 x 3G FTP within the District, depending on provision to meet current shortfall.	Location to be further assessed. Priority is for shortfall in Tiverton to be addressed.
<b>Cullompton</b>	Equivalent of 1 x floodlit 3G FTP		
<b>Crediton</b>	Equivalent of 1 x floodlit 3G FTP		

## PRIORITIES FOR FOOTBALL

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

**Table 3.2: PRIORITIES FOR FOOTBALL**

LOCATION	PROJECT	NOTES
<b>Tiverton Sub Area</b>		
<b>Tiverton</b>	<b>Provision of full size floodlit 3G FTP in Tiverton.</b>	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.
<b>Eastern Urban Extension, Tiverton</b>	<b>Football provision as part of pitch sport hub site .</b>	Bringing forward a grass pitch hub site of three hectares to accommodate a range of pitch sizes.
<b>Amory Park, Tiverton</b>	<b>Enhancement of Amory Park.</b>	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.
<b>Tiverton</b>	<b>Investment in existing sites to increase capacity.</b>	Sites include: Amory Park (pitches realigned to create new pitch) and Moorhayes (improvements to maintenance regime for mini pitches).
<b>Cullompton Sub Area</b>		
<b>CCA Fields, Cullompton</b>	<b>Fulfilment of specifications for replacement pitch provision.</b>	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.
<b>Meadow Lane Playing Field, Cullompton Community College</b>	<b>Investment into pitch quality and new changing (opportunities for multi sport funding / partnership?)</b>	Range of options to support development of hub site for football, rugby and/or cricket. Provision of changing/pavilion facilities which could meet potentially meet need for clubhouse for hockey? Potential location for 3G FTP in longer term. Further bespoke feasibility work required.

LOCATION	PROJECT	NOTES
Culm Garden Village	Football provision as part of pitch sport hub site.	Bringing forward a grass pitch hub site of four hectares to accommodate a range of pitch sizes. Potential location for 3G FTP in longer term, once football activity established (possible sites include the either the community hub site or a 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 proposed new community centre.
Various	Improvement of pitches/greater capacity/new pitches.	Various sites identified including Magelake Meadows, Uffculme (to help Culm & Sampford Utd Youth).
<b>Crediton Sub Area</b>		
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 policies to protect pitches are in place to ensure all pitches are replaced on equivalent or improved basis (one pitch lost equals one pitch replaced).
Crediton	3G FTP provision.	Keep watching brief on possibilities for 3G FTP provision.
David Pullen Recreation Field, Copplestone.	Changing facilities.	No facilities on site. Provision of changing facilities/small clubhouse as base for Copplestone Youth FC.
<b>General</b>		
Multi pitch sport sites.	In new sites, to develop flexible multi pitch and multi sport layouts with opportunities for joint provision and shared use of ancillary facilities. When allocating providing land pitches in the future, the preference is for allocating an area which can accommodate a range of pitch sizes rather than stipulating whether pitches should be adult, youth or mini size. This approach is better suited to future proofing by providing flexibility for pitch provision and giving the opportunity for additional sports to be incorporated.	
Improving pitch quality.	Supporting improvements to pitch quality (through improved maintenance and/or drainage).	



## 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.

4.3 The Guidance prepared by the ECB for the Playing Pitch Strategy states: ‘The supply assessment for cricket is fundamentally different from the other natural grass pitch sports in that it focuses on wickets in addition to pitches. For example, it is common for one cricket pitch to accommodate up to 15 wickets (or strips), which may include a non-turf wicket (NTW). Different wickets will be used to accommodate different matches. Therefore, along with the total number of pitches on a site the total number of wickets per pitch needs to be recorded.’ The Sport England Pitch Facilities Calculator which has been used in the assessments equates one cricket pitch to eight wickets.

### TIVERTON SUB AREA

#### Current and future pitch situation

4.4 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 three 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 & Upplowman). 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 (ME) 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 (one pitch).



**FUTURE REQUIREMENTS**

- It is estimated that up to eight 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 (five 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.

**Addressing the shortfall**

4.5 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 &amp; could be reinstated.</i>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Reinstatement of cricket ground at Happy Meadow, Bickleigh, (but not ideally convenient for Tiverton).</li> </ul>
<i>Securing (greater) community use of pitches on school sites.</i>	<ul style="list-style-type: none"> <li>• The six high quality cricket grounds at Blundell's School have not been included in the assessment, as they do not have regular secure community use. Blundell's is redeveloping/reorganizing its campus and there is potential for greater community use of at least one of its pitches.</li> </ul>
<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"> <li>• 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.</li> </ul>
<i>Changes to supply through new housing development.</i>	<ul style="list-style-type: none"> <li>• Demand for 0.6 of a pitch – five wickets - will arise from the EUE development and a larger pitch could also address the shortfall in the town. If not feasible within the EUE, off-site contribution to the provision of a new pitch elsewhere in the town.</li> </ul>
<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"> <li>• 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.</li> </ul>
<i>Improving the quality of key pitches to increase their capacity.</i>	<ul style="list-style-type: none"> <li>• Enhancement/enlargement of changing facilities e.g. Thorverton CC but will not influence capacity for matchplay.</li> </ul>
<i>Increasing capacity of existing grounds by providing more wickets.</i>	<ul style="list-style-type: none"> <li>• Possibility of increasing numbers of wickets at some rural grounds.</li> </ul>

## CULLOMPTON SUB AREA

### Current and future pitch situation

4.6 Summary of current and future pitch situation as follows:

<b>CRICKET/CULLOMPTON SUB AREA: CURRENT SUMMARY</b>
<ul style="list-style-type: none"> <li>• There are five clubs in the Sub Area, fielding 16 adult and 14 youth teams.</li> <li>• 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).</li> <li>• Match equivalent sessions exceed theoretical capacity across the sub area by about 20 matches. Cullompton CC's ground has nine wickets and is slightly overplayed; there is no spare capacity for Saturday cricket and no room to enlarge the square.</li> <li>• 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.</li> </ul>
<b>CURRENT SITUATION</b>
<ul style="list-style-type: none"> <li>• The extent of overplay suggests that an additional four wickets are required to meet current demand, principally to meet shortfall for Cullompton CC.</li> </ul>
<b>FUTURE REQUIREMENTS</b>
<ul style="list-style-type: none"> <li>• It is estimated that between ten 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)</li> <li>• Within this:             <ul style="list-style-type: none"> <li>• One pitch (eight 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.</li> <li>• Two wickets required to meet future demand from growth in Cullompton itself</li> <li>• Four wickets required to meet demand across the wider sub area</li> </ul> </li> </ul>

### Addressing the shortfall

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

<b>CULLOMPTON TOWN: OPPORTUNITIES</b>	
<i>Grounds where cricket pitches have existed before &amp; 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 (NTWs).</i>	<ul style="list-style-type: none"> <li>• The provision of a NTW at Cullompton CC's new site (to replace the NTW at the old ground) will also provide additional capacity.</li> <li>• The 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 (two wickets).</li> </ul>

<i>Improvements to changing facilities.</i>	None identified.
<i>Other opportunities.</i>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<i>Forthcoming changes to supply.</i>	<ul style="list-style-type: none"> <li>Cullompton CC has nine 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.</li> </ul>
<b>REST OF CULLOMPTON SUB AREA: OPPORTUNITIES</b>	
<i>Increasing capacity of existing grounds by providing more wickets.</i>	<ul style="list-style-type: none"> <li>Increased demand is likely to be focused on existing clubs. A minimum of half a pitch (four 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 one or two wickets (i.e. making the best use of existing provision rather than new provision) (e.g. at Culmstock).</li> <li>Issues in accommodating growth through club development/expansion at Kentisbeare CC and Bradninch CC may be harder to address.</li> </ul>
<i>Improvements to changing facilities.</i>	<ul style="list-style-type: none"> <li>Improvements/extension to pavilion at Kentisbeare.</li> </ul>
<i>Changes to supply through new housing development.</i>	<ul style="list-style-type: none"> <li>One pitch (eight wickets minimum) will be required to meet demand generated by East Cullompton to 2033.</li> </ul>
<i>Other Considerations.</i>	<ul style="list-style-type: none"> <li>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.</li> </ul>

## CREDITON SUB AREA

### Current and future pitch situation

4.8 Summary of current and future pitch situation as follows:

#### CRICKET/CREDITON SUB AREA: CURRENT SUMMARY

- There are two cricket clubs in the Crediton Sub area, fielding ten adult (including one ladies) and ten 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.
- Three grounds – one with NTW only (Newton St Cyres) Shobrooke CC and Sandford CC grounds both rated as good. (Sandford also has NTW).
- There are 22 wickets capable of accommodating 110 ME sessions; 110 played.
- Very little room for expansion on grass (Shobrooke only – 5 matches spare)
- 20 teams plus c5 teams midweek at Newton St Cyres, plus Sandford 3<sup>rd</sup> XI.

#### CURRENT SHORTFALL

- No shortfall is identified.

**FUTURE REQUIREMENTS**

- It is estimated that up to seven new cricket teams could form across sub area, requiring an additional 0.8 pitches (approx. seven wickets) . Very limited scope to increase number of wickets.
- There is some capacity at Newton St Cyres but NTW only (which could accommodate an increase in youth play). No scope to put in a grass square
- It is recommended that an additional cricket pitch is provided.

**Addressing the shortfall**

4.9 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 cricket pitches have existed before &amp; 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 identified.
<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"> <li>• Provision of more wickets at Sandford CC (a new pitch on adjoining land).</li> <li>• Provision of a new ground elsewhere but no sites identified.</li> </ul>
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**Table 4.1: SUMMARY OF REQUIREMENTS FOR CRICKET PITCHES**

	<b>CURRENT SHORTFALL</b>	<b>FUTURE REQUIREMENTS to 2033 (IN ADDITION TO CURRENT SHORTFALL)</b>	<b>NOTES</b>
<b>Tiverton Sub Area</b>			
<b>Tiverton</b>	Equivalent to eight wickets (one pitch)		
<b>Eastern Urban Extension</b>		Five wickets (0.6 pitch)	
<b>Rest of Tiverton Town &amp; sub area combined</b>		Five wickets (0.6 pitch)	
<b>Cullompton Sub Area</b>			
<b>Cullompton</b>	Four wickets (0.5 pitch) (in addition to	Two wickets*	*Demand mainly from housing growth in

	CURRENT SHORTFALL	FUTURE REQUIREMENTS to 2033 (IN ADDITION TO CURRENT SHORTFALL)	NOTES
	replacement of Cullompton CC's pitch)		North West Cullompton.
East Cullompton/Culm Garden Village		Eight wickets (one pitch)	
Across wider Sub Area		Four wickets (half pitch)	
<b>Crediton Sub Area</b>			
Crediton area		Seven wickets (one pitch)	

## PRIORITIES FOR CRICKET

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

**Table 4.2: PRIORITIES FOR CRICKET**

LOCATION	PRIORITY	NOTES
<b>Tiverton Sub Area</b>		
Tiverton	Provision of new cricket pitch.	Potential sites are as follows. Additional feasibility work required. <ul style="list-style-type: none"> <li>• Eastern Urban Extension</li> <li>• Feasibility of secure community access to cricket pitch at Blundell's.</li> <li>• Petroc College playing field</li> <li>• Other sites</li> </ul>
<b>Cullompton Sub Area</b>		
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 NTW at Meadow Lane Playing Fields, Cullompton Community College. (See proposals in Action Plans).
<b>Crediton Sub Area</b>		
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.

LOCATION	PRIORITY	NOTES
<b>General</b>		
<b>Provision of non turf wickets.</b>		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.
<b>To improve and upgrade changing/pavilion facilities where identified.</b>		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.
<b>Addressing shortfall in cricket training facilities.</b>		To review provision of indoor cricket training nets, as a shortage has been highlighted.
<b>Further provision of non turf wickets (NTWs).</b>		To consider provision/replacement of (poor quality) NTWs on school sites, for example Tiverton High School, QES Crediton and Cullompton Community College, to support development of youth cricket.

## 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"> <li>Tiverton RFC owns two 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.</li> <li>Tiverton RFC run 13 teams in total: three adult men's teams, one Colts team and one team in each age range from U8 to U16. They mention that the number of teams they run has stayed the same over the previous three years.</li> <li>The two main club pitches are overplayed by 1.2 ME (match equivalent) sessions; the school pitch is overplayed by 0.9 ME.</li> <li>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).</li> </ul>	
CURRENT SHORTFALL	
<ul style="list-style-type: none"> <li>Need for access to more training facilities off-pitch (AGP provision).</li> <li>The club relies on the school pitch and would require an additional pitch to meet current demand if that becomes unavailable.</li> </ul>	
FUTURE REQUIREMENTS	
<ul style="list-style-type: none"> <li>It is estimated that up to eight new teams could form, which will require 1.8 (up to two) additional pitches. This includes three teams generated by the Eastern Urban Extension (requiring one pitch).</li> </ul>	

#### 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>	Consideration to be given to improving the maintenance and drainage of the two Tiverton RFC pitches to increase their capacity. Any replacement of the Tiverton High School pitches 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 one rugby pitch, which is not a sustainable level of provision; there should 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/es being provided).
<i>Facilities for training.</i>	Currently using sand based AGPs at Blundell's. Club would welcome suitable facilities for rugby training (i.e. with provision of shock pads and surface appropriate for rugby).
<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:

<b>RUGBY/CULLOMPTON SUB AREA: CURRENT SUMMARY</b>
<ul style="list-style-type: none"> <li>Cullompton RFC is based at Stafford Park where there are two adult, one youth and four 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.</li> <li>The club runs 17 teams: three adult, including Ladies, one Colts and three girls and boys teams from U7 to U16.</li> <li>The club has the freehold and therefore secured use of the stand and adult pitch on the current site but the other adult pitch and five junior pitches it uses are rented privately and may be subject to development proposals in the future. The club has been looking for an alternative site within the area with long term security and which can accommodate enough pitches and appropriate ancillary facilities to cater for growth for some time.</li> <li>Little spare capacity: the adult pitches are overplayed by 2.8 Match Equivalent (ME) sessions per week and there is no capacity at peak time</li> <li>Junior pitches have a carrying capacity equivalent to 10 ME sessions a week. Matches and training sessions are equivalent to 7.8 ME sessions so there is a little spare capacity if weather conditions allow</li> <li>Rugby pitches are overplayed due to training demands. The development of ladies and girls' rugby has increased usage of the pitches.</li> <li>When wet and the pitches are out of use, there is nowhere local to train.</li> </ul>
<b>CURRENT SHORTFALL</b>
<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>FUTURE REQUIREMENT</b>
<ul style="list-style-type: none"> <li>At a new site, Cullompton RFC would propose three/four full size pitches + two/three 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.</li> </ul>



- In addition, five rugby teams (one adult, two youth and two minis teams), requiring a minimum of one rugby pitch, are predicted to be generated through planned housing at East Cullompton to 2033. 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.
- (Additional rugby pitch provision may be required based on housing planned beyond 2033 as part of the Garden Village).
- 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 or relocation of Cullompton RFC.
<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.
<i>Forthcoming changes to supply.</i>	Existing rugby pitches at Stafford Park used by Cullompton RFC 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"> <li>• Crediton RFC: Owns two adult pitches + training area (at main club site and Creedy Bridge). Its main pitch is very good quality; other pitches experience poor drainage.</li> <li>• The club also leases four pitches (two adult and two youth) at Exhibition Fields, owned by Queen Elizabeth's Education Foundation.</li> <li>• There are also two rugby pitches at Queen Elizabeth's School, occasionally used for overflow by the rugby club.</li> <li>• The club runs 17 teams: three men's, one ladies, one vets, one colts, three girls and the range of boys teams from U9 – U16s</li> <li>• Main club pitch &amp; adult pitches at Exhibition Fields operating at sustainable level; training pitch &amp; Creedy Bridge adult pitch overplayed by two ME sessions/week in total. Exhibition Fields youth pitches have a little spare capacity.</li> <li>• 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 four portable floodlights for training.</li> </ul>

- 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, the club has wanted to develop an integrated site and proposed development of Exhibition Fields necessitates move to new site.

#### **CURRENT SHORTFALL**

- Need for access to more training facilities off-pitch.
- 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 seven new teams may form, requiring access to up to two pitches. Any increase in teams will need to be matched with access to additional pitch space.

### **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 Pedlarspool, 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 ten 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 Pedlarspool, 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 current proposals for Pedlarspool are for four adult pitches plus a training area, with the club exploring the possibility of one of these pitches being 3G FTP. The club will retain the floodlit adult pitch at Creedy Bridge, making five adult pitches and a training area in total. Critically one of the new pitches would be floodlit, crucial to addressing the severe midweek overplay of the current supply.

5.11 The drainage and pitch maintenance for the proposed pitches at Pedlarspool should be carefully considered to ensure these pitches can accommodate expected growth in the numbers of teams over the life of the strategy.

5.12 The PPS recommends:

- Protecting the existing level of pitch supply for the club (four adult pitches and two 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.
- That 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 Pedlarspool allocation should 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.

- The Clubhouse requires segregated changing to accommodate the recent growth in women and girls' rugby. Such accommodation should be incorporated into the ancillary facilities at the new site.
- Access to training facilities off-site, such as 3G FTP provision with appropriate shock pads, to be kept under review.

**Table 5.1: SUMMARY OF REQUIREMENTS FOR RUGBY PITCHES**

	<b>CURRENT SHORTFALL</b>	<b>FUTURE REQUIREMENTS to 2033 (IN ADDITION TO CURRENT SHORTFALL)</b>	<b>NOTES</b>
<b>Tiverton Town</b>	Access to training facilities off-pitch (AGP provision). One pitch if school pitch unavailable	One pitch	Focused on Tiverton RFC
<b>Eastern Urban Extension</b>		One pitch	
<b>East Cullompton/Culm Garden Village</b>		One pitch	Could be incorporated within new ground for Cullompton RFC
<b>Cullompton Sub Area</b>		One pitch	As above
<b>Crediton</b>	None identified; club looking to relocate to Pedlerspool.	Five adult pitches and training area of appropriate quality as set out above. Access to training facilities off-pitch if possible (AGP provision).	Focused on Crediton RFC

## PRIORITIES FOR RUGBY

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

**Table 5.2: PRIORITIES FOR RUGBY**

<b>PROJECT</b>	<b>NOTES</b>
<b>Securing additional provision in Tiverton to meet growth in demand.</b>	Future demand predicts the need for an additional pitch – this may be able to be met through improvements to the drainage and maintenance on the existing three pitches, however if an AGP is developed in the sub area the club should be included throughout the scoping discussions.
<b>Relocation of Cullompton Rugby Club.</b>	The club owns its stand and the main pitch but the other pitches it uses are rented privately and may be subject to development proposals in the future. The club has been looking for an alternative site with long term

	<p>security and which can accommodate enough pitches to cater for growth for some time and is considering sites within EC/CGV. Replacement provision of four full size pitches and three mini/midi pitches is supported by the Strategy, to include an element to meet growth in demand from the wider Cullompton Sub Area to 2033 and from East Cullompton/Culm Garden Village, as new demand is likely to grow from the existing club.</p>
<p><b>Relocation of Crediton Rugby Club.</b></p>	<p>The current proposals for Pedlarspool are for four adult pitches plus a training area, with the club exploring the possibility of one of these pitches being 3G FTP. The club will retain the floodlit adult pitch at Creedy Bridge, making five adult pitches and a training area in total. Critically one of the new pitches would be floodlit, crucial to addressing the severe midweek overlap of the current supply.</p> <p>The drainage and pitch maintenance for the proposed pitches at Pedlarspool should be carefully considered to ensure these pitches can accommodate expected growth in the numbers of teams over the life of the strategy.</p> <p>All proposed replacement pitches should be equivalent or better quality provision to those lost and in a sustainable and suitable location (in line with Sport England Playing Field Policy and Guidance; Policy E4). Land proposed for rugby pitches within the Pedlarspool allocation should 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 Pedlarspool site.</p>
<p><b>Protecting provision at secondary schools.</b></p>	<p>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).</p>
<p><b>To consider the provision of artificial grass pitches for training.</b></p>	<p>There is a wide need for access to suitable floodlit training provision, particularly for rugby union and football. Any new 3G pitches in future should consider opportunities to incorporate these sports within both the programme of use and the specification, for example shock pads for contact rugby activity. Given the competing demands from many sports for access to floodlit provision, there is a need for 3G pitches to be multi-sport facilities where possible and to be maximised to meet the challenges of broad and significant sporting demand and limitations on available space across the study area. However, where there is a high demand for both sports, programming becomes a challenge as both sports may like the same peak times for weekday training and matchplay and funding of ancillary facilities such as shock pads may affect the business planning model.</p>
<p><b>Portable floodlights.</b></p>	<p>Support for the provision of portable floodlights where this can support additional floodlit training for rugby clubs/teams, subject to planning considerations. This must be carefully considered as a solution on existing natural turf pitches which are already close to capacity.</p>

## 6 SPORT SPECIFIC PRIORITIES: HOCKEY

6.1 There are four 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 two senior men; two senior women and two-three 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. An additional three hours per week is required.

#### 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:

<b>HOCKEY IN TIVERTON: OPPORTUNITIES</b>	
<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>	<p>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.</p> <p>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).</p>

## 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:

<b>HOCKEY IN CULLOMPTON: CURRENT SUMMARY</b>
<ul style="list-style-type: none"> <li>Exeter &amp; 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.</li> <li>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.</li> <li>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.</li> <li>There is capacity for additional matchplay at weekends, although the club would like additional access on Sundays for any rescheduled matches (2 hours).</li> </ul>
<b>CURRENT SHORTFALL</b>

- 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. A minimum of an additional two hours midweek is required.

#### **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:

<b>HOCKEY IN CULLOMPTON: OPPORTUNITY</b>	
<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 (and Sundays) 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**

	CURRENT SHORTFALL	FUTURE REQUIREMENTS IN ADDITION TO CURRENT SHORTFALL
<b>Tiverton</b>		0.2 of a pitch (0.1 from the EUE) Additional three hours whole pitch training and coaching time on weekday evenings
<b>Cullompton</b>	Insufficient pitch space on weekday evenings to accommodate training and coaching – an additional two hours required, plus additional two hours on Sundays if matches rescheduled (whole pitch).	0.2 of a pitch (0.1 from the Culm Garden Village)

## PRIORITIES FOR HOCKEY

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

**Table 6.2: PRIORITIES FOR HOCKEY**

PROJECT	ACTION POINTS
<b>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.</b>	<p>To focus on improvements at Culm Valley Leisure Centre:</p> <ul style="list-style-type: none"> <li>• Replacement carpet/upgrade of pitch within next two – five years .</li> <li>• Improvements to changing room and toilet facilities.</li> <li>• 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.</li> <li>• 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.)</li> </ul>
<b>To meet growth in demand for coaching</b>	<ul style="list-style-type: none"> <li>• Improving maintenance of the AGP at Exe Valley Leisure Centre.</li> <li>• Replacement carpet/upgrade of pitch within next two – five years .</li> <li>• Supporting the provision of a floodlit sand based pitch at Uffculme School as a satellite hub site for youth development with Tiverton hockey clubs.</li> </ul>



<b>and matchplay facilities in Tiverton.</b>	
<b>To protect the stock of and viability of sand based AGPs capable of accommodating hockey.</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• While it is ultimately at the discretion of the local planning authority, consideration to be given to 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.</li> </ul>
<b>Maintaining high quality artificial grass pitch provision .</b>	<ul style="list-style-type: none"> <li>• All artificial grass pitches (both sand based and 3G FTPs) should have the following in place: <ul style="list-style-type: none"> <li>• Sufficient funding for ongoing maintenance and upgrades e.g. to maintain appropriate levels of floodlighting.</li> <li>• Adequate sinking funds for replacement and upgrade of facilities when required, whatever the ownership and management arrangements.</li> </ul> </li> </ul>

## 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) (three courts) & Sampford Peverell LTC (two courts). Some spare capacity still within Tiverton.
- Tiverton LTC has 77 members and books three weekly sessions two-three 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, subject to planning considerations.
  - Improving online booking for Exe Valley Leisure Centre.
  - The LTA assesses the need for 3 floodlit courts to serve Eastern Urban Extension, using a ClubSpark/remote access system.

### CULLOMPTON SUB AREA

#### CURRENT SUMMARY

- 18 courts are recorded (nine 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 - five courts, three 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 two floodlit netball/tennis courts has been granted planning permission at Meadow Lane adjacent to the College. Note: these are not dedicated tennis courts.
- 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 (six floodlit). Crediton Tennis Club use four 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, subject to planning considerations.

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

**Table 7.1: PRIORITIES FOR TENNIS**

PROJECT	ACTION POINTS
<b>To increase public usage of Mid Devon Leisure courts.</b>	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.
<b>Developing use of new public courts in Cullompton.</b>	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. However, these are not dedicated tennis courts and the LTA supports the provision of an additional two floodlit tennis courts within the town.
<b>East Cullompton/Culm Garden Village.</b>	A minimum of two floodlit, tennis courts. Installation of SMART Gate Access Technology would be required when new courts are built.
<b>Eastern Urban Extension, Tiverton.</b>	Three courts with Smart Access Technology, with ideally at least two of the three courts floodlit.
<b>Maintaining provision at schools.</b>	Ensure school tennis courts are protected and improvements (such as floodlighting) supported where sustainable, feasible and appropriate in planning terms. Keep provision at Blundell's School and other schools under review for community use.
<b>General promotion of SMART Access Technology and Pay and Play opportunities.</b>	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. Ideally all new courts to be floodlit.
<b>Conformity of data collection.</b>	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).
<b>To improve the sustainability of playing field sites.</b>	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 ten 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 (one-two years); medium term (three-five years) and longer term (five-ten 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 3G FTP facilities and sites with three or more adult pitches (or equivalent). (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

### Population Estimate Method

- 1 For the purposes of modelling future sports provision, projections of population are required as input. For the Mid Devon Playing Pitch strategy it was agreed that the assessment of new demand would a) be calculated on a sub-area basis and b) calculated for both the pitch assessment period (to 2026) and the Local Plan period (to 2033).
- 2 **ONS Population Estimates** are available for small areas and cover the period up to 2019/20. However, these estimates are based on a demographic model and an element of change from internal migration data (i.e. people moving from one district/locality to another based on changes to GP registers and other administrative data). These estimates do not fully account for recent major housing completions. Similarly, the **ONS Population Projections** going forward beyond 2033 are based on demographic models with an element of projecting forward past/current migration. These do not account for new housing development and in particular strategic developments.
- 3 To create sub-area population scenarios for 2026 and 2033 for planning sports provision, we start with ONS modelled estimates and projections and adjust the demographic model by applying estimates of new housing. For the **current population** estimate we create sub-area based parish populations by aggregating the OA/LSOA census population estimate data to parish based sub area. This involves proportionally splitting allocating a few census area populations to two parishes.
- 4 We then apply the housing growth set out in the Adopted Local Plan and include completions from monitoring reports. We then translate these new homes into population by applying the sub-area average household density to create a population base scenario for the sports pitch study.
- 5 It is known that many new homes will go to newly-forming households already in the area, and there is an element of migration brought forward into the current population estimates. So there may be minor over-estimation. But given that new build estates tend to attract a younger demographic than surrounding populations and additional inward migration, for the purposes of planning for sports teams and participation no corrections are applied as it is felt these balance out. For the purposes of planning for sports pitch provision, these estimates provide a robust basis, but these should not be used as a basis for spatial planning or planning for other infrastructure.

### A Population

- 6 The Subnational ONS Population estimates (2018 Basis) for LSOAs were aggregated up to study subarea and used for the 2019/20 population base. Projection data is the 2018 Demographic-basis Population projections. These data are only available at the Local Authority Level, so for the population base at 2026 & 2033 we have applied a proportional population split by subarea.

(Note: ONS data are given for calendar years, whilst Local plan data is for accounting year. The 2020 date aligns with 2019/20 in the housing trajectory; 2026 aligns with 2025/26 and 2033 aligns with 2032/33).

*Table Appx 1.1: SUMMARY OF ONS POPULATION BY SUB-AREA*

	<b>2011 Census</b>	<b>2011 Pop Estimate</b>	<b>ONS Population Projections (modelled, 2018 basis)</b>			<i>2011 District Pop Proportion split by sub- area</i>
			<b>2019/20</b>	<b>2025/26</b>	<b>2032/33</b>	
<b>Tiverton Sub Area</b>	35,776	36,113	38,259	40,665	42,379	46%
<b>Cullompton Sub Area</b>	21,473	21,646	24,122	24,753	25,796	28%
<b>Crediton Sub Area</b>	20,501	20,177	21,152	22,985	23,954	26%

## **B New Homes**

7 To estimate new homes over the coming period we have taken the homes from the trajectory in the adopted local plan, along with 2011/12 and 12/13 completions from monitoring reports. For a robust estimate to 2033 (the plan period) we have added in some additional 2027-2033 completions which will likely arise following the required local plan review update sometime after 2026.

8 Some of these are continued build out of strategic allocations in the current plan. We have also added a few developments toward the end of the period based on evidence reported in the GESP studies, particularly in Crediton where only limited growth is provided in the current local plan.

*Table Appx 1.2: SUMMARY OF NEW HOMES BY SUB-AREA  
Published trajectories with post-2027 LP review assumptions*

	<b>New homes 2011 - 2020</b>	<b>New homes 2021 - 2026</b>	<b>New homes 2026/27 - 2033</b>	<i>average pop per dwelling (sub-area basis, 2011 census)</i>
<b>Tiverton Sub Area</b>	1284	1210	1722	2.27
<b>Cullompton Sub Area</b>	1333	1439	2738	2.34
<b>Crediton Sub Area</b>	794	823	1100	2.27

## **C Applying new homes to population estimates**

9 The projected population is then adjusted for the new homes planned in the area and these populations are fed into the Sports Facility Calculate to generate the future number of teams which enables us to suggest the provision required. It must be stressed that these are robust estimates.

*Table Appx 1.3: POPULATION ESTIMATES FOR PITCH SPORT PLANNING  
(By applying new homes to population estimates)  
Figures may not add due to rounding*

	Current pop estimate (adjusted for new homes 2012/2020)	Population Increase 2020 to 2026 (housing growth pitch scenario)	Population Increase 2027 to 2033 (housing growth pitch scenario)	2033 Population scenario	Total Population growth to 2033	New homes 2020 to 2026	New homes 2027 to 2033
<b>Tiverton Sub Area</b>	<b>41,170</b>	<b>2,750</b>	<b>3,910</b>	<b>47,830</b>	6,660	1,210	1,720
<i>of which.....</i>							
<i>Eastern Urban Extension</i>			3,240		3,240		1,420
<i>Blundell's</i>		450			450	200	
<b>Cullompton Sub Area</b>	<b>27,230</b>	<b>3,360</b>	<b>6,390</b>	<b>36,990</b>	9,940	1,440	2,740
<i>of which.....</i>							
<i>North West Cullompton</i>		1,690	1,460		3,160	730	630
<i>East Cullompton/Garden Village</i>		820	4,910		5,730	350	2,100
<b>Crediton Sub Area</b>	<b>22,960</b>	<b>1,870</b>	<b>2,500</b>	<b>27,330</b>	4,560	823	1,100
<i>of which.....</i>							
<i>Pedlerspool</i>		450			450	200	
<i>CRE-Crediton South (next LP Review)</i>			1,080		1,080		475
<i>CRE- Newton St Cyres (next LP Review)</i>			1,420		1,420		625
<b>TOTAL DISTRICT</b>	<b>91,360</b>	<b>7,980</b>	<b>12,800</b>	<b>112,150</b>	21,160	3,472	5,560

## 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)	
	Teams	Pitches	Teams	Pitches	Teams	Pitches	Teams	Pitches
<b>Football</b>								
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
<b>Cricket</b>								
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	
<b>Rugby Union</b>								
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	
<b>Hockey</b>								
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	
<b>3G FTPs</b>		0.4		0.2		0.3		0.1
<b>Sand based AGPs</b>		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
<b>Management of redevelopment of Tiverton High School.</b>	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?
<b>Redevelopment of sports facilities at Blundell's School.</b>	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.
<b>Cullompton Community College.</b>	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 (providing no loss of sand based AGP provision)
<b>Uffculme School.</b>	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.	
<b>Queen Elizabeth's School, CREDITON.</b>	School spread over four campuses – ambitious plan for rationalisation & 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. Must be in line with Sport England Playing Field Policy and Guidance.

## 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.

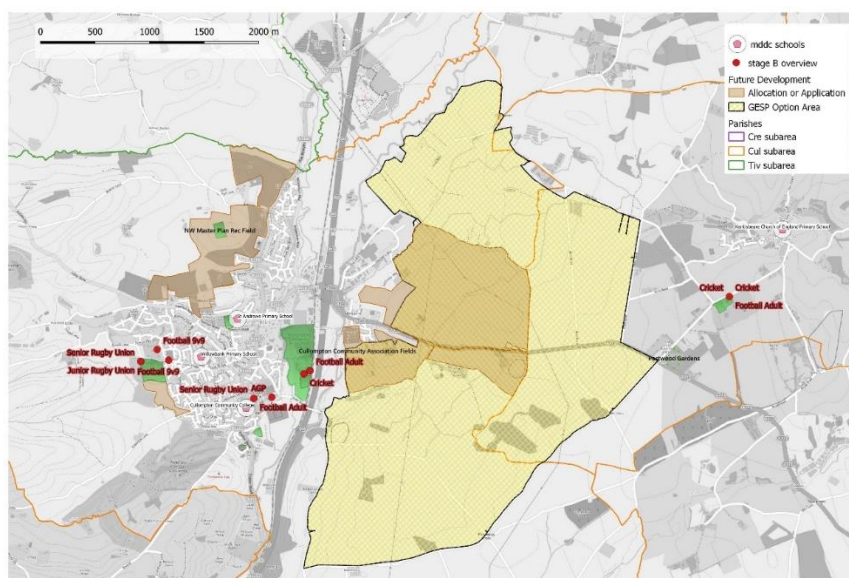




Figure 1 Strategic Growth around Cullompton

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	Ten football teams (Three to four adult, three to four youth and two to three mini)
Football Predicted Pitches	Six - seven football pitches (three adult, two youth (11v11 & 9v9) and two mini (7v7 & 5v5).
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 two-three 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.

#### Summary

- To plan for an area of four hectares (capable of accommodating a minimum of three adult and four youth/mini football pitches and changing accommodation/clubhouse) as a hub pitch site
- Possible sites for 3G FTP provision to be further investigated.

#### CRICKET

Predicted additional population to 2033 (based on 2,450 homes – accelerated growth scenario)	5,730 people
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 nine 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 (eight 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
Rugby Estimated Teams	Five rugby teams (One adult, one-two youth, two minis)
Rugby Estimated Pitches	One 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 four-five teams are predicted, which also may align themselves with Cullompton RFC. This in total adds up to ten new teams needing a minimum of 2 pitches.

Cullompton RFC is currently based at Stafford Park and runs 17 teams. The club has the freehold and therefore secured use of the stand and adult pitch on the current site but the other adult pitch and five junior pitches it uses are rented privately and may be subject to development proposals in the future. The club has been looking for an alternative site within the area with long term security and which can accommodate enough pitches and appropriate ancillary facilities to cater for growth for some time.

In a relocation, Cullompton RFC would look for three-four full size pitches, which could accommodate youth pitches (opposite way) on a Sunday and then another two/three 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 and could include the 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 access to its own clubhouse facilities 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 – three-four full size pitches + two/three 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

### Commentary

With some, but only a small number of additional hockey players and teams predicted to form (one-two adult, one-two youth), requiring 0.1 of a sand based AGP, it is most likely they will join the existing club (ECVH Hockey Club). At present, the club requires additional hours (two) for coaching and training in the week and opportunities to play any matches rescheduled on a Sunday (two hours). If 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 at weekends to accommodate the growth in matchplay, the current pitch could meet expected growth in demand for hockey facilities.

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 may 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

SPORT	ACTION POINTS
<b>Football</b>	To plan for an area of 4 hectares (capable of accommodating a minimum of three adult and four youth/mini (11v11, 9v9, 7v7 and 5v5) football pitches and changing accommodation/clubhouse) as a hub pitch site. Consideration to be given to the 'Community Hub' site being taken on by a club/organisation if the appropriate ancillary facilities are provided and a possible commuted sum made available to help with the early years establishment of the site as it grows to maturity.
<b>Football – 3G FTP provision</b>	The development will also generate the need for 0.2 of a 3G football turf pitch; the wider PPS identifies the need for a 3G FTP to serve existing needs within the Cullompton area. Possible sites for 3G FTP provision to be further investigated – either within the hub, or on a new school site or on a more established site with a current community offer. (Area of land required for full size 3G FTP = 0.74 hectares). 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).
<b>Cricket</b>	One pitch (8 wickets) needed to meet demand generated by East Cullompton/Culm Garden Village to 2033. The inclusion of a non turf wicket would increase the capacity and flexibility of the ground. (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). (Area of land required for a cricket pitch = c1.3 hectares.)

<b>Rugby</b>	Cullompton Rugby Club have long standing aspirations to relocate from Stafford Park and is considering sites within EC/CGV. Replacement provision of four full size pitches and three mini/midi pitches is supported by the Strategy, to include an element to meet growth in demand from the wider Cullompton Sub Area to 2033 and from East Cullompton/Culm Garden Village, as new demand is likely to grow from the existing club. (Area of land required for adult rugby pitch with run offs = 1.2 hectares; thus total area required c.7 hectares).
<b>Hockey</b>	Contribution to the upgrade of the sand based Culm Valley Leisure Centre Artificial Grass Pitch within the next two to five 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.
<b>Tennis</b>	A minimum of two floodlit tennis courts. Installation of SMART Gate Access Technology would be required when new courts are built.
<b>Bowls</b>	No requirement identified although populations of this size do have bowling greens.
<b>Post 2033</b>	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.
	<p>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. Various options presented, including:</p> <ul style="list-style-type: none"> <li>• Adult football pitch through S106 in NW Cullompton – site already identified</li> <li>• The development, improvement and consolidation of facilities at Cullompton Community College,</li> <li>• Upgrading of facilities at CCA Fields</li> </ul>

**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 specification for 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.



## 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 two hectares of children's play, eight hectares of sports pitches and two 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
Football Predicted Teams.	Six football teams – one to two adult, two to three youth and one to two mini.
Football Predicted Pitches.	Two adult, one youth 11v11, one youth 9v9, one mini 7v7 and one mini 5v5.

### 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. In order to provide a flexible, sustainable site which could accommodate a variety of pitch sizes and sports, a site of 3 hectares is recommended, which includes provision of a clubhouse/changing facilities.
- 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.
- 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 plan for an area of three hectares (capable of accommodating a minimum of two adult and four youth/mini football pitches and changing accommodation/clubhouse) as a hub pitch site
- Off-site contribution towards 3G FTP provision elsewhere in Tiverton.

## CRICKET

Predicted additional population to 2033 (based on 1,625 homes)	3,700 people
Cricket Estimated Teams	Three-four cricket – One-two adult and one-two youth;
Cricket Estimated Pitches	0.6 of a pitch (Five wickets)

### Commentary

It is estimated that the EUE to 2033 will generate the demand for five wickets (0.6 pitch). A further five 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 sits 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.

A new cricket pitch is required to serve 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.

### Summary

- Off-site contribution to new (or community use of existing) cricket pitch in the town or
- On-site provision within the EUE (not considered very feasible).

## RUGBY

Predicted additional population to 2033 (based on 1625 homes)	3,700 people
Rugby Estimated Teams	up to three rugby – One adult, one youth and one mini
Rugby Estimated Pitches	0.6 (One) rugby pitch

### Commentary

One rugby pitch is not a sustainable level of provision and a minimum of three 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 (two adult pitches at the club and the use of a school pitch). Ideally the club requires another pitch and up to two 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 two-three 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 (One-two adult, one-two 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 three 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**

<b>SPORT</b>	<b>ACTION POINTS</b>
<b>Football</b>	To plan for an area of 3 hectares (capable of accommodating a minimum of two adult and four youth/mini (11v11, 9v9, 7v7 and 5v5) pitches and changing accommodation/clubhouse) as a hub pitch site
<b>Football – 3G FTP</b>	Contribution to off-site provision of a 3G FTP at other sites identified within the town. (The development itself will generate demand for 0.1 of a 3G FTP).
<b>Cricket</b>	Possible site for one new cricket pitch (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). If not feasible within the EUE, off-site contribution to the provision of a new pitch elsewhere in the town. (Area of land required for a cricket pitch = c1.3 hectares.)
<b>Rugby</b>	The development is expected to generate demand for one 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 three 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). (Area of land required for adult rugby pitch with run offs = 1.2 hectares).
<b>Hockey</b>	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 two to five years with a sand dressed surface.
<b>Tennis</b>	Three floodlit tennis courts. Installation of SMART Gate Access Technology would be required when new courts are built.

## APPENDIX 6: GLOSSARY OF TERMS AND PITCH DIMENSIONS

### GLOSSARY OF TERMS

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

### PITCH DIMENSIONS

For reference, playing pitch areas (including run offs, excluding ancillary facilities) are:

Sport	Type	Age Range	Overall Space	Hectares
Football	5v5	U7, U8	43m x 33m	0.14
	7v7	U9, U10	61m x 43m	0.26
	9v9	U11, U12	79m x 52m	0.41
	Youth 11v11	U13, U14	97m x 61m	0.59
	Adult	U15 upwards	106m x 70m	0.74
Cricket	Full pitch	All	111.6m x 115.8m	1.29
Rugby Union	Youth	U12 and below	80m x 53m	0.42
	Senior	U13 upwards	154m x 80m	1.23

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