

South Oxfordshire Playing Pitch Strategy Assessment Report Conclusions

FOOTBALL

September, 2024

Contents

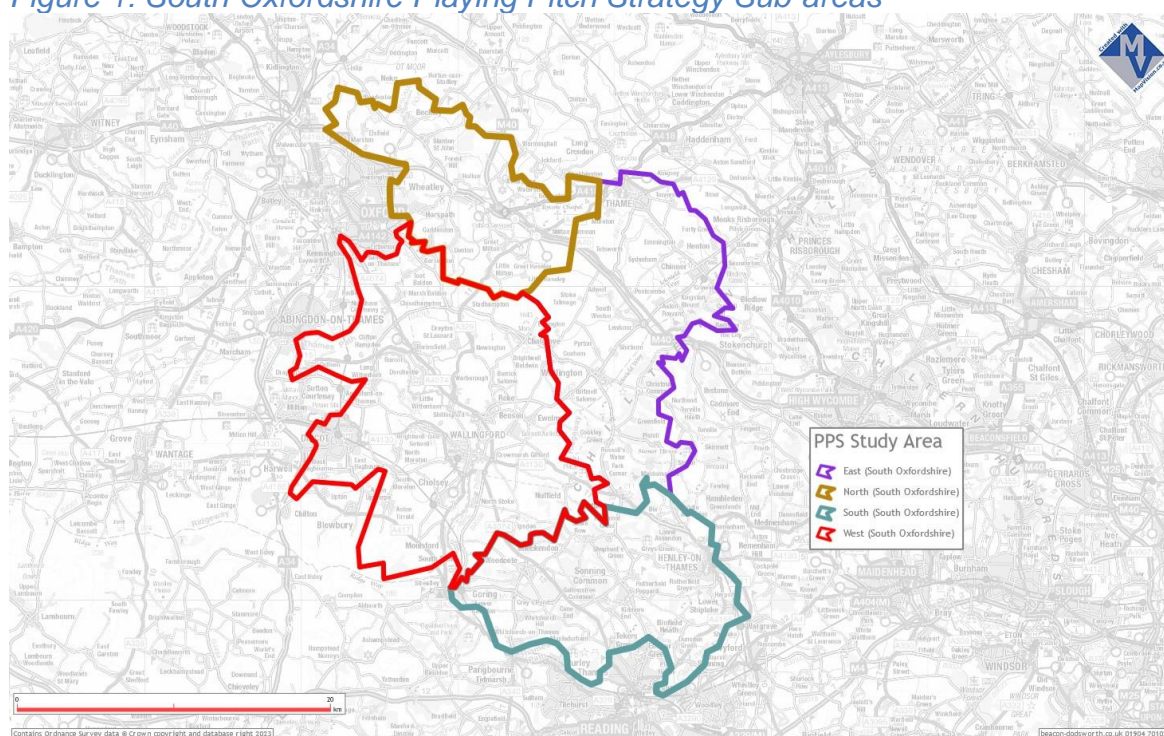
Introduction	3
Assessment Summary	3
Grass Pitches	6
Artificial Grass Pitches	19
Strategic Housing Allocation Sites	32
Summarising Provision for Grass and 3G Pitches	38
Standard Scenario – continuing balance between 3G and Grass Pitch Supply to accommodate training for all clubs on a 3G surface	38
Scenario A - No education sites in supply	51
Scenario B - Supply lost in areas of high deprivation	52
Scenario C – No additional 3G pitches	52
Commentary on Provision of a Hybrid Pitch.....	52
Decarbonisation, Sustainable Travel and Climate Change	53
Key Issues Snapshot	56
Strategy Recommendations	57
PROTECT	57
ENHANCE	59
PROVIDE	65
A Note About Delivery	71

FOOTBALL ASSESSMENT CONCLUSIONS

Introduction

1. This assessment uses data set out at length in the Assessment Tables, most of which are not repeated here. This is to make this report easily digestible and easy to understand. By necessity, this report summarises data as necessary and relates to as little detail as possible while still conveying the key points and issues required to arrive at conclusions and recommendations. Much of the place-specific data is set out in this report by sub-area. For clarity, the map below shows the areas covered by the sub-areas.

Figure 1: South Oxfordshire Playing Pitch Strategy Sub-areas



Assessment Summary

2. Football has traditionally been played on grass pitches and the majority of matches seem likely to continue to do so in the short to medium term of the strategy period at least. The presence of grass pitches which can be protected where their use is justified by demand also helps to protect open space. However, grass pitches carry an on-going maintenance cost and there are other pressures such as provision of posts and nets, lack of available storage, and ensuring their quality in public areas, for example, keeping them free of litter, 'dog mess' and vandalism. Particularly poor, wet weather in recent winters has also led to cancellation of many matches and as a result of this and improving technology, the Football Association (FA) supports competitive play for affiliated football leagues on compliant artificial surface 3G pitches

which are on the FA 3G register¹. While these are reasonably costly to provide, capital funding support remains available from the Football Foundation and ongoing maintenance is typically provided for through receipts from hire kept in a “sinking fund”, which also typically covers the costs for replacement carpets / surfaces in the longer-term. While some clubs do have concerns about the cost of hiring pitch time, 3G pitches play a significant and important role in supporting all-weather play on a reliable surface, reducing impact on grass pitches, providing many more hours of playing time than grass pitches and avoiding the need for a greater number of grass pitches which would, in turn, also have to be sports-lit. Enabling good access to play also contributes positively to people’s health and wellbeing. and the need for a sinking fund to set aside funding for future refurbishment, as well as the potential resistance to play certain types of game on them and the cost for their use for clubs/ players. There remains a significant role for grass pitches in accommodating the large number of teams and age groups wanting to play and will likely remain the key supply for play for the foreseeable future.

3. Clubs need suitable training facilities. For youth and adult teams, as most grass pitches do not have or would not be suitable for sports-lights, teams need to use artificial surfaces to train. Teams will use 3G rubber crumb pitches, but also train on sand based artificial grass pitches (AGPs) sometimes due to the lack of supply of 3G pitches or cost / affordability. This can, however, introduce pressures on use of sand-based full size AGPs as it is the main surface used by hockey clubs for training and matches. Clubs also supplement their outdoor training with use of indoor sports halls during winter where available and cost effective.
4. In South Oxfordshire in the 2022/23 season there were a total of 375 teams of which 68 are adult teams (10 of which are ladies teams and 1 of which is a walking football team), 187 are youth teams (U11-U18) and 120 are mini-soccer (U5-U10) teams. The majority of these use grass pitches as their home ground for matches and will train, particularly in the winter months on an AGP or indoors in a sports hall. AGPs and sports halls will also cater for casual / informal play and organised small-sided games, like 5-a-side leagues. This assessment and strategy are concerned only with demand arising on AGPs, with demand in sports halls picked up by the Leisure Facilities Assessment and Strategy (LFAS).
5. The summary picture for the number of clubs, teams and pitches for each sub-area is as follows.

¹ See <http://3g.thefa.me.uk/>

Clubs and Pitches									
Sub-area	Number of Teams	Number of Grass Pitches							
		Pitch Size					Community Use		Not available
		5v5	7v7	9v9	11v11 (youth)	11v11 (adult)	Secure	Unsecure	
North	32	0	10	4	3	14	16	0	16
South	88	4	17	4	11	32	29	18	21
West	160	17	37	17	22	35	69	21	45
East	78	6	9	5	15	15	25	8	17
District	358	27	73	30	51	96	139	47	99

6. In South Oxfordshire, the largest clubs are AFC Henley (31 teams), Didcot Casuals Youth (20), Didcot Town Youth (27, plus 6 playing in Vale of White Horse District), Thame United (49), Wallingford and Crowmarsh FC (29) and Goring Robins (27). Blewbury Amazons Girls have 11 teams playing in South Oxfordshire and 12 in Vale of White Horse (a total of 23).
7. In recent years, football has seen significant growth in the girls' and women's game, in particular. Supporting growth of the game for girls and women remains a priority for the FA and Football Foundation. There is a need to ensure that there is equality of access to both new and existing pitches and facilities for girls and women and that the quality of facility provision meets the needs of girls and women. This is somewhat easier for provision of new facilities where design can ensure that provision is made to up-to-date sports and accessibility standards (which also plays across to provision for people who do not recognise their gender as male or female, or may be transitioning) but it will be important for the strategy to consider how existing facilities can be improved or retrofitted to improve quality and accessibility of provision.

Grass Pitches

8. The Assessment Tables Report shows the location of pitches.
9. There are 187 grass pitches in use in South Oxfordshire, 140 of which have secure community use in and the remainder (47) have unsecure community use. There are 82 pitches not available for community use, the majority of which are on education sites.
10. It is important to understand the split between pitches with "unsecure" and "secure" community use. Secure community use gives confidence to clubs and teams that they have certainty of use of pitches in the long-term, whereas unsecure community use introduces a degree of risk where clubs and teams could find that they are moved from a ground or will not always be able to have readily available access to pitches.
11. Pitches were assessed for quality based on a "non-technical" audit undertaken towards the end of 2022. Quality ratings were then verified using club survey returns, Pitch Power records provided by the Football Foundation (FF) and Football Associations (FA) and FA knowledge. These quality ratings were also verified by the steering group members to ensure that the audit matched season-long quality in broad terms. Of the pitches with secure community use, 13 were "poor" quality, 125 were "standard" and 1 was "good". Of the unsecure community use pitches, 7 were rated as "poor" quality, 38 were rated as "standard" quality and 1 was "good". Using these quality ratings, a carrying capacity for each pitch has been assigned with (on an adult size pitch) a "poor" quality pitch usually capable of hosting 1 match per week, a "standard" pitch able to host 2 matches and a "good" pitch 3 matches per week before surface quality is compromised. Secure pitches with a "poor" rating were 6 pitches at Meadow View Park, 1 pitch at Govelds Sports Ground, 1 pitch at Gardiner Recreation Ground, 1 pitch at Cow Common, 3 pitches at Wallingford Sports Park and 1 pitch at Bishopwood Sports Ground (Rotherfield United). Unsecure pitches with a "poor" rating were 1 pitch at Henley YMCA and 5 pitches at The Triangle (St Birinus School).

12. Of the secure community use pitches, the changing facilities at The Green, Loyd Recreation Park, Cow Common, Bishopswood Sports Ground (Rotherfield United) and Hill Road Recreation Ground were rated as “poor” with others “good” or “standard” and on unsecure community use sites the facilities at Paddocks Playing Fields were rated as “poor”. The condition and overall quality of ancillary facilities is important not only in order to improve the quality of experience for all players and help to maintain and grow the number of players in the game, but it is of particular importance to support growth in the women’s game. From data and information provided, changing facilities seem to be capable of accommodating people who do not identify as male or female gender or are transitioning, by adapting existing provision as necessary. It a recognised challenge, financially, to be able to retrofit gender neutral or unisex provision into older facilities (although this does not mean that it should not be addressed), but there will be opportunities in particular, moving forward, for new facilities to be able to accommodate fully provision needed across all gender types.
13. Spatially, there is a good distribution of grass pitches across the sub-areas.
14. The greatest amount of use of the grass pitches is over the weekends for matches, with few being used for weekday evening training due to a lack of sports-lighting (training only becomes viable on most grass pitches at the very start and end of the football season when evenings are lighter). However, the provision of sports-lighting, while increasing the opportunity to use a grass pitch, can lead to the quality of the pitch being compromised and pitches with sports-lighting, usually in place at higher tier football club grounds with teams playing a better standard than most teams, are commonly protected from over-use by clubs. The Football Foundation will not support funding bids for static sports-lighting at grass pitches for teams outside of the National League System (NLS), although FF will fund portable lights where they will not be used on pitches which have received support from Grass Pitch Maintenance Funding. Provision of sports lighting for most grass pitches, to increase carrying capacities and use, is therefore unlikely to be a realistic first option.
15. There is currently a supply (carrying capacity) on secure community use grass pitches in the district of 64 match equivalents on mini (5v5) pitches, 110 match equivalents on mini (7v7) pitches, 33 match equivalents on youth (9v9) pitches, 24 on youth 11v11 and 74 on adult 11v11 pitches.
16. On unsecure community use pitches there is a supply of 12 match equivalents per week on mini (5v5) pitches, 16 on mini (7v7) pitches, 5 match equivalents on youth (9v9) pitches and 10 on youth 11v11 and 14 on adult 11v11 pitches.
17. Comparing the carrying capacity of grass pitches with actual use on pitches with secure community access, 17 pitches are considered as being overplayed for the amount of play that their quality rating suggests is appropriate, while 87 have some capacity for additional play and 11 are being played at the appropriate capacity that their quality can accommodate.
18. 9 unsecure pitches are overplayed, while 15 have some capacity for additional play and 0 are being played at the appropriate capacity that their quality can accommodate.

19. Figures suggest that, on a few sites, there may be an opportunity to rationalise or repurpose pitches formerly or currently marked out to create either pitch space for other sports or return solely to leisure / recreation use where the capacity provided by the pitch is replaced at a better quality site and / or strategic site. However, when considering alongside projections of future demand, any “headroom” capacity will likely be required to accommodate additional demand, particularly if additional 3G provision cannot play a full part in accommodating additional demand (as explored later in the report). In cases where there is an opportunity to consider a change use from former or current football use to other sports or leisure use, these will be highlighted in the action plan.

20. It is important to note that the figures above often mask “real use” on the ground. The figures sum ratings by pitch type and size within sub-areas and so issues at specific sites are hidden by this data. And in relation to individual pitches, a figure suggesting that there is headroom capacity which can be used may not be available in reality, for example, if poor weather renders a pitch unplayable for a period of time, or if the headroom capacity is not available when it is needed, for example, if a club has several teams in the same age group which need to use the pitch at the same time. The table above therefore only paints part of the picture and the reality of available capacity needs to be tested through “sense checking” from other evidence gathered during the process.

21. In summary, there are a number of reasons why any current notionally spare capacity should be retained, as “headroom capacity”, at least until the end of the strategy period:

- i) Not all spare capacity is likely to be available capacity on the days and at the times that might be required for it to be used;
- ii) Not all spare capacity is capacity available wholly on single sites – i.e. most spare capacity arises from pitches already in use and to lose the capacity on these pitches would mean that teams would have to be moved to alternative pitches or sites to play home matches which could be unacceptable in terms of proximity to the team’s core supply of players, club roots, etc.;
- iii) There may be unforeseeable issues in delivering 3G provision identified which could lead to a delay in the provision of the capacity as anticipated;
- iv) To allow for flexibility of when demand changes season to season both within football and between sports and for any growth in demand beyond that contained within the projected demand; and,
- v) Should all teams calculated in the projections of demand for 3Gs not migrate to a 3G surface to play matches (for example, due to cost, distance away from a 3G pitch, favouring their current home pitch as a preferred ground, teams normally playing on a grass pitch not wanting to play on a 3G surface due to “unfair advantage” for the home team, lack of suitable footwear, etc.).

22. Within the context of supply / demand balance figures, some of the individual pitches and sites which are under particular pressure from overplay are:

- East Sub-area
 - Station Road Playing Fields (Chinnor) 1 (1 x 11v11 pitch)
 - Thame Football (Meadow View Park) 1 (1 x 11v11 pitch)

- Thame Football (Meadow View Park) 5 (1 x 9v9 pitch)
- Watlington Sports Ground 3 (1 x 11v11 youth pitch)
- North Sub-area
 - Garsington Sports Club 1 (1 x 11v11 pitch)
 - Grovelands Sports Ground 4 (1 x 9v9 pitch)
- South Sub-area
 - Sheepcot Recreation Ground 3 (1 x 11v11 pitch)
 - Henley YMCA 1 (1 x 11v11 pitch), if not lost to or replaced as a result of development
 - Jubilee Park, Henley 2 (1 x 11v11 youth pitch)
 - Bishopswood Sports Ground (Rotherfield Ytd) 1 (1 x 11v11 pitch)
 - Bishopswood Sports Ground (Rotherfield Ytd) 3 (1 x 9v9 pitch)
- West
 - Bodkins Sports Field (1 x 11v11 pitch)
 - Europa School UK 3 (1 x 11v11 pitch)
 - Europa School UK 4 (1 x 9v9 pitch)
 - Europa School UK 5 (1 x 7v7 pitch)
 - Boundary Park 4 (1 x 11v11 youth pitch)
 - Edmonds Park 1 (Didcot) (1 x 11v11 pitch)
 - Edmonds Park 2 (Didcot) (1 x 11v11 pitch)
 - Npower Loop Meadow Stadium 2 (training pitch) (1 x 11v11 pitch)
 - The Triangle 1 (St Birinus School) (1 x 11v11 pitch)
 - The Triangle 2 (St Birinus School) (1 x 11v11 pitch)
 - The Triangle 4 (St Birinus School) (1 x 9v9 pitch)
 - Bullcroft Park 1 (Wallingford) (1 x 11v11 pitch)
 - Wallingford Sports Park 1 (1 x 11v11 pitch)
 - Wallingford Sports Park 2 (1 x 11v11 pitch)

23. Outside of the supply / demand balance figures, there are also sites where clubs and the FA have suggested demand cannot be accommodated on grass pitches (some of which correlate with the figures above):

- East Sub-area
 - Watlington Town FC (Station Road Playing Fields, Chinnor, and Watlington Sports Ground)
- North Sub-area
 - Wheatley FC (Holton Playing Fields)
- South Sub-area
 - AFC Henley (Jubilee Park, Henley)
 - Goring Robins FC (Sheepcot Recreation Ground, Goring)
- West
 - Cholsey Bluebirds FC (Cholsey Recreation Ground)
 - Didcot Casuals Youth FC (Loyd Recreation Park, The Triangle)
 - Harwell and Hendred FC, Didcot First (Boundary Park)
 - Didcot Town Youth FC (Edmonds Park)
 - Wallingford Town FC, Wallingford and Crowmarsh FC (Wallingford Sports Park)

24. Across the area, other types of demand (unmet or latent) have been identified by several clubs. In addition, the Berkshire and Buckinghamshire Football Association (BBFA) has identified, based on its records, that clubs in Didcot and Abingdon have waiting lists of players wanting to join and that clubs' ability to accommodate them is affected by the availability of grass and artificial pitches. This issue relates also to Vale of White Horse district. The amount of

unmet and latent demand has not always been quantified by clubs. Clubs have, however, identified the following issues which would help them accommodate unmet and latent demand and accommodate a greater number of teams in the future:

Sub-area and Club	Designated home ground	Additional grass pitches for matches	Additional grass pitches for training	Sports-lighting at current grass pitch	Access to an artificial grass pitch for training	Artificial pitches at an affordable price	Additional / better changing facilities	Additional coaches	Additional volunteers	Additional parking
East Sub-area										
Chinnor FC		✓			✓			✓	✓	
Thame Utd		✓								
Watlington Town FC				✓				✓	✓	
North Sub-area										
Headington Youth FC								✓	✓	
South Sub-area										
AFC Henley		✓	✓	✓	✓		✓	✓	✓	
Goring Robins FC		✓	✓	✓	✓		✓	✓	✓	
West Sub-area										
Abingdon Youth FC		✓			✓			✓	✓	
Cholsey Bluebirds FC					✓					
Didcot Casuals FC	✓	✓	✓	✓	✓		✓	✓	✓	
Didcot Town Youth FC		✓	✓		✓					
Hagbourne Utd FC		✓	✓		✓			✓	✓	
Harwell and Hendred FC		✓	✓		✓		✓	✓	✓	
Rotherfield Utd		✓	✓		✓		✓	✓	✓	
Wallingford and Crowmarsh FC		✓			✓		✓	✓	✓	

25. Some exported demand was identified from FA records and club survey responses by: GB Scorpions (playing in Reading) and East Hendred FC Youth U15 (playing at East Hendred Sports Ground in Vale of White Horse). Provision should be made in the strategy for these teams to return to the district to play. There is a small amount of imported demand from Reading Utd (adults, U15 and U16) which play at The Oratory Prep School and Sports Centre, and from Dynamo Trekkers U13 from Wokingham, playing at The Oratory Sports Centre. While not strictly imported or exported demand, there is likely to be a lot of cross-boundary movement of players between where they live and play football, particularly in Didcot (between Vale of White Horse and South Oxfordshire), but also other large settlements such as Abingdon, Reading and Oxford.
26. There are also a number of pitches which are no longer used (i.e. closed, "mothballed" or lapsed) but which could play a role in future supply, depending on the solution developed for accommodating demand in the strategy.
27. One way of reducing the need for additional pitches to cater for existing overplay and additional demand is to improve existing pitches which are poor quality and cannot host many matches before they become unplayable. Quality improvements also provide a significant benefit to the experience of players. However, this is not always feasible to achieve, for example, if a pitch is in a high flood risk area, or where improvements are not always a practical solution because there might simply be too many teams needing to play matches at the same time, in which case no amount of pitch quality improvements will result in the pitch hosting an increased number of matches (unless kick-off times can be changed (which is not always possible)). We have therefore explored scenarios where "poor" quality pitches are improved to a "standard" quality and one where both "poor" and "standard" pitches are improved to a "good" quality. Such improvements improve carrying capacity and therefore the number of matches which can be hosted. The scenarios have provided figures for both unsecure and secure community pitches together and any practical quality improvements at unsecure pitches would need to be done following commitment from the provider or owner of the pitches to guarantee community use through agreement to secure use.
28. These scenarios suggest the following:

“Poor” and “Standard” Grass Pitches Improved to “Good” Quality				
Sub Area	Pitch size	Agreed Current Carrying Capacity for Community Use	Additional capacity introduced from improving to “standard” quality (match equivalents)	Equates to the following number of pitches of capacity introduced from improvements (rounded)
East	11v11	19	+12	4
	9v9	3	+5	1
	7v7 and 5v5	16	+36	6
North	11v11	5	+4	1
	9v9	6	+6	1
	7v7 and 5v5	16	+8	1
South	11v11	38	+26	9
	9v9	6	+6	1
	7v7 and 5v5	34	+20	3
West	11v11	60	+47	16
	9v9	23	+23	6
	7v7 and 5v5	112	+56	9

“Poor” Grass Pitches Improved to “Standard” Quality				
Sub Area	Pitch size	Agreed current Carrying Capacity for Community Use	Additional capacity introduced from improving to “good” quality (match equivalents)	Equates to the following number of pitches of capacity introduced from improvements (rounded)
East	11v11	19	+1	0
	9v9	3	+1	0
	7v7 and 5v5	16	+12	3
North	11v11	5	+2	1
	9v9	6	0	0
	7v7 and 5v5	16	0	0
South	11v11	38	+2	1
	9v9	6	0	0
	7v7 and 5v5	34	+2	0
West	11v11	60	+7	3
	9v9	23	+1	0
	7v7 and 5v5	112	0	0

29. In our experience, while seeking to improve all pitches which are “poor” and “standard” quality to “good” results in a greater amount of capacity which can be accommodated, this is not always practical or affordable to achieve, or the right solution for clubs. It is usually more appropriate to plan for improvements from “poor” to “standard”. If, then, some pitches require further improvement to “good”, perhaps due to high demand on a particular site, this should be considered as a next step on that site. If improvements are achievable on-site and they necessitate improvements from “poor” to “good”, this should, of course, be done (i.e. stepped or phased improvements from one quality rating to the next do not have to be done first).
30. There are additional grass (and 3G) pitches “in the pipeline” which are likely to be delivered in the near future. We consider “pipeline” pitches to be those with a reasonable degree of certainty that they can be delivered, for example, if they have planning permission or funding or are in the process of gaining either. Other proposals can be considered as “aspirations” which might come forward in the future, and will be subject to consideration as options in the strategy and against the strategy’s recommendations. Proposals considered as pipeline pitches for the purposes of the assessment are as follows. Should any of these pipeline commitments not come forward, this will result in the capacity they provide needing to be provided in addition to the capacity recommended in this assessment.

Sub-area	Site	Pitch Size and Surface
East	Watlington Sports Ground	2 x 11v11, 2 x 9v9 (quality improvements)
South	Land at Highlands Farm, Henley	2 x grass 9v9
	Jubilee Park, Henley	1 x full-size sports-lit 3G
	Sheepcot Recreation Ground and Gardiner Recreation Ground, Goring	Sheepcot 3 x 11v11, 2 x 7v7, 3 x 5v5, Gardiner 1 x 11v11 – all grass (quality improvements)
	Sonning Common Memorial Park	1 x grass 9v9
	Bishopswood Sports Ground (Rotherfield Utd)	1 x full size sports-lit 3G (subject to being mitigation from housing at Maiden Erleigh)
West	Abbey Sport Centre, Berinsfield	1 x 3G 5v5 (quality improvement, replacement of sand surface)
	Bullcroft Park, Wallingford	1 x 11v11, 3 x 9v9 – all grass (quality improvements)
	Chalgrove Recreation Ground	Grass pitch (quality improvements)
	Land West of Wallingford (north of / adjacent to Sports Park)	2 x grass 7v7
	Didcot North-east	3 x 11, 5 x 7v7 – all grass

30. Provision of capacity during the strategy period needs to address overplay at the current time, latent, unmet, aspirational or displaced demand (if identified)

and the additional demand projected to arise from population growth and participation rate change.

31. The Sport England Playing Pitch Calculator (endorsed by the FA) has been used to project potential additional demand to 2041 based on population projections and estimates of change in participation rates agreed with the FA². Results have suggested that the following additional capacities are required (numbers of grass pitches). The calculator presents results for “adult”, “youth” and “mini soccer” pitches. For the purposes of analysis we equate these terms to “adult” being all 11v11 pitches, “youth” being U11-U18 age groups and “mini soccer” being U10 and below (5v5 and 7v7). The projection figures do not include demand for small-sided 5, 6 and 7-a-side teams in informal, social or small-sided leagues, which are considered in the section below dealing with artificial grass pitches (AGPs).

Sub-area	Adult football 11v11	Youth football	Mini soccer
East	4.25	5.21	2.93
North	0.92	3.8	1.97
South	0.12	0.19	0.16
West	7.87	17.87	14.22
Total (rounded)	13	27	19

32. Following further consideration of this assessment report, compared to their experience of team growth over the previous 8 years (31% in South Oxfordshire) the FA and Football Foundation have indicated that the increase in team numbers to 2041 seen “on the ground” could be higher than that projected from previously agreed participation rate increases and projections of population growth. It is unclear whether recent increases in participation will continue at the current rate, or whether they will plateau / slow, and therefore, the Stage E “delivery” process, following adoption of the PPS, becomes particularly important and should be utilised to allow for regular reviews of team numbers / demand (to enable the PPS to be updated accordingly).
33. The numeric summary picture for supply and demand in sub-areas, utilising the agreed calculator participation rate scenario, now and in the future follows. These figures need to be read alongside the picture “on the ground” and any “headroom” capacity indicated is a) not “spare” or “surplus” to needs and demand, but simply means that there is numeric capacity. Figures summed at this level will mask the detail of individual sites and in some occasions there may be very little capacity (or time slots) to accommodate any more play on a pitch, for example, additional players or teams, or no additional coaching or volunteer time to extend training time for teams.

² The increases in participation rates agreed prior to undertaking data analysis and producing calculator runs was: Men 11v11 (16-45yrs) 1%, Women 11v11 (16-45yrs) 6%, Boys 11v11 (12-15yrs) 4%, Girls 11v11 (12-15yrs) 7%, Boys 9v9 (10-11yrs) 4%, Girls 9v9 (10-11yrs) 7%, Mixed 7v7 (8-9yrs) 5% and Mixed 5v5 (6-7yrs) 5%.

Football Supply / Demand Grass Pitches Snapshot (unsecure and secure community use combined)											
Sub-area	Pitch Type	Supply	Demand	Supply / demand balance	Additional capacity generated improving "poor" quality pitches to "standard"	Projected additional future demand (calculator)	Pipeline pitches being delivered (based on "good" quality provision)	Total demand required to 2041 ^			
		(match equivalents)							(no. of pitches)		
		^^	^^^								
East	11v11	19	16.5	+2.5	+1	12.75	+3	8	4	3	
	9v9	3	6.75	-3.75	+1	20.84	+4	20	10	5*	
	7v7	20	9	+11	+12	17.58	-	0			
	5v5	16	5.75	+10.25				(16 match equiv. / 3 pitch headroom)			
North	11v11	5	5	0	+2	2.76	-	1	1	1	
	9v9	6	5.5	+0.5	0	15.2	-	15	8	4*	
	7v7	16	4	+12	0	11.82	-	0	0	0	
	5v5	-	-	-							
South	11v11	38	26.75	+11.25	+2	0.36	+3	0			
	9v9	6	8.5	-2.5	0	0.76	+8	0			
	7v7	22	12	+10	+2	0.96	+18	0			
	5v5	12	4	+8				(37 match equiv. / 6 pitch headroom)			
West	11v11	60	63.25	-3.25	+7	23.61	+12	9	5	3	
	9v9	23	20.5	+2.5	+1	71.48	+14	54	27	14*	
	7v7	64	18.75	+45.25	0	85.32	+34	0			
	5v5	48	13.25	+34.75				(29 match equiv. / 5 pitch headroom)			
District	11v11	124	111	+13	+12	39.48	+17	0 (1 match equiv. / in balance)			

Football Supply / Demand Grass Pitches Snapshot (unsecure and secure community use combined)										
Sub-area	Pitch Type	Supply	Demand	Supply / demand balance	Additional capacity generated improving “poor” quality pitches to “standard”	Projected additional future demand (calculator)	Pipeline pitches being delivered (based on “good” quality provision)	Total demand required to 2041 ^		
		(match equivalents)							(no. of pitches)	
		^^	^^	^^	^^	^^	^^	^^	^^	^^^
	9v9	38	41.25	-3.25	+2	108.28	+26	84	42	22*
	7v7	122	43.75	+78.25	+14	115.68	+52	0 (82 match equiv. / 13 pitch headroom)		
	5v5	76	23	53						

Notes: District totals may not sum equally to summing sub-areas due to rounding.

^ zero (o) means that there is no additional need for new pitches, with demand able to be accommodated by supply. Figures all rounded up to nearest match equivalent or whole pitch. ^^ based upon pitch demand being fulfilled by “standard quality” pitches accommodating 2 match equivalents for 11v11 pitches, 2 match equivalents for 9v9 pitches and 4 match equivalents for 7v7 and 5v5 mini soccer pitches. ^^ based upon pitch demand being fulfilled by “good quality” pitches accommodating 3 match equivalents for 11v11 pitches, 4 match equivalents for 9v9 pitches and 6 match equivalents for 7v7 and 5v5 mini soccer pitches. * It should be noted that because the calculator only gives an output for “youth” and does not split pitch type between 9v9 and 11v11, some of this additional demand is likely to be provided as youth 11v11 pitches and not solely 9v9 pitches. For the purposes of planning, sufficient land should be made available for youth 11v11 pitches to be marked out, within which 9v9 pitches can be marked out as necessary depending on specific local demand.

33. Figures should be treated with caution, as explained above, because they do not always give the real picture at individual sites and figures are summed across whole sub-areas. They should be treated as a “top end” figure and the demand for and provision of additional pitches will need to be monitored to understand realistic demand on the ground to ensure supply accurately reflects demand prior to any new pitches being provided (particularly on new grounds). The combination of provision between grass and artificial pitches will also need to be provided to fit with real demand³.
34. Additional demand may not require new additional grass pitches, as if the “headroom” capacity in unsecure and secure grass pitches could be maximised (and if unsecure pitches could be made secure), the capacity required for demand to be accommodated on new pitches could fall. This is without any of this additional demand being accommodated on 3G full size pitches at weekends for matches, and assumes “good” quality pitches are provided and that unsecure community use pitches gain security of community use. A 3G strategy (see the next section) could also reduce the number of grass pitches required as they would provide some weekend match capacity. If these assumptions do not come to fruition, a higher number of additional new grass pitches would be required and the key caveat to apply is that practical use of pitches can mean that figures showing headroom capacity may not present the real situation on the ground, and this is why these figures must be sense checked against dialogue held with clubs and taking into account their actual type of demand on the pitches they use and real impact of other things such as poor weather. Equally, some quantified headroom capacity may not be available in the right place to meet demand.

Artificial Grass Pitches

35. 3G (third generation) artificial grass pitches (AGPs) can provide a secure and high-quality surface on which to play football where it meets FIFA Quality and is on the FA 3G Register (and rugby (where they meet the World Cup 22 standard⁴)⁵.
36. For the avoidance of doubt, the following table defines pitch sizes, teams and age groups used in the Playing Pitch Strategy.

³ while projections have made assumptions about use, should these assumptions not fit actual demand needs “on the ground”, the balance between grass pitch and artificial pitch provision may need to change.

⁴ World Cup 22 relates to the standard required of artificial turf for rugby. See http://www.irb.com/mm/document/lawsregs/regulations/04/21/57/42157_pdf.pdf for the full regulation.

⁵ Hockey is played on sand based / filled and water filled pitches with a 25mm pile.

Age group	Type	3G Size (and % area)	Rec. size without run-off		Rec. size with run off	
			Length (m)	Width (m)	Length (m)	Width (m)
Mini soccer U7/U8	5v5	Compact (16%)	37	27	43	33
Mini soccer U9/U10	7v7	Third (32%)	55	37	61	43
Youth U11/U12	9v9	Half (53%)	73	46	79	52
Youth U13/U14	11v11	Two-thirds (66%)	82	50	88	56
Youth U15/U16	11v11	Four -fifths (79%)	91	55	97	61
Youth U17/U18	11v11	Full (100%)	100	64	106	70
Over 18 (adult / senior ages)	11v11	Full (100%)	100	64	106	70

37. For football, in recent years, the popularity of AGPs has increased with most informal play (5, 6 and 7-a-side in particular) and some training taking place on AGPs where cost is not prohibitive. There is a balance to be struck between affordability for users and ensuring sufficient funds are captured to properly run and maintain AGPs (in addition to a desire from commercial operators for any profit to be made). Some teams will train on sand based AGPs (often due to cost / affordability, proximity or availability). However, the preference for football use is for 3G pitches which meet the performance standard of FIFA Quality accreditation, which cannot be used for hockey. These pitches could also accommodate non-contact rugby union activity, however where contact rugby activity is to take place the 3G pitch would need to be constructed to meet WR22 compliance, surfaces can be used for just training or with appropriate line markings could also accommodate rugby union match play. 3G pitches can host competitive football matches (where on the "FA Register"⁶) given advances in surface improvement and the obvious advantages in quality and reliability, and therefore playing capacity, over traditional grass pitches which require much more maintenance and where bad weather can result in high numbers of match cancellations (or postponements) leading to backlog and extra game pressure during a season and fixture congestion in the latter part of the season. Compared to a single grass pitch, an AGPs has a higher cost in terms of maintenance and funds required (sinking fund) for replacement in the long-term, but they provide a reliable all-weather and durable surface enabling many more teams to access a pitch for both training and matches than if grass pitches or indoor venues had to be relied upon (for example, an equivalent of around 15 full-size fenced grass pitches, most of which needing to be sports-lit, would need to be provided). AGPs therefore provide clear

⁶ See <http://3g.thefa.me.uk/>

value for money with regards to the capacity provided. The most significant benefit to clubs using or which have the opportunity to access an AGP is that they provide evening capacity and capacity during wet weather.

38. There are 5 secure use 3G pitches in the district and 7 sand-based secure AGPs. Of these, secure pitches, Horspath 3G, Thame Football Club (Meadow Park) 3G, Jubilee Park sand, Wallingford Sports Park sand and Lord Williams' School sand pitches are full-size, with all others smaller than full-size. The 3G pitch at Thame Football Club (Meadow Park) is on the FA Register which enables competitive matches to be played⁷. There are also 3 unsecure community use sand pitches at Shiplake College, The Oratory Preparatory School and Wallingford School, 1 x 3G unsecure pitch at Henley YMCA (and an unsecure community use polymeric surface pitch at Stoke Row Primary School). Of these, only the pitch at Wallingford School is full-size.
39. Appendix 1 shows the location of pitches.
40. The quality of most AGPs with community use was rated either as "standard" or "good". However, the pitches at Shiplake College and The Oratory Preparatory School were rated as "poor" quality. The former sand based pitch at Berinsfield (Abbey Sports Centre) was rated as poor but has since been replaced with a new 3G surface.
41. Between them, the unsecure and secure community use 3G and sand-based pitches in the district host the equivalent of almost 249 full-size pitch equivalent hours of capacity / supply during peak hours⁸.

Summary: SECURE AGPs (full-size equivalent hours)				
Sub Area	Surface type	Supply (carrying capacity) (hours in peak period)	Demand (hours used on average per week)	Balance (available capacity)
East	3G	51	51	0
	Sand/Water	13	10	3
North	3G	38	31	7
	Sand/Water	-	-	-
South	3G	13	6	7
	Sand/Water	38	32	6
West	3G	9.5*	8*	1.5*
	Sand/Water	38	38	0
District	3G	111.5	96	15.5
	Sand/Water	89	80	9

Notes: Figures rounded to nearest full hour. * Figures based on an estimate of likely demand at the newly resurfaced 3G pitch at Berinsfield (Abbey Sports Centre)

⁷ See the FA Football Turf Pitch Register (<http://3g.thefa.me.uk/>)

⁸ Peak hours / peak period for AGPs is considered to be Mon-Thurs 5pm-9pm, Fri 5-7pm and Sat & Sun 9am-5pm. We translate smaller pitch hours to full-size equivalent on a pro-rata basis in order to sum figures.

Summary: UNSECURE AGPs (full-size equivalent hours)				
Sub Area	Surface type	Supply (carrying capacity) (hours in peak period)	Demand (hours used on average per week)	Balance (available capacity)
East	3G	-	-	-
	Sand/Water	35.5	22	13.5
North	3G	-	-	-
	Sand/Water	-	-	-
South	3G	12.6	4.3	8.3
	Sand/Water	-	-	-
West	3G	-	-	-
	Sand/Water	-	-	-
District	3G	12.6	4.3	8.3
	Sand/Water	35.5	22	13.5

Notes: Figures rounded to nearest full hour.

42. The split in supply and demand between pitches is shown below.

Pitch Name	Pitch Type	Pitch Size	Hours open in peak period	Hours used for football weekend	Hours used for football weekday evenings	Hours used for rugby weekend	Hours used for rugby weekday evenings	Hours used for hockey weekend	Hours used for hockey weekday evenings	Hours used for other sports weekend	Hours used for other sports weekday	Hours used total	Hours unused total	<u>Hours used full size equivalent</u>	<u>Hours unused full size equivalent</u>
East															
Secure															
THAME FOOTBALL (MEADOW VIEW PARK) 10	AGP – 3G	Full-size	38	16	22							38	0	38	0
THAME FOOTBALL (MEADOW VIEW PARK) 4	AGP - 3G	Small-sided (7v7)	38	16	22							38	0	13	0
WHITES FIELD	AGP - sand	Small-sided (7v7)	38	8	22							30	8	10	3
Unsecure															
LORD WILLIAMS'S ACADEMY (UPPER SCHOOL) 3	AGP - sand	Full-size	28					11	10			21	7	21	7
NETTLEBED COMMUNITY SCHOOL 1	AGP - sand	Small-sided (5v5)	30		4							4	26	1	6.5
North															
Secure															

Pitch Name	Pitch Type	Pitch Size	Hours open in peak period	Hours used for football weekend	Hours used for football weekday evenings	Hours used for rugby weekend	Hours used for rugby weekday evenings	Hours used for hockey weekend	Hours used for hockey weekday evenings	Hours used for other sports weekend	Hours used for other sports weekday	Hours used total	Hours unused total	<u>Hours used full size equivalent</u>	<u>Hours unused full size equivalent</u>
HORSPATH SPORTS GROUND 4	AGP - 3G	Full-size	38		2	13	16					31	7	31	7
South															
Secure															
HENLEY RUGBY CLUB 1	AGP - 3G	Small-sided (1x 7v7 in size)	38		7	2	7				2	18	20	6	7
JUBILEE PARK HENLEY 1	AGP - sand	Full-size	38		11.5			9.25	10.5			32	6	32	6
Unsecure															
HENLEY YMCA 2	AGP - 3G	Small-sided (7v7)	38	2	11							13	25	4.33	8.33
West															
Secure															
ABBEY SPORTS CENTRE (BERINSFIELD)	AGP - sand	Small-sided (less than 5v5)	38	No current use. Available imminently in 2023. Likely to be used for all or most of the time available. 9.5 hours full size equivalent available when delivered.										8	1.5

Pitch Name	Pitch Type	Pitch Size	Hours open in peak period	Hours used for football weekend	Hours used for football weekday evenings	Hours used for rugby weekend	Hours used for rugby weekday evenings	Hours used for hockey weekend	Hours used for hockey weekday evenings	Hours used for other sports weekend	Hours used for other sports weekday	Hours used total	Hours unused total	<u>Hours used full size equivalent</u>	<u>Hours unused full size equivalent</u>
WALLINGFORD SPORTS PARK 5	AGP - sand	Full-size	38		10			16	12			38	0	38	0

43. There is always going to be a degree of spare capacity on smaller than full size pitches at weekends with their size meaning that they cannot accommodate teams playing most age group formats. The same is true of sand-based pitches unless hockey matches can fill supply, with competitive football matches on artificial pitches not sanctioned unless on a 3G surface. Full size and smaller size artificial pitches also see a dip in use on Friday evenings when teams do not often wish to train.
44. It is important to note that, while 5v5 pitches (including those which are fenced “pens”) can provide opportunities for clubs to do a limited amount of training, they often have little or no run-off and cannot be used for matches. They are also a popular choice for social play and 5-a-side leagues, reducing the time available to clubs which may wish to utilise them (although, conversely this can direct demand for 5-a-side play away from larger 3G pitches allowing club use at those locations). While 5v5 pitch use is important for football as a whole, offering flexibility for play outside of a formal club structure, and many players using 5v5 pitches for 5-a-side will play for formal club teams too (and we therefore take note of them in terms of importance of supply), we have been asked by the FA not to factor the supply they provide into current supply / demand calculations which inform future demand and provision. This is because as a size and format they cannot provide sufficient flexibility for club use for training for different age groups and cannot host matches for most teams.
45. Considering catchment areas based on a 20 minute drive-time for ease of access to secure full-size 3G provision and a smaller catchment to small secure use 3G pitches, the majority of West sub-area, middle belt of the East sub-area and western half of the South sub-area are without access to a 3G pitch. Some of these gaps are covered, in the West sub-area, in particular, by access to sand-based pitches.
46. With regard to current known changes in supply, that there are 3G pitches with sports-lighting in the pipeline located at Henley (full-size at Jubilee Park) and at Bishopswood Sports Ground (Rotherfield Utd), subject to being mitigation from housing at Maiden Erleigh. Aside from these pitches, there are others which remain aspirations at the current time where discussions have taken place between the potential provider and NGBs or the local authority. The conclusions from the assessment and strategy should inform these discussions in terms of their appropriateness for delivery in their location and the size of pitch to be delivered at the sites where this is not yet certain.
46. The Sport England Playing Pitch Calculator (endorsed by the Football Association) has been used to project potential demand forward to 2041 based on population projections and estimates of change in participation rates agreed with the FA. Results have suggested an additional capacity required of almost 119 hours for football if each additional team generated by increasing demand and population growth by the end of the strategy period is to have an opportunity to train on a 3G pitch, equivalent to 3.12 full size sports-lit pitches (rounded to 3 in reality).
47. However, this does not necessarily mean that additional physical pitch space must be provided. Accommodating this projected capacity need should first be catered for within existing headroom capacity at existing 3G pitches first, if

feasible⁹, and where anticipated demand is likely to occur near to existing pitches with headroom capacity, and secondly consideration of the role and demand that football teams and informal / casual use will continue to play at sand-based pitches. That role will need to be explored alongside hockey use where pitches are the home ground of hockey clubs. Care will need to be taken with regard to new 3G capacity with regard to the potential impact on the long-term viability of sand-based pitches where those sand-based pitch providers rely on income from football bookings to remain viable. 3G provision for football should also be considered alongside use by rugby, most likely to accommodate training needs.

48. The summary picture for supply and demand, now and in the future is as follows.

⁹ It will not always be feasible for theoretical headroom capacity on 3G pitches to be utilised, from a practical point of view. Time slots available may not suit timing of when clubs can or wish to use it.

Sub-area	A. Number of 3G pitches required for current no. of teams (and full size equivalent peak hours) *	B. Number of 3G pitches currently in supply (and full size equivalent peak hours)	C. Supply / suggested demand balance (A-B) ^	D. Headroom capacity on existing 3Gs (full-size equivalent hours) **		E. Pipeline 3G pitches (full size equivalent peak hours) ^^	F. Additional 3G capacity required (hours) (calculator scenario 2)	G. Residual number of additional hours on full-size 3G pitches required by 2041 ((C+F)-E)	H. Equivalent number of additional full-size pitches required (club demand) (G/38)
				Secure	Un-secure				
North	0.85 pitches (32.3 peak time available hours) (for 32 teams)	1 x full-size (38 peak time full-size equivalent hours, <u>although mainly for rugby club use, not football</u>)	0.15 full-size pitches (5.7 full-size equivalent hours)	5.7 hours	-	0	13.3 hours (0.35 pitches)	19	1.5
<p>Commentary:</p> <p>The single full-sized 3G in the sub-area is at Horspath and predominantly serves rugby, with only a little time open for football use. The figures mask this position. The use by the rugby club also suggests that any potential headroom capacity is more likely to be used by the rugby club than opened up for additional football use. There are no sand-based AGPs which can supplement provision. There are no proposals with any certainty “in the pipeline”.</p> <p>This suggests that the almost 1 x full-size 3G pitch required for the number of teams in the sub-area remains a key deficit, with additional demand for around 13 hours of demand. Adding demand for the social, casual and informal game would suggest that another 4 or 5 hours of 3G capacity might be needed in the sub-area. This suggests that an aim for 1 x full size and one small (perhaps 7v7) sports lit 3G are needed if training for teams is to be supported. This would also free-up a little time for rugby club growth on the existing 3G at Horspath.</p>									
South	2.3 pitches	2 x 7v7 (25.6 peak time full-	-1.6	7 hours	8.3 hours	95 hours *	0.75 hours	0	0

Sub-area	A. Number of 3G pitches required for current no. of teams (and full size equivalent peak hours) *	B. Number of 3G pitches currently in supply (and full size equivalent peak hours)	C. Supply / suggested demand balance (A-B) ^	D. Headroom capacity on existing 3Gs (full-size equivalent hours) **		E. Pipeline 3G pitches (full size equivalent peak hours) ^^	F. Additional 3G capacity required (hours) (calculator scenario 2)	G. Residual number of additional hours on full-size 3G pitches required by 2041 ((C+F)-E)	H. Equivalent number of additional full-size pitches required (club demand) (G/38)
				Secure	Un-secure				
	(87.4 peak time hours) (for 88 teams)	size equivalent hours)	full-size pitches (61.8 full size equivalent hours)				(0.02 pitches)		
<p>Commentary: 32.4 hours potential headroom if pipeline pitches come forward. But if 4.5 – 5 full size equivalent pitches, social, casual and small-sided games could require c.20 hours of additional time (5 pitches x 4 hours), which would be enabled by the potential headroom figure. Also, potential additional full size 3G predominantly for rugby at Rotherfield College (hours for football not counted in figures as unknown and FF funded pitch likely to come forward at Jubilee Park for football use). * Comprises: 1 x full size at Bishopswood Sports Ground (Rotherfield Utd) subject to being mitigation from housing at Maiden Erlegh, 1 x 7v7 at Sheepcott Rec. (Goring) and 1 x full size at Jubilee Park, Henley.</p>									
West	4.2 pitches (159.6 peak time hours) (for 160 teams)	0	-4.2 full-size pitches (159.6 full-size)	-	-	0	79.8 hours (2.1 pitches)	239.4	6.3

Sub-area	A. Number of 3G pitches required for current no. of teams (and full size equivalent peak hours) *	B. Number of 3G pitches currently in supply (and full size equivalent peak hours)	C. Supply / suggested demand balance (A-B) ^	D. Headroom capacity on existing 3Gs (full-size equivalent hours) **		E. Pipeline 3G pitches (full size equivalent peak hours) ^^	F. Additional 3G capacity required (hours) (calculator scenario 2)	G. Residual number of additional hours on full-size 3G pitches required by 2041 ((C+F)-E)	H. Equivalent number of additional full-size pitches required (club demand) (G/38)
				Secure	Un-secure				
			equivalent hours)						
<p>Commentary:</p> <p>There is potential for a new 3G pitch at Wallingford Sports Park, where the Trust has an aspiration for a full-size sports lighting pitch to support football and rugby and relieve the sand-based pitch of football demand to enable the hockey club to grow. This aspiration is not included in the table's figures but there is a clear demand in the area, with a current deficit of 4.2 x 3G pitches and demonstrable demand at the Sport Park together with the need to free-up some capacity on the sand-based pitch from football to allow hockey club accommodation of demand and growth. Outside of Wallingford, much of the demand for 3G capacity will arise at Didcot (where the FA has suggested that 2 x full-size 3Gs are probably required to serve current demand), on the edge of Oxford and potentially over the boundary to the west in Vale of White Horse at Abingdon in relation to strategic housing allocations at Culham and Berinsfield in South Oxfordshire. With regard to the latter, a new 3G AGP (resurfacing) has been installed in 2023 and so is likely to absorb some of the demand for training for football in the area. Both of these strategic allocations, however, provide an opportunity to locate some additional 3G provision to accommodate demand. In addition, provision could be made, in relation to Didcot and its hinterland's demand at sites such as The Heights, Milton United, which, while in Vale of White Horse South Sub-area, will have a catchment of demand attracted from at least 3 sub-areas in Vale of White Horse and South Oxfordshire.</p>									
East	2 pitches (76 peak time hours) (for 78 teams)	1 x 7v7, 1 x full-size (51 peak time full-size equivalent hours)	-0.7 full-size pitches (25 full-size equivalent hours)	0	-	0	24.7 hours (0.65 pitches)	49.7	1.3

Sub-area	A. Number of 3G pitches required for current no. of teams (and full size equivalent peak hours) *	B. Number of 3G pitches currently in supply (and full size equivalent peak hours)	C. Supply / suggested demand balance (A-B) ^	D. Headroom capacity on existing 3Gs (full-size equivalent hours) **		E. Pipeline 3G pitches (full size equivalent peak hours) ^^	F. Additional 3G capacity required (hours) (calculator scenario 2)	G. Residual number of additional hours on full-size 3G pitches required by 2041 ((C+F)-E)	H. Equivalent number of additional full-size pitches required (club demand) (G/38)
				Secure	Un-secure				

Commentary:

There is already under-provision of almost 2 full-size pitches in the sub-area and no pitches currently in the pipeline with any certainty that they will come forward. The additional demand placed on the sub-area from projections to 2041 suggest that the deficit of 0.7 full size pitches will increase to 1.3, suggesting, at least, that around 1 full-size pitch is required to support training for teams. With potential for the casual, social and informal game, an estimate of 10% of 3G time being required suggests that the requirement could increase to around 1.5 pitches to 2041. Provision could increase to 2 x full-size 3G sports-lit pitches if any additional exported demand from Oxford City is identified during strategy period.

With regard to the impact / contribution of sand-based pitches, the full-size AGP at Lord Williams' School has unsecure community use but sees no football use (only hockey), the small AGP at Whites Field (Chinnor) has a very limited amount of headroom capacity (at the weekend) and the very small AGP at Nettlebed School sees mainly school use. There is therefore very little strategic capacity to accommodate more football play in the sub-area on non 3G AGPs.

Total	9.35 full-size pitches (355 hours)	3 x 7v7, 2 x full-size (115 hours)	-6.4 full-size pitches (240 hours)	12.7 hours	8.3 hours	95 hours	118.6 hours (3.12 pitches)	351 hours	9 pitches
--------------	---	---	---	-------------------	------------------	-----------------	-----------------------------------	------------------	------------------

Notes: * based upon the FA / FF ratio used of 1 full-size 3G pitch enables 38 teams to train. ** Based on booking records received from providers for one average week during the season. "Headroom" means capacity (hours) not regularly booked for use on an average week during the season. ^ negative figure suggests undersupply, positive an oversupply. ^^ Based on "pipeline" schemes, with "aspirational" schemes excluded at this stage. Assumed that a new pitch will be available for 38 peak time hours.

49. Levels of actual and short and medium-term demand will need to be closely monitored to understand how real demand changes and emerges “on the ground” during the lifetime of the strategy. A “plan, deliver, monitor, manage” approach should therefore be taken to the provision of additional capacity and viability and feasibility of any new potential pitches fully tested prior to commitment to delivery.
50. Examining this estimated required capacity:
- i) Based on weekend match capacity of 1 x full size 3G being equivalent to around 2-3 good quality adult grass pitches (depending on the format and age group of teams playing) this will mean that an equivalent of around 20-30 grass pitches of match capacity will be added into supply if the additional 10 pitches are delivered (i.e. grass pitch capacity which could be subtracted from the grass pitch additional need to the end of the strategy period *if the 3G pitches are delivered*). Pipeline pitches will also deliver 2-3 grass pitch equivalents per full-size 3G, of particular importance in those areas where teams are struggling to play the number of matches that they need to at weekends due to growing numbers of teams and / or poor weather giving rise to cancellations. The significant amount of pitch equivalent capacity provided for matches by additional 3Gs is in addition to the very significant amount of time made available for training on weekday evenings.
 - ii) Securing use of unsecure pitches and accepting that some training and informal / casual / small-sided league use will continue on non-3G sand-based pitches is also important as it is unrealistic to expect all demand migrating to or being accommodated solely on 3G surfaces. The transition between sand-based pitches being used for football and new 3G pitches becoming available must be carefully managed should sand-based AGPs be dependant on high levels of football use to ensure viability.
 - iii) At the mid-point in the strategy period, demand “on the ground” should be reviewed to understand if there is sufficient justification for investment in any additional provision highlighted in the latter part of the strategy period.

Strategic Housing Allocation Sites

51. In addition to using the playing pitch calculator to project potential future additional demand for each sub-area, the calculator has also been used to project potential demand which arises just from the strategic housing allocations where the PPS can still have an influence on provision (some allocations already have agreements in place for provision of pitches which the assessment and strategy consider as “pipeline” commitments to additional supply). The calculator estimates are not additional demand to that included within sub-area calculations for future additional demand, but within the sub-area totals. It is important to note that provision does not include capacity required if new developments take place on existing pitch sites. In those cases, additional provision will have to be made to mitigate loss of existing pitches.
52. When considering how best to plan for and accommodate demand arising from major developments, it is dangerous to assume that in every instance

provision for grass or AGP pitches identified from the pitch calculator for all sports should or can be provided within the development itself.

53. It is important to note that the outputs from the Sport England calculator, which has been used to estimate demand arising from the new population on development sites, must be treated as an estimate and should be used as a starting point for negotiations for on and off-site provision and contributions. The input data is, effectively, a “snapshot” in time and input data can change from season to season. Calculations have been made based on local authority and sub-area administrative boundaries (and not spatial catchments which might cross administrative boundaries) and so discussions with neighbouring local authorities in locations where a reasonable catchment for a site extends into those authorities’ areas might be beneficial to inform discussions about the overall quantum of provision and whether that capacity is provided on-site, off-site, or through developer contributions.
54. Experience suggests that “provide and they will come” does not work for most pitch sports. Careful thought must be given the appropriateness, viability and practicalities of use, running and maintaining a pitch if in a location away from a club’s home ground. Economies of scale and critical mass of members and volunteers required are also important factors, with provision of single pitch sites rarely representing good value or a practical solution when split sites draw members away from an existing home ground (therefore, introducing additional travel for some existing members / players) and where ancillary facilities also need to be provided at significant cost. Careful consideration must be given to not create single pitch sites where no existing club is prepared to play or run and maintain the site as a satellite location. It should not be automatically assumed that a new club will simply emerge from demand and it is important to note that demand arising from the new population will occur incrementally as the development is delivered and occupied and that without sports infrastructure and “people capacity” in place at an early stage, demand will simply gravitate towards an existing club or clubs. This can often be the result of new residents moving to new developments who already live within the same housing market area – it cannot be automatically assumed that all new residents are new to the area and these people will already have associations with existing sports clubs (and will be likely to retain them if travel time does not introduce an impediment such that it will stop them playing at their “home” club).
55. Operation of a satellite site for an existing club must be carefully thought through if this is considered to be a workable potential solution. For critical mass within age groups, it would be likely that a club would favour moving several age groups, for example, to a new satellite pitch. The implication can be that more existing players then have to travel further to the new satellite location than the alternative of players arising from demand at a new development travelling to an existing club home ground. Support of NGBs is critical to realise effective and efficient creation of new clubs and / or the introduction of satellite sites for existing clubs.
56. Pooling or securing contributions from multiple sites can often be a more workable and appropriate solution where funds can be used to strengthen and improve capacity at existing club sites or can be channelled into strategic sports hub sites within a major development site to replace existing club sites

where improvements and expansion of capacity could prove challenging in the longer-term.

Oxford Brookes (Wheatley Campus, in Holton) (c.500 dwellings, approx. 1,200 population) – North Sub-area

57. We are advised that there is very limited scope to influence provision for sport on the site through the PPS, with provision already secured (during the time when this assessment has been undertaken) through the planning process. However, we have taken the opportunity to understand whether the site could host some provision for football, given local demand. The calculator suggests that of the demand projected for the sub-area as a whole, the Wheatley (Holton) site will generate demand for around 0.26 x 11v11 football pitches, 1.06 x youth football pitches (most likely 9v9 pitches) and 0.55 x mini soccer (7v7 or 5v5 pitches). While the site has proposed a bowls green and cricket ground in the outline planning consent, should there be an opportunity after development, provision for some football demand suggested by the calculator could be made in the cricket outfield if pitches can be marked out in the cricket outfield by the local authority or clubs. S106 contributions have been secured for provision of an AGP pitch in the vicinity of the new development from the Wheatley campus development, which we suggest is used to provide a new full-size sports-lit 3G pitch to serve demand in this part of the sub-area.

Land North of Bayswater Brook (c.1,450 dwellings, approx. 3,480 population) – North Sub-area

58. We are advised, at the time of writing this assessment report, that there remains an opportunity to influence provision for pitch sports resulting from the demand likely to be generated at the site, and with particular reference to the off-site contributions which could be sought as a result of the scale of development. The playing pitch calculator suggests that, of the demand projected for the sub-area as a whole, the North of Bayswater Brook development will generate demand for 0.75 x 11v11 adult football pitch, 3.07 x youth football pitches (most likely 9v9 pitches) and 1.6 mini football pitches (7v7 or 5v5 pitches). Demand will also generate a need for 0.29 x full-size sports-lit 3G pitch. Given that likely provision will be made through off-site contributions, these pitches would require a combined capital contribution of £742,894¹⁰ and a capital cost of £1,090,850¹¹ to contribute towards changing room provision. The calculator suggests an annual lifecycle (per annum) cost for the pitches of £82,602. These figures are based on use of the playing pitch calculator in October 2023 and figures should be reconsidered on a quarterly basis (or at appropriate times when financial data is updated by Sport England in the calculator) to ensure that they remain up-to-date. Use of the contributions to accommodate demand arising from the development should be discussed with Oxford City Council, Sport England and the FA to help determine the most appropriate use of the monies to enhance provision on existing sites or contribute to additional new pitches, given the location of the site close to the city. However, options within the South Oxfordshire boundary include consideration of at least a proportion of the contributions for use in the Horspath and Holton / Wheatley areas to improve existing pitches / facilities or

¹⁰ comprising £328,094 for 3G, 51,319 for mini pitches, £279,573 for youth and £83,908 for adult pitches.

¹¹ comprising £115,214 for changing provision for a 3G, £301,670 for adult football changing facilities and £673,966 for youth football changing facilities (£0 for mini).

contribute towards new provision, if and where relevant, in line with the recommendations for the sub-area in this report.

Berinsfield (c.1,700 dwellings) (c.4,080 population) – West Sub-area

59. The calculator suggests that of the demand projected for the sub-area as a whole, the allocation will generate demand for around 0.89 x 11v11 football pitches (rounded to 1 x 11v11 pitch), 1.93 x youth football pitches (rounded to 2 x 9v9 pitches) and 1.55 x mini soccer (perhaps equating to 1 x 7v7 and 1 x 5v5 pitches). Provision should be made independent of a school site, if a new school is proposed as part of the development, unless maintenance, quality and access can all be sustained in the long-term and security of use and tenure / lease can be guaranteed in perpetuity. Options to accommodate demand arising from the development include:

- i) providing the pitches at a new local hub site for football in Berinsfield on the new development, but close to the existing home ground at Lay Avenue, with the existing play and 5 pitches moving from the current home ground, replacing the existing number of pitches on the new site and also adding provision to cater for the new population; or,
- ii) recognise that the club already has some headroom capacity on the current pitches it uses and so replacement of the same number of pitches on the new site for existing demand and to a better quality could be too much playing pitch provision for football when added to the calculator's estimate of demand from the new development, and allowing some of the contributions from the Berinsfield development to be put into (added to) provision on another site or existing club site to enable enhancements to take place; or,
- iii) combining pitch demand with that from the Culham development (see below) and providing a single football hub site with associated changing facilities on this or the Culham development site. Comments above with regard to viability, liability and fitting demand with supply still apply.

60. 3G demand from the development amounts to 0.24 of 1 x full-size sports-lit 3G pitch, clearly not enough to justify a new pitch from the development alone. Berinsfield also already has a small newly surfaced 3G pitch and so some training demand could be accommodated on this pitch, located adjacent to the Abbey Sports Centre. Alternatively, the contribution from the development towards a 3G could be used to double the size of the existing 3G pitch, or, the contributions from the development for 3G provision could be put alongside that from the Culham development to provide a 3G pitch on that development site.

Culham Science Centre (c.3,500 dwellings, approx. 8,400 population) – West Sub-area

61. The calculator suggests that of the demand projected for the sub-area as a whole, the allocation will generate demand for around 1.85 x 11v11 football pitches (rounded to 2), 4.2 x youth football pitches (rounded to 4 x 9v9 pitches) and 3.34 x mini soccer (perhaps 2 x 7v7 and 2 x 5v5 pitches, with number and size of mini pitches depending on likely club demand locally, but with 2 of each pitch size providing flexibility). Provision should be made independent of a school site, if a new school is proposed as part of the development, unless maintenance, quality and access can all be sustained in the long-term and security of use and tenure / lease can be guaranteed in perpetuity. Options to accommodate demand arising from the development include:

- i) providing the pitches at a new local hub site for football in on the new development, should a new club or existing club be identified to utilise the site as its home ground; or,
- ii) combining pitch demand with that from the Berinsfield development in whole or in part (see above) and providing a new football hub site with associated changing facilities on this or the Berinsfield development site. Comments above with regard to viability, liability and fitting demand with supply still apply.

62. 3G demand from the development amounts to 0.49 of 1 x full-size sports-lit 3G pitch, clearly not enough to justify a new full-size pitch from the development alone. While a half-size 3G could be provided, economies of scale would suggest that pulling-in the contribution from the Berinsfield development to help fund a full-size pitch at Culham could be prudent, particularly if a greater amount of land is available on this development than at Berinsfield.

Grenoble Road (c.3,000 dwellings, approx. 7,200 population) – West Sub-area

63. The calculator suggests that of the demand projected for the sub-area as a whole, the allocation will generate demand for around 1.59 x 11v11 football pitches (rounded to 2), 3.6 x youth football pitches (rounded to 4 x 9v9 pitches) and 2.87 x mini soccer (perhaps provision of 2 x 7v7 and 1 x 5v5 pitches). Provision should be made independent of a school site, if a new school is proposed as part of the development, unless maintenance, quality and access can all be sustained in the long-term and security of use and tenure / lease can be guaranteed in perpetuity. Options to accommodate demand arising from the development include:

- i) providing the pitches at a new local hub site for football in on the new development, should a new club or existing club be identified to utilise the site as its home ground; or,
- ii) invest some of the contributions gained for pitches from the site into improvements at an existing club site to enhance provision; or,
- iii) combining pitch demand with that from the Northfield development in whole or in part (see below) and providing a new football hub site with associated changing facilities on this or the Northfield development site. Comments above with regard to viability, liability and fitting demand with supply still apply.

64. 3G demand from the development amounts to 0.42 of 1 x full-size sports-lit 3G pitch, clearly not enough to justify a new full-size pitch from the development alone. While a half-size 3G could be provided, economies of scale would suggest that pulling-in the contribution from this and the development at Northfield to provide a full-size pitch on the Grenoble Road site might be the most cost efficient and prudent, particularly if a greater amount of land is available on this development than at Northfield.

Northfield (c.1,800 dwellings, approx. 4,320 population) – West Sub-area

65. The calculator suggests that of the demand projected for the sub-area as a whole, the allocation will generate demand for around 1.03 x 11v11 football pitches (rounded to 1), 2.25 x youth football pitches (rounded to 3 x 9v9 pitches) and 1.8 x mini soccer (providing perhaps 1 each of a 7v7 and 5v5 pitches). Provision should be made independent of a school site, if a new school is proposed as part of the development, unless maintenance, quality

and access can all be sustained in the long-term and security of use and tenure / lease can be guaranteed in perpetuity. Options to accommodate demand arising from the development include:

- i) providing the pitches at a new local hub site for football in on the new development, should a new club or existing club be identified to utilise the site as its home ground; or,
- ii) invest some of the contributions gained for pitches from the site into improvements at an existing club site to enhance provision; or,
- iii) combining pitch demand with that from the Grenoble Road development in whole or in part (see above) and providing a new football hub site with associated changing facilities on this or the Grenoble Road development site. Comments above with regard to viability, liability and fitting demand with supply still apply.

66. 3G demand from the development amounts to 0.25 of 1 x full-size sports-lit 3G pitch, clearly not enough to justify a new full-size pitch from the development alone. While a small (perhaps 5v5) 3G could be provided, economies of scale would suggest that pulling-in the contribution from this and the development at Grenoble Road to provide a full-size pitch on the Grenoble Road site might be the most cost efficient and prudent, particularly if a greater amount of land is available on the Grenoble Road site than this development at Northfield.

Chalgrove Airfield¹² (c.3,000 dwellings, approx. 7,200 population) – West Sub-area

67. The calculator suggests that of the demand projected for the sub-area as a whole, the allocation will generate demand for around 1.59 x 11v11 football pitches (rounded to 2), 3.57 x youth football pitches (rounded to 4 x 9v9 pitches) and 2.88 x mini soccer (providing a combination of 3 x 7v7 and 5v5 pitches). Provision should be made independent of a school site, if a new school is proposed as part of the development, unless maintenance, quality and access can all be sustained in the long-term and security of use and tenure / lease can be guaranteed in perpetuity. Options to accommodate demand arising from the development include:

- i) providing the pitches at a new local hub site for football in on the new development, should a new club or existing club be identified to utilise the site as its home ground; or,
- ii) invest some or all the contributions gained for pitches from the site into improvements at an existing club site to enhance provision.

67. 3G demand from the development amounts to 0.42 of 1 x full-size sports-lit 3G pitch, not enough to justify a new full-size pitch from the development alone. However, a half size (perhaps 7v7) 3G could be provided, or contributions pooled into another site where a 3G pitch will be provided.

¹² The adopted South Oxfordshire Local Plan 2035 allocates Land at Chalgrove Airfield for 3,000 homes. As of January 2024, there is no live planning application for this site. The emerging Joint Local Plan proposes to de-allocate this site for residential development. However, for the purposes of this strategy we have assessed the need generated by this allocation as it currently forms part of the development plan, and may be needed if the council receives a planning application on this site prior to the adoption of the Joint Local Plan. If the Joint Local Plan is adopted on the basis of removing the allocation, and no planning permission is in place, then the requirements for Chalgrove Airfield will not be implemented.

Summarising Provision for Grass and 3G Pitches

68. The table below summarises provision now and in the future, based on the standard scenario above in the main body of the report.

Standard Scenario – continuing balance between 3G and Grass Pitch

Supply to accommodate training for all clubs on a 3G surface

69. Applying the results of the grass pitches assessment alongside that for 3G pitches, the strategy for football, in broad terms, could be as follows.

70. The PPS cannot be a blueprint for change for all provision in the future. It should not, and will not, “straight-jacket” the ability to respond to demand by identifying sites for new pitches where there is not certainty that demand will arise in that specific location, or that providers, operators and owners will support provision in a location that they own or run. Flexibility is therefore key. The PPS will be as specific as it can be where there is certainty about the demand likely to emerge and locations or areas where it will occur “on the ground”. In cases where the assessment cannot be specific about potential sites where new pitches can be located, broad areas of search have been indicated. It will be the role of both Stage E of the process (i.e. delivery), administered and managed by the Steering Group, and NGB or other partners’ funding strategies, plans and programmes, to be more specific about the locations which will be most suitable to respond to demand in these circumstances.

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
East									
Chinnor		Station Road Playing Fields (Chinnor) 1 (1 x 11v11 pitch) (to “good”)							
Thame		Thame Football (Meadow View Park) 1 (1 x 11v11 pitch)							
		Thame Football (Meadow View Park) 5 (1 x 9v9 pitch)							
Watlington		Watlington Sports Ground 3 (1 x 11v11 youth pitch) (to “good”)							
Thame / Watlington / Chinnor				3	5				1.5 additional full-size sports-lit 3G pitches, locations to be determined. Thame seems the clear 1 st choice for a full-size 3G, subject to where most demand arising during the middle part of the strategy period although the town

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
									does already have some 3G provision. Thame could be a good option to provide some capacity for football, particularly if considered alongside the needs at Chinnor RFC (based in Thame) outlined in the Rugby assessment.
North									
Eastern edge of Oxford		Grovelands Sports Ground 4 (1 x 9v9 pitch) (to “good”)							
South-east edge of Oxford		Garsington Sports Club 1 (1 x 11v11 pitch) (to “good”)							
Wheatley (and Holton)		Wheatley FC (Holton Playing Fields) (to “good”)			1	2	2		
Wheatley / Holton / Edge of Oxford				1	3				1.5 additional, location to be determined, subject to demand. The 1 in location to be determined and include contribution from Brookes (Wheatley) (in Holton) development. Possibly on

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
									Wheatley Playing Fields as part mitigation for loss on Brookes site. s106 contributions have been secured for provision of a 3G pitch from the Wheatley campus development. Additional 0.5 of capacity possibly provided in conjunction with the need to provide for demand for rugby (see rugby report). Provision could increase to 2 x full-size 3G sports-lit pitches if any additional exported demand from Oxford City is identified during strategy period.
South									
Goring		Sheepcot Recreation Ground (3 x 11v11, 2 x 7v7, 3 x 5v5 pitches) (to “good”)						Sheepcot Recreation Ground 1 x 7v7 3G sport-lit pitch	
		Gardiner Recreation							

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
		Ground, Goring (to “good”)							
Henley		Henley YMCA 1 (1 x 11v11 pitch), if not lost to or replaced as a result of development							
		Jubilee Park, Henley 2 (1 x 11v11 youth pitch) (to “good”)							
			Land at Highlands Farm, Henley, 2 x grass 9v9						
							Jubilee Park, Henley, 1 x full-size sports-lit 3G		
Sonning Common		Bishopswood Sports Ground (Rotherfield Utd) (improve all grass pitches in use for	Sonning Common Memorial Park, 1 x grass 9v9				Bishopswood Sports Ground (Rotherfield Utd), 1 x full size sports-lit		

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
		the long-term to “good” quality)						(if funding for the pitch and satisfactory mitigation for loss of an existing grass pitch is secured)	
West									
Didcot		Boundary Park 4 (1 x 11v11 youth pitch) (to “good”, if possible)							
		Edmonds Park 1 (Didcot) (1 x 11v11 pitch) (to “good”)							
		Edmonds Park 2 (Didcot) (1 x 11v11 pitch) (to “good”)							
		Npower Loop Meadow Stadium 2 (training pitch) (1 x 11v11 pitch) (to “good”)							

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
		Loyd Recreation Park (to “good”)							
		The Triangle 1 (St Birinus School) (1 x 11v11 pitch)							
		The Triangle 2 (St Birinus School) (1 x 11v11 pitch)							
		The Triangle 4 (St Birinus School) (1 x 9v9 pitch)							
			Didcot North-east, 3 x 11, 5 x 7v7						
									1 additional 3G sports-lit full-size, possibly at Boundary Park, to also accommodate some rugby training. To be considered alongside other provision in Didcot at Valley Park (see Vale of White Horse football assessment report, 1 x full-size sports-lit 3G at Common Park site). 1 other additional full-size sports-lit 3G to be provided

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
									subject to demand emerging on the ground, perhaps mid-strategy period. Possibly in a location such as The Height, Milton United (see Vale of White Horse report).
Wallingford		Bullcroft Park 1 (Wallingford) (1 x 11v11, 3 x 9v9 pitches) (to “good”)							
		Wallingford Sports Park 1 (1 x 11v11 pitch) (to “good”)							
		Wallingford Sports Park 2 (1 x 11v11 pitch) (to “good”)							
			Land West of Wallingford (north of / adjacent to Sports Park), 2 x grass 7v7						

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
									1 additional which could be provided at Wallingford Sports Park (would also be useful to be able to host some rugby training and would free-up capacity on the sand AGP for hockey)
Cholsey		Cholsey Bluebirds FC (Cholsey Recreation Ground) (to “good”)							
Chalgrove		Chalgrove Recreation Ground (all pitches to “good”)							
Long Wittenham		Bodkins Sports Field (1 x 11v11 pitch)							
Culham		Europa School UK 3 (1 x 11v11 pitch)							
		Europa School UK 4 (1 x 9v9 pitch)							

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
		Europa School UK 5 (1 x 7v7 pitch)							
	Culham Science Centre, 2 x 11v11, 4 x 9v9, 2 x 7v7, 2 x 5v5 (Option to respond to 3G demand from development, use contribution from development of 0.49 x 3G pitch and top-up to deliver 1 x sports-lit 3G pitch at Culham)								
Berinsfield								Abbey Sports Centre, Berinsfield, 1 x 3G 5v5 (quality improvement, replacement of sand surface, 2023)	

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
	Berinsfield, 1 x 11v11, 2 x 9v9, 1 7v7, 1 x 5v5 (Option to respond to 3G demand from development, extend existing 3G to half size 3G or full size, possibly utilising contributions from Chalgrove Airfield site if it is delivered)								
Chalgrove	Chalgrove Airfield, 2 x 11v11, 4 x 9v9, 3 x 7v7 / 5v5 pitches. (Option to respond to 3G demand from development, utilise contributions towards extension of existing small 3G pitch at Berinsfield.)								
Edge of Oxford	Grenoble Road, 2 x 11v11, 4 x 9v9, 2 x 7v7, 1 x 5v5								

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
	(Option to respond to 3G demand from development, add 0.25 x 3G full-size pitch of demand arising from Northfield development to 0.42 x 3G demand from Grenoble Road and top-up to 1 x full-size 3G sports-lit pitch to be provided on this site)								
	Northfield, 1 x 11v11, 3 x 9v9, 1 x 7v7, 1 x 5v5 (Option to respond to 3G demand from development, add 0.25 x 3G full-size pitch to provision to be made on Grenoble Road development)								

Settlement (at or near to)	Strategic allocation	Improve following grass pitch quality to “standard” (or “good” where stated)	Grass pipeline pitches	Additional grass pitches needed (new) outside of strategic allocations (locations / sites to be determined)				Other 3G pitches not referenced in strategic allocation (full – size, sports-it)	
				11v11	9v9	7v7	5v5	Pipeline*	Additional
Edge of Oxford / Wallingford / Didcot									1 x additional sports-lit full-size 3G to serve West sub-area, depending on where demand emerging more quickly mid-strategy period. This may result in 2 x 0.5 3G pitches being provided in two locations, rather than a single full-size pitch in one location.

Notes: * Should any of these pipeline commitments not come forward, this will result in the capacity they provide needing to be provided in addition to the capacity recommended in this assessment.

71. This scenario depends on as many “unsecure” community use pitches being brought into secure use or securing a long-term lease or period of tenure by clubs on existing pitches used as home grounds. It also assumes that the “poor” quality pitches listed are improved to at least “standard” quality.
72. The delivery phase (stage E) should plan, deliver, monitor and manage the balance between supply and demand and ensure a good understanding of the migration of teams from using grass pitches to 3G for both training and matches.
73. As certainty of the above measures cannot be guaranteed, it is important that mothballed, lapsed and closed sites should be protected should demand for additional grass pitches increase and require them to be brought back into use, which could be particularly relevant towards the latter end of the strategy period. If such pitches are unavoidably lost, replacement should be made in line with Sport England’s Playing Fields Policy¹³ to mitigate loss.
74. Levels of actual and short-term demand will need to be closely monitored to understand how real demand increases during the lifetime of the strategy, particularly after the initial 5 years of the strategy period. As projections of demand and need are based on assumptions around increasing growth and participation, which may or may not come to fruition, additional provision after the first few years of the strategy period should be responsive to demonstrable levels of demand. The movement of demand away from sand-based surfaces to any new full size 3G provision should also be monitored (with regard to potential impact on other sports such as hockey – with use by other sports often being important to maintain viability of full-size sand-based pitches in the long term)¹⁴. Importantly, the transition of demand to 3G pitches, both for training and for match play, must be well managed. The impact (or not) of transfer of pitches from being unsecure to secure community use should also be monitored to understand any resultant needs to provide additional grass pitches alongside 3G delivery.

Scenario A - No education sites in supply

75. Removing education sites currently used by clubs results in the following headlines. In each case, both available supply and the demand they cater for would need to be replaced within reasonably close proximity to the site. The

¹³ See https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

¹⁴ Experience of discussing issues with clubs suggests that the cost of hiring an AGP can dissuade teams, particularly within the younger age groups, from booking AGP time. This can be a bigger issue in the winter months when charges for sports-lighting can be in addition to the cost of hiring the pitch. However, while cost can be an understandable concern for some clubs, it should be noted that AGPs can be expensive to build, run and maintain properly and so a balance has to be struck between providing good quality surfaces and the need to charge appropriately. Notwithstanding this issues, the Football Association and Football Foundation understand the position and look to understand the position between viability of new 3G pitches and the likelihood of teams within its catchment using and affording hire costs.

large number of AGPs in the district which are on education or education controlled sites suggests a priority to gain secure community use agreements for sports use on the sites.

- Europa School UK (West sub-area) hosts a significant amount of demand on four of its pitches amounting to 3.5 match equivalents on the youth 11v11, 4 on the 9v9, 4.5 on the 7v7 and 3.5 on its 5v5, although some of this is the school's demand. Teams would be displaced if use was lost.
- The Triangle, Didcot (St Birinus School pitches) in the West sub-area sees a significant level of demand from teams in Didcot amounting to 8.25 match equivalents across the two 11v11 pitches (currently overplayed) and 6.25 on the 9v9 pitch (although some of this demand will be from the school). There is already significant pressure on pitches in the town and loss of these important pitches would see teams displaced and possibly having to find other pitches well outside of the town.
- The only AGP in education control where some community use has been identified are Nettlebed Community School (East sub-area) with a small sand AGP with only a little use for football locally (4 hours use on a 5v5 pitch).

Scenario B - Supply lost in areas of high deprivation

76. The grass football pitches and small recently resurfaced 3G pitch in Berinsfield at Lay Avenue and Abbey Sports Centre are located in an area of high deprivation. It seems unlikely that they would be at risk from loss due to impact of being in a deprived area with the significant amount of planning obligation funds likely to be available to sport in the area as a result of the strategic garden village allocation.

Scenario C – No additional 3G pitches

77. Beyond the additional 3G pitches currently in the pipeline likely to be delivered, around 10 additional full-size 3G pitches with sports lighting are projected as necessary to accommodate existing unmet demand and future demand to 2041. These pitches could host, based on the FA / FF 1 pitch to 38 teams ratio, 380 teams' training, which would otherwise require provision on good quality grass pitches with sports lighting and / or indoor provision in sports halls. To give an indication of the scale of replacement grass pitch provision needed to absorb demand from a single full-size sports-lit 3G pitch (for both training and matches), capacity equivalent to around 8-10 full size grass pitches would be needed (5-6 of which would need to be sports-lit and fenced to protect quality and ensure that bookings can be honoured, with consequent costs and impact of powering more lighting and potential impact on dark skies). Should existing and pipeline full-size sports-lit 3G pitches also be lost to supply, this would represent another significant number of additional grass pitches needed to support the game.

Commentary on Provision of a Hybrid Pitch

78. Hybrid pitches (which feature elements of both natural turf grass and artificial grass) provide a harder wearing surface than can be achieved through a 100% grass pitch, but do not require as much capital cost to install as a 3G. They are becoming a favoured surface for some players and clubs, where play on a

good quality grass surface is preferred to playing on a full 3G surface. However, they may still represent a concern, environmentally as the pitch has an element of plastic integrated into it, the “carpet” being artificial and grass growing through it, although some hybrid pitches comprise mainly grass with a plastic / fibre weave through it.

79. Sport England has been testing hybrid pitch pilots across the country to understand issues such as carrying capacity, management and maintenance regimes and associated costs to install and maintain the surface. Hybrid surfaces would introduce a greater carrying capacity than the existing grass pitch although there are currently no figures to confidently quantify match equivalents. From recent Sport England monitoring of the pilot hybrid pitch sites and facilities costs, the following information is helpful, suggesting that capital cost is less than installing a 3G (which runs at around £1m, while maintenance is more than for a grass pitch:

- Capital cost for installation of full-size (106m x 70m) hybrid pitch – c.£350,000-£450,000
- Maintenance and restoration per annum – c.£16,000

At the current time, the Football Association does not consider hybrid pitches as a viable option for community use, although this position may change during the strategy period.

Decarbonisation, Sustainable Travel and Climate Change

76. When considering the decarbonisation, sustainable travel and climate change agendas, there are several ways that the sport can help to minimise impact and contribute positively towards mitigating and adapting to the changing climate.

77. For example, clubs in control of their ground and providers / owners of grounds and facilities, measures such as solar pv and heat pumps can help to secure a local supply of energy and contribute towards lowering energy costs, as can retrofitting insulation to buildings¹⁵.

78. Considering cycling and walking catchments, there is a football pitch within a reasonable walking and cycling distance to grounds in most areas of the district. The assessment of grounds used by clubs suggested that many club sites have secure cycle parking, although most with a limited number of cycle stands, and additional infrastructure could be offered to clubs to help encourage modal shift from cars. There were no cycle stands recorded at 18 club home grounds.

79. However, this type of infrastructure provision can only be part of the answer. Sports facility, pitch and ground providers, nor NGBs or the local authority alone cannot be expected to provide all solutions to deliver this type of change “on the ground”. Cultural shift is also required across sport with many players using cars to get to matches and training, and a continuing challenge is likely to be that there are not and cannot be a sufficient number of facilities, grounds

¹⁵ Advice is available for clubs, for example, <https://susfootball.com/net-zero-football-club/>

and pitches provided in all locations to enable a 20 minute cycle or walk to them – it seems unlikely to be viable to provide that number for each sport. Cultural shift will be difficult to embed in many sports, also because many players will simply not have the time in their day to factor in a longer journey time to play and many will not be prepared to cycle or walk significant distances to play matches or train after playing their sport for anywhere between one and several hours (and particularly if the weather is poor and they play outside). This is not to say that this is a challenge not worth addressing, but the Playing Pitch Strategy cannot provide full answers and proposals to resolve such issues, particularly as they go beyond the remit of the strategy and will require cross-discipline, cross-department and cross-sector working within and with organisations and other stakeholders outside of sport and planning.

80. There are some environmental concerns about the use of artificial pitch surfaces for sport. This is a greater concern perhaps for football and hockey than for cricket, while rugby will use WR22 compliant 3G pitches for training and matches where demand suggests a need and play cannot be accommodated at club ground grass pitches. Concerns seem to focus around use of a synthetic pitch which is predominantly plastic, and for 3G pitches used by football and rugby, the use of rubber crumb to manage the movement of the ball and consequential loss of rubber particles off-site and into the environment and watercourses. Guidance already exists, however, about the use of infill materials on AGPs¹⁶ and design and operational arrangements can be implemented which help in managing and mitigating elements of environmental concerns. For example, the Football Foundation has highlighted that independent studies¹⁷ have shown that through good field design, operation and maintenance, infill migration from an artificial grass pitch can be reduced by up to 98% from typical worst-case situations.
81. At the current time, competitive play of hockey on grass is not supported by England Hockey. Therefore, no other scenarios for hockey play with use of AGPs removed from future supply have been developed. If no sand or Gen2 surfaces are permitted in the future, either new additional or replacement surfaces, or an alternative surface other than grass does not come forward, at the current time, this will mean an end to club-based competitive hockey.
82. When considering benefits and perceived disbenefits of the use of AGPs, the following presents a summary.
83. Benefits / arguments for provision:
- Health and wellbeing – greater access to an all-weather surface for a greater number of users.
 - “Outdoor classrooms” for schools.
 - Matches can still be played during very wet winters when grass pitches are flooded.
 - Rubber crumb on 3G pitches is typically made from recycled material (e.g. vehicle tyres) and the surface (carpet) is recyclable at the end of its life.
 - There are other infills for use on 3G pitches, for example cork olive pips.

¹⁶ See <https://sapca.org.uk/guide/codes-of-practice/>

¹⁷ See <https://www.estc.info/wp-content/uploads/2020/09/Ecoloop-Report-Effectiveness-RMMs.pdf>

- Design features on 3G pitches - as identified in the FA Guide to 3G Football Turf Pitches - significantly reduces infill loss.
- Economies of scale¹⁸ – while there is a significant cost to building an AGP, for football, for example, a single full-size sports-lit 3G pitch can provide capacity equivalent to around 8-10 full size grass good quality pitches (5-6 of which would need to be sports-lit and fenced to protect quality and ensure that bookings can be honoured, with consequent costs and impact of powering more lighting and potential impact on dark skies). Good quality grass pitches would require proper management and maintenance to ensure that they remain good quality and able to accommodate the wear. If the pitches are only provided to “standard” quality, additional grass pitches would be necessary, with perhaps 15 pitches equating to the provision available from a single full-size 3G pitch. For rugby, a WR22 compliant 3G sports-lit pitch provides capacity equivalent to around 6 grass pitches.
- Hockey can be played on a high-quality reliable, all-weather surface, minimising risk of injury. Competitive hockey cannot be played on a grass pitch, at the current time.
- Other sports, for example, rugby and lacrosse are played on AGPs.
- The potential impact of rubber crumb being lost and finding its way into watercourses, compared to erosion of micro-plastics and rubber from footwear, car and bike tyres, etc seems likely to be significantly small. There are measures which can be put in place through a scheme’s design and location to minimise loss. However, it is also the responsibility of users to ensure that they make use of some measures to reduce loss from the site.
- A “ban” on all artificial “carpets” for sport would also have an impact on non-turf wickets for cricket and could also impact some indoor sports such as indoor bowls, if the principle is adopted equitably.
- Full-size AGPs can serve a wide catchment of population. While travel to AGPs is typically by private car by most users (unless they live within a comfortable walking or cycling distance) it is the responsibility of others, not just sports clubs or pitch providers, to help ensure modal shift to lower carbon forms of travel. This will be a practical challenge to many sports players given time constraints, the need to take kit and equipment with them and desire to avoid poor weather (a disincentive to cycle). Improved travel solutions (both in terms of lower carbon and frequency of public transport) is necessary to change behaviour.

84. Disbenefits / arguments made against provision

- Environmental impact at the end of the life of the carpet (surface).
- Environmental impact (in the case of 3G pitches) of infill loss.
- Building an AGP usually takes place on a grass pitch or greenfield site (although mitigation of loss of a playing field is usually required).

¹⁸ At the current time, a new full-size sports-lit AGP costs around £1m to develop. A single full-size 11v11 grass pitch, without sports-lighting, costs around £200k. Equivalent capacity on grass pitches is likely to therefore be around double the cost of a single AGP. Maintenance of this number of grass pitches and cost of lighting is also likely to be significantly more per annum than for an AGP if the grass pitches are to be maintained to a level which can cope with likely use. Costs estimates do not include the cost of land, likely to be higher for grass equivalent pitches due to the footprint / area required.

- AGPs tend to provide “strategic” provision due to the amount of use they can accommodate, their cost and catchment of users they need to be viable in the long-term. AGPs cannot usually be provided in a greater number of locations, meaning that travel to them, typically by private car, can be inevitable. Therefore, even if at much higher capital and maintenance cost, a greater number of high quality grass pitches in more locations will encourage users to cycle and walk to play sport and reduce the need to travel.

85. Work is ongoing (for example, by the AGP provider industry, Sport England and NGBs) to identify alternative materials to replace rubber crumb use on 3G pitches, for example, using cork. Other studies are underway looking at the impact of rubber crumb and measures to mitigate its impact. It should be noted that, at time of writing, there are no such alternatives available which meet FIFA Quality requirements, and as such, they cannot yet provide a solution to support affiliated football requirements/matchplay aligned to the demand identified within this strategy.

86. Clearly, for the environment, sport and health to benefit, and for solutions to be financially viable, a balance needs to be struck, as is the case throughout the planning system between provision of AGPs and resolution of adverse impact and satisfactory mitigation of these. For example, the Government has been looking at carbon assessments for developments to be brought in (which seem likely to be introduced anyway by many local authorities) and impact assessments for travel / transport and the environment already exist. Net gain for development has been introduced through the Environment Act and many Local Plans already introduced such requirements through policy. There is no reason why proposals for AGPs should not be required to demonstrate that they pass such tests. Authorities can already seek conditions on permissions including the design of schemes including multiple measures to prevent loss of rubber crumb from 3G pitches and end of surface life recycling for all AGPs. There is clearly a role for the planning system (and planning policies in particular in Local Plans) to ensure that such tests and requirements for mitigations are introduced to ensure that communities and people’s physical and mental health can still benefit from AGPs without compromising or having a net additional adverse impact on the environment. Much will need also to be done, outside of sport and the planning system, particularly if there is a future without artificial pitches, to help make the shift required to achieve net zero and to prevent, mitigate and adapt to climate change, while also providing fully for sport and health.

Key Issues Snapshot

87. The assessment data and discussion with members of the steering group suggest the following key issues are most prominent at the time of writing. Priorities and main concerns can be summarised as:

- The under-supply of 3G pitches in the District.
- Supply / demand balance figures mask some of the overplay and lack of space required for training and matches experienced by clubs and reported by both the FAs and clubs themselves.

- 3G pitch capacity will be key to enabling teams to grow, particularly in housing growth areas (main towns). Loss of support for 3Gs (and possibly other AGP types) would represent a significant blow to supporting football in the District. While lack of future provision can be replaced by good quality sports-lit pitches, between 6 and 10 would be required, a challenge in a district with high land costs and likely revenue challenges moving forward – would such a way forward be viable?
- Strategic allocation sites present a significant opportunity to provide additional capacity for football, both in terms of grass pitches and 3G pitches. Opportunity for provision of new additional pitches should be taken for additional provision where their location fits with the ability to start a new club or for an existing club to use new pitches as their home ground or additional home ground. It is important to be aware that additional playing pitches provided on housing allocation sites, or elsewhere, are also likely to require ancillary facilities.
- Quality and accessibility of provision of both existing and future provision of pitches and facilities must recognise the needs of girls and women, given continued likely growth in the game.

Strategy Recommendations

88. The above assessment conclusions suggest that the approach to the PPS strategy in South Oxfordshire for football should be as follows.

PROTECT

District-wide

- F1) Protect the existing supply of grass pitches and AGPs identified in the assessment and their capacity (for existing known, projected and potential additional currently unidentified future demand) unless the strategy proposes their replacement or alternative re-use for sport, leisure and recreation or unless replacement equivalent capacity can be provided elsewhere to an equal or better standard (i.e. “net improvements”) reflecting the demand and type of use required “on the ground” by clubs. The PROVIDE section sets out criteria which responds to proposals where the loss of a pitch is unavoidable. Any proposals which suggest potential loss of a playing pitch or wider playing field to supply should respond appropriately to Sport England’s Playing Fields Policy¹⁹. It must not be assumed that the intensification of provision on an existing playing pitch or playing field site equates to satisfactory mitigation for loss of a grass pitch.
- F2) Where pitches are lost to formal pitch use, where appropriate, seek to ensure that there is significant policy protection through the Local Plan or Neighbourhood Plans or legal means to prevent their loss as open or green space.
- F3) Maintain the quality of existing pitches to at least current standards where they have a quality rating of “standard” or “good”.

¹⁹ See https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

- F4) The identified notional spare grass pitch capacity at pitches already used for matches should be retained during the strategy period to allow for “capacity headroom” and flexibility of provision to help accommodate growth to the end of the strategy period.
- F5) “Mothballed”, closed or lapsed pitches previously used for football and pitches rested or reserved on multi-pitch sites should be retained as green / open space to protect potential future long-term demand and capacity for football or other sports should demand suggest a need. It should be noted that reinstatement of pitches could require investment to ensure that they are available to a “good” standard of quality. Re-opening pitches could also have implications for ancillary facilities and the suitability or age-group of teams using the pitches. If such pitches are unavoidably lost, replacement should be made in line with Sport England’s Playing Fields Policy²⁰ to mitigate loss.
- F6) The supply / capacity provided by existing grass pitches within a 20-minute drive-time catchment of a new 3G pitch should not be considered for loss from formal use / supply until their capacity is replaced and utilised by operational secure community use 3G capacity and they are deemed surplus over and above the identified “capacity headroom”. No team should be left without its usual home grass pitch just because a 3G has been provided and transition from grass to 3G use must be well-managed.
- F7) Ensure that all existing and new pitches that are on the FA register are re-tested every three years to sustain certification.
- F8) Seek agreement between hockey (EH) and football (FA), and with providers and clubs, about which sport should have sole or priority use of sand based full size AGPs as new 3G pitches proposed are introduced.
- F9) Proposals for development which have an implication for the use of an existing pitch (such as change of land use) should take into account the recommendations of this strategy and policies of relevance in adopted Development Plans relevant to the site / pitch (i.e. Adopted Local Plans, other Development Plan Documents and Made Neighbourhood Plans).

Sub-Area Specific

North

- F10) Protection of grass pitch supply is particularly important for club pitches. In this sub-area, this means protecting from loss all pitches (and the entirety of the club home ground and facilities).
- F11) Protect the 3G pitch at Horspath from loss, even though there is little football use on the pitch (predominantly rugby), on the basis that plays an important role in keeping rugby demand away from football 3G pitches now and in the future.

South

- F12) Protection of grass pitch supply is particularly important for club pitches. In this sub-area, this means protecting from loss all pitches (and the entirety of the club home ground and facilities).

²⁰ See https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

- F13) Protect the 3G surfaces at Henley YMCA and Henley RFC with both currently providing the only 3G supply in the town.
- F14) Protect the sand-based surface at Jubilee Park, Henley from loss, on the basis that it currently plays an important role in supporting demand from clubs for training and additional demand from informal, casual and small-sided league play, despite predominant use for hockey. The pitch may continue to play an important role moving forward, subject to the ability to deliver additional and pipeline 3G pitches, for example a 3G at Jubilee Park and aspirational rugby compliant 3G at Henley College (Rotherfield site).

West

- F15) Protection of grass pitch supply is particularly important for club pitches. In this sub-area, this means protecting from loss all pitches (and the entirety of the club home ground and facilities).
- F16) Protect the newly resurfaced to 3G pitch at Abbey Sports Centre, Berinsfield, which will provide access to training to the local club and to future additional demand as it emerges from the new development.
- F17) Protect the sand-based surface at Wallingford Sports Park from loss, on the basis that it currently plays a critical role in supporting demand from clubs for training and additional demand from informal, casual and small-sided league play, despite predominant use for hockey. The pitch may continue to play an important role moving forward, subject to the ability to deliver additional and pipeline 3G pitches, for example a 3G at the Sports Park.

East

- F18) Protection of grass pitch supply is particularly important for club pitches. In this sub-area, this means protecting from loss all pitches (and the entirety of the club home ground and facilities).
- F19) Protect the 3G pitches (1 x full-size and 1 x 7v7) at Thame FC (Meadow Park), which can provide access to training to the local clubs as well as to Thame FC.
- F20) Protect the sand-based surfaces at Whites Field (Chinnor) and Nettlebed Community School, which host a small amount of demand, on the basis they play an important role locally in supporting demand from clubs for training and additional demand from informal, casual and small-sided league play.

ENHANCE

District-wide

- F21) Gain the secure use of clubs' and teams' home grounds / pitches which do not currently have secure community use, to provide certainty of future supply and enable clubs and users to access necessary funding to invest in improvements. This includes club or team use of pitches on education sites and any newly marked out pitches on any site. This could be through a secure community use agreement (where the local authority or other body is identified to enforce the agreement), long-term lease or long-term tenure of the ground, extending to ancillary facilities if possible.
- F22) Gain secure community use of unsecure 3G pitches.

- F23) Gain secure community use of unsecure sand based pitches where they are currently in use for football training and social / small-sided games to maintain security of supply until additional 3G pitches are delivered to accommodate training and informal / small-sided game demand.
- F24) Prioritise pitch quality improvements at secure community use grounds over unsecure community use grounds. Enhance capacity on existing pitches by improving quality, and improve maintenance to ensure that the better quality is sustained in the long-term. There should be a focus on improving secure use pitches rated as “poor” and “standard”, where feasible.
- F25) Improvement of unsecure community use pitches should be a second priority after secure use pitch improvements. Where unsecure use pitches are secured, they should be added to the programme of improvement set out in the sub-area sections below.
- F26) To inform fully, the specific programme of improvements to be made to a pitch to enhance quality, delivery must be informed by an independent GROUNDS MANAGEMENT ASSOCIATION / Pitch Power report or equivalent, instructed by the NGB, local authority or club.
- F27) Enhance the quality of existing secure community use pitches or consider replacement where flooding / waterlogging is known to be a consistent issue over several seasons and is preventing consistency and certainty of play by improving drainage (where viable / subject to funding and a business plan being in place to ensure maintenance costs are catered for in the long-term).
- F28) Enhance the quality of existing pitches where they are subject to dog fouling by considering the introduction of open fencing and / or signage where cost effective to do so, where shared uses allow and practical to do so (in view of the available space outside the pitch for recreational use and where shared pitch sites can be fenced without compromising the quality of summer sports’ areas of play).
- F29) Enhance the quality of changing and other ancillary facilities where necessary to help ensure the quality of the experience for the sport is enhanced. Particular focus should be on supporting the growth of girls’ and women’s football through improvements which enhance the quality and accessibility of facilities.
- F30) Enhance where necessary, outside of the sites named in sub-area sections below, the quality of toilets and storage facilities, where improvements are required as a priority.
- F31) NGBs and the local authority should work with clubs, operators and providers, on sites where facilities and / or pitch areas are shared between sports, to ensure that management, maintenance and access is shared appropriately between sports, for example, through establishment of multi-sport site Trusts or other management bodies.
- F32) Improve the current use of existing pitches, where physically and logistically possible, by considering flexibility of when matches take place.
- F33) Support proposals for improved energy efficiency and localised renewable and low carbon energy generation at facilities and grounds through measures such as LED directional lighting, solar pv, heat pumps and building insulation.
- F34) Work with partners and key stakeholders to improve sustainable travel options to grounds, pitches and facilities.
- F35) Support provision of secure cycle stands and ev vehicle charge points at club and other providers’ grounds and facilities to enhance provision for low carbon forms of travel.

F36) Clubs should be encouraged to open-up facilities and pitches that they own and manage to other local clubs where there is capacity for them to do so (rather than allowing only their own teams to use their facilities and pitches).

Sub-Area Specific

North

F37) Enhance capacity on existing pitches by improving quality and improve maintenance to ensure that the better quality is sustained in the long-term. There should be a focus, where feasible, on improving the following pitches rated as “poor” to “standard” as a priority, and then secure use “standard” pitches to “good”, where there are known pressures on demand identified by clubs. Pitches with secure community use should be prioritised:

Standard

- Grovelands Sports Ground 4 (1 x 9v9 pitch);
- Garsington Sports Club 1 (1 x 11v11 pitch); and,
- Wheatley FC (Holton Playing Fields).

Explore re-commencement of formal use of the adult 11v11 pitch at Little Milton, if there is confirmed demand by a local club.

South

F38) Gain the secure use of unsecure community use pitch sites through clubs and relevant authorities working with pitch providers / owners to seek a long-term secure use agreement to provide certainty of supply and reduce the need for additional secure use new pitches (where desirable by the club and provider). These include:

- Henley YMCA grass pitch (if not lost to development and replaced through mitigation);
- Maiden Erleigh Chiltern Edge School pitch²¹; and,
- The Oratory Preparatory School pitches.

F39) Enhance capacity on existing pitches by improving quality and improve maintenance to ensure that the better quality is sustained in the long-term. There should be a focus, where feasible, on improving the following pitches rated as “poor” to “standard” as a priority, and then secure use “standard” pitches to “good”, where there are known pressures on demand identified by clubs. Pitches with secure community use should be prioritised:

Poor

- Henley YMCA 1 (1 x 11v11 pitch), if not lost to or replaced as a result of development; and,
- Bishopswood Sports Ground (Rotherfield Utd) 5 (1 x 7v7 pitch) (improve to “good” quality).

Standard

- Sheepcot Recreation Ground (3 x 11v11, 2 x 7v7, 3 x 5v5 pitches);
- Gardiner Recreation Ground, Goring;

²¹ if not replaced or satisfactorily mitigated as a result of loss, in line with other relevant recommendations, development plan policies and Sport England’s Playing Fields Policy, should the current planning application for development on the site receive planning consent. Any replacement pitch should have secure community use.

- Jubilee Park, Henley 2 (1 x 11v11 youth pitch); and,
- Bishopswood Sports Ground (Rotherfield Utd) (all pitches to be improved to a “good” quality).

F40) Enhance the quality of changing and other ancillary facilities where possible to help ensure the quality of the experience for the sport is enhanced (with a focus on those of “poor” quality listed below, and then those with “standard” quality). Pitches with secure community use should be prioritised:

Poor

- Bishopswood Sports Ground (Rotherfield Utd);
- Harpsden Football Ground.

Such improvements are particularly important to help grow participation in the women’s game and pitches hosting women’s teams should be prioritised where improvements are required. Improvement of unsecure community use pitch changing and other ancillary facilities should be a second priority after secure use site improvements. Where unsecure use pitches are secured, sites should be added to the programme of improvement set out in the list above.

West

F41) Gain the secure use of unsecure community use pitch sites through clubs and relevant authorities working with pitch providers / owners to seek a long-term secure use agreement to provide certainty of supply and reduce the need for additional secure use new pitches (where desirable by the club and provider). These include:

- Europa School;
- Paddocks Playing Fields;
- Willowcroft Community School; and,
- The Triangle (St Birinus School).

F42) Enhance capacity on existing pitches by improving quality and improve maintenance to ensure that the better quality is sustained in the long-term. There should be a focus, where feasible, on improving the following pitches rated as “poor” to “standard” as a priority, and then secure use “standard” pitches to “good”, where there are known pressures on demand identified by clubs. Pitches with secure community use should be prioritised:

Poor

- The Triangle 1 (St Birinus School) (1 x 11v11 pitch);
- The Triangle 2 (St Birinus School) (1 x 11v11 pitch); and,
- The Triangle 4 (St Birinus School) (1 x 9v9 pitch).

Standard

- Boundary Park 4 (1 x 11v11 youth pitch) (to “good”, if possible);
- Edmonds Park 1 (Didcot) (1 x 11v11 pitch);
- Edmonds Park 2 (Didcot) (1 x 11v11 pitch);
- Cholsey Bluebirds FC (Cholsey Recreation Ground);
- Chalgrove Recreation Ground;
- Npower Loop Meadow Stadium 2 (training pitch) (1 x 11v11 pitch);
- Loyd Recreation Park;
- Bodkins Sports Field (1 x 11v11 pitch);
- Europa School UK 3 (1 x 11v11 pitch);
- Europa School UK 4 (1 x 9v9 pitch);
- Europa School UK 5 (1 x 7v7 pitch);
- Wallingford Sports Park 1 (1 x 11v11 pitch);

- Wallingford Sports Park 2 (1 x 11v11 pitch); and,
 - Bullcroft Park 1 (Wallingford) (1 x 11v11, 3 x 9v9 pitches).
- F43) Enhance the quality of changing and other ancillary facilities where possible to help ensure the quality of the experience for the sport is enhanced (with a focus on those of “poor” quality listed below, and then those with “standard” quality). Pitches with secure community use should be prioritised:

Poor

- Cow Common;
- The Green (Stadhampton);
- Loyd Recreation Park.

Such improvements are particularly important to help grow participation in the women’s game and pitches hosting women’s teams should be prioritised where improvements are required. Improvement of unsecure community use pitch changing and other ancillary facilities should be a second priority after secure use site improvements. Where unsecure use pitches are secured, sites should be added to the programme of improvement set out in the list above.

East

- F44) Gain the secure use of unsecure community use pitch sites through clubs and relevant authorities working with pitch providers / owners to seek a long-term secure use agreement to provide certainty of supply and reduce the need for additional secure use new pitches (where desirable by the club and provider). These include:

- Watlington Sports Ground.

- F45) Enhance capacity on existing pitches by improving quality and improve maintenance to ensure that the better quality is sustained in the long-term. There should be a focus, where feasible, on improving the following pitches rated as “poor” to “standard” as a priority, and then secure use “standard” pitches to “good”, where there are known pressures on demand identified by clubs. Pitches with secure community use should be prioritised:

Poor

- Thame Football (Meadow View Park) 1 (1 x 11v11 pitch); and,
- Thame Football (Meadow View Park) 5 (1 x 9v9 pitch).

Standard

- Station Road Playing Fields (Chinnor) 1 (1 x 11v11 pitch); and,
- Watlington Sports Ground 3 (1 x 11v11 youth pitch).

- F46) Enhance the quality of changing and other ancillary facilities where possible to help ensure the quality of the experience for the sport is enhanced (with a focus on those of “poor” quality listed below, and then those with “standard” quality). Pitches with secure community use should be prioritised:

Poor

- Hill Road Recreation Ground.

Such improvements are particularly important to help grow participation in the women’s game and pitches hosting women’s teams should be prioritised where improvements are required. Improvement of unsecure community use pitch changing and other ancillary facilities should be a second priority after secure use site improvements. Where unsecure use pitches are secured, sites should be added to the programme of improvement set out in the list above.

PROVIDE

District-wide

- F47) Where the loss of an existing pitch is unavoidable, ensure that replacement pitch capacity and associated facilities are provided to a good quality standard in a location appropriate to demand to mitigate loss. Opportunities should be taken to replace pitches to a better quality than the provision they are replacing.
- F48) Ensure that proposals for new pitches, both grass and 3G, and ancillary facilities, are provided outside of flood risk zones, or provision can be satisfactorily tested through the sequential and exceptions tests to mitigate satisfactorily against adverse impact and risk.
- F49) Ensure that proposals for new and resurfaced 3G pitches:
- provide satisfactory protection and mitigation to minimise rubber crumb and other infill loss (retrofitting containment where necessary) ;
 - are constructed to meet FA and / or RFU recommended quality performance standards (subject to the demand the pitch is catering for) to meet performance testing criteria;
 - provide energy efficient directional LED sports-lighting; and,
 - satisfy tests applied by the local authority in relation to carbon emissions, whole lifecycle of materials and requirements for net gains in biodiversity;
 - for new pitches, explore the provision on multi-pitch sites where demand can be demonstrated.
- F50) Ensure that the provision of any new pitches and facilities meet the most up-to-date quality design standards and dimensions supported by the FA and Sport England. Provision must ensure that all sexes, genders and age groups are supported and catered for. Any new grass pitches provided by a developer must be signed-off by an agronomist prior to “handover”.
- F51) Ensure that new 3G pitches are marked out to cater for quarter pitch segregation and capable of hosting 11v11, 9v9, 7v7 and 5v5 matches. Essentially however, markings and design should be prepared aligned to an intended programme of use to ensure the pitch is best able to meet local demand.
- F52) Ensure that delivery of additional 3G pitch capacity takes into account use of non 3G based pitches by teams for training and is introduced in-step with demand required by hockey teams for additional sand based pitches.
- F53) Ensure that any new facilities and other associated pitch infrastructure are provided to meet the most up-to-date Building Regulations, including, but not restricted to, those relating to accessibility.
- F54) Ensure that any new pitches and facilities have a sustainable long-term business and financial management plan in place to ensure long-term viability which includes usage plans. This includes, for 3G pitches in particular, the need for a sinking fund to retain funds during use for refurbishment or replacement of the surface and for recycling of the carpet and infill, a maintenance programme agreed between the provider, local authority and the FA, and the provider must report to the local authority, Sport England and the FA on an annual basis on the state of the sinking fund and statement of availability and use during the agreed peak period hours. Sinking funds established should be monitored to ensure that collection is taking place. The costs of hiring 3G pitch time and space will

need to be competitive to help ensure future viability but it is important that, to help enable transition from use of grass for matches to maximise use of capacity on 3Gs at weekends, match play charges reflect those paid for grass pitch use.

- F55) Ensure that all new 3G pitches and facilities have a secure community use agreement in place for the long-term (preferably in perpetuity) for community access for a 38 hour peak period²² where feasible and that the appropriate body is identified to monitor and enforce such agreements. Providers should ensure that provision is made for different user groups during the peak period including clubs, pay and play, informal use and casual leagues.
- F56) Ensure, as far as possible, that any proposed new grass pitches have certainty of users (clubs / teams) committed to them and that commitments to the management and maintenance of the ground are in place prior to delivery. The management and operation of new pitches and facilities should rest with a single operator if possible.
- F57) Ensure that all new pitches and facilities have a secure community use agreement in place for the long-term (preferably in perpetuity) and that the appropriate body is identified to monitor and enforce such agreements.
- F58) Support opportunities to utilise sites not currently available for community use where the provider has indicated a desire to do so, where they fill a spatial gap in supply, address a local team's demand not already catered for locally and where secure use can be agreed.
- F59) Ensure that the supply of grass pitches can accommodate existing and future demand for matches in sync with the provision of additional 3G capacity. At no time should the total supply of grass pitches not be able to accommodate demand for play outwith 3G capacity and "on the ground" demand for match play by each age group within the structure of the game. The role of grass pitches is particularly important should the additional 3G capacity not be delivered.
- F60) Where needed, increased capacity and / or use of grass pitches to meet demand could come from a combination of:
- a) Increasing reliability of pitches through improved quality, drainage and maintenance;
 - b) Considering better grouping of age groups (and therefore pitch types and sizes) on multi-pitch sites;
 - c) Making better use of pitches which are available for community use but not yet currently used by teams, where additional community use on those pitches would not result in unacceptable wear which significantly reduces a pitch's ability to cope with the additional demand / use placed upon it (for example, careful consideration must be given to use of education site pitches if those pitches are already well-used by students during the week);
 - d) Re-opening "mothballed", lapsed or closed pitches, where they provide supply in a location which can respond to demand. If such pitches are unavoidably lost, replacement should be made in line with Sport England's Playing Fields Policy²³ to mitigate loss; and,
 - e) Provision of additional pitches in appropriate locations as demand requires during the strategy period to:

²² The peak period is Mon-Thursday 5pm-9pm, Friday 5pm-7pm and Saturday and Sunday 9am-5pm.

²³ See https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy

- i. respond to growth in demand (as a result of club unmet and latent demand, club growth, growth in social / informal and non-club participation, increased population and spatial gaps in provision) where this cannot be catered for on existing pitches; and / or,
- ii. provide new additional capacity on strategic housing allocation sites where a new club can be formed to fully utilise pitches provided, where such provision responds to demand arising from the new residents, and / or responds to insufficient supply locally to respond to demand, enabling an existing club to make the new pitches their home ground or an additional home ground. Such sites, if providing sufficient pitch capacity, could form new home grounds for nomadic clubs which currently play across more than one site and are looking to consolidate club activity in one location; and / or,
- iii. replace and increase the capacity of existing pitches of poor or standard quality; or, which prove uneconomical to manage and maintain; or, are unattractive to club use due to quality and / or cost.

- F61) Suggested provision of pitch sizes in the sub-area sections which follow needs to be considered flexibly as calculator outputs for future provision are projections and do not reflect specificity of team composition on the ground. Therefore, provision could be made, for example, for 1 x 11v11 instead of 4 x 5v5 pitches to ensure that flexibility is there in the long-term for clubs to adapt pitch sizes and markings to the needs of teams they have at any given point in time.
- F62) New grass pitches should be secure and, where feasible, be resistant to dog fouling and vandalism.
- F63) New grass pitches should be provided to a “good” quality, with programmes put in place and managed to help ensure that this quality is retained into the future.
- F64) Provision of new additional pitches which increase net capacity / supply will need to respond to demonstrable demand “on the ground”. This is particularly important in the latter part of the strategy period to ensure that supply responds to demand which has actually or will come forward.
- F65) For development detailed in the adopted Community Infrastructure Levy (CIL) Charging Schedule / infrastructure list, CIL monies could be secured towards the upgrade and management of existing strategic outdoor sports and recreation provision and creation of new provision and associated facilities (this includes playing pitches as identified in the PPS). However, it is recommended that local authority officers consider the benefits of bringing forward new and improved facilities related to development through s106 planning obligations as the most appropriate mechanism to understand and apply requirements generated for sports pitches and ancillary facilities by a given population.
- F66) Support provision of or contributions to fund new full-size sports-lit 3G pitches where certainty of delivery of the intended new 3G is or can be put in place (for example, planning permission secured) and mitigation of loss of the existing grass pitch on which the 3G would be built is considered satisfactory.
- F67) Enable opportunity for club progression up the FA pyramid by ensuring that one or more pitches can meet FA requirements for progression to the next step.

- F68) The provision of additional pitches and / or facilities should be closely co-ordinated between NGBs, clubs, leagues, Sport England, the local authority, and the land owner (where not one of the aforementioned bodies).
- F69) Ensure that usage plans are developed for new 3Gs and include agreement on the balance of use between rugby and other sports where relevant.
- F70) In cases where mitigation is required as the result of a loss of a pitch to development, and that mitigation is in the form of off-site contributions, to ensure certainty that the contributions can be used to deliver the intended provision in part or in full (and in turn help to address any “knock-on” mitigation required on the site to which the contribution applies), the Local Planning Authority should consider introducing a Grampian condition²⁴ on permission to ensure that mitigation is delivered as intended (and therefore certainty of delivery is guaranteed).
- F71) A “plan, deliver, monitor, manage” approach should therefore be taken to the management and any necessary “re-packaging” of existing supply (if necessary) and the provision of additional capacity.
- F72) Given the nature of demand, provision set out in the sub-area sections below may require adjustment during the strategy period, and provision should be considered in a flexible way to allow provision of additional supply in one area to respond to demand which arises in another, in other words, reflecting spatial need across sub-area boundaries and likely travel times to the nearest pitch.

Sub-Area Specific

North

- F73) Within this sub-area, the following measures should be taken to address the current and projected demand:
- a. Should quality improvements be achievable to improve the quality and capacity of existing pitches on club grounds to “standard” quality from “poor” and to improve “standard” quality pitches to “good” where indicated in “ENHANCE”, deliver 1x 11v11, 4 x 9v9, 2 x 7v7 and 2 x 5v5 good quality pitches in one or more of the following locations, to respond to demand:
 - i. Wheatley;
 - ii. Holton;
 - iii. Edge of Oxford locations;
 - iv. responding to demand at Wheatley FC.
- F74) Provide an additional 1 x full-size sports-lit 3G in the Wheatley / Holton / Edge of Oxford area (location to be determined, but possibly on the Wheatley Playing Fields as part mitigation for loss on Oxford Brookes Wheatley (in Holton) development site).

²⁴ See <https://www.gov.uk/guidance/use-of-planning-conditions#Application-of-the-six-tests> for further details on use of Grampian Conditions. Section - “When can conditions be used relating to land not in control of the applicant?” Paragraph: 009 Reference ID: 21a-009-20140306. The NPPG states that Grampian Conditions are conditions which are “prohibiting development authorised by the planning permission or other aspects linked to the planning permission (eg occupation of premises) until a specified action has been taken (such as the provision of supporting infrastructure)”.

F75) Provide an additional 0.5 x full-size sports-lit 3G, possibly provided in conjunction with the need to provide for demand for rugby (see rugby recommendations). Exported demand from Oxford City could increase demand to provision of a full-size sports-lit pitch during the strategy period.

South

F76) Deliver proposed pitches “in the pipeline” to meet demand arising in those locations. This means the pitches at:

- a. Land at Highlands Farm, Henley, to deliver 2 x 9v9 pitches and associated necessary ancillary facilities;
- b. Sheepcot Recreation Ground, to deliver 1 x 7v7 3G sports-lit pitch and associated ancillary facilities;
- c. Jubilee Park, Henley, where proposals for a new full-size sports-lit 3G should be supported; and,
- d. 1 x 9v9 at Sonning Common Memorial Park.

F77) Support provision of or contributions to fund a new full-size sports-lit 3G pitch at the Rotherfield Utd (Bishopswood) home ground where certainty of delivery of the new 3G is or can be put in place (for example, planning permission secured) and mitigation of loss of the existing grass pitch on which the 3G would be built is considered satisfactory.

West

F78) Deliver pitches to respond to additional demand arising from growth in population from the strategic housing allocations. Options to respond to estimated demand include:

- a. From demand arising from Culham Science Centre, deliver 2 x 11v11, 4 x 9v9, 2 x 7v7 and 2 x 5v5 pitches and associated necessary ancillary facilities. To ensure their use, identify either an existing club or clubs which can relocate to the pitches as a new home ground, an existing club which will use the pitches at a home ground in addition to its existing home ground, or that capacity and support exists to create a new club. Option to respond to 3G demand from development, use contribution from development of 0.49 x 3G pitch and top-up to deliver 1 x sports-lit 3G pitch at Culham.
- b. From demand arising from Berinsfield, deliver 1 x 11v11, 2 x 9v9, 1 x 7v7 and 1 x 5v5 pitches and associated necessary ancillary facilities. To ensure their use, identify either an existing club or clubs which can relocate to the pitches as a new home ground, an existing club which will use the pitches at a home ground in addition to its existing home ground, or that capacity and support exists to create a new club. Option to respond to 3G demand from development, extend existing 3G to half size 3G. Consider the mix and location of provision for football – either retaining existing provision and providing new pitches on the development site, or moving all football onto the new development site.
- c. From demand arising from Grenoble Road, deliver 2 x 11v11, 4 x 9v9, 2 x 7v7 and 1 x 5v5 pitches and associated necessary ancillary facilities. To ensure their use, identify either an existing club or clubs which can relocate to the pitches as a new home ground, an existing club which will use the pitches at a home ground in addition to its existing home ground, or that capacity and support exists to create a new club. Option to

respond to 3G demand from development, add 0.25 x 3G full-size pitch of demand arising from Northfield development to 0.42 x 3G demand from Grenoble Road and top-up to 1 x full-size 3G sports-lit pitch to be provided on this site.

- d. From demand arising from Northfield, deliver 1 x 11v11, 3 x 9v9, 1 x 7v7 and 1 5v5 pitches and associated necessary ancillary facilities. To ensure their use, identify either an existing club or clubs which can relocate to the pitches as a new home ground, an existing club which will use the pitches at a home ground in addition to its existing home ground, or that capacity and support exists to create a new club. Option to respond to 3G demand from development, add 0.25 x 3G full-size pitch to provision to be made on Grenoble Road development.
- e. From demand arising from Chalgrove Airfield, should the development come forward²⁵, deliver 2 x 11v11, 4 x 9v9, 3 x 7v7 / 5v5 pitches and associated necessary ancillary facilities. To ensure their use, identify either an existing club or clubs which can relocate to the pitches as a new home ground, an existing club which will use the pitches at a home ground in addition to its existing home ground, or that capacity and support exists to create a new club. Option to respond to 3G demand from development to take 3G demand contributions and use to extend the 3G pitch at Berinsfield, with timing subject to viability.

F79) Deliver proposed pitches “in the pipeline” to meet demand arising in those locations. This means that pitches at:

- Land at Didcot North-east, to deliver 3 x 11v11 pitches and 5 x Youth 7v7 pitches and associated necessary ancillary facilities;
- Land West of Wallingford (north of and adjacent to Wallingford Sports Park), to deliver 2 x 7v7 pitches;
- Resurfacing of the Abbey Sports Centre, Berinsfield - 1 x 3G 5v5 (quality improvement, replacement of sand surface, to be delivered in 2023).

F80) Provide an additional 1 x full-size sports-lit 3G in Didcot, as part of a strategic consolidation plan for provision for sport in the town and within the context of timing of when the 3G at Valley Park (Common Park site) will be delivered. Should enough demand arise in the middle to late part of the period for an additional 3G, a 3G could be considered to serve a wider catchment at, for example, The Heights, Milton United (in Vale of White Horse).

F81) Provide an additional 1 x full-size sports-lit 3G in Wallingford, within the context of improvements at Wallingford Sports Park (also see hockey and rugby assessment reports and Facilities Assessment report). The local

²⁵ The adopted South Oxfordshire Local Plan 2035 allocates Land at Chalgrove Airfield for 3,000 homes. As of January 2024, there is no live planning application for this site. The emerging Joint Local Plan proposes to de-allocate this site for residential development. However, for the purposes of this strategy we have assessed the need generated by this allocation as it currently forms part of the development plan, and may be needed if the council receives a planning application on this site prior to the adoption of the Joint Local Plan. If the Joint Local Plan is adopted on the basis of removing the allocation, and no planning permission is in place, then the requirements for Chalgrove Airfield will not be implemented. If the site does not come forward for development, ensure, through monitoring, that sufficient pitch capacity is provided elsewhere in the sub-area, within the context of the overall strategy of provision in the sub-area, to cater for demand arising from the estimated population.

authority, NGBs, Sport England and Wallingford Sports Trust should work together on a preferred masterplan for the Sports Park site which either:

- a. Best accommodates all of the growing clubs' needs on the site and resolves the current parking issues for the site; or,
- b. Finds an alternative new strategic sports hub site which can accommodate growth for all clubs to 2041; or,
- c. Finds an additional location for a sports hub in the town, consolidating two sports on the existing site and providing a new home location for one or more sports on an additional site. Consideration would also need to be given with regard to where and how best to accommodate other sports on the site such as tennis and archery (also see Facilities Assessment).

F82) Provide an additional 1 x full-size sports-lit 3G in the sub-area, subject to where demand arises, in the middle to latter part of the strategy period, perhaps in response to demand arising on the edge of Oxford, Wallingford or Didcot, or through provision of 2 x 0.5 size pitches in two locations.

East

F83) Within this sub-area, the following measures should be taken to address the current and projected demand:

- a. Should quality improvements be achievable to improve the quality and capacity of existing pitches on club grounds to "standard" quality from "poor" and to improve "standard" quality pitches to "good" where indicated in "ENHANCE", deliver 3 x 11v11 and 5 x 9v9 good quality pitches in one or more of the following locations, to respond to demand:
 - i. Thame (for example, at Southern Road Recreation Ground);
 - ii. Watlington (for example, considering Watlington Parish Councils ambitions for additional pitches);
 - iii. Chinnor.

F84) Provide an additional 1 x full-size sports-lit 3G should demand arise in the middle part of the strategy period, in the Thame, Watlington or Chinnor areas.

F85) Support delivery of replacement changing facilities at Southern Road Recreation Ground, Thame.

A Note About Delivery

It is the responsibility of all signatories to the PPS and to users and providers, to act upon and deliver actions identified in the strategy. Responsibility for provision is not solely the responsibility of any one party.