

# London Borough of Ealing



# Playing Pitch Strategy

2017 to 2031

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## Overview

Five years have passed since the Ealing Sports Facility Strategy 2012 - 21 was launched and in line with Sport England's good practise recommendations, the outdoor sports facility element has been refreshed and incorporates this Playing Pitch Strategy and Action Plan.

The agreed key objectives of the Ealing Sports Facility Strategy 2012 – 2021, which have been extended to include this updated review of the outdoor sports facility elements are:

- 1. To provide the Council and its partners with a robust document with an evidence base that can be reliably used to support spatial planning decisions and inform capital investment plans and external funding bids for new and/or enhanced playing pitch sports facilities.*
- 2. To improve public health by encouraging more people in Ealing to be more active by ensuring facilities for playing pitch sports are of the appropriate quality are both available and accessible.*
- 3. To ensure future sustainability of sport and leisure in Ealing through sports and physical activity networks, involving sports clubs and other delivery organisations*

The Playing Pitch Strategy supports the Council's overarching principles shaping the future of Ealing and most importantly outcomes relating to improved health and increased physical activity levels of Ealing residents. The relevant principles are as follows:

- Enable and promote a network of accessible sports facilities across the borough maintaining and enhancing the borough's green infrastructure
- Develop a hierarchy of appropriate quality facilities provided by a range of organisations
- Work with commercial and community partners and national governing bodies to enable the development of, long term management and financial viability of outdoor sport facilities
- Seek to maximise opportunities which may arise to develop sports facilities as part of wider regeneration, education or place based projects
- Provide a robust evidence base to inform Planning policy decisions regarding the protection, enhancement and provision of outdoor sports facilities
- Seek to secure developer contributions and enabling development to provide funding to enable the development of sports facilities to benefit residents Identify and bid for external funding to support the development and delivery of new sports facilities across Ealing
- Use the benefits of sport to bring communities together to make them stronger reducing inequality and celebrating diversity
- Promote outdoor sports as a key enabler to healthy and active lifestyles

By delivering facility developments in line with the overarching principles, the following outcomes will be realised for Ealing residents:

- ❖ More opportunities for people to be more active reducing the number of inactive people
- ❖ Greater participation in outdoor sports and physical activity
- ❖ Better, more accessible sports facilities of appropriate quality available across the borough
- ❖ Reduced public subsidy and better long term sustainability of outdoor sports facilities
- ❖ More community organisations taking managing and developing local facilities for residents
- ❖ More opportunities for people to be a sports volunteer for the benefit of others
- ❖ New regeneration or education projects will factor in future community use sports facilities enhancing local places and spaces for the enjoyment of residents.
- ❖ Stronger and healthier communities, reducing health inequalities
- ❖ Planning policy which supports and encourages people to be more active

This review identifies the changes in both demand and supply of outdoor sports facilities in light of the new facilities opened as a direct consequence of the action planning associated with the Ealing Sports Facility Strategy 2012 – 21. These new facilities include new pavilions and floodlit 3G pitches in Spikes Bridge Park, Lord Halsbury Playing Fields and William Perkin High School Community Sports Hub and new pavilions at Scotch Common and Perivale Park. These projects were delivered through partnership working and successful external funding bids. The funding bids were based on the demand and supply analysis detailed in the Ealing Sports Facility Strategy. Other projects nearing completion include new pavilions and playing surfaces at Durdans Park Sports Ground and Popefield Playing Fields.

The two biggest outdoor sports facility developments will be under construction before the start of summer 2017; the new facilities at Gunnersbury Park and Rectory Park are excellent examples of projects developed with multiple funding partners based on the data gathered through the review of outdoor sports facilities which has resulted in the new Playing Pitch Strategy.

The Council engaged Continuum Sport and Leisure Limited to lead the development and production of the Playing Pitch Strategy document following the Sport England process which has been agreed by all the main outdoor pitch sports governing bodies of sport and each authority in the country is encouraged to develop one to inform future decisions regarding the demand and supply of existing and new outdoor sports facilities in a given area. The strategy document informs an action plan which details potential facility developments based on the demand and supply analysis.

The supply side information is generated through standard facility audits used for all levels of facility from park to elite sport and carried out by experienced people; their findings are then corroborated by the relevant national governing body of that sport. The demand side information is generated from surveys of current and potential users including local sports clubs as well as team generation data provided by the relevant governing bodies of sport. The Council provides the context for the evaluation and also provides a local perspective on the overarching principles and outcomes of the strategy.

The action plan is a guide to how facilities might be developed, where and whom they might be developed by in order to meet identified demand, exploit opportunities that may arise and provide sustainable management and operational models through either engaging with voluntary or commercial partners. Each potential project has to be evaluated in light of the current situation as the strategy and action plan give a snapshot of the position at the time of writing; so factors on both the demand and supply side may have changed as well as the cost and viability of the project at the point when an individual project is being considered.

When applying for funding to develop new facilities, Sport England, National Governing Bodies of Sport and most other funding organisations, require evidence of the current demand and supply of facilities in an area to justify the proposed project. The Playing Pitch Strategy developed and agreed in partnership with these same organisations is the document which provides this essential information and is vital to the success of any funding bid.

Through the implementation of this strategy, the Council has a major role to play in providing access to sporting opportunities at a cost that is acceptable to the wider community. The Council has a role to play as a direct provider of entry level playing facilities such as free to use casual football pitches and tennis courts in parks as well as pay and play summer and winter sports pitches with appropriate changing and toilet facilities to allow clubs to play against each other.

The Council also plays an enabling role in developing better quality facilities by engaging and enabling community organisations through the asset transfer process to independently manage and operate facilities funded through partnerships with Sport England and National Governing Bodies of Sport as well as other funding organisations. At the very top level, professional sports clubs based in the borough provide facilities catering for elite sport.

## 1 Introduction

### 1.1 Why has the strategy been developed?

The strategy was initiated by Ealing Council in response to the following specific drivers. These were agreed with members of the Ealing Playing Pitch Strategy Steering Group in August 2015 and with Council Planning Officers at a meeting in September 2015:

- Several current large scale projects and proposals for new and enhanced playing pitches and ancillary facilities
- Public health need to sustain access to and grow the use of facilities for outdoor sport and active recreation
- The need to inform the development and implementation of planning policy and to inform the assessment of planning applications
- Potential changes to playing pitch supply and demand as a consequence of planned housing growth, particularly in the three Local Plan Opportunity areas of Park Royal, Southall, Northolt to Perivale, and the Council's programme for School expansions
- Prioritisation of any funding for sport and recreation from external agencies and local authority budgets, including from the Community Infrastructure Levy (CIL)
- Major transport infrastructure projects - Crossrail, HS2 - and potential impact on accessibility of playing pitch sites in the vicinity of upgraded stations with new services and shorter journey times. New Crossrail Elizabeth Line services from 2018 (via Ealing Broadway, Acton, Hanwell, Southall and West Ealing stations) and HS2 services from new interchange close to the north east borough boundary at Old Oak Common from 2026
- Demand for cricket pitches (particularly for junior teams and for non-traditional forms of the game), growing pressure on existing hockey and rugby pitch supply, and the changing needs of football clubs due to the increase in junior play and the FA's new pitch guidelines

### 1.2 What is the extent of the study area and rationale for not using sub-areas?

The extent of the study area is within the borough boundary of Ealing (to correspond with all local planning documents), whilst taking into account the impact of the supply of playing pitches in neighbouring boroughs - most particularly Gunnersbury Park in Brentford, Hounslow on the border with Acton - and displaced demand from residents of Hounslow to the south, Hammersmith & Fulham to the east and South Brent to the north.

It was agreed with all members of the Steering Group at a meeting on 4th August 2015 that, unlike in neighbouring Hounslow Borough which has very distinct socio economic characteristics and patterns of demand for playing pitch sports between the east and west areas of the borough, in Ealing borough the demand picture is much more mixed and, as such, there is no clear rationale to analyse the supply and demand balance of playing pitches in the borough by geographical sub-areas.

Whilst it was acknowledged that Active People Survey data shows differences in participation rates between different output areas in the borough, the pattern is quite mixed geographically with higher participating areas in the east side (Park Royal) in the central part (Ealing) as well as in the north west (Northolt). Similarly, whilst most of the lower participation areas are located towards the south west (Southall), there are also pockets of relatively low sports participation in output areas in the south east of the borough. As such, it was agreed that the demand patterns do not easily translate into definable geographic sub areas.

In addition, it was the view of the NGBs that, for the most part, members of sports clubs in Ealing borough tend to travel quite extensively both between districts within the borough and across the borough's boundaries to access their home ground.

In large part these wider catchments are a consequence of the good transport links in the borough: notably three tube lines (the Central, District and Piccadilly lines); an overground rail service linking Gunnersbury with Acton; and two major east/west trunk roads (the A40 Western Avenue across the north of the borough and the A4020 Uxbridge Road linking Central Ealing to Southall to the south) and the North Circular Road (A205) running north/south from South Brent (Alperton, Stonebridge) through Park Royal to Gunnersbury.

### 1.3 Which sports are included?

At a project inception meeting in June 2015 it was agreed to include within the scope of this strategy:

- Those sports named in the definition of a playing field within Sport England's Planning Policy Statement 'A Sporting Future for the Playing Fields of England' -i.e. "Playing pitch – a delineated area which, together with any run off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, hockey, cricket, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo."
- Tennis courts
- Bowling greens and croquet lawns

In the case of the minor sports listed within the Sport England playing pitch definition, where no demand has been found, this is clearly stated in Section 2.2 within the Summary of Key Findings.

Within the sports in scope, the strategy includes consideration of all forms of play whether:

- Club and league based (formal) play and training (including indoor nets for cricket).
- Less formal programmed forms of the respective sports (e.g. turn up and play 'products' such as Rush Hockey; Mash Up, Just Play and Walking Football; T20, Last Man Stands and Cage Cricket; Touch Rugby; Tennis for Free; Bowls Roll Ups; Back to Netball) and
- Un-programmed play by groups of residents, workers, students, school friends out of school

### 1.4 How has the strategy been developed?

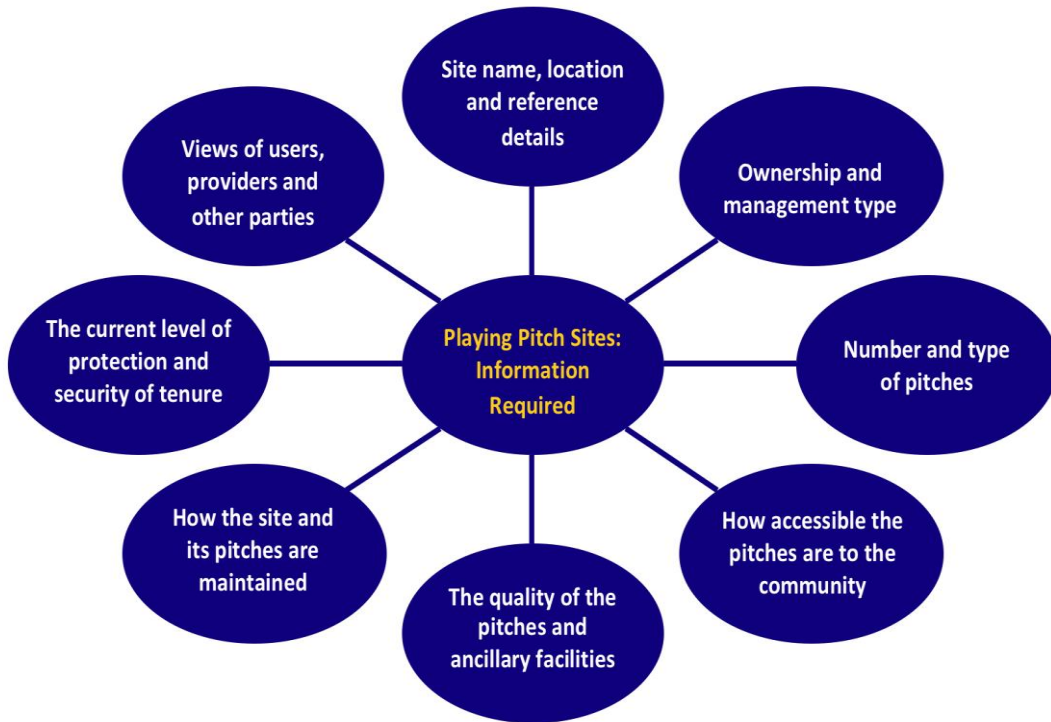
The strategy aims to be robust, based on local needs (currently and to 2031), and deliverable. This objective is achieved by adhering to the following ten steps as advocated in the current Sport England Playing Pitch Strategy Guidance (October 2013):



Source: Sport England's Playing Pitch Strategy Guidance (October 2013)



For the major playing pitch sports included in the scope - i.e. football, cricket, hockey, rugby - the following **facility supply information** has been gathered and collated in accordance with Sport England's published guidance:



Similarly, for these sports, the following **demand information** has been gathered and collated:



Source: Sport England's Playing Pitch Strategy Guidance (October 2013)

The sources of information used to establish current pitch supply and demand and develop this strategy included:

- Sport England - Towards an Active Nation Strategy 2016-21; Active Places Power audit for playing pitches in Ealing; Active People & Sports Market Segmentation data; summary findings for Ealing borough of the 2016 National Run of the Facilities Planning Model (FPM) for Artificial Grass Pitches (AGPs)
- National Governing Bodies (NGBs) - national strategy documents (e.g. Football Association National Game Strategy 2015-19, England Hockey Business & Brand Strategy 2013-17, Rugby Football Union Strategic Plan 2012/13-16/17, England & Wales Cricket Board One Game Strategy 2013-17, British Tennis Strategic Plan 2015-18, Bowls England Strategic Plan 2014-17, England Athletics Strategic Facilities Plan 2012-17, England Golf Raising Our Game Strategy 2014-17); insight data provided by county boards of NGBs (where available), searches of NGB affiliated league and club websites
- Ealing Planning Service - Local Plan (Dec 2013) including the Adopted Policies Map and Development Plan Documents (DPDs), particularly: Development (or Core Strategy) DPD (April 2012), Development Sites DPD (Dec 2013), Planning for Schools DPD (May 2016) and Population projections by age group by sport to 2031;
- Ealing Parks Service - consultation with Parks Manager; pitch booking records
- Ealing Environment and Leisure Service - consultation with lead officer for sports development (Active Ealing) and major projects; Ealing Playing Pitch Strategy (2007); Ealing Green Spaces Strategy (2012-2022) and Ealing Sport Facilities Strategy (2012-2021)
- Site visits - non-technical inspections and quality assessments using NGB templates
- Consultation (via meetings, telcon, email) - with NGB lead officers, attendees at football and cricket club forum sessions, with site operators and grounds staff on site visits etc.
- Questionnaire Surveys - Online club survey returns and information provided in telcons and by email. A summary of the key findings of the club consultations is included at Appendix H

On completion of the site audits, the NGB representatives for the major playing pitch sports reviewed the pitch quality ratings and the pitch carrying capacity, based on the quality assessment. It is this agreed carrying capacity rating that has been used in the site-specific needs assessments.

### **1.5 What is the vision for the strategy and its objectives?**

The Ealing Playing Pitch Strategy is for the period to 2031 supporting the Council's Local Plan adopted in 2012 and 2013. The Playing Pitch Strategy contributes to both the overarching borough vision (as set out in the current Corporate Plan) - i.e. *'By 2018 the borough will be more prosperous, safer, healthier, cleaner, fairer and more accessible'* - and, more directly, with the borough's strategic vision and themes for Sport and Physical Activity - i.e.

1. *More people more active on a regular basis, particularly low participant target groups*
2. *Improved awareness of the sport and active leisure opportunities available*
3. *Ensure future sustainability of sport and leisure in Ealing through sports and physical activity networks, involving sports clubs and other delivery organisations*
4. *Appropriate indoor and outdoor facilities in the right place at the right price*
5. *Champion the wider benefits of sport and being active.*

In the context of this vision and the local drivers identified in para 1.1 above, the PPS critically evaluates the current quantity, type, quality and distribution of outdoor sports and recreational facilities within the study area, quantifies current and potential future demand (through engagement with local stakeholders and the use of demographic and other information), and provides clear future policy recommendations and actions (on both borough wide and site specific bases) for protecting and enhancing existing playing pitch facilities and for providing new facilities where they are most needed. The PPS update findings for outdoor sports contained in the Ealing Sports Facility Strategy 2012 – 2021.



The agreed key objectives of the strategies are:

4. To provide the Council and its partners with a robust document with an evidence base that can be reliably used to support spatial planning decisions and inform capital investment plans and external funding bids for new and/or enhanced playing pitch sports facilities.
5. To improve public health by encouraging more people in Ealing to be more active by ensuring facilities for playing pitch sports are of the appropriate quality are both available and accessible.

### **1.6 How has the strategy process been managed and delivered?**

The development of the strategy has been managed by the Ealing Playing Pitch Strategy Steering Group comprising representatives from The England & Wales Cricket Board, Middlesex Cricket Board, The Football Association, Middlesex Football Association, England Hockey, The Rugby Football Union, Sport England, Ealing Council's Education, Parks, Planning and Active Ealing teams and CSL Ltd, the consultants appointed to co-ordinate the strategy development to the point of the recommendations and action plan.

The PPS documentation is structured as follows:

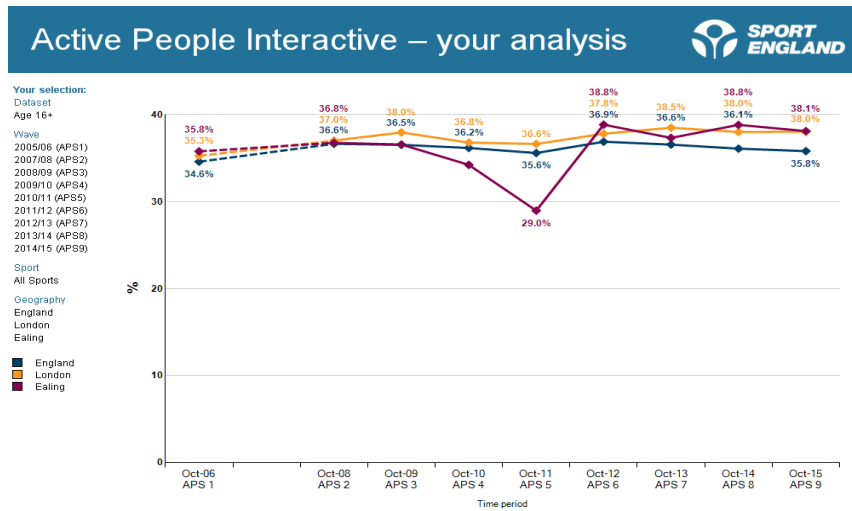
1. The *Playing Pitch Strategy* (this document) setting out the main findings and issues for playing pitch provision in Ealing (currently and for the future), testing out a range of potential scenarios for change, and including the recommendations, strategic policies and action plans agreed by the PPS Steering Group
2. *Assessment of Need Reports* for each of the major playing pitch sports (Cricket, Football, Hockey and Rugby) providing detailed facility supply and demand information and key findings for these sports in accordance with stages B/C of the Sport England guidance (*Appendices A-D*)
3. *Assessment of Need Statements* for Bowling Greens, Tennis Courts and Other Sports. These statements follow the same principles in assessing supply and demand as applied for the major playing pitch sports but are less detailed reflecting a greater reliance on secondary source data as opposed to site visit assessments and consultation surveys of clubs and stakeholders (*Appendices E-G*)
4. A summary of the findings of the surveys of sports clubs for the major playing pitch sports (*Appendix H*)

### **1.7 Tailoring the Approach - what makes Ealing different?**

Key features of the study area that have been identified in the course of this process and taken into account in developing the strategy include:

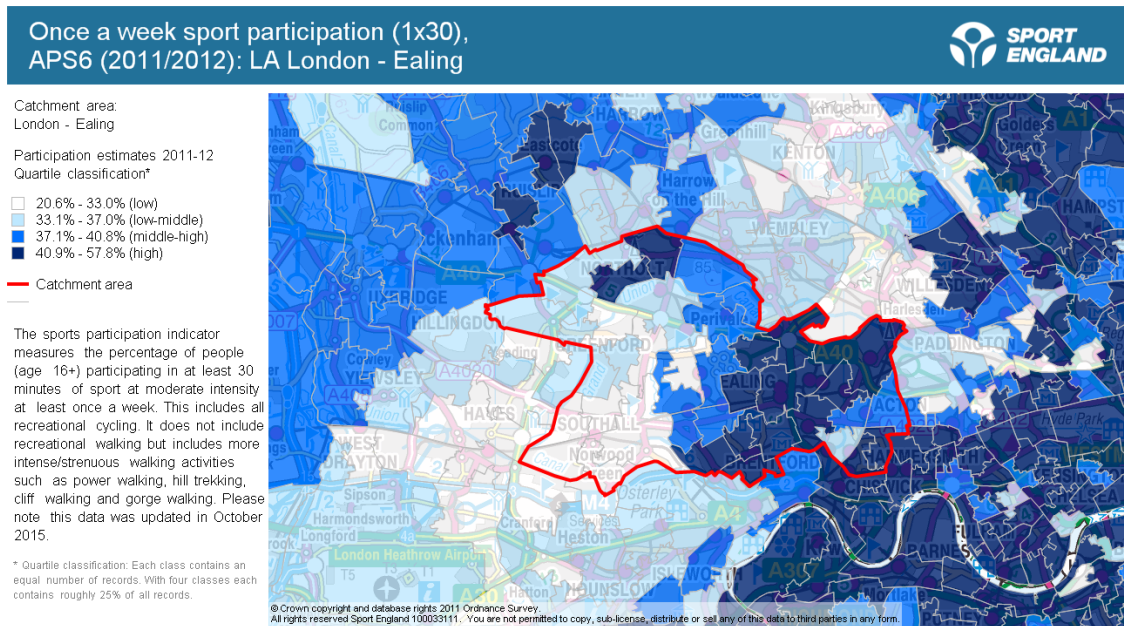
- Since 2012, levels of regular participation in sport by adults (16+) in Ealing has broadly matched the London average of 38%, according to the Active People Survey (see graph 1)

**Graph 1: Once a week participation in sport by adults (16+) in Ealing, London, England**



- o Sport participation rates are highest in a central band from Gunnersbury and Brentford to the south through Ealing and West Acton up to Park Royal and in Northolt in the north west. Rates are lowest in the Southall and Greenford districts towards the south and west and in parts of Hanwell in the centre of the borough (see graph 2)

**Graph 2: Once a week sport participation in sport by adults (16+) by Middle Super Output Area**



Modelled estimates of participation are based on data from Sport England's Active People Survey 6 (October 2011-October 2012).

MSOA participation estimates are based on modelled estimates of participation. Modelled estimates combine survey data from Active People with other data sources that are available at the area level (for example, health indicators, socioeconomic status etc).

Middle Super Output areas (MSOA's) are a geography for the collection and publication of small area statistics. MSOA's have a minimum population of 5,000; and a mean population of 7,200.

- o Latent demand to do more sport is lower in Ealing among the adult population (16+) than the regional average but higher than the national average (see figure 1)

**Figure 1: Number of adults (16+) who would like to do more sport over the next 12 months**

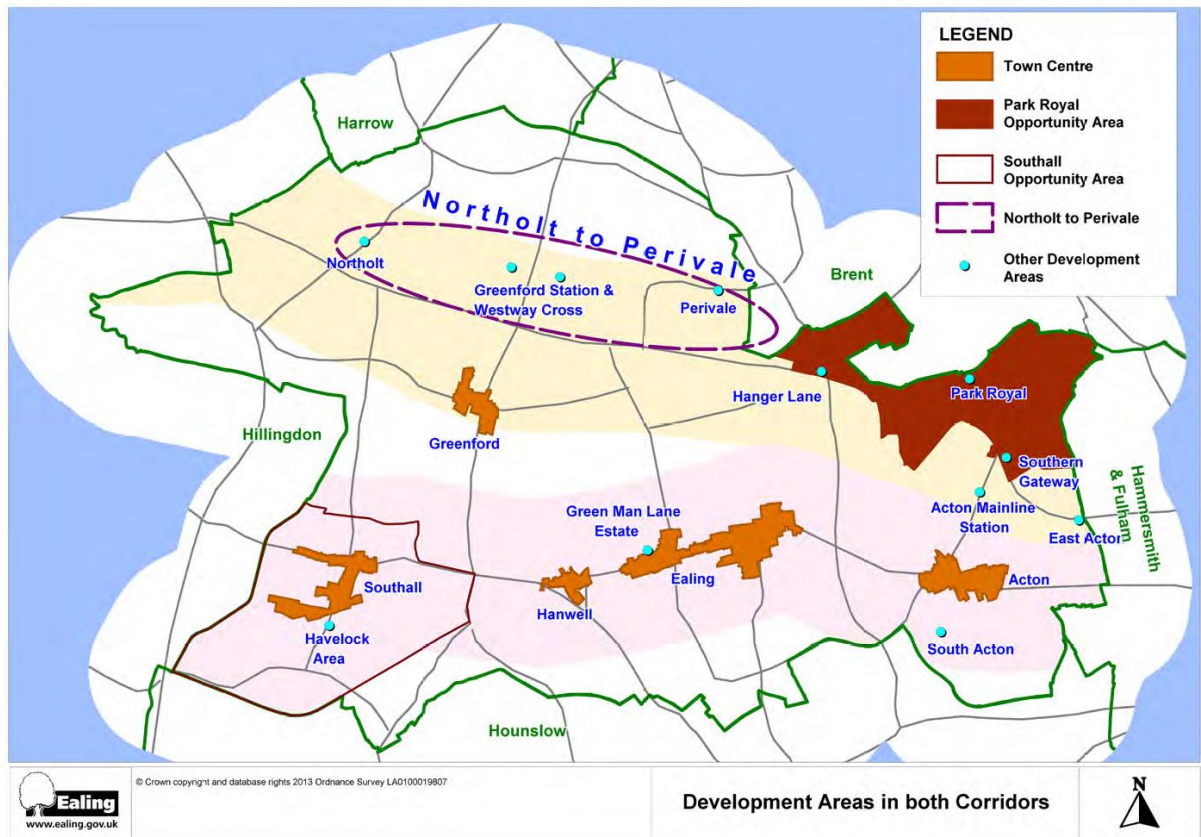
Area	2007/08 (APS2)	2008/09 (APS3)	2009/10 (APS4)	2010/11 (APS5)	2011/12 (APS6)	2012/13 (APS7)	2013/14 (APS8)	2014/15 (APS9)
<b>England</b>	53.8%	54.2%	53.6%	54.9%	55.4%	57.5%	55.9%	58.0%
<b>London</b>	62.6%	62.3%	61.4%	62.3%	62.8%	66.8%	65.1%	65.2%
<b>Ealing</b>	63.0%	61.2%	69.5%	62.7%	62.6%	62.9%	64.2%	60.6%

Source: Sport England Sports Market Segmentation (June 2016)

- To promote sports development activity and in response to pressure of demand for its sports pitches from clubs and teams based outside the borough, Ealing Council has a priority booking policy which gives preference to Clubmark (or NGB equivalent) accredited sports clubs and to residents/Ealing based clubs and groups
- Although there has been some rationalisation of playing pitch facilities in Council-owned parks and recreation grounds in recent years, in comparison with several of its neighbour local authorities, Ealing Council retains a substantial supply of playing pitches, tennis courts and bowls greens. Some park sports facilities are available for free casual use while others are maintained to a higher standard and offered for pay and play hire
- Most high schools in the borough (both in the state and independent sectors) offer a good standard of indoor and outdoor sports facilities with an established tradition of community use out of hours. At, Twyford, Northolt and Elthorne high schools, community access is secured by agreement with the Council and managed and promoted by Everyone Active (SLM). Similarly, the Dormers Wells school has secured community access to its sports facilities through a management agreement with Better Leisure (GLL). Brentside High School offers secure community access, managed and promoted by Kajima Community. Featherstone High School in Southwark employs a community sports centre management team in house. The Alec Reed Academy, Drayton Manor High School and the independent St Benedict's School offer unsecured but regular community access to organised clubs and teams through hire agreements. Few high schools have good quality grass pitches but those that do (such as Brentside and Drayton Manor) allow access to local sports clubs for regular use although secured for a maximum duration of a single playing season. There is also regular but unsecured community use of the University of West London's sports ground in the borough. With support and encouragement from Active Ealing, other high schools such as the Ellen Wilkinson School for Girls are actively considering opening their sports facilities to community groups for the first time. New schools in Ealing borough, whether recently provided such as William Perkin High School (opened in 2013 and currently building a sports pavilion and AGP with grant support from Sport England and other partners) or planned as part of the borough's secondary school places expansion programme, will also offer community use of both indoor and outdoor sports facilities. At these new schools community access will be secured by means of a combination of development agreements and conditions of planning and grants from external agencies.
- In the primary schools in Ealing, as in most London boroughs, community use of playing pitches is negligible reflecting the barriers of cost of opening at weekends, lack of suitable changing facilities and very limited playing capacity of the playing fields at most primary school sites in the borough.
- Gunnersbury Park in Hounslow's Brentford ward, serves sports clubs and teams from a large sub-regional Central/West London catchment area. The strategic importance of this site for sport and recreation in Ealing is widely recognised. The Council has committed in partnership with Hounslow Council to a major project to enhance and extend the outdoor sports facilities at Gunnersbury Park from 2017. When the development of new and upgraded facilities is completed, this venue will be the main site serving the Acton area of the borough.
- As in the case in most London boroughs, the resident population of Ealing is growing fast. Population forecasts provided by the Council's Planning Service show borough population growth of over 30% (over 95,000 people) in the 20 years from 2011 to 2031. Figure 2, shows the spatial development vision for Ealing identifying the development areas along two east-west corridors that will be the focus for housing and employment growth - i) The Uxbridge Road/Crossrail route corridor, encompassing various town centres and the Southall Opportunity Area, and ii) The A40/Park Royal corridor linking, at its north eastern end, the Old Oak Common and Park Royal Opportunity Areas which also extends into the neighbouring

boroughs of Hammersmith and Fulham and Brent. Along the route of both these development corridors, it will be important to ensure that sufficient supply of public open space and playing pitches is protected to allow for increased demand. The Gunnersbury Park project is designed to address this issue at the eastern end of the Uxbridge Road/Crossrail corridor around Acton District Centre.

**Figure 2: Ealing Local Plan Development Areas**



- o School place demand is at an all-time high. In the short term, The Planning for Schools DPD adopted by the Council in May 2016 following an Examination in Public, identifies a need for up to a further additional 3.5 primary forms of entry (FE) by September 2016 and 19 secondary FE by September 2019. Further expansion is likely to be needed to 2031. There are three site proposals in the DPD for new or expanded secondary schools which have been identified as potentially presenting opportunities for secured access for community sport. However, at this stage, it is unclear whether this will be the case at two of the three sites under consideration:
  - i) Twyford High School - offers good potential for enhanced facilities for rugby in association with Wasps FC
  - ii) Former Barclays Bank Sports Ground in Park View Road, Ealing - current proposals for outdoor sports facilities for the new school on this site are limited to a MUGA although other pitch facilities may be facilitated by other forms of enabling development
  - iii) Former Eversheds Sports Ground in Boston Manor close to Elthorne Park and the Elthorne Sports Centre - this site has a linear playing field which is used regularly for junior football by a community club. The site is linked to proposals for a new free school academy on a nearby site.



## 2. Summary of Key Findings and Issues

This section provides an overall summary of playing pitch supply, planned and proposed changes to supply, current and latent demand covering the following leading questions as part of the Playing Pitch Strategy methodology.

- What are the main characteristics of the current supply of and demand for provision?
- Is there enough accessible and secured community use provision to meet current demand?
- Is the provision that is accessible of sufficient quality and appropriately maintained?
- What are the main characteristics of the future supply and demand for provision?
- Is there enough accessible and secured community use provision to meet future demand?
- What is the overall quality level?

### 2.1 The Main Pitch Sports

The key findings and issues for the four most popular playing pitch sports in Ealing Borough - i.e. Football, Cricket, Rugby Union and Hockey - are summarised in this section. (Key findings for Bowls, Tennis and the minority interest playing pitch sports are set out in section 2.2). For the four main pitch sports, the detailed evidence base underpinning the key findings (covering Stages B & C of the Sport England PPS guidance) are appended as follow:

- Appendix A: Cricket
- Appendix B: Football
- Appendix C: Hockey
- Appendix D: Rugby

### Definitions

Throughout the document the following abbreviations are used to describe specific types of playing pitch facility that have a manufactured playing surface (i.e. a surface other than natural turf):

- **NTP** - The abbreviation NTP stands for **non-turf pitch** and refers to an artificial turf sports surface designed specifically for cricket. NTP's are most commonly located at the end of a row of grass (fine turf) pitches on a maintained square. Many schools have stand-alone NTPs (i.e. without a fine turf cricket square).
- **FTP** - This abbreviation stands for **football turf pitch** and is commonly referred to as a 3G (third generation) pitch. This pitch type comprises blades of polypropylene of 40mm to 65mm in length (i.e. short pile or long pile) supported by a thin base layer of sand and by an infill of rubber crumb. The 3G playing surface is laid on various types of stone base with or without a porous macadam layer and shock pad. FTPs are suitable for football to a high level of competition. Since adopting a new Artificial Grass Playing Surface Policy in June 2016 in response to player feedback, on all long pile (3G) surfaces, England Hockey accepts only lower level hockey (introductory level) when no sand based/dressed or water playing surface is available. Long pile FTPs with an engineered sub base system (of stone base, porous tarmac layer and shock pad) are accepted by the rugby governing bodies (RFU and RFL).
- **AGP** - This abbreviation stands for **artificial grass pitch** and is a generic term for any type of artificial turf sports surface for football, hockey and/or rugby - whether sand filled, sand based, water based, or 3G (FTP above). Sometimes also referred to as a synthetic turf pitch (STP), the nature of the pitch sports and the level of competition that can be accommodated on an AGP depends on the detailed specification of the playing surface, the size of the playing area, run offs and any floodlighting that is provided.

Key Issues	Summary of Findings - Main Pitch Sports
<b>Cricket</b>	
<b>What are the main characteristics of the current supply and demand for provision?</b>	
<p>In the 2015 season, 29 adult grass cricket pitches and 7 non-turf cricket pitches were identified as maintained and available for community cricket at 20 playing field sites serving the playing needs of 22 Ealing-based clubs with 60 adult men's sides (plus two occasional Sunday sides) and two regular women's sides. The larger traditional clubs - Acton, Brentham, Ealing, Shepherds Bush, SKLP, Old Actonians, Osterley, Ealing Trailfinders - all have colts/junior sections. Most of these clubs report that their junior sections have developed substantially over recent seasons especially in the younger age groups.</p> <p>The club-owned and club-operated grounds tend to be well maintained and with good ancillary facilities. Several of the traditional cricket clubs based in the borough have more than two Saturday sides and only one pitch at their home ground. These clubs therefore require secure access to good quality pitches suitable for ECB affiliated league play for their lower ranked sides. Currently this demand is met either by pitches on council-owned and operated sites (which tend to be either poor or standard quality), or by travelling to venues outside the borough.</p> <p>There is a large amount of casual and non-club based cricket activity taking place on the pitches provided by the Council in five of its park sites but also reported on some park sites with no formal facilities, particularly in the Southall area where the Asian and Asian British populations are largest. There has been growth in the number of adult teams since the last Sports Facility review in 2012. This growth is mainly in the non-traditional area of the game (e.g. single or two team clubs playing in recently formed Asian leagues) while the traditional long established clubs are focused on sustaining existing adult team numbers.</p> <p>The more ambitious and forward thinking of these traditional clubs are actively striving to improve league position and performance of their adult sides through expanding their colts sections through the age groups and introducing development sides for young adult players. As a result, none of the cricket clubs based in Ealing has current plans for growth in adult teams but several clubs have large junior sections with the intention to grow these in the next few years. To accommodate new junior teams will require more access to non-turf pitches and net systems.</p> <p>Alongside growth in junior league cricket driven by development coaching in the community clubs, there has been growing demand for informal forms of the game driven by growth in the size of the Black, Asian and Minority Ethnic (BAME) population in particular. This supports the needs case for the Council to retain and continue to maintain open access facilities for non-club based cricket for adults and young people.</p>	
<b>Is there enough accessible and secured community use provision to meet current demand?</b>	
<p><b>NO.</b> Current supply does not meet current demand for traditional forms of league, cup and friendly match play cricket by teams based in Ealing. A number of established teams are displaced from their clubs' home grounds either onto parks pitches or to pitches out of the borough.</p> <p>There is also high demand at several of those Ealing Council park sites with cricket pitches (e.g. North Acton and Ealing Central playing fields) due to increased demand from single team clubs (predominantly comprising Asian/Asian-British players) playing in recently formed leagues, as well as demand for informal games from family groups and groups of friends and work colleagues. These competing types of demand for the Council facilities impacts on the pitch quality which results in more club teams travelling out of the borough to find higher quality pitches for their home games.</p> <p>One Council site - Durdans Park in Southall - is temporarily closed while the cricket pitch is upgraded and an NTP installed along with a new changing pavilion (serving both cricket use of the Park and football use of pitches on King George's Field). A new junior size pitch with NTP will also be provided on completion of other sports facilities at William Perkin High School. When these pitches become available in 2018, there will still be a substantial overall shortfall.</p> <p>To address this, the Council is actively working with partners on advanced proposals to provide 8 more good quality fine turf pitches (7 with NTPs on the edge of the square) at four further sites - two in the east (the Ealing/Acton area) and two in the west (the Norwood/Southall area). Should</p>	



<b>Cricket</b>
<p>these project proposals be implemented in full, the 8 additional pitches should be sufficient to address forecast cricket demand for the period of this strategy. In the event that one or more fail to come forward, the needs case should be reviewed annually as part of the PPS Action Plan update and review process. The four projects for new provision included in the action plan for this PPS are:</p> <ul style="list-style-type: none"> <li>○ Gunnersbury Park (2 of 4 proposed cricket pitches with NTPs allocated to LB Ealing's supply)</li> <li>○ Popes Field (1 pitch)</li> <li>○ Norwood Hall (2 pitches with NTPs) and</li> <li>○ Warren Farm (3 pitches with NTPs).</li> </ul>
<b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b>
<p><b>NO.</b> Although the cricket pitches at most of the club-operated and trust run sites are either good or standard quality, those at the Ealing Council owned and managed sites have been rated either standard or poor.</p> <p>The club consultation reported no sightscreens at North Acton and no adequate facilities for match teas.</p> <p>Despite the quality of the pitches on the park sites, many remain heavily used. Generally, it is considered that high expressed demand is the main cause of the quality issues as opposed to lack of maintenance by the Council's contractors.</p>
<b>What are the main characteristics of the future supply and demand for provision?</b>
<p>Population growth - both overall and in the Asian/Asian British communities in particular - will drive an increase in the number of adult and junior teams. This projected growth of 8 adult and 8 junior teams will add to current unmet demand (evidenced by the waiting list at Ealing CC). Several clubs consulted also have plans to grow their colts sections and the reported on-going growth of junior teams from Ealing will require additional pitch supply. There are Ealing clubs using pitches outside of the borough who would like to use pitches within the borough if high quality pitches were available.</p> <p>The reopening of the Durdans Park pitch (committed) along with the projects in the planning stages to reinstate former cricket supply at Gunnersbury Park (2 pitches with NTPs allocated to LBE), Popes Field (1 pitch), Norwood Hall (2 pitches with NTPs) and Warren Farm (3 pitches with NTPs), if delivered in full, will increase current accessible supply from 29 adult pitches to 38 to serve 70+ adult sides (assuming 8 new adult teams by 2031 based on forecast population growth and current team generation rates) - i.e. approximately 2 adult teams per pitch. This quantity of future supply, provided it is delivered as planned and maintained to a standard quality or above, should be sufficient to meet future demand. As stated above, the progress of these plans for new provision and their impact on the supply/demand balance should be reviewed regularly through the PPS Action Plan annual review process.</p> <p>In terms of supply for junior and non-traditional forms of cricket, 7 new NTPs are included as part of the plans for new adult supply (above) plus new supply at William Perkin High School from 2017. Provided these 8 new NTPs are added to the existing supply of 9 NTPs of standard quality or above (at Dormers Wells, Ealing Cricket Club, North Acton Playing Fields (2), Old Actonians Boddington Gardens, SKLP Sports Ground, Spikes Bridge Park, Southall Recreation Ground and St Benedict's School Sports Ground), there will be 17 NTPs of standard quality or above distributed across the borough. This level of provision will be sufficient to meet forecast demand for junior and non-traditional forms of cricket for the period of the strategy. The progress of these plans for new provision and their impact on the supply/demand balance should be reviewed regularly through the PPS Action Plan annual review process.</p>
<b>Is there enough accessible and secured community use provision to meet future demand?</b>
<p><b>NO.</b> There is a deficiency currently and forecast population growth (particularly in the South Asian communities), together with the development plans of the main clubs, will put further pressure on the existing cricket pitch supply over the period of this strategy.</p> <p>However, once Durdans Park pitch comes back into full cricket use), and provided the current</p>

**Cricket**

plans for new or reinstated former pitches and NTPs are implemented (at Gunnersbury Park, Popes Field, Norwood Hall, Warren Farm and William Perkin High School) as including in the Action Plan at the conclusion of this PPS, there will be sufficient cricket pitch supply within Ealing to meet both current and future demand to 2031.

Implementing these projects and establishing club leases or management agreements in respect of some of these sites (e.g. Popes Field with Ealing Cricket Club) should help to ensure the new facilities are maintained to a good standard.

Also, by reducing demand from traditional club teams for the Council's existing park pay and play pitches, the quality of these pitches should improve over time. This should improve the playing experience for the growing number of Asian/Asian British cricket teams and for those wanting to play informal games of cricket. Given the demographics of the borough and cricket trends, these are the areas of cricket demand that are likely to grow the most in Ealing.

**What is the overall quality level?**

The overall quality level of cricket pitch provision in Ealing is mixed. The majority of the club owned and operated sites have good quality pitches and accompanying ancillary facilities. This contrasts with the council operated sites. These are rated poor to standard and some lack adequate quality changing facilities, areas suitable for refreshments/teas or the appropriate equipment such as sightscreens.

Priority sites for replacement of non-turf practice net systems in Ealing borough are Osterley Cricket Ground and the SKLP ground in Northolt.

**Football**

**What are the main characteristics of the current supply and demand for provision?**

There has been significant investment in facilities for football in Ealing since the last facility review in 2010, with the addition of 3G FTPs at Lord Halsbury Playing Field, William Perkin High School (due to open 2016) and Spikes Bridge Park, a new changing pavilion at North Acton Playing Fields and committed enhancement projects at Northolt High School (AGP refurbishment), Perivale Park (new pavilion for 2016/17 season) and King George's Playing Field (football use of new changing pavilion on adjacent Durdans cricket ground).

99 grass pitches are identified as available for community football across Ealing, on 32 operational playing pitch sites. This compares to 142 identified in 2010 as part of the facility strategy. Although this appears to show a significant decrease, this is not the case. The 2010 audit included 30 pitches on school sites (11 adult, and 19 youth or mini soccer pitches) that have poor potential for community use due either to their small size or lack of changing and toilet facilities that can be accessed separately from the school buildings. In addition, the last audit included 16 pitches at Warren Farm Sports Ground. This site is currently out of use but there are advanced proposals for its reinstatement to include an element of access for community football clubs.

There is slightly less than one adult pitch for every FA/AFA registered team. By contrast, there are more than three youth teams for every available youth pitch (11v11 or 9v9). The picture is similar for mini soccer (7v7 or 5v5) with over four teams per pitch.

**Is there enough accessible and secured community use provision to meet current demand?**

**NO.** Although the investments recently completed or committed and on site will reduce the deficiency, there remains insufficient accessible and secured football facilities to meet the current demand of football clubs and teams based in the borough.

Ealing borough is home to several large Charter Standard football clubs with large and growing numbers of mini soccer and youth football teams. Several clubs have teams that are displaced playing home fixtures and/or training on pitches in neighbour boroughs.

To meet the shortfall in supply will require delivery of the major plans currently in development for provision of 3G and grass pitches at Gunnersbury Park and Rectory Park and for community

**Football**

access to reinstated grass pitches at Warren Farm Sports Ground in Southall. In the event that one or more of these projects (included in the Action Plan at the conclusion of this PPS) fail to come forward, the needs case should be reassessed as part of the PPS update and review process.

**Is the provision that is accessible of sufficient quality and appropriately maintained?**

**YES.** Most of the grass pitches are of standard or good quality, and most of the FTPs are good quality, many with relatively newly laid playing surfaces. However, poor natural drainage and compaction of the ground are issues at several of the grass football pitch sites in Ealing that are rated as either poor or standard, thereby limiting the playing capacity of these pitches. These are common issues in this part of London with heavy London Clay soil. To address this on a large scale would require significant additional investment for maintenance works at the frequencies required to effectively aerate and de-compact the playing surface.

Several of the football pitches accessible to the community in the borough have been assessed as being of poor quality. The Council pitches at Southfields Recreation Ground drain poorly as do the pitches at Gurnell Leisure Centre. Investment in improving these pitches is unlikely to be cost effective. To minimise the impact of loss of these pitches for formal football use, opportunities should continue to be explored with the clubs using these pitches to relocate home games and training to alternative sites with unused grass pitch capacity or to a FTP so as to minimise the impact. In the case of Southfield Rec, the main club user (Foxes YFC) has expressed interest in relocating to the new Parklife facilities in Gunnersbury Park when these become available for hire while at Gurnell (LNER YFC a Brent based club) plan to move to the new dual use sports hub at The William Perkin School.

All of the football pitches rated as good are located on grounds that are closed to the general public for pay and play use and where ground staff with sports turf expertise are employed/contracted, or the clubs have appropriately skilled volunteer members.

Ancillary provision (changing and social facilities) on Council owned sites is improving with an improved pavilion at North Acton Playing Fields and committed investment in new pavilions in 2016 in Perivale Park and Durdans Park and serving football use of the King George's Playing Field.

However, there remain a number of sites where new or upgraded pavilions are required as a priority. These include Old Actonians Sports Ground, Gunnersbury Park and Rectory Parks. The latter two will be addressed by facility developments at these key sites provided they proceed as proposed by a range of partners including the FA and Football Foundation. The feasibility including costs and sources of funding for pavilion enhancements at Old Actonians has yet to be established.

**What are the main characteristics of the future supply and demand for provision?**

Future demand for football facilities is likely to grow substantially to 2031 increasing pressure on the existing and planned FTPs and grass youth and mini soccer pitches, many of which are already played at capacity. By 2031, assuming current football participation and team generation rates and the forecast population growth, there will be 11 more adult teams and 25 more junior teams requiring access to match pitches and practice facilities.

The growth plans of the borough based football clubs will also place further pressure on pitch supply. Over half (51%) of the clubs who responded to the survey have self-reported plans for new teams in the next few seasons. Club survey responses, indicate unmet demand for 12 senior teams which includes 7 women's teams, 47 youth teams (16 girls) and 35 mini soccer teams. Nearly all of these clubs have identified a need for an increase in affordable and accessible FTP capacity within the borough to support this growth. However, conversion of this perceived unmet demand into new teams depends on these clubs engaging sufficient volunteer team managers and coaches as well as suitable pitches to play and train on.

As stated above, the Council and its partners have current advanced proposals for enhanced and new pitches which will increase supply for football at Gunnersbury Park (enhanced grass & 2 FTPs), Rectory Park (enhanced grass & 2 FTPs) and (with QPR FC) at the former Warren Farm Sports Ground in Southall. These proposals are in addition to committed and funded projects currently on site at Perivale Park (grass) and Durdans Park/King George's Playing Field (grass)

<b>Football</b>
and first time community access to grass pitches at Norwood Hall playing fields and a new full size pitch at William Perkin High School (FTP). Should this new supply be delivered in its entirety, <u>current</u> unmet demand will be addressed with a measure of spare capacity.
<b>Is there enough accessible and secured provision to meet future demand?</b>
<p><b>NO.</b> Over the period of the strategy to 2031, to address team generation from forecast population growth (up to 36 teams), expressed demand from clubs for team growth (up to 89 teams), and to deliver on the FA's strategy to transfer more affiliated competitive football to 3G surfaces, between one and two more FTPs may be required.</p> <p>The FA's position is to wait and see on the need for further 3G FTPs in Ealing Borough once the Rectory Park and Gunnersbury Park projects are fully implemented and the William Perkin School FTP has been operational for a while. The needs case for further FTP provision in Ealing should be subject to periodic reassessment through the strategy review process and take into account progress of the major housing growth/regeneration projects that will impact on demand (e.g. North Acton / Park Royal and Old Oak Common including the potential for new 3G FTP supply in place of the existing sand pitch at Linford Christie Sports Centre).</p> <p>Also of particular relevance to the future needs case will be the outcome of Hounslow Council's feasibility work at Duke's Meadow in Chiswick which the FA has identified as an opportunity site for complementary provision to the Gunnersbury Park Parklife project due to its close proximity and particularly high demand for youth football and minisoccer in this part of London.</p> <p>Secondary school expansions in the central/east parts of the borough at Twyford Sports Ground and two former company sports grounds (Barclays and Eversheds) may also present opportunities to secure community out-of-hours access to school playing pitches to meet future demand. Of these, the Eversheds site would appear to offer the best potential for football subject to a site master plan and detailed feasibility.</p>
<b>What is the overall quality level?</b>
In total, 60% of the grass pitch stock in Ealing is assessed as either 'Standard' (49%) or 'Poor' (11%) in many cases due to overuse but also, in some cases, due to poor natural drainage and compaction of the ground both of which are common issues in this part of London with heavy London Clay soil type. These factors limit the playing capacity at a large number of sites. With a high proportion of the pitches being maintained by volunteer club members, there is a strong case for the Middlesex FA to provide banks of grounds maintenance equipment available for clubs to loan (and training in its use) at key strategic sites (e.g. Gunnersbury and/or Rectory Park).

<b>Hockey</b>
<b>What are the main characteristics of the current supply and demand for provision?</b>
<p>There has been a significant improvement in both the supply of hockey facilities in the borough and converting latent demand since the last borough-wide review in 2010. A new pitch has been built on an independent school site and a new junior hockey club - Ealing HC - has been established (based at this site and at a second independent school nearby) delivering hockey participation for approximately 250 new young players.</p> <p>Five AGPs in the borough - at Old Actonians Boddington Gardens, Alec Reed Academy, St Augustine's School, St Benedict's School and Brentside School - are full size and have either sand dressed or sand based playing surfaces (i.e. England Hockey category 2 &amp; 3 as defined in the new policy agreed in June 2016 for hockey play on 3G surfaces). However, the Brentside School pitch is not currently marked or equipped for hockey use.</p> <p>A further school AGP in the borough with a shortpile 3G surface is currently used extensively by hockey clubs - i.e. at Featherstone School in Southall. Following a period to allow for transition, as a 3G playing surface, this pitch will become no longer accepted for hockey use above introductory level.</p> <p>All but one of the pitches used or suitable for hockey use are on school sites. Accordingly, the</p>

**Hockey**

hockey clubs have little security of access (season by season only) and either poor or no ancillary facilities. On school sites, clubs also have little or no influence over the choice of playing surface when the schools decide to refresh their AGP.

The exception is the AGP at Old Actonians (Boddington Gardens) Sports Ground. This pitch accommodates a capacity programme of hockey on Saturdays throughout the season serving as the main home site for PHC Chiswick Hockey Club, which also uses the AGP at Linford Christie Stadium in Hammersmith & Fulham currently at risk of loss to hockey as a result of proposals to resurface as a 3G football surface. PHC Chiswick is experiencing increasing demand having recently established a junior section. On the Old Actonians pitch, there is no spare capacity for hockey. In the peak weekday evening hours hockey competes with the requirements of the host club's football and rugby teams for training slots. In this context, retention of this pitch as a hockey compliant AGP when it is resurfaced is critical to the supply for hockey in Ealing borough.

The borough also is the home based for two small adult hockey clubs - Ramgarhia and Ealing Lions - currently based on AGPs at Featherstone High School (3G) and Alec Reed Academy (sand) respectively. The supply at these sites comfortably accommodates the playing and training needs of these two clubs although the changing and social facilities are very limited and the Featherstone pitch in light of its 3G playing surface no longer has England Hockey endorsement for hockey competition or training.

**Is there enough accessible and secured community use provision to meet current demand?**

**NO.** While in the last playing season there was just sufficient accessible secured supply to meet expressed demand, access to suitable AGPs is generally poorly secured in Ealing borough due to the heavy reliance on access to pitches on autonomous school sites.

The recent change in England Hockey's policy regarding use of 3G surfaces for hockey play above introductory levels will impact significantly on the supply/demand balance in Ealing (and across wider central west London) as currently, the 3G AGP at Featherstone School in Southall is used by two community hockey clubs, Ramgarhia HC and British Airways HC who use this pitch as a secondary site to its main site in Hillingdon.

Although some spare capacity has been identified for hockey at the sand AGPs at the Alec Reed Academy and Brentside High School, these sites currently offer no security of access to community users and, in the case of the latter, the AGP is not marked or equipped for hockey use. The playing surfaces will soon need replacement as they are ten and thirteen years old respectively. This raises the additional risk that either or both schools may decide to install 3G when they refresh the playing surface.

In addition to loss of supply of pitches for hockey competition and training at Featherstone School, there is also an imminent risk of loss of the secondary pitch used by the large PHC Chiswick Hockey Club at the Linford Christie Stadium across the borough boundary with Hammersmith and Fulham.

As a result of these changes to accessible pitch supply, there is a shortfall in current supply of at least one hockey pitch to England Hockey category 1-3 specifications (i.e. with water, sand dressed or sand based playing surface).

In planning for the future, opportunities should be pursued to deliver community hockey clubs with secure access to playing, training and ancillary facilities for longer than a single season. If possible, the secure access for the larger clubs will be to sites able to accommodate all the club's activities in one location - i.e. either double pitch sites, or two single pitch sites in close proximity, with good quality ancillary facilities.

**Is the provision that is accessible of sufficient quality and appropriately maintained?**

**NO.** The resident hockey club reports that the ancillary facilities are poor and limited at St Augustine's School and at St Benedict's School. With regard to hockey pitch quality, the overall quality of the sand based/dressed AGPs is considered adequate within Ealing although the pitches at Alec Reed Academy and Brentside High School (not currently marked out for hockey) will need resurfacing in the next few years.



<b>Hockey</b>
<p>Whilst outside Ealing borough, the secondary pitch of the PHC Chiswick Hockey Club at Linford Christie stadium is worn and requires resurfacing. This pitch is at risk of loss to hockey as there are current plans to convert this pitch to a 3G FTP. Loss of this pitch will have significant impact on the hockey pitch supply/demand balance in the central west London area and will impact on Ealing borough.</p>
<p><b>What are the main characteristics of the future supply and demand for provision?</b></p> <p>The future growth in demand is likely to be driven primarily by the growth plans of Ealing Hockey Club (as new youth age group squads graduate to senior play) and the potential for growth in demand driven by the growth plans of PHC Chiswick Hockey Club which has a newly established junior section. In the short term, there is evidence of increased demand due to the GB Womens Hockey Rio Olympic Gold success. PHC Chiswick had 40 plus new adult players at their HockeyFest in September 2016. The pressure of demand from this club will be further increased as a consequence of Hammersmith and Fulham Council's plans to convert the club's home pitch at Linford Christie Stadium to a football 3G surface.</p> <p>A further key issue is the recent review by England Hockey of its policy recommendations regarding hockey play on 3G surfaces resulting from player feedback. The new policy position from summer 2016 will impact on the Ramgarhia and British Airways clubs playing on 3G currently at Featherstone High School.</p> <p>Modest growth in demand will result from forecast population growth. There is potential from population growth and club growth combined for up to six additional senior teams and 13 additional junior teams. This increase will exert considerable pressure on the available spare capacity at the school based hockey AGPs in the borough for peak Saturday senior fixture time as well as slots on Sundays for junior training.</p> <p>As one of the current facilities has no floodlights there will also be additional pressure on midweek training slots although the planned increase in supply of football 3G pitches in Gunnersbury Park (close to Old Actonians) may result in transfer of some football and rugby training demand away from the Boddington Gardens AGP, thereby providing a little more usable capacity for hockey team training.</p>
<p><b>Is there enough accessible and secured community use provision to meet future demand?</b></p> <p><b>NO.</b> The current accessible supply of hockey facilities in Ealing Borough will not be enough to meet future demand. Particular pressures on existing provision will result from the Ealing Hockey Club as large numbers of new juniors at this club progress through to adult hockey, over and above the current level of demand from the large PHC Chiswick club (which itself has recently established a junior section) plus continuing demand at a lower level from the two smaller clubs based in the borough (Rangarhia and Ealing Lions).</p> <p>There will be a pitch deficiency in Ealing, regardless of whether the Chiswick club loses access to the pitch at Linford Christie Stadium which seems likely.</p> <p>To meet future demand to 2031, at least one additional floodlit AGP suitable for league hockey play (i.e. EH category 1-3) will be required in the borough. In addition, as a consequence of the change in policy regarding hockey on 3G surfaces, following a period of transition, it is likely that further hockey pitch capacity will be needed at weekends to accommodate club use displaced from the school 3G pitch at Featherstone School.</p> <p>Ideally, any new hockey AGP in the borough should be located close to an existing pitch and served by changing and social facilities and provide one or more Ealing based and Clubmark accredited hockey clubs engaged in junior development with a sustainable home base with security of tenure.</p> <p>The former Barclays Bank Sports Ground (currently closed) has been identified by Ealing Hockey Club as a location where an additional hockey pitch would complement the existing (sand) pitch the club hires at St Augustine's School. If changing facilities were provided on this site to serve both the existing pitch used by the club at St Augustine's (which has no ancillary facilities) this</p>



**Hockey**

would effectively create a two pitch home base for the Ealing Hockey Club's activities during the evenings and at weekends.

The Council is assisting the Education Funding Agency in developing proposals for a new Free School Academy on part of this site and a project is included in Ealing Council's Planning for School Development Plan Document adopted in May 2016. However, the current school facility plans for outdoor PE and play are limited to a Multi Use Games Area (MUGA) not a full size sand dressed or sand based AGP as required for hockey competition and training.

In light of the significant risks to the feasibility and deliverability of a dual use hockey AGP on the Barclays site, it will be important for stakeholders to encourage the governing bodies at the Alec Reed Academy and the Brentside Kajima High School to retain hockey compliant playing surfaces on the AGPs on their sites and, where feasible, to negotiate secure access agreements with community hockey clubs.

**What is the overall quality level?**

The overall pitch quality is adequate. However, the floodlit sand based pitch with limited hockey use at Alec Reed Academy and the sand based pitch with potential for hockey use at Brentside High School (subject to provision of new line markings and goals) are both over ten years old and these pitches will therefore need resurfacing shortly.

The main quality deficiency is the lack of access to changing facilities for the main borough based club - Ealing Hockey Club - at the two independent school sites it currently hires.

As identified above, subject to site master planning and detailed feasibility including securing the necessary funding, the emerging priority project is to address this community hockey need through progressing a dual use initiative comprising new changing rooms alongside a new hockey AGP and other new school accommodation on the former Barclays Bank Sports Ground.

**Rugby**

**What are the main characteristics of the current supply and demand for provision?**

There has also been significant investment in facilities for rugby union in Ealing since the last borough-wide review in 2010. While the overall number of pitches available has remained unchanged at 18, the overall playing capacity of the pitch supply has been increased. This has been achieved by the conversion of two of the grass pitches at Trailfinders Sports Ground to floodlit World Rugby AGPs; by installing floodlights to two pitches at Wasps FC's Twyford Avenue Sports Ground and one grass pitch at the Trailfinders Sports Ground plus providing a new floodlit training area at the London Marathon Playing Fields in Greenford, used by West London RFC. Ancillary facilities have also been improved at several sites through a combination of private finance (Trailfinders) and Sport England and RFU investment programmes (e.g. a new modular changing pavilion in Cayton Green Park used by Northolt RFC).

Alongside this investment in supply, there has also been a steady growth in demand since the last review in the number of mini and youth teams (at both Trailfinders and Wasps). There are now 82 teams in total (of which 60 are for players from u6 to u16) compared to a total of 77 in 2010 (49 mini and juniors). The number of rugby clubs based in the borough is unchanged at six, however Hanwell RFC has been formed since the last review and trains in Ealing but plays in Hounslow.

The Rugby Premiership side Wasps completed its relocation from Acton to Coventry in 2016. Wasps FC, the voluntary club, has approaching 500 playing members and owns the freehold of its home ground in Acton. The club will find it harder to raise funds for necessary facility enhancements following the move of the professional side.

Ealing Trailfinders RC has a similar size playing membership to Wasps FC and has continued to develop since the last facility review through the patronage of the private individual who owns the site and facilities. Ealing Trailfinders RC remain as the only club in the borough that offers professional rugby (a semi pro team in the second tier Rugby Championship), a youth academy as well as a full range of junior sides from age 6 upwards. This site also became the home base of London Broncos Rugby League (first team plus u16/u19 academy) in 2016.

<b>Rugby</b>
<p>In addition to these two large clubs offering opportunities to play at most standards, there are a further five clubs that offer opportunities for adult men's regional and/or county league rugby and social rugby. One - Old Actonians - has a secure site (leased from the Council) but lacks sufficient capacity on its home ground to deliver its development plans that include starting a junior section. Two clubs - West London RFC and Hanwell RFC - have no security of access to their home facilities. Both clubs rent access on a season-by-season basis from the London Playing Fields Foundation, the latter at Boston Manor Playing Fields just outside the borough in Hounslow.</p>
<p><b>Is there enough accessible and secured community use provision to meet current demand?</b></p>
<p><b>YES.</b> Security of access to rugby grounds in the borough is good, particularly for the key development clubs, and current demand is largely met by current supply. There is enough secured supply for league rugby (senior and youth) home fixtures (played mainly on Saturday afternoons) and midweek evening training. However, at some sites, capacity for junior matches and training on Sundays is becoming an issue.</p> <p>The success of the two key clubs - Ealing Trailfinders RC and Wasps FC in growing demand and participation by both boys and girls in mini and junior rugby when combined with the playing and training demands of these clubs' senior teams and the financial pressure to maximise income generation through hire of pitches either for representative matches or to other clubs (e.g. Old Actonians at Wasps and London Broncos professional rugby league at Ealing Trailfinders), means that the grass pitches are used near to capacity. This is particularly an issue at Wasps which does not currently have an AGP and also has plans for further growth.</p> <p>In addition, the Old Actonians club is unable at present to meet demand for junior and mini rugby although there is an opportunity to address this using the new facilities at Gunnersbury Park which, although just outside the borough, is very close to the club's ground. Also, the recently established single team club Hanwell RFC is currently displaced to a London Playing Fields site in Hounslow for its home matches although training takes place within Ealing borough at Elthorne Park adjacent to Elthorne Leisure Centre.</p>
<p><b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b></p>
<p><b>YES.</b> Two thirds of pitches are considered to be maintained to a good standard and 14 of the 15 grass pitches have at least adequate drainage. The quality of pitches in Ealing is generally good but with some scope for improving the capacity of current supply by increasing quality especially at Wasps. One of the pitches at St Benedict's School used by Old Priorian drains poorly despite good maintenance by the school's ground staff. The club wish to improve the drainage of this pitch to reduce the frequency of cancellations by the school and the need to find alternative pitches to hire at short notice.</p> <p>In terms of ancillary facilities, a priority is to improve the changing facilities at Old Actonians Sports Ground, particularly if mixed mini rugby is to be offered at the site in future, although this activity may be better located at the new facilities proposed for Gunnersbury Park. Other clubs with current aspirations supported by the RFU to modernise their social facilities are Wasps FC and Northolt RFC in Cayton Green Park.</p>
<p><b>What are the main characteristics of the future supply and demand for provision?</b></p>
<p>In terms of future demand, considered together, given the population growth and the clubs own plans for team growth, there is a predicted increase by 2031 of 6 Senior Men's teams, 4-5 Youth Boys' teams, 1 Youth Girls' team and 3 Mini/Midi teams. If this growth takes place, the total number of rugby teams in Ealing will increase from 82 at present to around 97 teams.</p> <p>In terms of committed projects that will impact on future supply, the completion of the new pavilion building at Perivale Park will increase the attractiveness of the single pitch on this site for use by Ealing based rugby clubs on a shared basis with Gaelic Football (St Joseph's GFC).</p> <p>The main opportunity to increase the capacity of supply to address forecast demand is on the secured club site at Wasps FC now that the Trailfinders site has two AGPs. There are current outline proposals for a rugby compliant AGP at Twyford Avenue Sports Ground for dual use by Wasps with the Twyford High School as part of contingency plans by the Council to address the need for more school places.</p>

**Rugby**

The current proposals for Gunnersbury Park will also address some rugby demand if implemented as planned. A re-instated grass rugby pitch in this park will provide overspill capacity for Old Actonians RFC at weekends and the floodlit FTP for midweek non-contact drills training. It also opens up the potential for this club to implement its growth plans including starting a junior section. However, cost of access to the Gunnersbury pitches will be a key issue in terms of the availability of these new facilities to the club.

In the event that one or more of these projects (included in the Action Plan at the conclusion of this PPS) fail to come forward, the needs case should be reassessed as part of the PPS update and review process.

**Is there enough accessible and secured community use provision to meet future demand?**

**NO.** There is little spare capacity currently at peak times at the Wasps FC club sites and, in particular, there is insufficient unused playing capacity on the existing grass pitches at Wasps FC to allow for growth, as planned by this key club.

Without further rugby compliant AGP capacity, the forecast increase in teams resulting from population growth and clubs' own development plans will place further demand on the existing grass pitch supply, most of which is already used at or near its playing capacity.

**What is the overall quality level?**

The quality of rugby facility supply overall in Ealing Borough is generally good. As indicated above, the priority projects for future investment in quality enhancement to best sustain and grow the clubs based in Ealing are:

1. Wasps FC - Development of the Wasps FC site at Twyford Avenue Sports Ground is of particular interest to the RFU, potentially to include a rugby compliant AGP for dual use with the school adjacent which the Council has plans to expand. The RFU consider this an ideal venue to further grow the game in West London
2. Old Actonians RFC- clubhouse and changing rooms modernisation at the club's ground
6. Northolt RFC - improved social facilities at Cayton Green Park

**2.2 Bowls, Tennis, Other Pitch Sports**

Assessments of facility needs for Bowling Greens, Tennis Courts, and other minority interest playing pitch sports have been carried out and are detailed in the appendices (Appendices E, F and G respectively). The key supply and demand issues for these outdoor sports are summarised as follows:

Key Issues	Summary of Findings - Other Outdoor Sports
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<b>Bowls</b>
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<b>What are the main characteristics of the current supply and demand for provision?</b>
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Despite closure of greens in recent years in Lamma Park and Acton Park, there remains a good level of supply of bowls greens in Ealing relative to many London boroughs, with a total of eight active greens plus a further green just outside the borough boundary in Gunnersbury Park serving the Acton area.

The distribution of greens is good although, since the closure of the Acton Park green, residents in the east of the borough rely on the Gunnersbury Park facility.

Four of the nine greens are located in public parks or recreation grounds. The other club facilities are held either freehold or on long lease. Access to the supply is therefore secured.

Three greens are available for casual use (when open for use by club members) but this form of demand is now negligible.

Club membership levels are generally in decline in the borough (as the national trend) and, whilst

<b>Bowls</b>
<p>all the greens are maintained to an adequate level for recreational play, the quality of several of the greens and pavilion facilities (Horsenden Hill Playing Fields, Pitshanger Park, Ealing Conservative Bowls Club) limits the appeal to new members or casual players.</p> <p>Bowls participation rates in London are only around half the national level and there is a gradual decline trend both across London and nationally.</p>
<b>Is there enough accessible and secured community use provision to meet current demand?</b>
<p><b>YES.</b> It is clear that with the number of secured and accessible greens existing supply more than meets current demand bearing in mind the decline in club playing membership numbers, to below the minimum recommended by the Bowls Development Alliance to sustain a healthy club level (i.e. 40 per green) and within the Bowls England benchmark comfortable capacity for a 6 rink green (i.e. 60 playing members).</p>
<b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b>
<p><b>NO.</b> Although the maintenance regime is consistently applied across the Council owned greens, bare patches are evident on the greens in Pitshanger Park and Wolf Fields in Southall, also on the club maintained 4 lane green at the Ealing Conservative Bowls Club which has a very small membership and is unlikely to be sustainable in the long term.</p> <p>The thriving bowls clubs in the borough (e.g. West Ealing, Springfield) are those on secure sites with access to additional skilled volunteer expertise in fine sports turf maintenance with the time and flexibility to respond to changes in weather altering the frequency/level of cut and green irrigation accordingly.</p>
<b>What are the main characteristics of the future supply and demand for provision?</b>
<p>Increased demand over the strategy period that may arise from population growth is quite small and is likely to be outweighed by the general trend of declining demand. To stem this decline a combination of the following would be required:</p> <ul style="list-style-type: none"> <li>i) Continued development activity and promotion by the clubs and partner agencies (particularly London Sport and the Bowls Development Alliance)</li> <li>ii) Consolidation of available resources for green maintenance on a smaller number of greens and sites while maintaining a good level of accessibility,</li> <li>iii) Further transfer of responsibility for aspects of greens maintenance to those clubs with good governance, together with the resources required to procure appropriate expertise.</li> </ul>
<b>Is there enough accessible and secured community use provision to meet future demand?</b>
<p><b>YES.</b> There is substantial spare capacity with most clubs based at the greens in the borough operating at lower membership levels than recommended by the Bowls Development Alliance for a healthy, sustainable 6 rink site (40 playing members) and well within Bowls England guide capacity (60 playing members).</p>
<b>What is the overall quality level?</b>
<p>The overall quality level of the greens available at the bowls clubs in the borough that maintain their own greens on secure sites is generally good with just one of four (Ealing Conservative Bowls Club) rated as poor.</p> <p>The three park based public greens in the borough (and the Gunnersbury Park green) are more difficult to secure and protect from vandalism. These are all rated as standard. The main green quality issues identified are bare patches on the Park greens at Wolf Fields (Southall) and Pitshanger Park and at Ealing Conservative Bowls Club.</p> <p>In terms of pavilions, the main issues are a lack of changing facilities at Islip Manor Park, although toilets are available in the adjacent play centre; a lack of toilets in the pavilion at Pitshanger Park</p>

**Bowls**

and a requirement for repairs/refresh to the wooden pavilions at Pitshanger Park and Wolf Fields.

The usage of all Council greens should be monitored and the needs case for further rationalisation of supply kept under annual review.

**Tennis**

**What are the main characteristics of the current supply and demand for provision?**

There are currently 170 tennis courts in Ealing borough with community access (i.e. excluding any courts in the gardens of private houses) across 35 sites, with two more dual use sites (Ellen Wilkinson School in Acton and William Perkin High School in Greenford) with 9 courts in total coming available for community use from summer 2016 and a joint project with Hounslow Council for eight floodlit pay and play courts (to replace existing derelict courts) in Gunnersbury Park due to commence in 2017. Four of these courts will be allocated to the Ealing borough supply and four to Hounslow borough.

Nearly the whole of the borough falls within a 1mile catchment of a free to access or pay and play community outdoor tennis site. The exception is the north west of the borough (the area to the west of the A312). However, tennis sites in Hillingdon and Harrow fall within a one mile catchment of residents in this area of Ealing borough.

Despite the high number of courts, there are just 3 permanent indoor courts at Ealing Lawn Tennis Club (plus a further 4 temporarily dome covered courts at The Park Club which may be lost in future). Access to the indoor court supply in the borough is only available to members and guests of these two clubs.

24 courts - 14% of the total - are available to access free of charge in public parks and recreation grounds. None of these courts are floodlit. Most do not have any ancillary facilities available on site although leaseholders who operate other facilities in parks such as Acton Park, Perivale Park and Spike's Bridge do allow use of toilets by wider park users during opening hours. In light of forecast population growth, the LTA consider it important that free to access park courts are either protected for casual play or, in the case of those park sites with only two low grade courts and no access to ancillary facilities, casual demand re-directed to alternative park sites serving the same catchment with good quality courts, upgraded where necessary (e.g. with floodlighting and ancillary facilities such as toilets and refreshments), to allow an intensification of use.

A further 51 courts - 30% of the total - are available to access on a pay and play basis either in Parks (27 courts in Lammas, Pitshanger and North Acton Playing Fields) or on dual use school sites (24 courts). Just over two thirds (69%) of these pay and play courts are floodlit permitting year round use. The remaining 95 courts - over half the total - are restricted to club members or their guests. Of these, 54 courts (including the 7 indoor courts) have lighting (55% of this type of supply).

From Sport England's Market Segmentation modelling, it is estimated that 6,298 adults (aged 16+) in Ealing currently play tennis (for at least 30 mins once in the last month) and 6,938 adults in Ealing self report as wanting to play more tennis. The primary driver of demand for tennis facilities in recent years has been the strong focus placed by the LTA, some schools and local authorities and by commercial tennis providers on mini tennis and the development of junior players. In Ealing, this tennis development activity takes place in a range of settings.

Ealing is a current priority area for the LTA. In 2015, the NGB signed up to a partnership agreement with the Council for joint development and investment in tennis facilities and programmes over the next 15 years to 2030 (i.e. the duration of this playing pitch strategy). Recent joint investment by the LTA, the British Tennis Federation, Ealing Council and Will to Win Tennis in the courts and lighting at Pitshanger Park and Lammas Park are examples of how all parties can contribute to tennis facility development.

As part of its commitment to partnership working on tennis development in Ealing borough to encourage more grass roots participation to promote public health and wellbeing as well as to further its aims to identify and develop more talented young players, the LTA has carried out an audit of park and community club sites to identify facility enhancement needs. The key findings of

<b>Tennis</b>
this audit - carried out in 2015 - inform the action plan at the end of this Playing Pitch Strategy.
<b>Is there enough accessible and secured community provision to meet current demand?</b>
<b>YES.</b> In terms of outdoor provision, the borough has a good level of existing supply both in terms of community clubs and pay and play facilities to meet expressed demand, although as the market segmentation data shows, there is substantial latent demand and further good quality facilities are needed to capture this potential for growth in tennis participation. Current project plans to replace derelict courts at Gunnersbury Park (with LB Hounslow) and to introduce community access to six courts at the Ellen Wilkinson School will make a substantial impact when implemented.
<b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b>
<b>NO.</b> Generally, the quality and accessibility of the tennis supply is good, particularly with the recent investment in the Pitshanger Park and Lammas Park sites. However, an LTA park court audit and visits to a sample of the sites confirms the view that there remains a substantial supply of low quality, non-porous, dense macadam hard courts in other parks and on dual use school sites. Several of these sites would benefit from conversion to porous macadam (and/or the installation of floodlights) to increase their playing quality and public appeal, particularly where there is on site management (eg. at North Acton Playing Fields and in Elthorne Park) so that the upgraded courts can be actively programmed, promoted and maintained.
<b>What are the main characteristics of the future supply and demand for provision?</b>
With the 15 year agreement between the LTA and Ealing, it is likely that participation levels will increase on the back of the various initiatives that will be put in place particularly on park courts.  Whilst there are developments planned at Gunnersbury and good facilities at Lammas and Pitshanger parks, these venues cannot be relied on to provide this access as the existing supply is already at high capacity and the new Gunnersbury courts are forecast to reach capacity at peak times within a short time after opening. LTA research shows that most players who play in parks only travel a short distance to play, therefore a network of park courts needs to be retained throughout the borough and maintained to a playable quality.  Sustained junior tennis development activity is also likely to exacerbate the existing capacity issues at two of the largest and most successful community tennis clubs in Ealing Borough - Ealing LTC and West Middlesex LTC. Whilst the former club already has 3 indoor courts and is therefore not a current priority for further investment (e.g. in lighting to more of the outdoor courts), investment in a 3 court dome (bubble) with lighting at West Middlesex LTC would have a substantial impact on addressing unmet demand and future demand particularly for year round play.
<b>Is there enough accessible and secured community use provision to meet future demand?</b>
<b>NO.</b> However, the commitment of Hounslow and Ealing borough councils to provide eight new all weather (porous macadam) floodlit courts with changing facilities in Gunnersbury Park plus Ellen Wilkinson Girls School in Acton opening its six unlit courts to the community at weekends will ensure that the needs for pay and play tennis will be met for the period of the strategy provided the existing network of smaller sites in other parts of the borough is maintained.  In the north west part of the borough where there are fewest accessible and secured community courts, the additional supply of dual use courts at William Perkin High School in Greenford from 2016 (3 No. floodlit) is likely to be sufficient to meet future demand from population growth provided there are no major reductions in public court supply in South Ruislip and South Harrow.
<b>What is the overall quality level?</b>
The audit work has identified quality issues relating to both courts and ancillary facilities at a number of park tennis sites in the borough. The focus during the strategy period should therefore be on delivering the Gunnersbury Park



**Tennis**

project plus a prioritised programme of short, medium and long term planned enhancements at the sites identified in the 2015 LTA facility audit as updated in consultation with the LTA and LBE for this strategy.

**Minor Pitch Sports**

**What are the main characteristics of the current supply and demand for provision?**

There is a long tradition of **Gaelic sports** - particularly Gaelic Football but also Camogie and Shinty - being played on playing pitches in Ealing borough with the main clubs (Tir Chonaill Gaels, St Joseph's GFC, Tara Camogie and London Camanachd) drawing players in these sports predominantly from within the Irish expatriate community from a wide catchment across London.

The large Australian and American ex-pat communities in London have also given rise to demand in the borough for **Australian Rules Football** (Ealing Emus, part of the West London Wildcats playing at Duke's Meadows in Hounslow borough) and **American Football** (The London Warriors based at Boston Manor just across the borough boundary with Hounslow).

**Croquet** has a following of approximately 25 regular playing members of Ealing Croquet Club who play both forms of croquet three greens in Lammas Park; the traditional long game and the newer Golf Croquet, popular with new players.

**Softball** is also played in the borough, mainly by corporate teams. Two west London teams playing in the London Midweek Softball League train in the borough at Blondin Park (London Coyotes and London Chargers). There is also supply of softball pitches at Trailfinders Sports Club.

**Is there enough accessible and secured community use provision to meet current demand?**

**YES.** The largest Gaelic sports club in the borough - TCG - are in the process of negotiating a new longer lease with the Council for the facilities it uses at Berkeley Fields and is able to hire an adjacent 'overspill' pitch from the Council Parks Service as required.

Similarly, the croquet club and the Council are negotiating a lease on the three Lammas Park greens and pavilion which provides ample capacity.

**Is the provision that is accessible of sufficient quality and appropriately maintained?**

**NO.** The pavilion facilities both at Berkeley Fields (Gaelic sports) and in Lammas Park (croquet) require improvement. By securing tenure through new leases with the Council, the respective sports clubs will be eligible to apply for capital grants to raise funds for these works.

**What are the main characteristics of the future supply and demand for provision?**

No major changes in the picture of supply or demand for minor playing pitch sports are considered likely to take place over the period of the strategy. However, demand for Gaelic sports, Aussie Rules and American Football is subject to the size of these ex-pat communities resident in West London which can fluctuate markedly in relation to changes in the economic climate in these countries.

**Is there enough accessible and secured community use provision to meet future demand?**

**YES.** No need for additional facility provision or major enhancement projects are identified for minor pitch sports for the period of the strategy.

**What is the overall quality level?**

As identified above, the pavilions used by the TCG club at Berkeley Fields and by the Ealing Croquet Club at Lammas Park are in need of upgrade subject to funding.

**3. Scenario Testing**

Potential scenarios identified in the course of researching the assessments of need for the individual playing pitch sports and consultation with members of the project Steering Group are identified below together with conclusions as to the potential impact on the overall picture of supply and demand and future needs.

<b>Potential Impact of Scenarios on Supply/Demand Balance</b>
<b>What if the quality of sites rated as poor are improved?</b>
<b>Cricket</b>
<p>Priority projects for quality enhancements identified in the previous facility review in 2012 have been implemented (e.g. at Osterley Cricket Club), are about to be completed (e.g. Durdans Park and a replacement pavilion in Perivale Park), or have been developed with partners to feasibility stage and the majority of necessary funding is secured (e.g. Popes Field, Gunnersbury Park).</p> <p>Delivery of these 'new' pitches will greatly reduce overplay at the following park sites in the central and eastern parts of the borough where pitch quality is impacted by overuse:</p> <ul style="list-style-type: none"> <li>○ North Acton Playing Fields - This site is a very popular ground for cricket, football and tennis plus some indoor activities in a community building on site with three leaseholders. In view of the importance of this playing field for both organised and informal community sport, the Council is shortly to commission a master plan to consider future options for quality enhancement.</li> <li>○ Ealing Central Sports Ground - While enhancement to the cricket pitches on this site is desirable, realistically, in view of the high level of use of this site by cricket teams, this is only an option in the longer term once the new supply is in place at Gunnersbury, Popes Field and Norwood Hall. The existing pavilion will remain as it is, a substantial building with adequate changing facilities and access to refreshment services via a leaseholder onsite.</li> </ul> <p>If the less advanced project proposals to reinstate former cricket pitches at Warren Farm and Norwood Hall on the west side of the borough are delivered with appropriate provision for on-going maintenance, then the quality level of cricket provision in the west of Ealing borough will also improve very substantially.</p> <p>In the Northolt and Greenford northern part of the borough, there are quality issues at Islip Manor Park which has no pavilion since an arson attack and clubs have access to a WC only as key holder to a facility at the rear of a nursery building on site. As a small single pitch site with no pavilion, investment in its future as a cricket site is not justified. Rather, there is a case for re-designating this site for informal recreation only and relocating cricket club demand to either Rectory Park (once the planned new pavilion with Middlesex FA is available) or Dormers Wells High School as part of a new dual use access arrangement which this school would welcome.</p>
<b>Football</b>
<p>The Gunnersbury Park project will provide several upgraded grass football pitches (currently poor quality) and a new pavilion in addition to two new floodlit FTPs. Provided the programming policies secure access to these pitches for Ealing based clubs and groups, they will serve to relieve existing pressure of demand for good quality adult pitches in this area for match play at weekends.</p> <p>At other sites with poor quality pitches - Southfields Recreation Ground, Gurnell Leisure Centre (the lower pitch) and the junior pitch adjacent to the West Ealing Bowls Club - it is not likely to be cost effective to invest in improving pitch drainage and quality.</p> <p>Opportunities should be explored to relocate the football use at these sites to alternative sites with unused grass pitch capacity or to one of the planned new FTPs for the borough. Current users of Southfields Recreation Ground will be returning to the new facilities at Gunnersbury Park and the current users of the Gurnell pitches could be accommodated on the Perivale Park pitches less than 400 metres away which will be back in use with a new pavilion for the 2016/17 season.</p>
<b>Hockey</b>

Improvements to the sand based AGPs on the school sites in Northolt (Alec Reed Academy) and in Greenford (Bretnside Kajima Community Academy) - to include replacement playing surfaces with hockey markings and goals - has potential to relieve pressure of demand on the existing hockey pitches at Old Actonians Boddington Gardens used by PHC Chiswick, and at the St Augustine's and St Benedict's independent schools used by Ealing HC (juniors).

Although some distance from the current playing bases of the Ramgarhia Hockey Club (Featherstone School in Southall) and PHC Chiswick, if upgraded by the schools to be suitable for competition hockey, these pitches could provide alternative sites for these two clubs in light of the decision by England Hockey not to approve the Featherstone pitch playing surface as suitable for competition or training and the likelihood that the Linford Christie pitch (used as a secondary site by PHC Chiswick) will be resurfaced by London Borough of Hammersmith & Fulham as 3G.

These school pitches could also provide an alternative for Ealing HC in the event that a hockey AGP and pavilion facilities are not deliverable in association with the plans for a new Free School Academy on the former Barclays Bank Sports Ground adjacent to the pitch the club currently accessed at St Augustine's School.

### Rugby

Installation of a pitch drainage system and/or de-compaction works to the poor draining pitch at St Benedict's School would impact on the Old Priorian club by reducing the number of match cancellations and rearranged fixtures at short notice. However, as a school site, investment in these pitches is not a current priority for the RFU.

### Bowls

Although there are minor issues with the quality of the bowling greens at two of the parks sites (Wolf Fields in Southall and Pitshanger Park, Perivale), improvements to the quality of these greens is not likely to impact significantly on the trend of declining demand for bowling greens in public park settings.

### Tennis

The impact on demand of improving poor quality outdoor courts on park and dual use sites has been clearly demonstrated in Ealing, particularly at the Lammas Park and Pitshanger Park pay and play tennis sites - where these works have been delivered in partnership with tennis specialists who programme and actively promote the facilities.

In the short term, the tennis development that will have the largest impact on supply/demand balance in the south east of the borough is the provision of eight new managed floodlit porous macadam pay and play courts and pavilion in Gunnersbury Park replacing existing derelict courts and adding four high quality courts to the supply serving the Acton area.

In the medium to long term, there is potential to impact further on community tennis demand by improving the quality of provision on other sites where there is potential for specialist management and programming of the upgraded courts - the macadam courts at North Acton Playing Fields, Elthorne Park and Southfields Recreation Ground are the priority sites for quality enhancement.

### What if community use can be secured at certain sites?

There is potential to secure community outdoor sports use at the following sites which, if achieved, will make a substantial contribution to addressing unmet and future demand across the range of outdoor sports:

- Ellen Wilkinson School in Acton has grass football pitches and six tennis courts which will be available for community use for the first time from 2016/17 (along with a sports hall and associated changing facilities). The school also has an old redgra football/hockey pitch which could potentially be upgraded into an AGP.
- Dormers Wells High School in Southall has expressed interest in securing a club link partner for juniors to use the schools non turf cricket pitch (NTP) which is on school land rather than accessible from the existing dual use sports facilities with secured community access.

- William Perkin High School in Greenford will also have a new cricket NTP secured for community use for junior cricket from 2017 as well as a 4 court sports hall and floodlit FTP. This new sports hub will accommodate club football demand at weekends from the poor quality pitches at Gurnell Leisure Centre.
- The closed Warren Farm Sports Ground in Southall is subject to a proposed long lease from the Council to QPR Holdings Ltd for development and use as its training and academy ground. The lease includes provision for re-instating community use of three cricket pitches, up to eight grass football pitches and an associated changing room facility. Should this project be implemented, it will accommodate future demand for youth football in particular that will result from population growth in the Southall Opportunity Area.
- The closed Barclays Bank Sports Ground in North Ealing (close to Ealing Cricket Club and one of Ealing Hockey Club's home bases at St Augustine's School) also offers potential for a dual use project as part of the Council's plans for providing new schools. Subject to site master planning and feasibility (including costs and funding), this site has potential to address current unmet and future demand for community hockey in particular, potentially in association with St Augustine's which has plans for a new sports hall and changing facilities. The closed tennis courts on this site are surplus to community requirements.
- There is also potential for the Eversheds Sports Ground to maintain existing and secure new community use for youth football/minisoccer as part of plans for school expansions, again subject to detailed site masterplanning and feasibility assessment.
- Finally, there is a major opportunity at Twyford High School in Acton - an existing dual use sports centre site - there is an opportunity to develop a floodlit AGP as part of school expansion plans in a partnership with Wasps FC. If provided, this facility will address overplay of the rugby club's existing grass pitches and accommodate growth in junior and youth demand. The RFU are working with the club and the Council to ascertain the feasibility of this project and the next steps.

**What if some pitches are re-designated from one sport or pitch type to another?**

The playing surface of the AGP at the Featherstone School in Southall has been assessed on behalf of England Hockey to be a dense carpet with a curled/texturised monofilament yarn with a rubber crumb infill. Though because of the manufacturing, contractor instalment and maintenance this pitch has playing characteristics that are suitable for hockey play it is not compliant with the NGB's policy for competitive hockey. Following a transition period, existing club play on the Featherstone pitch by Ramgarhia HC and British Airways HC will therefore need to be relocated to a higher category pitch. In addition, the proposed change of surface by LBH&F at the Linford Christie Stadium AGP to 3G will also impact on hockey pitch supply and demand balance in the central west London area including displacing a proportion of PHC Chiswick HC's training and league programme.

These re-designations will have a dual impact on the playing pitch supply/demand balance in Ealing borough. Firstly, it will substantially increase the need for more hockey compliant AGP capacity across the sub region. Second, it will increase the available supply of 3G FTPs for community football which supports the FA's position to review the impact of these and the other planned FTP developments (the Parklife projects at Gunnersbury and Rectory parks) before committing to the need for further FTP capacity in the borough beyond these projects to address forecast future demand resulting from population growth and youth football club growth.

Opportunities to deliver more capacity for club hockey in Ealing borough have been identified as follows:

- Upgrade Brentside School pitch to hockey category 2 or 3 surface (subject to wishes of school)
- Ensure Alec Reed Academy pitch is retained as hockey surface (to category 2 or 3) when next resurfaced and hockey is given priority in the peak hours in season (subject to wishes of school)
- Barclays Bank Sports Ground - partner with EFA and new Free School Academy proposals to enhance the core education facility mix of (MUGA, changing rooms, outdoor playing space) to provide a category 2 or 3 floodlit hockey AGP and enhanced changing provision for shared school and community club use across this site and St Augustine's School with linked access (subject to EFA, planning and finance).

Islip Manor Park in Northolt - As identified above this site has no pavilion. It will therefore not be cost effective to upgrade the poor quality cricket pitch at this site to accommodate unmet demand. This site should be redesignated for informal use once the development of the pavilion

and cricket pitches at Rectory Park Playing Fields is completed as proposed in partnership with Middlesex FA. This will not impact on any existing formal cricket club use at Islip Manor as hires are currently restricted by the lack of pavilion to friendly games which will be better accommodated at Rectory Park in future provided this project is implemented.

Southfields Recreation Ground and Gurnell Leisure Centre (lower pitch) - As identified above, the football pitches at these sites are of poor quality and attract no/little demand for pay and play hires (with the temporary exception that Southfields is currently providing Old Actonians with pitches pending completion of the Gunnersbury Park Parklife project). Redesignation of the pitches at these sites for informal play will have negligible impact and enable maintenance budgets to be redeployed to other sites of greater value for community sport. In the medium term Southfields Recreation Ground users will be returning to the new facilities at Gunnersbury Park and the current users of the Gurnell pitches could be accommodated on the Perivale Park pitches less than 400 metres away which will be back in use with a new pavilion for the 2016/17 season.

The planned proposals for new FTPs with secured community access at Gunnersbury Park (2), Rectory Park (2) will not impact on the existing supply of grass pitches available at these sites.

If funding is secured for a rugby compliant AGP on the Wasps site, one grass pitch will be lost as the new AGP will be located on one of the existing floodlit grass pitches. A new MUGA facility is also part of the site development plan. If this goes ahead then it will replace one grass football pitch that is currently used only by the school.

The owners of Trailfinders Sports Club have recently provided a second artificial pitch, replacing one of the three existing grass pitches on this site.

The impact of this recent investment and the planned investments, should they take place, will be to substantially increase the playing pitch capacity helping to accommodate future demand in the borough resulting from population growth.

**What if a site outside the borough that caters for significant demand is no longer available?**

Gunnersbury Park (in Hounslow) is the key strategic site for outdoor sports serving needs in the Acton area. The temporary unavailability of this venue pending the development of new and enhanced facilities has led to unmet demand from clubs and residents in this part of the borough.

As stated above, the Linford Christie Sports Centre hockey pitch (in LBH&F) accommodates a significant proportion of hockey demand from the PHC Chiswick club. Current proposals to re-designate this pitch as a FTP will have a major impact on this club.

A number of cricket clubs use pitches outside the borough. Although none are identified as closed (either temporarily or permanently), any loss of access to these pitches in future would impact on the supply/demand balance in Ealing. This displacement of demand and reliance on unsecured supply out of the borough, supports the needs case for the proposals to increase the supply of secured access at Gunnersbury and Rectory parks and at Warren Farm, Southall.

**What if new pitches are provided on a specific site or sites?**

New FTPs, cricket pitches and floodlit tennis courts will be supplied at Gunnersbury Park (along with upgrades to existing grass football pitches, a cricket pitch and a rugby pitch) under the joint proposals with LB Hounslow, the FA & Football Foundation, and a range of funding partners. This provision, when completed, will impact on current unmet and future demand in the Acton area for all five sports. Subject to pricing and programming, the FTPs have potential to alleviate over play of the rugby pitch at the Old Actonians Sports Ground by providing an all weather floodlit venue for midweek non contact drills training.

Should FTP's, cricket pitches and a new pavilion be provided at Rectory Park Playing Fields as currently proposed in a partnership between LBE, Middlesex FA and the ECB, this site will have a major impact on the supply/demand balance for football in particular, but also cricket, in the Northolt area. It will address future demand as a result of planned housing growth on the west side of the Northolt to Perivale Development Opportunity Area.

New / reinstated pitches on closed sports grounds also have significant potential to address



demand from population growth and club growth plans over the strategy period. New (or reinstated) pitches with community access may be provided over the strategy period at:

- Warren Farm in Southall (subject to agreement between the Council and QPR Holdings)
- Barclays Bank Sports Ground in Acton (subject to decisions on whether a new school with sports facilities is located on this site, site master plan and feasibility)
- Eversheds Sports Ground in Boston Manor to the south of Elthorne Park (subject to decision on new school proposals, site master plan and feasibility)

**What if there is a reduction in the maintenance budget for some sites?**

Whilst the standard of maintenance of playing pitch sites in Ealing is higher than in many boroughs, there will almost certainly be increased pressure on discretionary service budgets including parks for the foreseeable future.

The London Clay soil type and overplay at a number of sites causes issues of compaction and poor grass quality/cover. Fine turf maintenance (of bowling greens and cricket squares) is already undertaken by or has been transferred to user clubs at a number of sites.

In this context, any reduction in maintenance budgets for either in-house or contractor maintenance of sports pitches and pavilions on Council owned sites will require more maintenance tasks to be undertaken by trained club volunteers simply to uphold the current levels of pitch maintenance and playing capacity. To work effectively, any further transfer of maintenance responsibilities will necessitate additional resource from the sports bodies for training more volunteers in grounds maintenance skills and, in the case of football, a bank of specialist equipment and vehicles that clubs can loan from the Middlesex FA.

As identified above, the strategy to focus formal playing pitch activity on a number of sustainable hub playing field sites in accessible locations across the borough will facilitate re-designation of a number of formal pitches on smaller public park sites to informal recreation use which will reduce the cost of pitch maintenance on these smaller sites.

**What if further sports development initiatives or new forms of the sport are introduced?**

Over the period of the strategy national policy is likely to focus on providing appropriate low cost opportunities for the inactive to get active under the 'Active Nation' agenda. In the short term, this will be reflected in the investment grant programmes of Sport England from 2016 to 2020.

For the main playing pitch sports, initiatives are likely to include more targeted programming to encourage participation by inactive people by focusing on providing more opportunities for informal, less physically demanding forms of play (e.g kick abouts, walking football, touch rugby, rush hockey, tapeball cricket, French cricket). Demand for use of parks and open spaces for free to access physical activity such as group runs/jogs (e.g. Parkrun) and cycling may well increase as a result of these initiatives.

The playing pitch facility implications of these types of sports development initiatives have been assessed in the course of preparing this strategy and have informed the projects already underway and at the planning and feasibility stages and set out in the initial Action Plan at the end of this document.

More specifically, by investing in providing improved pavilions in parks (e.g. in Perivale and Durdans parks) and through supporting facility projects at secure club grounds (e.g. Popefield Sports Ground) and dual use sites (e.g. William Perkin School), capacity in parks and open spaces is 'freed up' at peak times for informal play. In addition, the business plans for major project proposals such as the Parklife scheme at Gunnersbury Park include programming of low cost informal activity as well as for more formal competition use and training.

Ealing Council's current policy of investment in a comprehensive and accessible network of high quality outdoor sports sites serving all areas of the borough aligns well with the Active Nation agenda.

**What if a pitch is taken out of the supply in an area and replaced with provision elsewhere?**

This scenario has been considered in the course of carrying out the detailed assessments of need

for each of the main playing pitch sports (appended to this document). Three sites are identified as having playing pitches of poor quality and having little potential for cost effective enhancement. The implications of removing these pitches from the supply of formally maintained playing pitches for hire and relocation teams currently using this pitches to planned new pitch provision on nearby sites have been considered.

Specifically it was concluded that there is a case for taking out of the supply of maintained park cricket pitches for hire the low quality pitch at Islip Manor Park (which lacks ancillary pavilion or social space). However, given the shortfall in current pitch provision for cricket, this course of action would only be justified if, first, new maintained pitches and a pavilion (for both cricket and football) were provided (as currently proposed) at nearby Rectory Park. The implications would be to enhance the quality of the playing and social experience for the small number of friendly teams that currently hire the pitch in Islip Manor Park whilst freeing up capacity at Islip Manor Park in the peak weekend period for free to access informal sports and recreation activities.

Similarly, with regard to football pitches, the needs assessment concluded that two poor quality sites should be considered for removal from the supply of pitches for hire and returned to informal playing pitch sports use once alternative new provision planned in these areas become available.

Firstly, the Council's Southfields Recreation Ground drains poorly and the main user club of the pitches on this site has expressed interest in relocating to the proposed London Parklife football facilities at Gunnersbury Park nearby when these are completed. Should this relocation take place, the Southfields pitches would become available at peak weekend times for informal games meeting demand in this densely populated neighbourhood.

Second, the football pitches at Gurnell Leisure Centre lack sufficient changing rooms to accommodate home games on both pitches at the same time and the lower pitch drains very poorly due to proximity to a river where remediation works are considered unviable. Subject to further consultation with the user clubs, it is concluded that replacement of this pitch with the new outdoor facilities opening in 2016/17 at William Perkin High School (FTP and pavilion) and in Perivale Park (a new pavilion) is the optimum solution allowing the lower Gurnell pitch to return to informal use.

As with cricket, in light of the current shortfall in football pitch provision, the relocation of football teams currently playing on poor quality pitches in the borough can only take place if, first, additional capacity is provided to accommodate these teams at alternative venues in the same catchment within Ealing borough of appropriate quality.

**There is a significant increase in demand in a specific part of the study area?**

The existing network of outdoor sports and recreation sites when combined with current plans for new and enhanced provision is likely to be sufficient to meet demand over the period of this strategy to 2031 in the Greenford and Southall areas of anticipated residential growth.

The Park Royal Opportunity Area on the border with LB Brent is also forecast to be an area of substantial housing growth. A significant increase in demand from population growth in Park Royal will impact on the playing pitch facility supply/demand balance in the north east of the borough for all the sports but most particularly for youth football and minisoccer and cricket. The key playing pitch sites affected are North Acton Playing Fields to the south and Perivale Park/Gurnell to the west. Both these sites are already designated by Ealing Council as key outdoor sports hubs - North Acton Playing Fields for youth football and cricket plus park tennis and Perivale/Gurnell as the major outdoor sports hub for the borough with facilities for athletics, golf, tennis, football, cricket, rugby and gaelic sports. Investment has been made in both sites to improve the quality of playing surfaces and ancillary facilities (including 3G surfaces at North Acton and a new pavilion at Perivale). Further projects on these sites are set out in the Action Plan at the end of this document as priorities to meet demand growth in this part of the borough. The outdoor sports hub/FA Parklife investment plans for Gunnersbury Park to the south on the Hounslow border will also address some of the additional demand from Park Royal via the North Circular. In planning for this future growth for youth football, the roles of accessible playing pitch sites with AGPs to the north and east of Park Royal (i.e. Stonebridge Recreation Ground and Wormword Scrubs/Linford Christie Sports Centre) have also been considered.

## 4. Recommendations

### 4.1 Introduction

The recommendations of this Playing Pitch Strategy for Ealing Borough are made in the context of the Borough Council's Corporate Plan, the Joint Strategic Needs Assessment and vision for a healthier and more prosperous borough.

The recommendations are also informed by The National Planning Policy Framework (NPPF) Paragraph 74. The NPPF stipulates that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

National policy is amplified by both regional and local policy. London Plan policy 3.19 recognises that sports and recreation facilities are important parts of social infrastructure, providing a range of social and health benefits for communities and neighbourhoods.

Local planning policies are contained in the Council's Local Plan which comprises a portfolio of documents. Those documents with most significance to the delivery of recreational provision are the Development (or Core) Strategy (April 12), Development Management DPD (December 13) and Schools DPD (May 2016). A number of policies are significant to the delivery of recreational provision in the borough, and specifically to pitch based provision. The overarching policy is set out at policy 5.6 of the Development (or Core) Strategy (April 12) as follows:

#### **Policy 5.6: Outdoor Sports and Active Recreation**

The council will:

- Protect and promote a network of sports grounds and other active recreation areas in the borough. Sites identified as being of strategic and local importance for outdoor sports will be protected and promoted primarily for this function.
- Seek to develop a sports hub as part of this network, with a range of sports provision in the Gurnell area, and the development of several strategic 'satellite sites' located strategically to serve communities across the borough.
- Seek to secure developer contributions to provide a key funding source for the delivery of various priority projects.

The council's Facilities Strategy (2012) (Incorporating the Playing Pitch and Outdoor Sports Strategy (2007) and updates (2010) provides an analysis of both existing and future needs over the lifetime of the plan, identifying areas of deficiency in terms of access. At a borough wide level, this Development Strategy identifies a requirement of 8.2sqm per person of Active Recreation (Outdoor) space per person in the borough by 2021. *(NB. This standard was updated based on the Council's Sports Facility Strategy 2012-2021 and superseded by Policy 7D of the Development Management DPD (December 2013) i.e. 7.3sqm per person to be accommodated within existing outdoor space for sports or new public open space provision)*

The council's Facilities Strategy sets out an action plan to promote this network, and to address deficiency in terms of physical access, quantity of provision, and in terms of quality of facilities. As a tool for alleviating deficiency, this strategy identifies a hierarchy of sites in the borough for sports and active recreation, defining sites of strategic and local importance and distinguishing between sites of single and multi-sports use, and identifies opportunities for future development/enhancement.

The strategic multi-sport multi-pitch sites comprise a number of pitches, and accommodate a range of sports, often used by a significant number of organisations and clubs. These sites will be primarily safeguarded and protected for outdoor sports related activities. Some ancillary

development on these sites may be necessary and desirable to enhance the primary active recreation function of these sites.

Key priority projects include the promotion of a 'sports hub' facility at Perivale Park encompassing the Perivale Athletics Field (a National Throw Centre), a new outdoor gym, a Golf Range and Junior Golf Development Centre, tennis courts, new multi-use games areas (MUGAs) and dedicated pitches for football and rugby. The centre will also link to the Gurnell Swimming Pool.

It also proposes developing smaller 'satellite' hub facilities at strategic sites in the borough. The following proposals have also been identified for key sports fields in the borough:

- Rectory Park Playing Fields, Northolt – the establishment of a centre of football excellence in the park and the replacement of changing facilities.
- Ealing Central Sports Ground, Perivale – replacement or refurbishment of the pavilion and changing rooms.
- Spikes Bridge Park, Southall – the development of a new pavilion incorporating community uses and possibly replacement accommodation for the Cornucopia Centre on the edge of the park.
- Warren Farm – improved changing rooms, outdoor sports areas and social facilities.

All sports grounds in the borough are currently designated and safeguarded as Community Open Space.

Further site specific projects/proposals are also identified in other policies including:

**Policy 5.1: Protect and Enhance Metropolitan Green Belt (extract only)**

The council in seeking to enhance the network of Green Belt in the borough will promote the following proposals:

- Rectory Park Playing Fields – development of play facilities and five-a-side football (*NB. new football and pavilion facilities are at advanced stage of planning in partnership with Middlesex FA*)
- Spike's Bridge – King George's field: development of a district park linking with open space across the canal in Hillingdon, including the refurbishment or replacement of the sports pavilion (*NB. a new pavilion is in development on adjacent cricket ground*)

**Policy 5.2: Protect and Enhance Metropolitan Open Land (extract only)**

The council in realising the potential of the network of Metropolitan Open Land in the borough will promote the following proposals:

- Acton Park – Management as public parkland and private playing fields
- Hanger Hill – development of a district park, encompassing the public park, former Fox Reservoir and playing fields (St Augustines and Barclays Sports Ground) (*NB. Barclays Sports Ground subsequently identified in Planning for Schools DPD 2016 as potential site for new Free School*)
- Refurbishment of Buildings at Lammas Park
- Brent River Park - scope for more intensive outdoor recreation uses in the vicinity of Gurnell pool, subject to addressing flood risk issues; improved athletics track and sports facilities
- Horsenden Hill Metropolitan Park - Refurbishment of bowling green clubhouse and changing rooms, and installation of a MUGA (*NB. Upgrade to Bowls Pavilion windows and security fencing identified in Bowls Assessment of Need at Appendix E*)

As identified in the supporting text to policy 5.6 set out above, policy 7D of the Council's Development Management DPD (Dec 13) establishes a space standard of 7.3 sq. m. of space per person, calculated based on the predicted occupancy of new development.

**4.2 Protect Enhance and Provide**

In this existing policy context for outdoor sport and recreation in Ealing, this Playing Pitch Strategy makes the following recommendations for provision of playing pitches and the other outdoor sports facilities in scope to 2031. The recommendations are set out below under three headings: *Protect, Enhance and Provide*.

## Protect

1. Ealing Council has undertaken a Playing Pitch Strategy (PPS) and assessed existing and future needs for playing pitch provision across the Borough (see Appendices A to D). The firm conclusion is that there is an identified need to retain all existing sports grounds and other active recreation areas that are currently in use or temporarily closed pending completion of committed sports facility enhancement proposals to meet either current or future needs for these sports to 2031. Therefore policy 5.6 of the Local Plan and policy 7D of the Development Management DPD (December 2013) - *i.e. 7.3sqm per person of Active Recreation (Outdoor) open space to be accommodated within existing outdoor space for sports or new public open space provision* - should continue to be applied. Should a playing field/pitch (and/or sport facility of a type in scope) exist in Ealing borough that is not mentioned in this Planning Pitch Strategy, its omission is not an endorsement by Sport England or the relevant national governing body of that sport of its disposal.
2. An assessment of need for bowling greens has also been carried out (see Appendix E). In the short term, Bowls England and the Bowls Development Alliance should strive to reverse the decline in demand for outdoor bowling greens in public parks through development activity and promotion in liaison with the clubs and partner agencies. The usage of all Council greens should be monitored and the needs case for retaining greens kept under annual review.
3. An assessment of need for tennis courts has also been carried out (see Appendix F). The existing supply of maintained public tennis courts in parks (both free to access and pay and play) should be retained and sustainable operating models continue to be explored for the smaller sites as appropriate, for example, through agreements with nearby community clubs, coaches or specialist operators. Where park courts are of particularly low quality and are found to attract no use or interest from clubs or operators, options for their replacement at accessible strategic hub sites with ancillary facilities and through securing and promoting new public access to courts out-of-hours on high school sites should be considered. There is no needs case for the reinstatement of any tennis courts in the borough that are currently closed. Disused tennis courts in the borough should be considered for another sport or recreation use where a local need is established.
4. The Council will continue to work with strategic sports partners (Sport England, London Sport, the national governing bodies of sport for playing pitch sports), playing pitch site owners including schools, colleges and local sports clubs to seek agreements to secure access for community sport at those sports grounds and active recreation sites in the borough - including those on education sites - where long term access is currently unsecured.
5. Where playing field sites, tennis courts and/or bowling greens are in the Council's ownership, the policy of securing community access through asset transfer to community clubs and/or sports associations will continue to be applied provided that:
  - i. The facilities are assessed as of good quality by the relevant governing bodies of sport prior to transfer;
  - ii. The organisation is able to demonstrate it has the capacity and resources to maintain the facilities to a good standard, meeting NGB league requirements and to deliver sports development outcomes (and this forms part of any service level agreement) and
  - iii. Opportunities for informal play (either on the subject site or on another site in the same catchment area) are fully safeguarded.
6. As there is no surplus of playing pitches in the borough, the Council will ensure that any reduction in the number of grass pitches maintained, marked and equipped as appropriate for hire to community football teams on park and recreation ground sites will not take place unless teams hiring the pitches in question are first successfully migrated to another playing pitch site of at least equivalent quality in the same catchment area with the equivalent spare capacity in the peak time (*i.e.* new provision of either grass or FA accredited 3G pitches) at a cost of hire equivalent to similar facilities in the local area. Where such a relocation of match play takes place, the grass will continue to be



maintained to a level that encourages continued informal play for football or other pitch sports.

7. At those AGPs in the borough with a sand dressed or sand based playing surface endorsed by England Hockey as suitable for completion and training, the Council will seek to use its influence with providers (for example through leases, management agreements or the planning process) to protect this existing hockey compliant AGP stock from change in surface to 3G.
8. The Council and its partners will continue to seek to influence the design and specification of new or replacement sports facilities on education sites in the Borough to ensure their suitability for dual (education and community) use, securing formal Community Use Agreements at each site to meet the established current and future demand.
9. The Council will seek to maintain its existing budget for playing pitch maintenance in recognition of the contribution of playing pitches to its strategic aims and priorities for public health and the environment.
10. As a condition of future planning consents for new or replacement artificial grass pitches to be used predominantly for football, the Council will ensure that these facilities are FA tested to the British Standard for Synthetic Turf Sports Surfaces (BS EN 15330-1) and are listed on the FA 3G Football Turf Pitch Register.
11. Similarly, through use of the planning development control system, the Council will ensure any artificial grass pitch development in the Borough for contact rugby is IRB / World Rugby compliant and also conforms to RFL Community Standard in light of the location of the London Broncos RFL club in the borough at the Trailfinders Sports Ground (as detailed in Appendix G) and the potential for further development of this pitch sport from this hub in future.
12. Existing free to access multi use games areas in parks and recreation grounds for informal outdoor sports use will be retained, maintained and replaced when required as available resources allow.
13. To address the growing problem of unauthorised use of pay and play football pitches in parks for team training and by coaching schools (which impacts on pitch quality for hiring teams), the Council will work with the Middlesex FA to agree sanctions for FA/AFA affiliated teams and coaching organisations and promote and apply the policy in public parks.

## Enhance

1. The Council will encourage its current parks contractor to carry out an annual review of its playing pitch maintenance regimes in consultation with the Middlesex Football Association, Middlesex Cricket Board and their respective pitch advisers to secure maximum value and ensure the budget is employed as effectively as possible to meet the specific requirements of these sports towards achievement of the pitch quality standards set out at 4.3 below. In addition, advice will be sought from The FA Regional Pitch Advisor when future grass pitch maintenance contracts are prepared to ensure that they meet the FA Performance Quality Standard (PQS) and that an appropriate performance quality assurance and monitoring regime is in place.
2. The Council will work in partnership with the Middlesex Football Association (and other National Governing Bodies as appropriate) to establish one or more equipment loan banks at a strategic site or sites in the borough accessible to community sports club volunteers responsible for playing pitch maintenance and in the delivery of associated training. The enhancement plans for Gunnersbury Park and Rectory Farm should include consideration of this provision.
3. Where feasible the Council and its contractors will consider using moveable football goal post systems in public parks to take pressure off goalmouths, and to evaluate moving pitches periodically to reduce wear. The Council will work with Middlesex FA to identify a package of goalposts that need to be replaced across the borough on a site by site basis so that this can be delivered in one go.

4. The Council will work with strategic sports partners (including Sport England, relevant National Governing Bodies of sport and other funders) and with local stakeholders to implement enhancement projects on priority sites for each sport identified in the Playing Pitch Strategy Action Plan set out in section 5. below and its annual revisions.
5. In accordance with Policy 7D of the Development Management Development Plan Document (December 2013), contributions towards the delivery of priority projects for enhancements to existing provision will continue to be sought under Section 106 of the Town and Country Planning Act 1990 or the Community Infrastructure Levy (CIL) mechanism from all qualifying developments for Active Recreation (Outdoor) - i.e. housing/flats developments of 150+ units, major student accommodation and major commercial development. Through these mechanisms, appropriate contributions will also continue to be sought for ongoing maintenance. The priority projects are those set out in the Action Plan of the Council's adopted Playing Pitch Strategy (PPS) current at the time the planning application is submitted. The site to receive the contribution will be located within the walk to catchment area of the development site (i.e. one mile approx.) or, if no such site exists, to the next closest priority site in the PPS Action Plan.
6. Informed by the sport by sport 'Situation at Individual Sites' analysis tables in appendices A to D to this Playing Pitch Strategy, the Council will seek to ensure that spare capacity during peak hours at existing playing pitch sites is utilised before considering new grass playing pitch provision.
7. The Council will continue to liaise with community football clubs and Middlesex FA to ensure that the available playing pitch space in parks and recreation grounds are in the optimum configuration (e.g. pitch sizes and orientations and goal sizes) to align with changing trends in participation and, where possible, allow a margin of spare capacity at peak times to minimise backlogs of matches following prolonged periods of bad weather. Currently, there are between three and four affiliated youth and minisoccer teams for every small sided pitch compared to approximately one full size pitch per affiliated adult team. This should be rectified by converting some adult pitches into youth/mini soccer pitches (or over-marking adult pitches with small sided lines where the pitch carrying capacity and level of play allows) and, where possible, through the migration of youth football and mini soccer onto new FTPs.
8. The focus for enhancing rugby facility provision during the strategy period will be on delivering the planned enhancements of the club based sites, particularly those where long term access is secured either through freehold ownership or a long lease.

### Provide

1. In assessing opportunities for new provision, the Council and its partners will, subject to local planning development control considerations, prioritise facility types and specifications that can accommodate high levels of use both for formal competition and training and informal games. For example, floodlit AGPs - either sand dressed (suitable for hockey and football training) or 3G (suitable for football and for rugby union & league subject to length of pile and installation of a shock pad) - non-turf cricket pitches and practice nets. Where new playing pitches are provided, appropriate arrangements will be put in place to ensure effective management and maintenance of these facilities.  
No investment in new provision will be considered without a business plan establishing that the ongoing asset managements costs of maintaining and refreshing the facilities are sustainable.
2. In providing new or upgraded pitches, whether grass or artificial, the Council and its partners will seek to ensure that the facilities are provided in accordance with the appropriate published technical guidance of Sport England and/or the relevant sport governing body. Consideration will be given to 'future proofing' the layout/design to allow space for future expansion if required and for moving pitches periodically to reduce wear and tear.
3. In accordance with the findings of the 2012 Sports Facilities Strategy (reflected in Local Plan Policy 5.6) and the sport-specific assessments of need carried out for this Playing Pitch Strategy (appended), the priority for new provision is to deliver a network of good

quality and accessible playing pitches, outdoor sports courts and ancillary facilities throughout the borough. Key sites for outdoor sports in relation to the main population centres and development opportunity areas are identified below (along with projects completed since 2012 and planned new facilities for outdoor sport to meet identified needs):

- Northolt to Perivale:
  - Lord Halsbury Playing Fields - new pavilion, boxing gym and grass pitch improvements as well as a floodlit 60 x 40m FTP and free to access MUGA (opened in 2014)
  - Improved outdoor sports provision in Perivale Park through installation of a new pavilion (summer 2016)
  - Improved outdoor sports facilities in Rectory Park Playing Fields including a new sports pavilion and two floodlit FTP's (2017/18)
  - William Perkin High School - new pavilion due to open in October 2016, floodlit FTP due to open summer 2016, junior cricket pitch available 2017 and 3 floodlit tennis courts available now for community use.
  
- Southall:
  - Outdoor sports facility improvements in Spikes Bridge Park including a new sports pavilion, 3 cricket nets, 2 Cricket NTPs and FTP installed in 2014
  - Dormers Wells High School NTP cricket facility potentially available to a community club partner
  - Newly refurbished tennis courts in Southall Park
  - Warren Farm Sports Ground development to include new sports pavilion with changing and social space, 8 grass football pitches and 3 cricket pitches
  - Durdans Park new pavilion and reinstatement of cricket pitch, the pavilion will also provide changing rooms for the adjacent King Georges Playing Fields football pitches currently out of use
  - Norwood Hall Playing Fields will be open for community access in 2017/18, facilities will include 2 cricket wickets, 3 football pitches and a 60 x 40m floodlit FTP for use by the partner club
  
- Acton to Park Royal:
  - New indoor and outdoor sports facilities in Gunnersbury Park shared with LB Hounslow including a new sports hall/pavilion, 2 floodlit FTPs, enhanced grass pitches for football, rugby and cricket, 8 floodlit tennis courts
  - North Acton Playing Fields masterplan for the site to include upgrading the existing tarmac tennis courts and installing floodlights and expanding the current small sided FTP to a 60 x 40m floodlit FTP

#### 4.3 Pitch Quality Standards

Pitch carrying capacity has a direct relationship with pitch quality scores. Improved quality directly affects pitch carrying capacity. Investment in quality enhancements to pitches at existing playing pitch sites with secure community access is, usually, more cost effective than investment in new provision. For example, raising the quality of a football pitch from 'Standard' to 'Good' would enable an additional game per week to be accommodated.

Sites are identified in the Action Plan below where raising the pitch standard to the 'good' standard described below would have a significant impact on overall capacity. Section 106 and Community Infrastructure Levy contributions in combination with contributions towards new provision and external grants are the means of funding the necessary improvement works to ensure there is sufficient capacity in the future to meet demand generated by new homes and population growth in the borough.

### **Quality Standards for Playing Pitches**

Cricket: Future standard – Good (i.e. an aggregate rating of 80% or more against ECB Non-Technical Visual Quality Assessment proforma criteria and scoring mechanism for the outfield, grass wickets, changing pavilion, artificial wickets and non-turf cricket practice nets as applicable to the site)

Football: Future Standard – Good (i.e. an aggregate rating of 80% or more against FA Non-Technical Visual Quality Assessment proforma criteria and scoring mechanism for the assessment criteria and aggregate rating scores for the playing surface and maintenance programme)

Rugby Union: Future Standard – Good (M2) rating (i.e. no action needed on maintenance) and D3 rating (i.e. no action needed on pitch drainage).

AGPs: Future Standard - Good (80% or more against Sport England Non-Technical Visual Quality Assessment proforma criteria and scoring mechanism for the playing surface age, condition, markings, fencing, security, goals and posts and ancillary facilities).

## 5. Action Plan

Aligning with the strategic policies above, this final section of the Playing Pitch Strategy sets out an action plan for delivering the new provision and facility enhancement needs identified in the sport-specific assessments of need reports in the appendices.

This PPS action plan replaces the Council's April 2016 update of the Sport Facilities Strategy 2012-2021 action plan in respect of those outdoor sports within the scope of the PPS - i.e. playing pitch sports, tennis courts, bowling greens and croquet lawns. Consistent with the Council's existing approach, the plan considers recommended actions to address facility needs for these sports according to the following categorisation of playing pitch sites:

1. **Strategic multi-sport multi-pitch playing pitch priority sites** - these are key hub sites for outdoor sport serving a wide West London catchment and are shown in the plan in two sub-categories. First, the existing priority sites and second the future priority multi-sport multi-pitch sites currently on site or where the Council and partners have committed to implementation in the short term (i.e. within the next two years).
2. **Multi- or dual-sport sites** - these are sites that also serve more than one sport and serve a more localised catchment area predominantly within Ealing borough. The plan groups this type of site into three categories: Firstly, those sites with playing field designation that are needed but currently closed (either fully or partially); second those operational playing field sites with potential to accommodate a further sport where a need has been identified; and lastly all other multi- or dual-sport sites in the borough.
3. **Sport specific sites** - these are sites in the borough that serve a particular playing pitch sport and need to be retained to address the current needs of that sport, either for formal or informal play.

In each category, the sites where action is needed over the period of the strategy are listed alphabetically.

Each site-specific action has been allocated an initial priority ranking (high, medium or low) based on assessment of the potential to contribute to the vision and objectives of this Playing Pitch Strategy and the Council's public health agenda. The priority sites for action in the short term were selected on the basis of meeting most if not all of the following criteria:

- Strategic location (accessibility)
- Capacity (e.g. multi-pitch, existing or potential good quality rating)
- Security of access (e.g. long lease, grant conditions, community use agreement)
- On-site ancillary facilities with management / supervision
- Potential for delivering sports development outcomes that align with Borough, Sport England, London Sport and NGB strategic aims.

The estimated time scale for implementation of each action is also identified as follows:

- Short term: 1-2 years
- Medium term: 3-6 years
- Long term: 7 years or more

In accordance with the published guidance for the preparation of playing pitch strategies, the Council will convene and chair an annual meeting of the Playing Pitch Strategy Steering Group to review progress against this Action Plan and update the priority rankings and timescales for implementation to reflect material changes in the picture of supply and demand and changing scenarios for playing pitches, tennis courts and bowling greens/croquet lawns during the preceding 12 months.

Where capital budget sums are shown, these are indicative estimates derived from Sport England Facility Cost Guidance Sheets and Pitch Improvement Budget Cost Sheets for the Protecting Playing Fields Programme (to May 2016).

Where grounds are not in Council ownership the ability to action certain priorities may be hindered, plus all projects will be subject to the necessary planning process and funding being secured both for the initial capital development and ongoing cost of maintaining the facilities.



**Current strategic multi-sport multi-pitch priority sites**

**Planning Statement**

Strategic multi-sport, multi-pitch priority sports grounds are designated as Outdoor Sports Facilities and are primarily protected and maintained for sports use only with the presumption that the sites be developed in favour of outdoor sport to enhance existing activities and facilities. These are sites, which comprise a number of pitches, and accommodate a range of sports, often used by a significant number of organisations and clubs. Pitches as well as ancillary facilities including changing rooms, toilets, social spaces and car parking, will be either maintained or developed to a standard acceptable for local clubs to play in organised leagues with Council owned facilities being available for pay and play as well as season long bookings. The user catchment for these strategic sites, located across the borough will include the wider West London area. Future development may include the building of indoor facilities on site in order to make future outdoor sports pitch development and delivery feasible and sustainable and/or the installation of floodlit artificial surface facilities, which will allow the site to be used more often.

**Identifying features**

- Multi-sport and multi-pitch site used by a significant number of organisations and clubs
- Community use of pitches available on a season long or pay and play basis
- Grounds spatially distributed across the borough in order to facilitate good access to facilities
- Adequate and appropriate car parking to cater for users

**Time scale for development:** Short term = 1 – 2 years, Medium term = 3 – 6 years, Long term = 7 years plus

Venue	Location	Existing features	Timescale & Priority	Action	Lead & Cost (£)
Actonians @ Boddington Gardens	Acton	Floodlit full size sand based AGP, Football and Cricket pitches (upgraded 2014) and NT cricket pitch installed 2015. Pavilion upgraded 2013	Short term & high priority	Protect AGP for hockey use when resurface. Address drainage issues at the far end of the site closest to the train tracks caused by rail works. Provide ball retention netting.	LBE & lease holder  TBC
Brentham Club	Central Ealing	Football & Cricket pitches Bowls Green & pavilion Tennis courts – 4 upgraded to artificial grass in 2015 Clubhouse with very good changing facilities, social space and cafe. New football changing rooms provided in 2012.	Short term & medium priority	Improvements to cricket pavilion	CLUB  £100k
Ealing Central Sports Ground	Perivale	Football & Cricket pitches Pavilion with average quality changing rooms Outdoor gym equipment (3 stations)	Medium term & medium priority	Refurbish the pavilion with a social space and improve quality of grass pitches. FTP on former tennis court hard standing and partner operator investment in the pavilion and ancillary facilities subject to feasibility	LBE TBC
London Playing Fields (Birkbeck Ave, Greenford)	Greenford	Football, Rugby & Cricket pitches (upgraded 2014) Main pavilion with very good quality changing facilities and social space (upgraded 2014). Second set of changing facilities	Medium term & medium priority	LPF to consider option to redesignate grass pitch at south end of ground to football AGP subject to review of impact on local demand of planned new supply	London Playing Fields TBC
North Acton Playing Fields	Acton	Football & Cricket pitches with NTPs (installed 2014); good quality changing rooms (enhanced 2012), public café on site plus indoor community activity space, Outdoor gym equipment (6 stn) Distance marker route (2012)	Short term & medium priority	As final phases of site master plan:  Floodlight 3 tennis courts (On The Ball Tennis) Extend small 3G MUGA to increase capacity for junior football (Football Samurai Academy) Provide secure storage for cricket sightscreens	LBE & lease holders  £125k (tennis)  £500k (AGP)
Old Actonians Sports Ground	Acton	Rugby & Cricket pitches; Tennis & Netball courts; Pavilion with good changing facilities and social space used for indoor sports activities; Squash courts	Long term & medium priority	Refurbish social space in pavilion and improve hard court and grass playing surfaces	LBE lease holder
Perivale Park	Perivale	Football & Cricket pitches & 1 Rugby/Gaelic Football pitch with poor quality changing; 9 hole Golf & pavilion & 8 lane floodlit Athletics Track (both upgraded 2015); Indoor and Outdoor Gyms; Distance marker route	Short term & high priority	Replace outdoor pitch changing facility for use by cricket, gaelic football, football & rugby  Improve quality of cricket pitches	LBE Changing pavilion funded (cricket) & on site
Rectory Park	Northolt	Football & Cricket pitches with limited changing facilities;	Short term & high	Provide new changing rooms, social facilities, 2 FTPs, improved grass	LBE & partners

Current strategic multi-sport multi-pitch priority sites					
		Skate facility	priority	football pitches on east side of the ground and improved cricket pitches (currently overused for quality capacity)	£4m
Spikes Bridge Park	Southall	Football & Cricket pitches (upgraded 2015); Changing pavilion and indoor community space (Dec 2013); 400m jogging track (upgraded 2014); Tennis courts & MUGAs; Distance marker routes (2) Outdoor gym equipment (4 stn with 5 additional stations to be installed in 2016)	Short term & high priority	Raise AGP perimeter fence above gate points to reduce unauthorised use  Upgrade 2 dense macadam tennis courts to porous macadam  Leaseholder London Tigers	LBE & London Tigers £50k
Trailfinders Sports Ground	Ealing	Rugby & Cricket pitches (including Rugby AGPs installed 2014 & 2016); Tennis courts; Pavilions with excellent facilities including changing rooms, social spaces, stand, functions rooms, gym, treatment room	Short term & medium priority	Second rugby AGP (in place of existing grass pitch) installed in 2016 - No further developments known to be planned at this time	Private owner

Future strategic multi-sport multi-pitch priority sites					
Gunnersbury Park	Acton	Poor Football, Cricket pitches, poor Rugby pitch, no pavilion, derelict Tennis courts, 1930s Bowling Green & Pavilion	Short term & high priority	Upgrade pitches (3 new cricket plus 1 upgraded with NTPs, 9 football, 1 rugby), 2 FTPs Sports hall with pavilion 8 new floodlit tennis courts - 50% of new facilities allocated to LBE	LBE/LBH joint project  £14m on site 2017
Norwood Hall Sports Ground	Southall	3 Football & 2 Cricket Pitches not in use; Derelict pavilion and redgra pitch – No community use pending development	Short term & high priority	New pavilion, 2 cricket wickets, 3 football pitches and a 60 x 40m floodlit FTP for use by partner club (Southall FC) from 2017/18	LBE/EH&WL College & partner  £1.2m
William Perkin High School	Greenford	New school site on the grounds of the former Glaxo Smith Kline sports ground in Greenford	Short term & high priority	New pavilion due to open in December 2016, floodlit FTP due to open winter 2016, 3 floodlit tennis courts available winter 2016, junior cricket pitch available 2017, plus indoor sports hall with pull out cricket nets	LBE & school  £2.2m on site
Warren Farm Sports Ground	Southall	Football & Cricket pitches with poor quality changing facilities and no social space; Disused tennis & netball courts; cricket nets and field athletics facilities	Short term & high priority	New changing rooms, indoor sports and social facilities, floodlit outdoor sports areas, including AGP (for QPR pro club and academy use only) and improved playing surfaces for cricket and football for community use.	LBE & QPR preferred partner Heads of Terms

**Potential multi-sport or dual-sport sites pending redevelopment currently closed**

**Planning Statement**

These sports grounds are not currently in use but are designated as Outdoor Sports Facilities and are protected and maintained for sports use only with the presumption that the sites be redeveloped in favour of outdoor sport to enhance borough wide provision. Pitches as well as ancillary facilities including changing rooms, toilets, social spaces and car parking, will be developed to a standard acceptable for clubs to play in organised leagues. Future developments could include the rebuilding of pavilions and /or changing rooms to ensure the facilities meet league standards as well as reinstating winter and/or summer playing surfaces and installing floodlighting on outdoor sports areas. The user catchment of these sites maybe more localised however, the sites will have similar requirements to the strategic sites when considering future development of facilities.

**Identifying features pending redevelopment**

- Multi-sport and multi-pitch site used by a significant number of organisations and clubs
- Community use of pitches available year round on a season long or pay and play basis
- Grounds spatially distributed across the borough in order to facilitate good access to facilities
- Adequate and appropriate car parking to cater for users

**Time scale for development:** Short term = 1 – 2 years, Medium term = 3 – 6 years, Long term = 7 years plus

<b>Potential multi-sport or dual-sport sites pending redevelopment currently closed</b>					
<b>Venue</b>	<b>Location</b>	<b>Existing features</b>	<b>Timescale &amp; Priority</b>	<b>Action</b>	<b>Lead &amp; Cost (£)</b>
Popefield Sports Ground	Ealing	Football and Cricket Pitches not in use (formerly schools use)	Short term & high priority	New modular pavilion with changing facilities and social area, reinstatement of pitches. Preferred partner is Ealing CC, pitch works completed, site ready for use by March 2017	LBE & partner  On site
Eversheds Sports Ground (closed)	Hanwell	Grass pitches used by Real FC for youth football and mini soccer, pavilion is closed	Medium term & high priority	Proposed site for new school with dual use sports facilities - community outdoor sport priority in this location is for increased capacity for youth football and mini soccer. Consider feasibility of floodlit 3G and changing with community access as part of school proposals Site under consideration by Education	LBE  Private owner  School on site
Former Barclays Bank Sports Ground (closed)	Ealing	Facilities not currently in use include grass pitches, outdoor swimming pool, sports hall and squash courts	Long term & high priority	Reinstate indoor and outdoor sports facilities for school & community use Site under consideration by Education	TBC
Land adjacent to Wasps FC Sports Ground (closed)	Acton	Former bowls green, floodlit tennis courts and derelict building	Long term & medium priority	Extension to Wasps FC/ Twyford School - floodlit Rugby AGP to to accommodate juniors and training activity (plus hard court MUGAs to meet need of Twyford High School) - no needs case to reinstate bowls green or tennis courts	TBC
Sudbury Hill Playing Fields (closed)	Northolt	Former tennis courts, football and cricket pitches (adjacent to access road to David Lloyd Health Club)	Long term & low priority	Consider options to reinstate grass pitches and provide a small pavilion (would require costly ground works to reinstate pitches) - no needs case to reinstate derelict tennis courts	TBC

<b>Existing sites with the potential to be multi- or dual-sport playing pitch sites</b>					
The following sites also accommodate more than one outdoor sport. These sites have a smaller scale of facility provision for outdoor sport than the strategic multi-sport sites and, for the most part, serve a more local catchment of borough based sports clubs as well as informal or private members use.					
<b>Time scale for development:</b> Short term = 1 – 2 years, Medium term = 3 – 6 years, Long term = 7 years plus					
<b>Venue</b>	<b>Location</b>	<b>Existing features</b>	<b>Timescale &amp; Priority</b>	<b>Action</b>	<b>Lead &amp; Cost (£)</b>
Blondin Park	Hanwell	Large informal playing field space only currently used by softball teams in summer and Ealing Eagles road running club year round and annual Brentford Festival	Medium term & medium priority	Consider feasibility options for clubhouse pavilion with storage; Rugby pitch, junior running track for shared use by running, Hanwell Rugby Club (as alternative to Perivale Park and Elthorne Waterside), Ealing softball clubs and Brentford festival organisers	LBE & partners
Lammas Park (Croquet facilities)		Former bowls pavilion and 3 greens used by Ealing Croquet Club	Short term & medium priority	Seek lease agreement to facilitate club eligibility for grants for future facility improvements. If no agreement, consider change of use with partners (e.g. running club, adventure golf and/or cafe operators)	LBE & partners

<b>Other multi- or dual-sport playing pitch sites</b>					
The following sites accommodate more than one outdoor sport. These sites have a smaller scale of facility provision for outdoor sport than the strategic multi-sport sites and, for the most part, serve a more local catchment of borough based sports clubs as well as informal or private members use. Berkeley Fields / Horsenden Hill is a notable exception as the Gaelic Sports pitches and pavilion at this site draw from a London wide catchment					

<b>Other multi- or dual-sport playing pitch sites</b>					
<b>Time scale for development:</b> Short term = 1 – 2 years, Medium term = 3 – 6 years, Long term = 7 years plus					
<b>Venue</b>	<b>Location</b>	<b>Existing features</b>	<b>Timescale &amp; Priority</b>	<b>Action</b>	<b>Lead &amp; Cost (£)</b>
Alec Reed Academy Sports Centre	Northolt	Full size floodlit sand AGP with changing facilities and indoor sports facilities	Medium term & high priority	Resurface pitch and replace goals and nets for football and hockey use (school and community clubs)	Private owner
Berkeley Fields / Horsenden Hill	Greenford	Football stadium and pitch (leased to North Greenford United)	Medium term & high priority	Upgrade floodlights to stadium pitch, perimeter site fencing and changing rooms	LBE lease holder
Berkeley Fields / Horsenden Hill (Continued)	Greenford	Gaelic Football pitches and pavilion leased to Tir Chonaill Gaels (TCG)	Medium term & high priority	Upgrade existing Gaelic Football pavilion and additional changing rooms (subject to extended lease, planning and funding)	LBE lease holder
Berkeley Fields/ ballot Box side	Greenford	Bowls green and pavilion & 3 tennis courts	Medium term & low priority	See Bowls section, consider shared use of pavilion between bowls and tennis	LBE & Club
Brentside High School	Ealing	Full size floodlit sand AGP with changing facilities and indoor sports facilities	Medium term & high priority	Resurface pitch and replace goals and nets for football and hockey use (school and community clubs)	PFI Contractor
Lammas Park (tennis & football facilities)	Ealing	33x18m 3G FTPs x 2 for football and small pavilion shared with tennis	Short term & medium priority	Repairs to playing surface - lifting in areas Lease holder Will to Win	LBE lease holder
Northolt RFC (Cayton Green Park)	Greenford	Rugby, Football & Gaelic Sports pitches (football upgraded in 2015 and 2016) and pavilion with social space and small gym. New modular changing room block (2014)	Long term & low priority	Upgrade 1930s pavilion and improve internal layout	LBE lease holder Northolt RFC
Park Club (Acton CC)	Acton	1 good Cricket pitch, NT practice nets and club access to changing rooms and social facilities in private members' health club; floodlit and dome covered tennis courts (for private members); unmarked playing field used for children's football courses (open to non-members)	Short term & low priority	Planning application submitted 2016 for floodlit FTP and outdoor swimming pool on playing field - future community use to be confirmed	Health Club Owners
Shepherds Bush Cricket Club	Acton	Mini Soccer & Cricket pitches, pavilion	Medium term & Low Priority	Replace changing rooms, Shepherds Bush CC (SBCC) current leaseholder	LBE lease holder
Southfields Recreation Ground	Acton	Adult and Youth Football pitches and poor changing rooms, 3 tennis courts, distance marker route and outdoor gym	Medium term & medium priority	Relocate formal use (Old Actonians & Foxes FC) to Gunnersbury Park when pitches and pavilion completed.  Consider informal use of pitches (interest from youth group) and re provision of changing rooms in new multipurpose building  See tennis section	LBE & partner £1.5m
St Benedict's School	Perivale	4 Rugby pitches; Full size AGP (no lights) and changing rooms. Hires to Old Priorian RFC and Ealing Hockey Club	Medium term & medium priority	Establish with school feasibility of installing floodlights to hockey AGP to increase capacity for community training midweek for Ealing HC  Consider options to improve drainage of rugby pitches to reduce frequency of cancellations	Private School

<b>Sport specific sites</b>					
<b>Planning Statement</b> Sport specific sports grounds are designated as Outdoor Sports Facilities and are protected and maintained for sports use only with the presumption that the sites be developed in favour of outdoor sport to enhance existing activities and facilities. Playing as well as ancillary facilities will be either maintained or developed to meet the required standards laid down by the relevant national governing body of that sport. Future developments could include the rebuilding of pavilions and /or changing rooms to ensure the facilities meet league standards for a given sport. Current provision could also be enhanced by developing a site to become dual purpose e.g. a football ground might be developed to include a cricket wicket, to allow for year round use of the site. The user catchments will vary between facilities depending on the level of competition hosted at each site. Venues hosting elite level competition will tend to have a bigger catchment and greater need for ancillary facilities especially changing rooms and car parking e.g. Perivale Park Athletics Track, but adequate and appropriate car parking must be a consideration for all facilities.					
<b>Identifying features</b>					
<ul style="list-style-type: none"> <li>▪ Specific sport as its priority use with the presumption that the site will be developed in favour of that sport or an alternative complementary sport</li> <li>▪ Discontinuity of provision would cause major issues for the delivery of the specific sport</li> </ul>					
<b>Time scale for development:</b> Short term = 1 – 2 years, Medium term = 3 – 6 years, Long term = 7 years plus					
Venue	Location	Existing features	Timescale & Priority	Action	Lead & Cost (£)
<b>Athletics and Running - see also strategic and dual-sport sections</b>					
Blondin Park	Hanwell	Large informal playing field space only currently used by softball teams in summer and Ealing Eagles road running club year round and annual Brentford Festival	Medium term & medium priority	See existing site with potential to be multi- or dual-sport playing pitch sites section	LBE
Perivale Park Athletics Track	Perivale	8 lane 400m all-weather floodlit track with 3 throws cages and 5 throwing circles, indoor training area with indoor throwing circle outdoor gym, 300 seat stand and pavilion with changing facilities and social area. Weightlifting gym added 2016	Medium term & high priority	Investigate options to increase indoor training facilities and car parking especially if the golf facility development plans progress at the adjacent Perivale Park Golf Course  Contract partner Everyone Active	LBE & Everyone Active
Spikes Bridge Jogging track	Southall	Jogging track installed around the AGP pitch in June 2014	Medium term & high priority	No further plans at this time	LBE
<b>Bowls and Croquet - see also strategic and dual-sport sections</b>					
Brentham Bowls Club Green	Ealing	Pavilion and 1 green, part of multi-sports club with clubhouse facilities	Not applicable	No specific bowls related development planned at this time	CLUB
Ealing Conservative Club	Ealing	Pavilion and 1 Green	Not applicable	No developments planned at this time	CLUB
Gunnersbury Bowls Club	Acton	Pavilion and 1 green	Long term & low priority	Upgrade or replacement of 1930's pavilion	LBH lease holder
Horsenden Hill Bowls Green	Greenford	6 lane green and pavilion	Medium term & medium priority	Consider options with North Greenford BC for renewing pavilion windows and perimeter security fencing	LBE & Club
Islip Manor Park Bowls Green	Northolt	6 lane green & small storage shed. Use of toilet in Play Centre building	Not applicable	No developments planned at this time	LBE
Lammas Park Croquet Greens	Ealing	Pavilion and 3 Greens	Medium term & low priority	Ensure changing/toilet and social facilities are appropriate for use; Ealing Council and Ealing Croquet Club to establish new lease arrangement	LBE & Ealing CC
Pitshanger Park Bowls Green	Ealing	6 lane green and pavilion (During tennis centre opening times, bowlers have access to toilets in adjacent tennis pavilion as of 2014)	Short term & medium priority	Consider options with user club for remedial work to improve grass cover on green edges and to improve external presentation of pavilion building	LBE & Club
Springfield	Acton	6 lane green and pavilion	Medium	Internal refurbishment of pavilion	CLUB



Bowls Club			term & low priority	building to include provision of Access WC	
West Ealing Bowls Club Green	West Ealing	Pavilion and 1 Green Changing rooms and access refurbished 2012		No developments planned at this time	LBE lease holder
Wolf Fields Bowls Green	Southall	6 lane green and pavilion	Short term & medium priority	Consider options with user club for remedial work to improve grass cover on green edges, pavilion windows and entrance gate and perimeter fencing, repair ceiling	LBE
<b>Cricket – see also strategic and dual-sport sites sections</b>					
Brentfield Cricket Ground	Greenford	Pavilion & Cricket pitch (refurbishment completed 2013)	Long term & medium priority	Ongoing playing surface and pavilion improvements by lease holder Ealing CC	LBE lease holder
Durdans Park	Southall	Derelict cricket pitch and pavilion, out of use since Southall CC folded	Short term & high priority	New pavilion and reinstatement of cricket pitch (pavilion for joint use with football on King George's Playing Fields), new leaseholder to be Ramgarhia SSC	LBE Onsite
Ealing Cricket Club Ground	Ealing	Pavilion and 1 Cricket pitch	Long term & medium priority	Minor playing surface and pavilion improvements	CLUB
Glaxo SK Sports Ground (Hanwell)	Hanwell	Pavilion and Cricket pitch	Not applicable	No community use, no known development plans at this time	Private owner
Islip Manor Park	Northolt	Cricket pitch, users have use of toilets in Play Centre building as no pavilion on site.	Medium term & high priority	No sports pitch developments planned at this time. Site has no potential to be enhanced to meet requirements for league cricket or for year round formal pitch sport use.	LBE
Osterley Cricket Club Ground, Tentelow Lane	Southall	2 Cricket pitches (upgraded 2015), fire damaged pavilion refurbished in two phases (completing in 2016)	Short term & high priority	NT practice nets need replacing and last phase of pavilion refurbishment (social space), leaseholder Osterley CC	LBE lease holder £75k
Park Club (Acton Cricket Club Ground)	Acton	Health Club access & 1 Cricket pitch Dome structure covering tennis courts for 6 months a year – see other multi- or dual-sport playing pitch section	Short term & low priority	Planning application submitted 2016 for a floodlit AGP and a 50m outdoor pool – no community use available, future community use to be confirmed	Private club
Perivale Park	Perivale	Football & Cricket pitches & 1 Rugby/Gaelic Football pitch with poor quality changing; 9 hole Golf & pavilion & 8 lane floodlit Athletics Track (both upgraded 2015); Indoor and Outdoor Gyms; Distance marker route	Short term & high priority	Replace outdoor pitch changing facility for use by cricket, gaelic football, football & rugby  Improve quality of cricket pitches	LBE Changing pavilion funded (cricket) & on site
Popefield Sports Ground	Ealing	Football and Cricket Pitches not in use (formerly schools use)	Short term & high priority	New modular pavilion with changing facilities and social area, reinstatement of pitches. Preferred partner is Ealing CC, pitch works completed, site ready for use by March 2017	LBE & partner On site
Rectory Park	Northolt	Football & Cricket pitches with limited changing facilities; Skate facility	Short term & high priority	Provide new changing rooms, social facilities, 2 FTPs, improved grass football pitches on east side of the ground and improved cricket pitches (currently overused for quality capacity)	LBE & partners £4m
Shepherds Bush CC Ground	Acton	Pavilion and 1 Cricket pitch	Not applicable	No developments planned at this time	LBE lease holder
SKLP Cricket Ground	Northolt	Cricket pitch, small pavilion, NTP and NT practice nets	Short term & high priority	NT practice nets need replacing, medium term need for pavilion upgrade or new build	CLUB
William Perkin High School	Hanwell	New pavilion and 1 Cricket pitch – see strategic multi-pitch multi-sport sites section	Short term & high priority	Pitch reinstated as part of new high school development, junior use most likely and new pavilion ready for summer 2017 season	LBE & SCHOOL

Football – see also strategic and dual-sport sites sections					
Acton Garden Village Social Club	Acton	Pavilion and 2 Football pitches	Not applicable	No developments planned at this time	Private owner
Berkeley Fields	Greenford	2 Football or Gaelic football pitches	Short term & medium priority	Upgrade existing Gaelic Football pavilion and additional changing rooms (subject to extended lease, planning and funding). Use of additional pitch booked weekly by leaseholder Tir Chonnail Gaels through Ealing's pitch booking service	LBE lease holder  TBC
Dormers Wells Leisure Centre	Southall	2 Football pitches	Not applicable	No developments planned at this time	LBE
Elthorne Sports Centre	Hanwell	33m x17m 3G MUGA	Short term & Medium priority	Repairs/resurfacing of 3G MUGA, run under contract by Everyone Active	LBE & EA
Elthorne Waterside / Elthorne Park	Hanwell	Adult football pitches used for youth football and mini soccer; no changing rooms, large floodlit 4 court MUGA with 1 court 3G	Long term & medium priority	Provide changing rooms and layout pitches for youth football and mini soccer. Subject to plans to relocate Elthorne School to former Eversheds Sports Ground, there is also potential for the hard courts and school pitches to accommodate rugby pitch and pavilion as home base for Hanwell RFC	LBE
Fox Reservoir Sports Ground	Ealing	Pitches for adult and youth football and mini soccer (upgraded 2014); pavilion. Fields in Trust site	Long term & medium priority	Upgrade pavilion, leaseholder Acton and Ealing Whistlers FC	LBE lease holder
Gurnell Playing Fields	West Ealing	2 adult and 1 youth football pitch (enhanced in 2015) with good quality changing rooms in leisure centre on site, skate park and BMX track	Short term & medium priority	Lower adult pitch continues to be unplayable in prolonged periods of wet weather despite drainage work and therefore teams using this playing pitch should be relocated to accessible sites with a current over-supply of pitches or new playing field sites and the pitch retained for informal use	LBE & GLL
Hanwell Town FC Ground	Perivale	1 Football pitch with spectator area	Not applicable	No developments planned at this time	Private owner
King George V Playing Fields	Southall	Football pitches out of use - no pavilion. Fields in Trust site	Short term & Medium priority	Bring pitches back into use once new pavilion completed on Durdans Park	LBE  £10k
Lord Halsbury Playing Fields	Northolt	Adult football and mini soccer pitches (upgraded 2016) and pavilion (built in 2014); 60x40m FTP and MUGA. Fields in Trust site	Short term & high priority	Mark out additional mini soccer pitch on newly upgraded playing field (drainage works completed). Lease holder is Larkspur Rovers FC, successful grant for improved access road lighting and grounds maintenance equipment	Lease holder  £110k Onsite
Marnham Road Ground	Greenford	Space available for 3 Football pitches, school use during term	Not applicable	No developments planned at this time	LBE
North Greenford United Ground (Berkeley Fields)	Greenford	Football stadium and pitch	Medium term & high priority	Upgrade floodlights to stadium pitch, perimeter site fencing and changing rooms, leased to North Greenford United	Lease holder
Osterley Sports Club Ground, Tentelow Lane (adjacent to Cricket Ground)	Southall	5 Football Pitches and large pavilion building	Long term & low priority	Potential for outdoor multi-sport development with ancillary facilities in a replacement purpose built pavilion. An FTP accessible to local clubs would complement the grass pitches as well as the proposed reinstated grass pitches at Warren Farm less than half a mile away. Cricket wickets could also be considered subject to review of needs in Southall area after Warren Farm pitches (3) come into the supply	Private owner - leased to Osterley Sports Club

Perivale Park	Perivale	Football & Cricket pitches & 1 Rugby/Gaelic Football pitch with poor quality changing; 9 hole Golf & pavilion & 8 lane floodlit Athletics Track (both upgraded 2015); Indoor and Outdoor Gyms; Distance marker route	Short term & high priority	Replace outdoor pitch changing facility for use by cricket, gaelic football, football & rugby  Improve quality of cricket pitches	LBE Changing pavilion funded (cricket) & on site
Pitshanger Park/Scotch Common	Ealing	New pavilion (2014) alongside 3 refurbished football pitches (drainage works 2015) and space for junior pitches	Not applicable	No developments planned at this time. Leased to Pitshanger FC	LBE lease holder
Rectory Park	Northolt	Football & Cricket pitches with limited changing facilities; Skate facility	Short term & high priority	Provide new changing rooms, social facilities, 2 FTPs, improved grass football pitches on east side of the ground and improved cricket pitches (currently overused for quality capacity)	LBE & partners  £4m
Shamrock Sports & Social Club	Acton	Pitches for adult, youth football and mini soccer, pavilion (used by children's nursery in day)	Long term & low priority	No developments planned at this time. Club aspiration in future for floodlit AGP and upgraded pavilion subject to review of need.	Network Rail - lease to SSSC
Southfields Recreation Ground	Acton	Adult and Youth Football pitches and poor changing rooms - See also dual use section	Medium term & medium priority	Relocate formal use (Old Actonians & Foxes FC) to Gunnersbury Park when pitches and pavilion completed and consider informal use of pitches (interest from youth group)	LBE
Swift Road Outdoor Sports Centre	Southall	9v9 3G FTP and changing rooms	Short term & Medium priority	Address root damage to FTP and raise perimeter fence to reduce incidence of unauthorised use, contractor GLL	LBE & GLL
University of West London SG (former Thames Valley Uni SG)	Perivale	Football pitches for adults, youth and mini soccer and changing rooms reopened for community use in 2013	Medium term & medium priority	Leased to Pitshanger FC, Need floodlights to adult pitch to facilitate progression in NLS	UWL & lease holder
West Ealing BC Ground	Hanwell	1 poor quality junior football pitch with poor quality ancillary facilities	Not applicable	No developments planned at this time	LBE lease holder

**Gaelic sports - see also strategic and dual-sport sites sections**

Northolt RFC ground (Cayton Green)	Greenford	1 Gaelic sports pitch	Long term & low priority	Upgrade 1930s pavilion and improve internal layout Lease holder Northolt RFC	LBE lease holder
Tir Chonaill Gaels – Berkeley Fields	Greenford	3 Gaelic Football pitches & Clubhouse	Short term & high priority	Upgrade existing Gaelic Football pavilion and additional changing rooms (subject to extended lease, planning and funding)  Lease holder Tir Chonaill Gaels	LBE lease holder
Perivale Park	Perivale	Football & Cricket pitches & 1 Rugby/Gaelic Football pitch with poor quality changing; 9 hole Golf & pavilion & 8 lane floodlit Athletics Track (both upgraded 2015); Indoor and Outdoor Gyms; Distance marker route	Short term & high priority	Replace outdoor pitch changing facility for use by cricket, gaelic football, football & rugby  Improve quality of cricket pitches	LBE Changing pavilion funded (cricket) & on site

**Hockey - see also strategic, potential strategic and dual-sport sites sections**

Barclays Bank Sports Ground (closed site)	Ealing	Facilities not in use include grass pitches, outdoor swimming pool, sports hall and squash courts	Medium term & high priority	Proposed site for new school with community sports facilities - priority in this location is for a floodlit AGP suitable for league hockey linking to existing facilities at St Augustine's School including provision of changing rooms for both pitches	LBE  £800k
St Augustine's School	Ealing	Floodlit AGP hired to Ealing Hockey Club	Medium term & high priority	School submitted planning application for new sports centre with changing rooms - consider potential for community access	Private school

St Benedict's School	Perivale	4 Rugby pitches; Full size AGP (no lights) and changing rooms. Hires to Old Priorian RFC and Ealing Hockey Club	Medium term & medium priority	Establish with school feasibility of installing floodlights to hockey AGP to increase capacity for community training midweek for Ealing HC See dual-sports sites section	Private School
Old Actonians @ Boddington Gardens	Acton	Floodlit full size sand based AGP, Football and Cricket pitches (upgraded 2014) and NT cricket pitch installed 2015. Pavilion upgraded 2013	Short term & high priority	Protect AGP for hockey use when resurface.	LBE & lease holder TBC
Alec Reed Academy Sports Centre	Northolt	Full size floodlit sand AGP with changing facilities and indoor sports facilities	Medium term & high priority	Resurface pitch and replace goals and nets for football and hockey use (school and community clubs)	Private owner TBC
Brentside High School	Ealing	Full size floodlit sand AGP with changing facilities and indoor sports facilities	Medium term & high priority	Resurface pitch and replace goals and nets for football and hockey use (school and community clubs)	PFI Contractor

**Rugby – see also strategic and dual-sport sites sections**

London Playing Fields (Greenford)	Greenford	1 rugby pitch and floodlit training area	Not applicable	No rugby facility actions	LPFF
Northolt RFC ground (Cayton Green)	Greenford	1 rugby pitch, option for a second to be marked out	Long term & low priority	Upgrade 1930s pavilion and improve internal layout	LBE lease holder
Old Actonians Sports Ground	Acton	1 rugby pitch	Long term & medium priority	Refurbish social space and changing rooms in pavilion	LBE lease holder
Perivale Park	Perivale	Football & Cricket pitches & 1 Rugby/Gaelic Football pitch with new changing (replaced 2016); 9 hole Golf & pavilion & 8 lane floodlit Athletics Track (both upgraded 2015); Indoor and Outdoor Gyms; Distance marker route	Not applicable	No rugby facility actions now that new pavilion completed	LBE Changing pavilion funded (cricket) & on site
St Benedicts School	Perivale	3 rugby pitches	Medium term & medium priority	Consider options to improve drainage of rugby pitches to reduce frequency of cancellations	Private school
Traillfinders Sports Ground	Ealing	Grass pitches and floodlit AGPs (2 No.)	Not applicable	No rugby facility actions now second AGP is completed	Private owner
Wasps FC Sports Ground (Twyford Avenue)	Acton	Rugby pitches and pavilion including changing rooms, meeting room and small gym	Short term & medium priority	Floodlit Rugby AGP to meet demand for pitch space on Sundays to accommodate juniors and training activity (plus hard court MUGAs to meet need of Twyford High School)	CLUB

**Tennis – see also strategic and dual-sport sites sections**

**Free to use park sites**

Acton Park	Acton	2 courts	Long term & medium priority	Convert to porous macadam and install floodlights	LBE £68k
Berkeley Fields	Greenford	3 courts - fencing replaced 2014	Long term & low priority	Convert to porous macadam	LBE £49.5k
Churchfields Recreation Ground	Hanwell	3 courts (1 block of 2, 1 single court) - poor condition, tree root damage	Long term & low priority	Consider feasibility options for change of use to small sided football (addressing shortfall for mini soccer) and partner investment in modular pavilion with toilets and refreshments	LBE £77k tennis
Elthorne Park	Hanwell	3 courts - repainted and fence mended in 2016	Short term & medium priority	Install floodlights and provide small modular building with toilets – 2 courts operated under license, one court free use	LBE & partner £140.5k

Perivale Park	Perivale	2 courts	Long term & low priority	Floodlight 2 courts	LBE £24k
Ravenor Park	Greenford	2 courts - fencing replaced 2014	Long term & low priority	Convert to porous macadam	LBE £49.5k
Southall Park		2 courts - resurfaced and fencing replaced 2016	Not applicable	No developments planned at this time	LBE
Southfields Recreation Ground	Acton	3 courts	Medium term & low priority	Resurface Courts, installing floodlights and small modular building with toilets/cafe (possibly linked to youth centre proposal) and tender to tennis operator subject to detailed feasibility	LBE £140k (tennis)
Spikes Bridge Park	Southall	2 courts	Long term & low priority	Convert to porous macadam	LBE £49.5k
Wolf Fields Park	Southall	2 courts	Long term & low priority	Consider court resurfacing and fencing replacement	LBE £49.5k

**Park pay and play sites under lease**

Gunnersbury Park	Acton	Site currently closed for redevelopment	Opening 2018	See future multi-sport multi-pitch section - funding secured for 8 floodlit courts	LBE & LBH
Lammas Park	Ealing	12 courts, 7 with floodlights - 2 courts resurfaced 2016	Long term & low priority	Rebuild 5 porous macadam courts	LBE lease holder £93.5k
North Acton Playing Fields	Acton	Lodge and 5 courts	Short term & medium priority	Re provide 4 porous macadam courts with floodlights, see also strategic sites section	LBE lease holder £124.5k
Pitshanger Park	Ealing	Lodge and 8 courts, 4 with floodlights, refurbishment works completed 2014	Not applicable	No developments planned at this time	LBE lease holder

**Dual use sports centre sites**

Alec Reed Academy CSC	Northolt	4 courts with floodlights	Not applicable	No developments planned at this time	Private owner
Brentside CSC	Hanwell	3 courts with floodlights	Not applicable	No developments planned at this time	PFI contractor
Dormers Wells Leisure Centre	Southall	4 courts with floodlights	Not applicable	No developments planned at this time	PFI contractor
Elthorne Sports Centre	Hanwell	2 courts with floodlights	Not applicable	No developments planned at this time	LBE
Featherstone School SC	Southall	2 courts (MUGA) with floodlights	Long term & low priority	Resurfacing	School £49.5k
Greenford School SC	Greenford	2 courts with floodlights	Long term & low priority	Repainting	PFI £6.5k
Reynolds SC	Acton	4 courts with floodlights	Long term & low priority	Repainting	PFI £6.5k
Swift Road Outdoor SC	Southall	1 court with floodlights	Not applicable	No developments planned at this time	LBE
Twyford Sports Centre	Acton	3 courts with floodlights	Not applicable	No developments planned at this time	LBE

**Club sites**

Brentham LTC	Ealing	Pavilion and 11 courts, 4 with floodlights	Not applicable	No developments planned at this time	CLUB
Ealing LTC	Ealing	Pavilion and 15 courts, floodlit and indoor courts (court resurfacing 2014)	Short term & medium priority	Convert two grass courts to year round playing surface (LTA loan application approved)	CLUB £49.5k
Greenford LTC	Greenford	Pavilion and 3 floodlit courts	Long term & low priority	Court repaint	CLUB £5k
Gunnersbury Triangle LTC	Acton	Pavilion and 6 courts, 4 with floodlights	Medium term & low priority	Resurface two artificial grass courts	CLUB £68k



Old Actonians LTC	Acton	Pavilion and 3 courts, 2 with floodlights	Long term & low priority	Resurface 1 court	LBE lease holder £24k
St Columbas LTC	Acton	Pavilion and 4 courts	Short term & medium priority	Establish feasibility/planning for floodlights to two courts to develop year round play. If not, use new courts at Gunnersbury Park when completed	CLUB £24k
St Johns LTC	Ealing	2 courts	Not applicable	No developments planned at this time	CLUB
West Middlesex LTC	West Ealing	Pavilion and 9 courts, 5 with floodlights, clay courts installed 2014	Short term & low priority	Floodlight two more courts to increase year round capacity in response to member demand	CLUB £24k
<b>Health Club sites with tennis courts</b>					
David Lloyd	Sudbury Hill	6 courts with floodlights	Not applicable	No developments planned at this time	LBE lease holder
GSK Sports Ground	Hanwell	3 courts	Not applicable	No developments planned at this time	Private owner
The Park Club	Acton	17 courts, 7 with floodlights and 4 indoor	Not applicable	No developments planned at this time	Private owner
Trailfinders Sports Ground	Ealing	4 courts with floodlights	Not applicable	No developments planned at this time	Private owner
V Tennis	Acton	12 courts with floodlights	Not applicable	No developments planned at this time	Private owner

## 6. Summary

This Playing Pitch Strategy provides the evidence base of playing pitch community infrastructure priorities in Ealing Borough to 2031 to inform future Local Plan preparation and review, and the decision making process. It will guide strategic planning and investment decisions relating to playing pitches in the borough during this period.

A Steering Group of key partner agencies and stakeholders has governed the PPS development process. These agencies, along with local sports clubs and community sport partners, will work together to implement the Strategy.

Ealing Council is committed to ensuring that there are accessible, high quality and well-used playing pitches in the borough in accordance with its environment objective to maintain and enhance the borough's green infrastructure, and its health objective to increase the number of people with active lifestyles.

The Council is supportive of working with partners to protect and attract investment to improve playing pitch facilities across the borough and this strategy provides the blueprint for this work up to 2031.

## Appendix A: Cricket - Assessment of Needs (Stages B & C)

The findings of the assessment of supply of cricket facilities in the London Borough of Ealing is summarised in this section. Nine of the thirteen (69%) affiliated cricket clubs based in the borough and Middlesex Cricket have contributed to the assessment of need through online survey returns, a cricket club forum, and meetings on site visits or by email/phone.

### 1. Cricket Supply (Step 1)

#### **Cricket Pitches in the London Borough of Ealing**

In the 2015 season, 29 adult grass cricket pitches and 7 non-turf cricket pitches were identified as maintained and available for community cricket at 20 playing field sites in the London Borough of Ealing. The sites currently operational for community cricket comprise:

- **Twelve club grounds** - i.e. grounds with access restricted to club members and guests. These are in diverse ownership including sites owned by community cricket clubs (e.g. Ealing Cricket Club), by community organisations with cricket sections (e.g. Brentham Club, SKLP Sports & Community Centre, Spike's Bridge Park run by London Tigers), by the private sector (e.g. The Park Club home ground of Acton Cricket Club), by playing field charities (e.g. London Playing Fields in Greenford), by an individual (Trailfinders Sports Club) and by Ealing Council (e.g. Brentfield Cricket Ground leased to Ealing Cricket Club, two sites in Acton leased to Old Actonians Sports Association, Shepherd's Bush Cricket Club Ground leased to Virgin and sub-let to the club, and Osterley Cricket Ground in Tentelow Lane Southall leased to Osterley Cricket Club). Responsibility for maintenance at these sites lies with the club, sports association or private owner i.e. not with the borough council.
- **Five Ealing council operated sites** - with open public access, Ealing Central Sports Ground, Islip Manor Park, North Acton Playing Fields, Perivale Park and Rectory Park. A grounds maintenance contractor (currently Amey) maintains the pitches at these open sites on behalf of the borough council.
- **Three school sites** - with restricted access i.e. Drayton Manor High School (an academy school in Hanwell), St Benedict's High School (an independent school in Perivale Lane, Greenford) and Durston House School playing field in Swyncombe Avenue on the Hounslow border where community use is limited to occasional hires by the Ealing-based Northfields Cricket Club for friendly Sunday fixtures. Responsibility for maintenance of these pitches lies with the schools.

In addition to these sites available and in regular community use in 2015, a further two cricket pitches have no current community use: Dormers Wells High School has a non-turf pitch. Currently, there are no community hires of this facility. However, the school has expressed interest in securing a club link partner. The Glaxo Smith Kline Company Sports Ground in Swyncombe Avenue (W5 4DR) at the southern edge of the borough on the boundary with Hounslow has no availability for use by community teams. The cricket pitch serves as the home ground for GSK corporate cricket teams playing friendly short forms of the game midweek evenings and at weekends.

### **Junior Pitches**

In general, the clubs with junior sections set aside one strip on the main square for junior matches requiring shorter dimensions and/or use of the non-turf pitches available on their grounds.

The Old Actonians pitch at Boddington Gardens has several strips at the end of the square suitable for junior use. At most sites, Kwik cricket is generally played on temporary pitches set up on a mown strip in the outfield (or several strips around the outfield in the event of Kwik cricket tournaments and festivals).

### **Closed Sites**

One site and pitch has been removed from the supply since the last facility strategy was undertaken. This pitch was removed due to a perceived lack of demand from low bookings and a recommendation that council provided pitch supply is concentrated at multi-pitch sites with suitable ancillary facilities:

- **Longfield Playing Field** – This single pitch site without changing provision has failed to attract club or team interest in hires for two seasons and was therefore taken out of the Council's stock of maintained cricket facilities. It is located quite close to the cricket provision at Ealing Central Sports Ground, Perivale Park, Trailfinders Sports Ground and St Benedict's School.

### **Non-Turf Pitches (NTPs)**

In the younger age groups (U10 to U13), some hardball match play takes place on non-turf pitches (NTPs). NTPs are also used for training and adult play (e.g. occasional teams T20 games). NTPs are currently provided at the following nine sites across the borough, with new NTPs with community access planned for enhancements at both Durdan's Park and William Perkin High Schools:

- Brentfield Cricket Ground (Poor quality)
- Dormers Wells High School (Good quality - no current community use)
- Ealing Cricket Club (Standard quality, separate from main square so two games can be run concurrently)
- North Acton Playing Fields x 2 (Installed in 2014)
- Old Actonians at Boddington Gardens (Good quality)
- SKLP Sports Ground (Standard quality)
- Spikes Bridge Park (Good - installed in 2015)
- Southall Recreation Ground (Good - installed in 2014, used extensively for informal use and by local schools)
- St Benedict's School Sports Ground, Greenford (Good quality)

There is also a very poor quality NTP at Northolt High School that has no history of community use.

### **Non-Turf Practice Nets**

Most of the cricket club home grounds in the borough have functioning outdoor practice net systems.

**Figure 1 – Outdoor net locations and quality**

<b>Location</b>	<b>Number</b>	<b>Quality</b>
Brentham Club	2	Good
Ealing Cricket Club	5	Good
Old Actonians Association (Gunnersbury)	5	Good
Old Actonians at Boddington Gardens	2	Adequate
Osterley Cricket Club	2	Very Poor (need replacing)
Park Club (Acton)	3	Good
Shepherds Bush Cricket club	3	Adequate
SKLP Sports Ground	2	Poor (need replacing)
Spikes Bridge Park	3	Good
St Benedicts School Playing Fields	5	Good
Trailfinders Sports Club	3	Adequate

None of the open access sites in the borough now offer non-turf cricket practice net systems. The costs of maintaining and inspecting nets systems on open access sites and ensuring their safe use on unsupervised sites are considered to be the main reasons for the lack of these facilities.

### **Indoor Practice Nets**

A number of the clubs consulted commented that Indoor Practice nets were hard to access especially within Ealing with the Lords Cricket School in St John's Wood and the Middlesex Indoor School in Finchley the nearest high quality provision although hire charges at these facilities can act as a deterrent to use by some community clubs. St Benedict's (independent) School has two indoor nets in its sports hall but there is no community access. Cricket nets are available at almost all sports halls in Ealing, however indoor sports hall space is in high demand across the borough so the main constraint is competing programming demands for year round activities such as badminton and basketball, whereas demand for indoor cricket nets is generally limited to peak evening or weekend slots from January to March. It is understood that Harrow Cricket Club, from outside the borough, hire nets in the sports hall at William Perkin High School on Sundays.

### **Facilities for Non-Traditional Forms of Cricket**

The strategic aim of Middlesex Cricket is to sustainably grow cricket participation in the county. In furtherance of this aim, Middlesex Cricket encourages the provision of suitable facilities in accessible locations for playing non-traditional forms of cricket ranging from non-turf pitches (NTPs) for organised cup and league games of Last Man Stands (games of 75 minutes approx. for teams of 8 players) down to hard-court Multi Use Games Areas (MUGAs) for

informal games of Cage Cricket using a softball or 'tapeball' (a tennis ball wrapped in tape). The Council has responded positively to this trend since the last assessment of pitch needs in 2010 by installing MUGAs that are heavily used for Cage Cricket in Southall Park and Southall Recreation Ground.

Within the London Borough of Ealing, Last Man Stands (LMS) competitions often take place on the NTP at Old Actonians and North Acton Playing Fields. In addition there are a number of non-traditional midweek leagues taking place at several Council grounds including North Acton Playing Fields, Ealing Central, Perivale Park and Rectory Park.

Cricket is particularly popular within the large and growing South Asian communities resident in the borough, located primarily in Southall and across the Northolt border into the Harrow area. A growing number of informal (un-constituted) teams play short forms of the game in competitive leagues such as the Tamil ETCL Premier Leagues, established in 2010 and organising games on Sundays throughout the summer mainly on public pitches.

Kay Plus Cricket Club and Southall Lankians Cricket Club - both with two men's league teams currently - are the main examples identified in the borough of this new type of club that operates on a less formal basis than the traditional cricket club model. These clubs do not own or lease a home ground and clubhouse facility and play home fixtures where they are able to hire a suitable pitch and changing rooms on a season-by-season block booked basis or weekly pay and play basis. Both these clubs hire facilities for their home fixtures (on a Saturday and Sunday respectively) from the Council at North Acton Playing Fields.

### **Ownership and Security of Access**

Cricket pitches within Ealing fall into one of five different categories of ownership. Overall, the cricket clubs in Ealing borough benefit from good security of access on their home grounds:

- **Cricket sites in Local Authority ownership available to hire** - Over one third of the pitches where community cricket takes place in Ealing are council-owned and open access, in that they are not fenced off and therefore available for use during the park/recreation ground opening hours, although casual use of the grass cricket pitches on these sites is actively discouraged by the Council to safeguard the quality of the ground for formal use. These pitches are available to hire on a pre-booked pay and play basis. Bookings can be made from February for the ensuing cricket season. The Council operates a priority booking system with preference given to those clubs that are based in borough and have ECB Clubmark quality-assured status.
- **Cricket sites in Local Authority ownership leased to a club** - Seven pitches are owned by the Council but leased to a cricket club who is responsible for grounds maintenance (including one let to the Virgin Group and sublet to the Shepherd's Bush Cricket Club). These grounds provide good security of access for the long-term.
- **Club owned sites** - Five single pitch sites are club-owned affording excellent security of access.



- **School owned sites** - Four pitches across two sites are controlled by schools - Drayton Manor and St Benedict's. There is also an NTP at Dormers Wells High School currently unused by the community. Phoenicians Cricket Club has an excellent relationship with Drayton Manor High School as the club has a number of ex-pupils as members. The independent St Benedict's School is one of the strongest cricket schools in the country with a strong focus on cricket development and excellence for its pupils and occasional games involving former pupils (Old Priorians). The school permits only occasional use of its facilities in Greenford by community clubs so as to maintain availability and quality for school teams. No regular seasonal hire agreements are in place.
- **Other ownership** - The London Playing Fields Foundation (LPFF) own the remaining three pitches. Birkbeck College Cricket Club has an ongoing agreement with LPFF for usage of these pitches for home games for its two Saturday sides competing in the Middlesex Championship.

### **At Risk Sites**

None of the existing cricket sites in use in Ealing are identified as at risk of losing cricket pitches in the short to medium term. The main risk is of a fall in demand for the poorer quality council pitches in the event of further erosion of quality due to over-use, lack of appropriate maintenance and repair or a combination of the two. To an extent this is already evident with some of the traditional community clubs choosing to use pitches outside the borough rather than council pitches within Ealing for their home league fixtures.

The greatest risk to achieving a good supply/demand balance of secured and accessible cricket facilities in Ealing is failure to deliver any of the major projects currently in the planning stages to reinstate former cricket pitches to a high quality and return these to regular community use. These are detailed below. Without re-instatement of these pitches there is a shortfall of supply as evidenced throughout this assessment. It should also be noted that security of community access to the cricket pitches at the Trailfinders Sports Ground is subject to the continued commitment and support of the landowner. This presents an element of risk in the long term.

### **Sites for Planned New Supply**

As indicated above, there are currently six significant community cricket development projects in Ealing at advanced stages of planning and feasibility assessment as follows:

- **Popefield Playing Fields** – Previously Ealing Mead County School playing fields this single pitch site is being re-instated together with new modular changing facilities in conjunction with Ealing Cricket Club. It is planned for two of the club's Saturday sides to regularly use this ground.
- **Gunnorsbury Park** – The redevelopment of Gunnorsbury Park will bring the equivalent of two additional pitches into the Ealing supply (of 3 new pitches and one existing refurbished pitch proposed as part of the project) along with access for borough clubs and teams to new shared changing and social facilities. Although the park is just outside the borough boundary, the project is planned jointly with Hounslow Council. The programme of use will be agreed by the two boroughs under advice from Middlesex Cricket to ensure women's cricket is given priority use. Given the park's location, the facilities will be very accessible to residents in the south east of the borough.

- **Norwood Hall Grounds** – These grounds are owned by Ealing Council jointly with Ealing, Hammersmith & West London College. A development project is due to commence in 2016 to build a new pavilion (replacing a derelict building) to enable community (pay and play) use of the two cricket pitches at this site.
- **Durdans Park Cricket Ground** – Ealing Council own this site, the former home ground of Southall Cricket Club, now no longer in existence. The council is installing a new pavilion, making pitch improvements for use in 2018 and installing a non-turf pitch for use in 2017. The changing rooms in this pavilion will be available for use both by cricket teams and football teams using King Georges Playing Field adjacent to Durdans Park.
- **Warren Farm Sports Ground** – There are proposals for reinstatement of three of the original six pitches available for community use should a current project proposal for this Council owned site proceed with QPR Holdings Limited who wish to develop football training ground and academy facilities on the site.
- **William Perkin High School** - A new junior cricket facility is planned as part of a joint project between Ealing Council, The Twyford Church of England Academies Trust, the Football Foundation, The London Marathon Charitable Trust and Sport England to develop a multi-sport hub for school and community use in North Greenford at the new William Perkin High School which opened in 2013. Works to provide a floodlit AGP and new pavilion started in 2016. This site also has indoor cricket nets available to clubs to hire in the sports hall. A junior size cricket pitch at WPHS with a non-turf strip is likely to be available for 2018.

### **Pitch Quality**

The table below shows the quality of pitches within the borough based on their operation.

**Figure 2 – Pitch quality and operation**

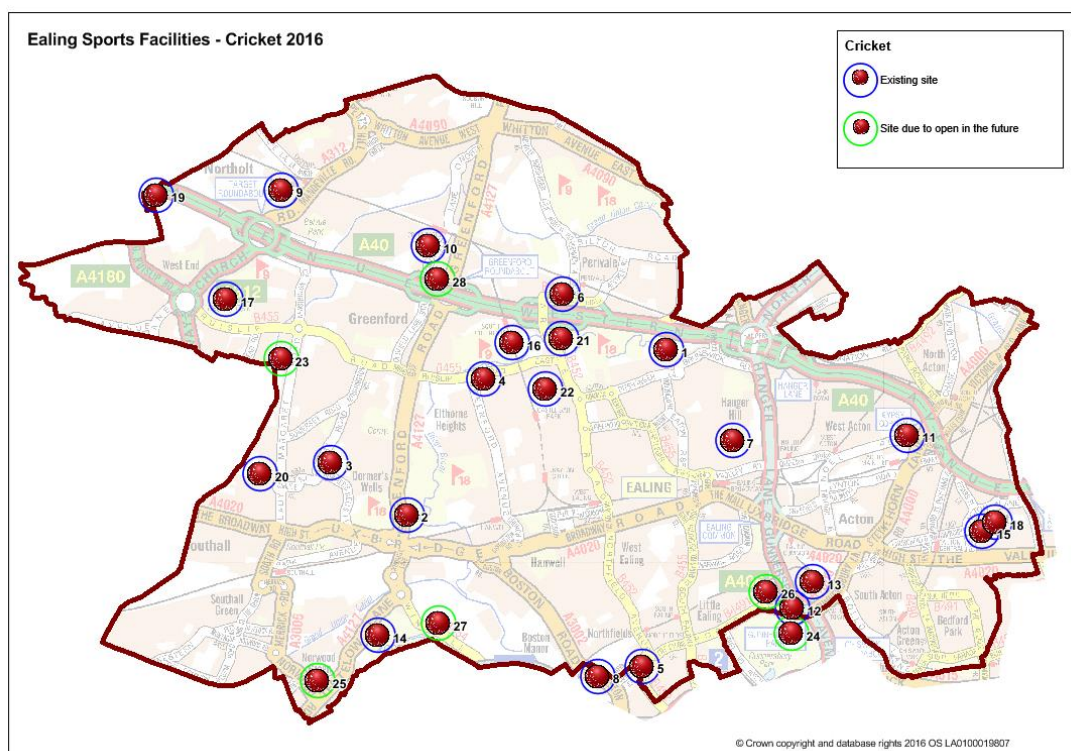
<b>Rating</b>	<b>Council operated</b>	<b>Club operated</b>	<b>School operated</b>	<b>Other (Trust)</b>	<b>Total</b>
Good	-	8	3	-	11
Standard	9	2	1	3	15
Poor	3	1	-	-	4
Total	12	11	4	3	30

The council operated pitches are clearly a lower quality than club and school maintained pitches. In theory, there is scope to increase the playing capacity of the existing supply by improving the quality of the council run sites although, in practice, it is wear due to heavy demand and use of these pitches (as opposed to lack of maintenance) that impacts on the quality of the parks pitches. Details on individual sites can be found in Figure 6.

### **Distribution of Cricket Sites**

Map 1 shows the distribution of cricket sites across Ealing borough. This shows that, provided the above projects are delivered as planned, residents from all parts of the borough will be within a reasonable journey time of a cricket pitch, either a community club pitch (restricted to club members and guests) or a park based pitch available on a play and play basis.

**Map 1 - Ealing Cricket Site Distribution**



<b>Cricket</b>			
<b>Existing pitches</b>			
<b>Map 1 Key</b>	<b>Name</b>	<b>Address</b>	<b>Postcode</b>
1	Brentham Club	38a Meadvale Rd, Ealing	W5 1NP
2	Brentfield Cricket Ground	Greenford Road, Southall	UB1 3EB
3	Dormers Wells High School	Dormers Wells Lane, Southall	UB1 3HZ
4	Drayton Manor High School Playing Fields	Greenford Avenue	W7 1JJ
5	Durston House - Swyncombe Avenue Field	Swyncombe Avenue	W5 4DR
6	Ealing Central Sports Ground	Horsenden Lane South	UB6 8AP
7	Ealing Cricket Club	Corfton Road, Ealing	W5 2HS
8	GSK Sports Ground	Swyncombe Avenue	W5 4DR
9	Islip Manor Park	Eastcote Lane, Northolt	UB5 5RG
10	London Playing Fields (Greenford)	Birkbeck Avenue, Greenford	UB6 8LS
11	North Acton Playing Fields	Noel Road, Acton	W3 0JE
12	Old Actonians Sports Ground	Gunnorsbury Drive, Ealing,	W5 4LL
13	Old Actonians @ Boddington Gardens	Boddington Gardens	W3 9AP
14	Osterley Cricket Club	Tentelow Lane, Southall	UB2 4LW

15	Park Club (Acton)	East Acton Lane,	W3 7HB
16	Perivale Park	Hicks Avenue, Perivale	UB6 8TJ
17	Rectory Park	Ruislip Road, Northolt	UB5 5NR
18	Shepherds Bush Cricket Club	Bromyard Avenue, East Acton Lane	W3 7BP
19	SKLP Sports Ground	India Gardens, West End Road, Northolt	UB5 6RE
20	Spikes Bridge Park	Off West Avenue, Southall	UB1 2AR
21	St Benedicts School Playing Fields	Perivale Lane	UB6 8TL
22	Trailfinders Sports Club	Vallis Way, West Ealing	W13 0DD
<b>Sites for planned new supply</b>			
23	Durdans Park Cricket Ground	Adrienne Avenue, Southall	UB1 2QW
24	Gunnersbury Park	Popes Lane, Acton	W3 8LQ
25	Norwood Hall Sports Ground	Norwood Green Road, Southall	UB2 4LA
26	Popefield Playing Fields	Gunnersbury Avenue, Ealing	W5 4YG
27	Warren Farm Sports Ground	Windmill Lane, Southall	UB2 4NE
28	William Perkin High School	Old Field Lane North, Greenford	UB6 8QD

### **Cricket supply of relevance in neighbouring local authorities**

A number of Ealing based clubs currently access cricket pitches outside of the borough. This is due to a lack of supply of high quality pitches within Ealing outside of the club-operated grounds. The following large league clubs based in Ealing regularly play home fixtures outside the borough:

- **Brentham Club** – 3<sup>rd</sup> team play at Harrow Cricket Club (LB Harrow).
- **Ealing Cricket Club** – 3<sup>rd</sup> team play at Harrow School (LB Harrow) and 4<sup>th</sup> and 5<sup>th</sup> team currently play at Heston (LB Hounslow) although plan to move to Popefield once this project is complete and the pitch has bedded in ready for match play in 2017.
- **Shepherds Bush Cricket Club** – 3<sup>rd</sup> and 4<sup>th</sup> teams play at King’s House School in Chiswick (LB Hounslow).

## 2. Cricket Demand (step 2)

Findings relating to cricket pitch demand in Ealing borough are summarised below.

### **Cricket Clubs and Teams**

Between the 22 Ealing-based clubs identified in the consultation, there are currently a total of 60 adult men's sides (plus two occasional Sunday sides) plus two regular women's sides. The larger traditional clubs - Acton, Brentham, Ealing, Shepherds Bush, SKLP, Old Actonians, Osterley, Ealing Trailfinders - all have colts/junior sections. Most of these clubs report that their junior sections have developed substantially over recent seasons especially in the younger age groups. Where possible, the clubs use their outfield and NTPs to cater for this demand.

In addition, demand for junior and youth cricket in the borough has been further promoted since the last review in 2010 by the cricket development activities of the council and its partners, including London Tigers using the newly provided facilities at Spike's Bridge Park.

Since the last review the number of new clubs and teams playing in South Asian leagues in the Southall and Harrow areas has also increased, placing additional demand on park pitches - particularly on Sundays.

**Figure 3- Open Age Cricket Expressed Demand**

<b>Ealing based cricket clubs and teams</b>	<b>2015 leagues</b>	<b>Home ground</b>	<b>Other grounds used</b>
Acton CC <ul style="list-style-type: none"> <li>• 4 Sat league teams</li> <li>• 1 sometimes 2 Sun teams</li> <li>• 6 Colts sides (u9 to u15)</li> </ul>	Middlesex County League (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> ) Middlesex 1987 Cricket League (4 <sup>th</sup> )	Acton Cricket Club	North Acton Playing Fields- 3 <sup>rd</sup> and 4 <sup>th</sup> teams
Birkbeck College CC <ul style="list-style-type: none"> <li>• 2 Sat league teams</li> </ul>	Middlesex Championship	Birkbeck College Cricket Club (London Marathon Fields)	
Brentham CC <ul style="list-style-type: none"> <li>• 5 Sat league teams</li> <li>• 2 Sun teams</li> <li>• 1 Development team (u21)</li> <li>• 6 Colts sides (u10 to u17)</li> </ul>	Middlesex County League (1 <sup>st</sup> , 3 <sup>rd</sup> ) Middlesex Championship (2 <sup>nd</sup> , 4 <sup>th</sup> , 5 <sup>th</sup> )	Brentham CC	Harrow Cricket Club- 3 <sup>rd</sup> Ealing Central Sports Ground- 4 <sup>th</sup> and 5 <sup>th</sup> teams
Ealing CC (including Ealing Hanwellions) <ul style="list-style-type: none"> <li>• 7 Sat league teams (2 at Hanwell)</li> <li>• 1 women's team</li> <li>• 1 Development team (u21)</li> <li>• 11 Colts sites (u8 to u17)</li> <li>• 3 Girls sides (u11 to u15)</li> </ul>	Middlesex County Cricket League  Middlesex Women's Cricket Championship Middlesex Championship Div 2 (Ealing Hanwellions)	Ealing CC (1 <sup>st</sup> and 2 <sup>nd</sup> )	Brentfields (6 <sup>th</sup> and 7 <sup>th</sup> teams) - Former Hanwell Cricket Club ground, Greenford Road, adjacent to West Middlesex Golf Harrow School (3 <sup>rd</sup> ) Heston (4 <sup>th</sup> and 5 <sup>th</sup> )



The London Borough of Ealing Playing Pitch Strategy 2017-2031

Appendix A - CRICKET Assessment of Needs

Ealing based cricket clubs and teams	2015 leagues	Home ground	Other grounds used
Ealing Trailfinders CC <ul style="list-style-type: none"> <li>3 Sat league teams</li> <li>6 Colts sides (u7 to u13)</li> </ul>	Middlesex Championship Middlesex 1987 League	Trailfinders Sports Club	Ealing Central
Kay Plus <ul style="list-style-type: none"> <li>2 Sat league teams</li> </ul>		North Acton Playing Fields	
London Tigers / Southall Cricket Club <ul style="list-style-type: none"> <li>1 Sat league team</li> <li>1 Development team</li> <li>Various Colts</li> </ul>	Middlesex Colts League plus teams from juniors to seniors playing in the Victoria Park Community Cricket League, North East London League and Last Man Stands League. The club also manages the UK Bangladesh Cricket team and, with Capital Kids Cricket, an annual London Sixes International event enabling cricketers from community level to play against international standard players.	Spikes Bridge Park	
Northfields Cricket Club <ul style="list-style-type: none"> <li>1 Sun friendly team</li> </ul>		Swyncombe Avenue Playing Fields, Durston House School, (Ealing/Hounslow boundary)	
Old Actonians CC <ul style="list-style-type: none"> <li>4 Sat league teams</li> <li>1/2 Sun teams</li> <li>1 women's team</li> <li>8 Colts sides</li> <li>5 Girls sides (u10 to u17)</li> </ul>	Middlesex Women's Cricket Championship	Old Actonians Sports Club	
Osterley CC <ul style="list-style-type: none"> <li>4 Sat league teams</li> <li>2 Sun teams</li> <li>2 Development teams (u21, u19)</li> <li>5 Colts sides (u11 to u17)</li> </ul>	Middlesex League Middlesex Championship 1987 Middlesex	Osterley Cricket Club (1 <sup>st</sup> and 2 <sup>nd</sup> )	Ealing Central (3 <sup>rd</sup> and 4 <sup>th</sup> )
Perivale Phoenicians CC <ul style="list-style-type: none"> <li>4 Sat league teams</li> <li>1 Sun team</li> <li>Various Colts (u9 to u17)</li> </ul>	Middlesex Championship (1 <sup>st</sup> , 2 <sup>nd</sup> ) 1987 Middlesex (3 <sup>rd</sup> , 4 <sup>th</sup> )	Drayton Manor (1 <sup>st</sup> and 2 <sup>nd</sup> )	Ealing Central (3 <sup>rd</sup> and 4 <sup>th</sup> )
Ramgarhia CC <ul style="list-style-type: none"> <li>1 Sun team</li> </ul>	Not in leagues currently - pending development of Durdans Park ground	Durdans Park (closed since 2011 and currently subject to upgrade)	

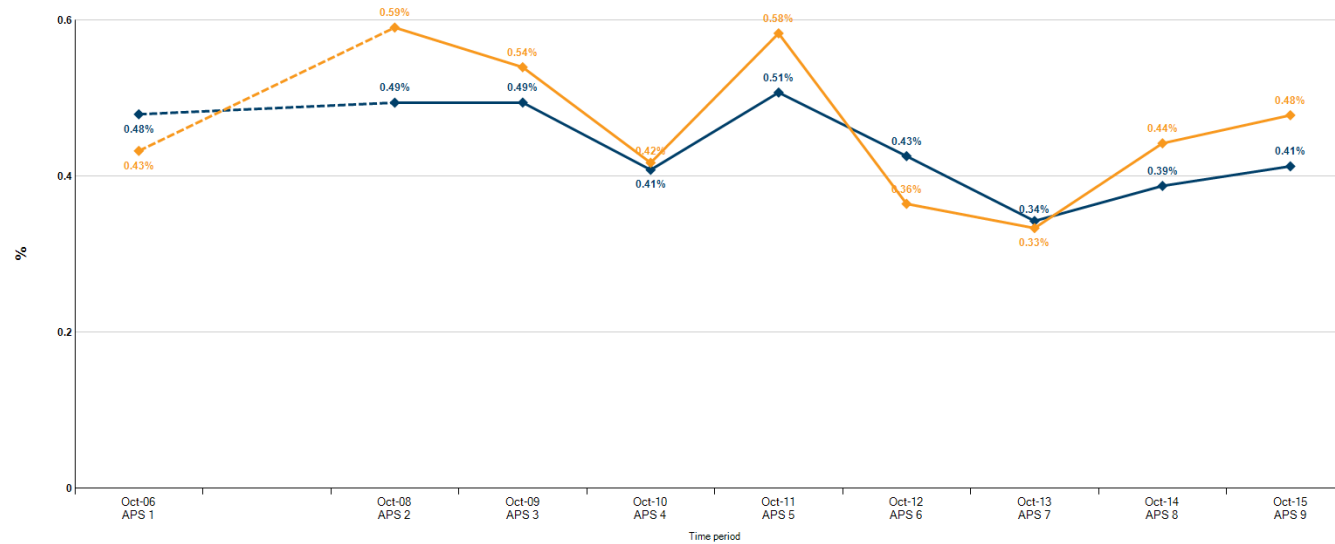
The London Borough of Ealing Playing Pitch Strategy 2017-2031  
Appendix A - CRICKET Assessment of Needs

Ealing based cricket clubs and teams	2015 leagues	Home ground	Other grounds used
<ul style="list-style-type: none"> <li>Colts coaching</li> </ul>	(closed since 2011) - grass pitches available from 2018	project)	
Shepherds Bush CC <ul style="list-style-type: none"> <li>4 Sat league teams</li> <li>1 Sun team</li> <li>5 Colts (u10 to u15)</li> <li>1 Girls side</li> </ul>	Middlesex County Cricket league (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> ). Middlesex 1987 league (4 <sup>th</sup> )	Shepherds Bush Cricket Club (1 <sup>st</sup> and 2 <sup>nd</sup> )	King's House School (3 <sup>rd</sup> and 4 <sup>th</sup> )
Shree Kutch Leva Patel (SKLP) Community CC <ul style="list-style-type: none"> <li>3 Sat league teams</li> <li>1 Sun team</li> <li>3 Colts sides (u10, u13, u15)</li> </ul>	Middlesex Championship	SKLP Sport Ground (1 <sup>st</sup> and 2 <sup>nd</sup> )	North Acton Playing Fields (3 <sup>rd</sup> )
Southall Lankians CC <ul style="list-style-type: none"> <li>2 Sun T20 league teams</li> </ul>	ETCL Premier League	North Acton Playing Fields	
Baladia Youth Club <ul style="list-style-type: none"> <li>1 Sun team</li> </ul>	Middlesex Premier Cricket League	SKLP Sport Ground	
Diu Community of Southall CC <ul style="list-style-type: none"> <li>1 Sun team</li> </ul>	Middlesex Premier Cricket League		
Diu Daredevils CC <ul style="list-style-type: none"> <li>2 Sun teams</li> </ul>	Middlesex Premier Cricket League	Ealing Central Sports Ground (1 <sup>st</sup> )	North Acton Playing Fields (2 <sup>rd</sup> )
Friends United CC <ul style="list-style-type: none"> <li>2 Sun teams</li> </ul>	Middlesex Premier Cricket League	London Marathon Fields, Birkbeck College (1 <sup>st</sup> )	Jalaram Sports Ground (2 <sup>nd</sup> ) <i>In LB Harrow</i>
Lankians CC <ul style="list-style-type: none"> <li>1 Sun team</li> </ul>	Middlesex Premier Cricket League	Osterley Cricket Ground	
Shivam CC <ul style="list-style-type: none"> <li>1 Sun team</li> </ul>	Middlesex Premier Cricket League	North Acton Playing Fields	
Zahira CC <ul style="list-style-type: none"> <li>1 Sun team</li> </ul>	Middlesex Premier Cricket League	London Marathon Fields, Birkbeck College	

Active People Survey

Active People Survey 9 Quarter 2 (Oct 2014 - Oct 2015) shows that 0.41% of adults (16+) in England play cricket for at least 30 minutes once a week (up from 0.39% in the previous 12-month period). In the London region, participation is higher than the national average at 0.48%. Comparable data at county and borough level is not available due to insufficient sample size.

**Figure 4: Once a week Cricket participation in England and London from 2005/06 - 2015**



Source: Sport England (March 2016)

If cricket participation in Ealing were at the London average, this would indicate around 1,300 adults (16+) living in the borough play cricket (out of an adult population of approximately 270,000). If all of these adults played club cricket, with 62 adult teams (60 men, 2 women), this would indicate an average of 21 players/club team but we know from bookings information and park staff reports that there is also adult participation in the borough outside of the club environment (i.e. informal games in family groups and among groups of friends and work colleagues in parks).

### **Market Segmentation**

Analysis of Sport England Sports Market Segmentation data for the London Borough of Ealing identifies that the main adult Sports Market Groups that currently play cricket in Ealing, in order of population size, are:

- *Ben (Competitive Male Urbanites)*, aged 18-25, graduate professional
- *Jamie (Sports Team Lads)*, aged 18-25, vocational student

- *Tim (Settling Down Males)*, aged 26-45, professional

These groups (especially Ben and Jamie) are overrepresented as a percentage of the Ealing population compared to national figures, suggesting that Cricket participation in Ealing could be greater than expected for its population, placing an increased demand on the supply.

### **Latent Adult Demand**

Latent demand is greatest in the same Groups (although not in the same order of population size) and also extends to other Groups, particularly to *Kev (Pub League Team Mates)*, aged 36-45, vocational job.

To capitalise on this latent demand through engaging lapsed players and new participants in the younger adult age groups (e.g. *Jamie* and *Ben*), The ECB is working on growing shorter, less formal forms of the game - for example *Easy Cricket* fun sessions and *Last Man Stands 20/20* eight a side games. These forms of the game are well suited to non-turf pitches and open access park or recreation ground settings where there is no need to commit to becoming a member of a club. The clubs within Ealing have also acknowledged that to maintain interest in a changing society they may have to adapt the form of the game they play to be shorter and in some cases have begun to do so.

### **Casual Cricket Demand**

Demand for less organised forms of casual play - using free to use net systems and non-turf facilities in public parks, as well as hard-surface areas such as MUGAs, streets, footpaths and hard standing areas on housing estates - is a growing feature of cricket demand nationally, particularly among teenagers and young adults in the Black, Black/British, Asian and Asian/British minority ethnic (BME) communities.

The Asian/Asian British group accounts for the largest proportion of the non-white population in Ealing. At 30% (2011 ONS Census) it is a considerable percentage of the population.

This would suggest a case for the Council to retain and continue to maintain existing facilities for informal forms of cricket in the borough (NTPs) and consider the case for increasing the supply of pitches available for pay and play for competitive league fixtures outside the traditional English cricket club and ECB league model as well as other informal cricket games for family groups and groups of friends. This demand trend supports the Council's current advanced plans with Hounslow Council for pay and play pitches in Gunnersbury Park.

### **Displaced Demand**

In the consultations carried out, some *exported* displaced demand was identified - i.e. teams from clubs based in Ealing using grounds in neighbouring boroughs for home fixtures.

- **Brentham Club** – 3<sup>rd</sup> team play at Harrow Cricket Club (Harrow).

- **Ealing Cricket Club** – 3<sup>rd</sup> team play at Harrow School (Harrow) and 4<sup>th</sup> and 5<sup>th</sup> team currently play at Heston (Hounslow) although plan to move to Popefield once complete.
- **Shepherds Bush Cricket Club** – 3<sup>rd</sup> and 4<sup>th</sup> teams play at King's House School (Hounslow)
- **Friends United Cricket Club** - 2<sup>nd</sup> team play in Harrow.

Until 2010, the **Ealing Three Bridges Cricket Club** was based in the borough (originally on the site of what is now Ealing Hospital). Since 2010, the club's two Saturday sides (and one Sunday side) have been based at the Harrow Recreation Grounds in Roxborough Road Harrow playing in the Middlesex Championship divisions.

### **Trends in Demand for Team Cricket**

Over the last three seasons, the number of clubs and adult teams based in Ealing has remained quite stable.

The main demand trend has been seen in the junior sections where most growth has been seen in the primary school age groups. Several clubs have established junior sections and the larger junior clubs, especially Ealing CC, have a long waiting list indicating an unmet demand.

The growth plans of the clubs in forthcoming seasons reflect the growth trend in the younger age groups with most clubs expecting to increase the size of their junior section especially at U10 and below. No club has reported any future plans to expand their senior section.

### 3. The situation at individual cricket sites (Step 4)

The grass cricket pitches were assessed in the first two weeks of the 2015 season. These assessments were reviewed in discussion with representatives of the ECB and Middlesex Cricket and ratings for each agreed as a basis for comparison of the amount of play each site can accommodate (its carrying capacity) against the amount of play that takes place.

Carrying capacity is a measure of the number of match equivalent sessions per season for community use each pitch can take without adversely affecting its quality and use.

It was agreed with the ECB representative to adopt the following pitch carrying capacities according to each quality rating to be consistent with the approach adopted in similar assessments in other boroughs:

**Figure 5: Cricket Pitch Carrying Capacity**

Pitch Quality Rating	Match equivalent sessions per grass wicket per season
Good	5
Standard	3
Poor	1

Figure 6 below summarised the situation at each cricket site with regard to:

1. *Pitch supply* (including the quality ratings) and conclusions reached as to the amount of play a site can accommodate (i.e. its carrying capacity for community use);
2. *The amount of play that takes place at each site* (i.e. the expressed demand) adjusted to reflect any casual or education use in addition to club use for matches and training;
3. *The comparison* (shown as a RAG rating) as to whether, for each pitch type it contains, a site is:
  - **RED** - Being overplayed (current use exceeds the carrying capacity)
  - **AMBER** - Being played to the level the site can sustain, or
  - **GREEN** - Potentially able to accommodate some additional play (current use falls significantly below the carrying capacity)



**Figure 6: Situation at individual sites**

Site	Pitch Rating	No. Wkt	Pitch Cap.	Est. Use 2015	RAG	Comments/ Assumptions
Brentham Club	Good (5)	10	50	2016 est: 38 Adult games and 24 colts games scheduled. Total 62		GWR Amalgamated last year (used to play at Trailfinders). At capacity for colts training on outfield and weekend fixtures.
Dormers Wells High School	Standard (3)	1 NT				No current community use - school has expressed interest in a club link in future
Drayton Manor High School Playing Fields	Not visited	2 pitches				Phoenicians CC home ground 2 pitches.
Ealing Central Sports Ground	Standard (3) Standard (3) Standard (3) Standard (3)	10 9 10 10	117	111		From 2015 bookings data: Old Actonian ladies Perivale Pheonicians - weekly Osterley - weekly Hayes - weekly (LB Hillingdon) Elite CC (LB Harrow), Young Puthorharis (LB Hounslow), Ealing Trailfinders, Ealing Cricket Club (Hanwellians) etc. various bookings. Quality reported as having decreased. Some spare slots on Sundays.
Ealing Cricket Club	Good (5)	19 1 NT	95	Est: Adult 53, Colts 60 Total 113		Also use Brentfields and will use Popefields Lane in future
Brentfield Cricket Ground	Poor (1)	8 1 NT	8	20		Used by Ealing Cricket club 6 <sup>th</sup> and 7 <sup>th</sup> sides (Ealing Hanwellions) and colts.
Islip Manor Park	Poor (1)	8	8	25		From 2015 bookings data.
London Playing Fields (Greenford)/ Birkbeck College Ground	Standard (3) Standard (3) Standard (3)	10 6 7	69	Birkbeck College: 20 Friends United: 20 Zahira:20 Total 60		Used by two teams for home league games. Club have commented pitch quality has deteriorated recently and therefore site visit 'good' rating downgraded to 'standard'.
North Acton Playing Fields	Standard (3) Standard (3) Standard (3)	5 1 NT 5 5 1 NT	45	Total: 154 (including midweek use). Acton CC: 20 Kay Plus Cricket Club: 20		From 2015 bookings data. Acton CC 3 <sup>rd</sup> and 4 <sup>th</sup> - weekly on Saturdays. Some Saturday capacity but pitch overused due to Sunday and mid-week demand as follows: West London B, SKLPCC, Southall Lankians, Dui Daredevils, West London Tam A - regularly on Sundays.

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Site	Pitch Rating	No. Wkt	Pitch Cap.	Est. Use 2015	RAG	Comments/ Assumptions
						Regular Last Man Stands games - midweek. Lack of sightscreen storage provision and tea facilities a problem for Kay Plus (sightscreen issue prevented promotion).
Old Actonians Association	Good (5)	11+ 2 Junior	55 + 10	46 (inc Ladies) 44 colts split between two grounds (below)		Potential redevelopment of changing/bar.
Old Actonians @ Boddington Gardens	Good (5)	6 1NT	30	18 (3 <sup>rd</sup> and 4 <sup>th</sup> ) 44 colts (split between two grounds (above) some on NT)		Used by 3 <sup>rd</sup> and 4 <sup>th</sup> teams. NT used by schools and Last Man Stands leagues.
Osterley Cricket Club	Standard (3)	10	30	30 (including U19)		3 <sup>rd</sup> and 4 <sup>th</sup> s at Ealing Central. Pitch was out of use in 2015 whilst improvement works were undertaken. A new grass square along with pavilion improvement works (4 new changing rooms) were completed and back in use for the start of the 2016 season.
Park Club (Acton)	Good (5)	13	65	2 adult Saturday teams est: 20 fixtures 2 Sunday: 15 fixtures 3 colts teams in leagues + friendlies: 24 colt games Estimated total: 55		At capacity with no additional capacity at weekends.
Perivale Park	Poor (1) Poor (1)	10 10	20	68		From 2015 bookings data. Some weekend capacity if pitches were higher standard.
Rectory Park	Standard (3) Standard (3)	8 8	48	Total use 62 with some occasional weekend slots but overused for quality.		From 2015 bookings data.
Shepherds Bush Cricket Club	Good (5)	14	70	20 adult - Saturday 15 adult - Sunday Colts - 20 est. Estimated total: 55		3 <sup>rd</sup> and 4 <sup>th</sup> s play at Kings House School Grounds in Chiswick (LB Hounslow) No spare capacity at weekends.
SKLP Sports Ground	Good (5)	10 1 NT	50	20 adult - Saturday 10 adult - Sunday Total use: 30		At capacity at weekends 3 <sup>rd</sup> team play at North Acton PF on Saturdays. Club consider sufficient demand from clubs and schools in the area to justify provision of a

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Site	Pitch Rating	No. Wkt	Pitch Cap.	Est. Use 2015	RAG	Comments/ Assumptions
						second grass pitch and upgrade/extension to the poor quality pavilion.
Spikes Bridge Park	Standard (3)	9 1 NT	27	10 adult - Saturday Extensive youth cricket development London cricket events		Some issues reported by Tigers of playing quality of this newly installed pitch in first season - remedial works may be needed.
St Benedicts School Playing Fields	Good (5) Good (5)	8 8	80	10 (Ealing club) Extensive school use -teams and coaching academy		Some spare capacity for community use. Ealing CC using occasionally
Trailfinders Sports Club	Good (5)	13	65	20 adult - Saturday 20 Colts Total 40		3 <sup>rd</sup> team for 2016, where will it play?

## 4. The current and future pictures of provision for cricket (Step 5)

### **Current**

Overall, the assessment of facility needs shows that there is an insufficient number of fine-turf and non-turf cricket pitches in the borough to meet current demand from Ealing based clubs, other non-club based teams and residents wanting informal opportunities.

There are two main deficiencies in terms of quantity. The first is a lack of adequate practice and junior facilities at some grounds. This includes adequate space for junior practice that is not on the main pitch and mobile net cages for use by the home club or permanent non-turf net systems. This is compounded by a lack of high quality pitches for senior use within the borough resulting in some teams using pitches outside of the borough.

There is also an under-supply of indoor practice nets in the borough with some difficulty of access.

The quality of pitch supply is good apart from council operated pitches where it is generally poor to standard although this is due more to heavy demand and use than to lack of maintenance by the Council's contractors.

The other main quality issues identified where there is greater potential for resolution are:

1. Unofficial use and occasional acts of vandalism to the pitches at the open access park sites that make up the council's pay and play provision (e.g. Ealing Central Sports Ground, Islip Manor Park, Rectory Park, North Acton Playing Fields and Perivale Park).
2. Lack of adequate ancillary changing, refreshment facilities and sightcreens at some grounds (notably pay and play facilities).

Security of ground access for club cricket, and the quality of squares and pavilions on the Council owned open access sites, has benefited from the Council's policy in recent years of negotiating leases and/or community asset transfers with established clubs with proven commitment to development activity. This has seen the quality of pitches previously owned and operated by the London Borough of Ealing but now leased to cricket clubs to have improved. In the main, these leased pitches are now better quality than the remaining council pitches.

The large number of pitches that are currently out of use for development (five pitches) has had a significant impact on the remaining council sites - i.e. the quality of the parks pitches has deteriorated due to heavy demand and use and lack of alternative supply. As a result, the parks pitches are generally regarded as quite poor quality by user clubs.

### **Future**

By 2031, assuming current cricket participation and team generation rates and the forecast population growth takes place, there will be approximately eight more adult teams and at least eight more junior teams in Ealing requiring access to match pitches and practice facilities. There is also likely to be a continued growth of informal forms of the game from the increased population.

**Figure 7 - Population projections and cricket team generation rates**

Age Group	Current population in age group (MYE – 2014)	Future population in age group (2031)	Pop change in age group	No. Cricket teams 2015	Team Generation Rate	Potential change in cricket team no's
Open Age Men (18-55)	98,595	114,434	15,839	51	1,933	<b>+8.2</b>
Open Age Women (18-55)	95,198	103,461	8,263	2	47,599	<b>+0.2</b>
Junior Boys (7-18)	24,663	28,580	3,917	44	561	<b>+7</b>
Junior Girls (7-18)	23,366	26,278	2,912	9	2,596	<b>+1</b>

Sources: LBE Strategic Planning Team. Current Population from ONS (2014 Mid Year Estimate); Projections derived from GLA 2014 Round Populations Projections.

As regards women and girl's cricket, because current team generation rates are at a very low level, the projections show negligible growth resulting from population change. It is to be hoped and expected that team growth for women and girls will take place through implementation of club development plans (with support from Middlesex Cricket) and continuing cricket development activities of the Council and its partner clubs). At the current quite low levels of participation by women and girls, there is substantial latent demand.

It is apparent from the figures above that future growth in demand as a result of current forecasts for population change is an issue for cricket pitch supply in Ealing. This issue is compounded by the current unmet demand expressed by the existing community clubs for junior teams for both boys and girls and by the fact they currently play some of their senior cricket outside of the borough.

Club feedback has indicated that one high quality pitch can support three senior teams (if one team is playing on a Sunday) so the growth of eight teams should require an addition of approximately three pitches. The junior growth will add to this demand but much of this demand could be met through dual use of additional senior provision.

**Potential effect of demand trends (how pitch sports are played)** – National trends show a reduction in interest in taking part in sports that demand a commitment to regular attendance, in favour of a more casual involvement. This national picture is not fully reflected locally in Ealing where the number of adult league teams has remained fairly stable over the last few seasons, although there has been a couple of clubs reporting one fewer team and club mergers. There are now 43 teams playing on a Saturday compared to 35 teams reported in 2010.

Based on annual Player Survey returns and feedback from affiliated clubs, league organisers and area cricket development groups, the ECB report an upward demand for shorter and non-traditional forms of the game, particularly among young people and BAME communities. This includes various

forms of the game played in the street or using footpaths for wickets, variations of 'cage cricket' played on fenced multi-use games areas), Kwik cricket for younger children, and shorter, more inclusive versions of cricket (e.g. Last Man Stands, T20).

In response to this trend, as resources allow, consideration should also be given to the feasibility of providing further NTPs and MUGA/Cage Cricket facilities on open access sites.

**Particular sites where demand is likely to increase or decrease and potential effect** – Ealing Cricket Club has experienced continued increasing demand over several seasons especially from junior players. They currently have a large waiting list and despite the new facility at Popefield may not be able to meet this demand. The Brentham Club and Old Actonians sites are also experiencing increasing demand beyond the playing capacity of these grounds.

**Potential effect of changes in supply** – The most significant changes in supply in the short term will be the reopening of the three cricket sites currently temporarily closed for enhancement works at Osterley Sports Ground (re-opened in 2016), at Durdans Park (due to be ready for play in 2018), and Warren Farm. The completed project at Osterley has improved the playing capacity for Osterley Cricket Club. When completed, the Durdans Park project with Ramgarhia Cricket Club and the Warren Farm project with QPR Holdings will help to alleviate some overplay on the existing pay and play parks pitches in the borough.

In the short to medium term, implementation of current project proposals to enhance and bring back into community use cricket pitches at Gunnersbury Park (2 pitches), Popefield Playing Fields (1 pitch) and Norwood Hall (2 pitches) will have a major impact on the balance of cricket supply and demand in the borough. Provided the pitches at these sites are of a high quality with good associated ancillary facilities this will enable displaced teams from Ealing based clubs to return to the borough.

Securing community access to the existing junior non-turf pitch and good quality ancillary facilities at Dormers Wells High School and, from 2017, at William Perkin High School will also serve to address reporting growth in demand from the larger clubs for suitable facilities for junior boys and girls cricket development.



## 5. Key findings and issues for cricket (Step 6)

Figure 8 - Cricket key findings and issues

Cricket	
<b>The main characteristics of the <u>current</u> supply of and demand for provision</b>	<p>In the 2015 season, 29 adult grass cricket pitches and 7 non-turf cricket pitches were identified as maintained and available for community cricket at 20 playing field sites serving the playing needs of 22 Ealing-based clubs with 60 adult men's sides (plus two occasional Sunday sides) and two regular women's sides. The larger traditional clubs - Acton, Brentham, Ealing, Shepherds Bush, SKLP, Old Actonians, Osterley, Ealing Trailfinders - all have colts/junior sections. Most of these clubs report that their junior sections have developed substantially over recent seasons especially in the younger age groups.</p> <p>The club-owned and club-operated grounds tend to be well maintained and with good ancillary facilities. Several of the traditional cricket clubs based in the borough have more than two Saturday sides and only one pitch at their home ground. These clubs therefore require secure access to good quality pitches suitable for ECB affiliated league play for their lower ranked sides. Currently this demand is met either by pitches on council-owned and operated sites (which tend to be either poor or standard quality), or by travelling to venues outside the borough.</p> <p>There is a large amount of casual and non-club based cricket activity taking place on the pitches provided by the Council in five of its park sites but also reported on some park sites with no formal facilities, particularly in the Southall area where the Asian and Asian British populations are largest. There has been growth in the number of adult teams since the last Sports Facility review in 2012. This growth is mainly in the non-traditional area of the game (e.g. single or two team clubs playing in recently formed Asian leagues) while the traditional long established clubs are focused on sustaining existing adult team numbers.</p> <p>The more ambitious and forward thinking of these traditional clubs are actively striving to improve league position and performance of their adult sides through expanding their colts sections through the age groups and introducing development sides for young adult players. As a result, none of the cricket clubs based in Ealing has current plans for growth in adult teams but several clubs have large junior sections with the intention to grow these in the next few years. To accommodate new junior teams will require more access to non-turf pitches and net systems.</p> <p>Alongside growth in junior league cricket driven by development coaching in the community clubs, there has been growing demand for informal forms of the game driven by growth in the size of the Black, Asian and Minority Ethnic (BAME) population in particular. This supports the needs case for the Council to retain and continue to maintain open access facilities for non-club based cricket for adults and young people.</p>

<b>Cricket</b>	
<p><b>Is there enough accessible and secured community use provision to meet <u>current</u> demand?</b></p>	<p><b>NO.</b> Current supply does not meet current demand for traditional forms of league, cup and friendly match play cricket by teams based in Ealing. A number of established teams are displaced from their clubs' home grounds either onto parks pitches or to pitches out of the borough.</p> <p>There is also high demand at several of those Ealing Council park sites with cricket pitches (e.g. North Acton and Ealing Central playing fields) due to increased demand from single team clubs (predominantly comprising Asian/Asian-British players) playing in recently formed leagues, as well as demand for informal games from family groups and groups of friends and work colleagues. These competing types of demand for the Council facilities impacts on the pitch quality which results in more club teams travelling out of the borough to find higher quality pitches for their home games.</p> <p>One Council site - Durdans Park in Southall - is temporarily closed while the cricket pitch is upgraded and an NTP installed along with a new changing pavilion (serving both cricket use of the Park and football use of pitches on King George's Field). A new junior size pitch with NTP will also be provided on completion of other sports facilities at William Perkin High School. When these pitches become available in 2018, there will still be a substantial overall shortfall.</p> <p>To address this, the Council is actively working with partners on advanced proposals to provide 8 more good quality fine turf pitches (7 with NTPs on the edge of the square) at four further sites - two in the east (the Ealing/Acton area) and two in the west (the Norwood/Southall area). Should these project proposals be implemented in full, the 8 additional pitches should be sufficient to address forecast cricket demand for the period of this strategy. In the event that one or more fail to come forward, the needs case should be reviewed annually as part of the PPS Action Plan update and review process. The four projects for new provision included in the action plan for this PPS are:</p> <ul style="list-style-type: none"> <li>○ Gunnersbury Park (2 of 4 proposed cricket pitches with NTPs allocated to LB Ealing's supply)</li> <li>○ Popes Field (1 pitch)</li> <li>○ Norwood Hall (2 pitches with NTPs) and</li> <li>○ Warren Farm (3 pitches with NTPs)</li> </ul>
<p><b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b></p>	<p><b>NO.</b> Although the cricket pitches at most of the club-operated and trust run sites are either good or standard quality, those at the Ealing Council owned and managed sites have been rated either standard or poor.</p> <p>The club consultation reported no sightscreens at North Acton and no adequate facilities for match teas.</p> <p>Despite the quality of the pitches on the park sites, many remain heavily used. Generally, it is considered that high expressed demand is the main cause of the quality issues as opposed to lack of maintenance by the Council's contractors.</p>

<p><b>What are the main characteristics of the <u>future</u> supply and demand for provision?</b></p>	<p>Population growth - both overall and in the Asian/Asian British communities in particular - will drive an increase in the number of adult and junior teams. This projected growth of 8 adult and 8 junior teams will add to current unmet demand (evidenced by the waiting list at Ealing CC). Several clubs consulted also have plans to grow their colts sections and the reported on-going growth of junior teams from Ealing will require additional pitch supply. There are Ealing clubs using pitches outside of the borough who would like to use pitches within the borough if high quality pitches were available.</p> <p>The reopening of the Durdans Park pitch (committed) along with the projects in the planning stages to reinstate former cricket supply at Gunnersbury Park (2 pitches with NTPs allocated to LBE), Popefield Playing Fields (1 pitch), Norwood Hall (2 pitches with NTPs) and Warren Farm (3 pitches with NTPs), if delivered in full, will increase current accessible supply from 29 adult pitches to 38 to serve 70+ adult sides (assuming 8 new adult teams by 2031 based on forecast population growth and current team generation rates) - i.e. approximately 2 adult teams per pitch. This quantity of future supply, provided it is delivered as planned and maintained to a standard quality or above, should be sufficient to meet future demand. As stated above, the progress of these plans for new provision and their impact on the supply/demand balance should be reviewed regularly through the PPS Action Plan annual review process.</p> <p>In terms of supply for junior and non-traditional forms of cricket, 7 new NTPs are included as part of the plans for new adult supply (above) plus new supply at William Perkin High School from 2017. Provided these 8 new NTPs are added to the existing supply of 9 NTPs of standard quality or above (at Dormers Wells, Ealing Cricket Club, North Acton Playing Fields (2), Old Actonians Boddington Gardens, SKLP Sports Ground, Spikes Bridge Park, Southall Recreation Ground and St Benedict's School Sports Ground), there will be 17 NTPs of standard quality or above distributed across the borough. This level of provision will be sufficient to meet forecast demand for junior and non-traditional forms of cricket for the period of the strategy. The progress of these plans for new provision and their impact on the supply/demand balance should be reviewed regularly through the PPS Action Plan annual review process.</p>
<p><b>Is there enough accessible and secured community use provision to meet <u>future</u> demand?</b></p>	<p><b>NO.</b> There is a deficiency currently and forecast population growth (particularly in the South Asian communities), together with the development plans of the main clubs, will put further pressure on the existing cricket pitch supply over the period of this strategy.</p> <p>However, once Durdans Park pitch comes back into full cricket use), and provided the current plans for new or reinstated former pitches and NTPs are implemented (at Gunnersbury Park, Popes Field, Norwood Hall, Warren Farm and William Perkin High School) as including in the Action Plan at the conclusion of this PPS, there will be sufficient cricket pitch supply within Ealing to meet both current and future demand to 2031.</p> <p>Implementing these projects and establishing club leases or management agreements in respect of some of these sites (e.g.</p>

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	<p>Popes Field with Ealing Cricket Club) should help to ensure the new facilities are maintained to a good standard.</p> <p>Also, by reducing demand from traditional club teams for the Council's existing park pay and play pitches, the quality of these pitches should improve over time. This should improve the playing experience for the growing number of Asian/Asian British cricket teams and for those wanting to play informal games of cricket. Given the demographics of the borough and cricket trends, these are the areas of cricket demand that are likely to grow the most in Ealing.</p>
<b>What is the overall quality level?</b>	<p>The overall quality level of cricket pitch provision in Ealing is mixed. The majority of the club owned and operated sites have good quality pitches and accompanying ancillary facilities. This contrasts with the council operated sites. These are rated poor to standard and some lack adequate quality changing facilities, areas suitable for refreshments/teas or the appropriate equipment such as sightscreens.</p> <p>Priority sites for replacement of non-turf practice net systems in Ealing borough are Osterley Cricket Ground and the SKLP ground in Northolt.</p>

## Appendix B: Football - Assessment of Needs (Stages B & C)

The findings of the assessment of football facilities in the London Borough of Ealing are summarised in this appendix to the Playing Pitch Strategy. 63% of the FA affiliated football clubs based in the borough (representing 75% of teams) have contributed to this assessment either by submitting an online club survey return, attending a Club Forum session or by telephone.

### 1. Football Supply (Step 2)

The findings of the assessment of supply of football facilities in the London Borough of Ealing are summarised in this section.

#### **Grass Football Pitches in the London Borough of Ealing**

96 grass pitches are identified as available for community football across Ealing, on 33 operational playing pitch sites. This compares to 142 identified in 2010 as part of the facility strategy. Although this looks like a significant decrease this included 30 pitches on school sites (11 adult and 19 youth or mini soccer pitches) not available for community use. In addition, Warren Farm Sports Ground accounted for 17 pitches in 2010. This site is not in use.

Figure 1 below shows the number of pitches compared with the number of FA registered teams by age group (in the 2015/16 season). This comparison indicates that there is slightly less than one adult pitch for every registered team. By contrast, there are more than three youth teams for every available youth pitch (11v11 or 9v9). The picture is similar for mini soccer (7v7 or 5v5) with over four teams per pitch. This imbalance in pitch supply by pitch type is addressed later in the report. It is less of an issue for mini soccer than it is for youth football as a mini soccer pitch has capacity to accommodate more match equivalent sessions per week than a youth football pitch.

**Figure 1: Pitch size / team comparison**

	Pitch Supply		Teams playing in Ealing*	
Adult	51	53%	94	33%
Youth 11v11 & 9v9	27	28%	91	32%
Mini 7v7 & 5v5	18	19%	97	34%
<b>Total</b>	<b>96</b>		<b>282</b>	

Source: Middlesex FA Team data

### **Council owned Pitches for Hire:**

There are 13 sites owned by the London Borough of Ealing with a total of 37 pitches currently available for hire. The pitches on one of these sites (Perivale Park) are unmarked and junior clubs use the field mainly for training as there are no changing facilities available. For the 2016/17 season the formal pitches have been reinstated and made available for hire supported by a new pavilion with changing. Similarly, at Norwood Hall (a jointly owned playing field by LBE and Ealing, Hammersmith & West London College managed by LBE) there are few current hires due to the wooden pavilion being derelict. The Council and College have advanced proposals to replace this pavilion and enhance the playing pitches for both football and cricket. The large Council-owned Warren Farm Sports Ground in Southall, formerly marked out as 17 football pitches for hire, is currently closed. This key football site is subject to a proposal by Queens Park Rangers FC (the professional club based in Hammersmith & Fulham) for reinstatement as a club training ground / academy to include grass pitches for community hire. The pitches at King George's Playing Field have been out of use for several seasons pending development of the new changing facilities at the adjacent Durdans Park Cricket Ground. Given the imbalance of provision between adult and youth pitches and the number of adult and youth teams, consideration should be given to marking a number of these reinstated pitches for mini soccer (5v5 and 7v7) and youth pitches (9v9 and youth 11v11) and providing the appropriate size goals.

### **Council owned Pitches with leases or management agreements:**

Ten playing field sites owned by the London Borough of Ealing are leased to other organisations (or occupied by sports clubs under the terms of management agreements) as follows:

Three sites are leased to football clubs who are now responsible for the maintenance of the pitches - i.e.

- o **Fox Hill Nature Reserve/Hangar Hill Park** Playing Field to Acton Whistlers FC;
- o **Lord Halsbury Memorial Playing Field** to Larkspur Rovers FC; and
- o **Berkeley Fields** to North Greenford United FC.

Seven sites with facilities for football are leased to multi-sport and sport & social clubs - i.e.

- o The **Old Actonians Sports Ground** Gunnersbury Drive (off Pope's Lane)
- o the former **Liverpool Victoria Sports Ground in Boddington Gardens** to the Old Actonians Sports Association;
- o a playing field in **Horn Lane** Acton to Shamrock Sports & Social Club;
- o **Spike's Bridge Park** in Southall to London Tigers;
- o a small playing field and clubhouse hired by Junior Bees FC to **West Ealing Bowls Club**;
- o **Cayton Park** with football pitches for hire to Northolt Rugby Club;
- o a playing field adjacent to the Council's former Bromyard Leisure Centre site (now a Virgin Active Club) to **Shepherd's Bush Cricket Club**.

### **Football Pitches on Education Sites:**

Ealing based community football clubs currently hire pitches at weekends in season on three existing and former school sites in Ealing borough - i.e. Celtic FC junior teams at **Brentside High School**, FC Real teams at the privately owned former **Eversheds Sports Ground** in Wyke Gardens, Hanwell which is no longer a school site and is identified in the Council's plans for school expansions to meet demand for new school places. London Japanese Juniors (LJJ FC) are based at the independent **London Bunga Yochien School** in Acton. Pitches at **William Perkin High School** in Greenford will also



be available for community hire from 2016/17. **Ellen Wilkinson High School for Girls** in Acton has also expressed interest for the first time in opening its sports facilities (grass pitches, sports hall, redgra and tennis courts) to community users.

The clubs using school sites have little security of access to these pitches as continued access from one season to the next depends on the consent of the schools' management (head teacher, board of governors and/or governing trust). Whilst none of these education providers has indicated any intention to stop allowing access in future, without agreements in place for longer than a single season, security of access for football clubs at these sites must be considered a risk. In addition, Pitshanger Dynamo FC, play home matches at Step 7 in the National League System at the **University of West London Sports Ground in Argyle Road**. The club has secured access to this site through a lease agreement with the university.

As stated above, a further 19 youth or mini soccer pitches and 11 adult pitches (or space to accommodate this number of pitches) on playing fields at other school sites across the borough are not currently available for community use. Most of these sites are primary schools and are able to offer little or no access to ancillary facilities. Arranging future access to these pitches at weekends at reasonable cost while safeguarding the security of the schools' buildings will be difficult to achieve in most cases.

#### **Football pitches on privately owned sites:**

Seven playing field sites in the borough with grass football pitches are privately owned and used by community clubs as follows:

- The **Osterley Sports & Social Club** ground in Tentelow Lane in Southall is leased from a Gurdwara and the football facilities are hired to several clubs in the National League System including FC Assyria (part of the Ealing Assyrian Society), Kensington Dragons (based in LB Kensington & Chelsea) and CB Hounslow United (based in LB Hounslow)
- **The Brentham Club** and **Acton Garden Village Sports Club** (sport and social clubs) own the home sites of their respective football club sections.
- The **Park Club** is a commercial sports and fitness club owned by the Hogarth Group. The club occupies the former Acton Sports Association sports ground and continues to be the home base for Old Vaughanians FC (single adult football pitch) and Acton Cricket Club.
- The **London Marathon Playing Field** in Birkbeck Avenue in Greenford has six adult pitches and is used by a range of Ealing based football clubs. This key site is held by the London Playing Field Foundation on a long lease from the City Parochial Foundation.
- London Tigers FC entered into a partnership with the London Playing Fields Association in 2011 to use a grass stadium pitch on Western Avenue known locally as Avenue Park as the home ground for its first team
- the stadium pitch at **Reynolds Field** in Greenford, formerly a Council site now sold to Hanwell Town FC

#### **Facilities for Informal Football**

The London Borough of Ealing has a current policy of providing free to access facilities for informal games of football at six sites where pitches are marked and, on some sites, goalposts provided i.e.:

- Bixley Field
- Blondin Park
- Churchfield Recreation Grounds
- Cuckoo Park (linked to Hanwell Community Centre)
- Drayton Green
- Jubilee Gardens

A further site - **Berrymede Open Space** adjacent to Berrymede Junior School - has been out of use for several years. There are proposals within the latest phases of the South Acton Estate Regeneration Master Plan to upgrade this open space to include an area for informal games of football.

There is a significant problem of affiliated league football teams running organised training sessions on some of these informal sites where posts are provided as well as on the Council's maintained pay and play pitches where teams use the pitches for midweek and weekend training without booking and paying the hire charge. There is a need for a policy in the Playing Pitch Strategy aimed at addressing this abuse which reduces the quality of the playing experience for those teams that legitimately book the pay and play pitches and for recreational users of the informal pitches.

### **Commercial Soccer Centres**

There are currently no commercial soccer centres located in the borough. However, there is extensive provision in neighbour boroughs readily accessible from all parts of Ealing borough. The nearest centres, each with up to ten 3G floodlit pitches for small-sided games (5v5 or 7v7) are the Goals centres at Gillette Corner in Hounslow, Alperton in Brent, Ruislip and Hayes in Hillingdon. A number of these sites are used by Ealing based football clubs for training.

### **Closed and Former Football Sites**

In addition to the park and sports ground sites where football pitches are temporarily out of use but will be coming back into use shortly - i.e. **Gunnersbury Park** (new sports hub project to be delivered jointly with Hounslow borough), **Warren Farm** (proposed transfer to QPR Holdings Ltd to develop new football facilities), **King George's Playing Field** (new pavilion on Durdans Park adjacent) - the following Council-owned sites that provided formal football pitches at the time of the last review in 2010, no longer have marked and maintained football pitches:

- **Acton Park** – A single junior pitch was previously marked and available for pay and play hire from the Council. A multi-use games area and football/basketball court remains available for informal use. This park is one of several venues across Central and West London regularly hired by the Little Foxes children's sports coaching organisation for football sessions on Saturday mornings.
- **Islip Manor Park** – A single junior pitch was also previously marked and available for pay and play hire from the Council in this park but was closed due to lack of changing facilities. A basketball/football area remains available for informal use.
- **Lammas Park** – A single junior pitch was previously marked and available for pay and play hire. Two small-sided 3G AGPs have been provided in this park and are available to hire (managed on behalf of the Council by Will to Win Tennis Ltd.)
- **Southall Recreation Ground** - Three adult pitches were previously available for pay and play hire at this recreation ground. These pitches are no longer maintained and marked.

A key playing field site that has been closed since the late 1990s is the former **Barclays Bank Sports Ground** in Park View Road, Ealing which was sold and closed in 2000. This site was used by several community football clubs (and Ealing Cricket Club) prior to closure. This site is identified in the Council's plans for school expansions to meet demand for new school places.

## **Quality**

The table below illustrates the standard of all of the pitches that were assessed as part of this playing pitch strategy - i.e. 83 of 99 (84% of the total). A number of sites were not assessed due to a lack of access or because they were initially out of scope (listed as having no community use).

**Figure 2 – Ealing football pitch quality**

	Number	Percentage
<b>Good</b>	33	40%
<b>Standard</b>	41	49%
<b>Poor</b>	9	11%
<b>Total</b>	83	

Only 10% of pitches in the borough that have been assessed are of poor quality. Half the stock of grass football pitches accessible for community use in Ealing are rated as 'standard' with 40% rated 'good'.

Poor natural drainage and compaction of the ground are issues at a high proportion of the football pitch sites. These are common issues in this part of London with heavy London Clay and few local authorities or their contractors have the resources necessary to carry out drilling at the frequencies required to aerate the ground and de-compact the playing surface.

All of the football pitches rated good are located on club, school or university grounds that are both closed to the general public and where professional ground staff with specialist sports turf expertise are either employed/contracted, or the clubs have appropriately skilled volunteer club members.

## **Un-booked use of formal pitches by teams**

Unauthorised use of the maintained pay and play pitches in Ealing's parks as well as of pitches in parks intended for informal recreational use is a growing problem for the Council's Parks Service. There have been a number of complaints made by clubs that regularly hire Council pitches that pitches are being used by clubs and schools without booking. A number of clubs take advantage of these sites especially for early and late season training when there is sufficient daylight on weekday evenings. This is especially a problem at North Acton Playing Fields and leads to reduced pitch quality for those that do book and pay for using the pitch. A policy is required to support the Council's Park Guard Service to address this abuse whether it is by FA/AFA affiliated football teams, private soccer schools or independent schools.

## **Proposed New Grass Pitches**

Figure 3 shows the net increase in secured and accessible grass football pitches in Ealing borough and available for use by Ealing based clubs and teams should the current proposals for upgrading and reinstating closed pitches and providing new pitches proceed at the following sites:

**Figure 3 - New football pitches from current site development proposals**

Site	Number of existing maintained football pitches	Number of proposed football pitches with community access by 2019	Net increase on current available supply	Number of additional pitches available for Ealing clubs / teams by 2019
<b>Perivale Park</b>	0 (formerly 3)	3	3	3 (pitches reinstated for 2016/17 season with new modular changing pavilion)
<b>King George's PF</b>	0 (formerly 3)	3	3	3 (pitches reinstated for 2016/17 season with access to new changing facilities on adjacent site)
<b>Rectory Park</b>	Capacity for 8 but 4 marked out regularly	6 (+upgrade of existing small-sided pitches to 2x3G)	-2 grass (+2x3G)	-2 (outweighed by capacity of 2x3G pitches replacing 2 small grass pitches)
<b>Warren Farm</b>	0 (formerly 17)	8 (shared access +2x3G pro club only)	8	8 (shared with QPR pro club)
<b>Gunnensbury</b>	2 (formerly 9)	9 (+2x3G)	7 (+2x3G)	4.5 (+ 1x3G allocated to Ealing supply)
<b>Total</b>	<b>10 grass (formerly 32)</b>	<b>29 grass (+6x3G)</b>	<b>19 grass (+4x3G)</b>	<b>16.5 grass (+3x3G)</b>

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

In total, there are 14 sites in Ealing with pitches with a total of 16 artificial grass surfaces suitable for football (i.e. either 3G preferred football surface or a sand based or sand filled playing surface), as summarised in figure 4. There are also sand-based AGPs at two independent school sites in the borough - St Augustine's Priory and St Benedict's School. These pitches are used extensively by Ealing Hockey Club and although the Brentham Football Club trains on the St Augustine's Priory AGP, these pitches are not generally available for football in the peak community hours and are therefore excluded. Also excluded from the analysis is a small sand based pitch at the Girls Day School Trust's Notting Hill & Ealing High School. This pitch is used for tennis (marked with four courts) with no (or minimal) community use. The five sites marked by an asterisk are on the FA register (or shortly to be added when upgrade works are completed) as suitable for affiliated league match play (either adult or youth as indicated).

**Figure 4 - Artificial grass football pitches in Ealing**

AGP Type	AGP sites in Ealing	Total
Full Size 3G - Floodlit	<ul style="list-style-type: none"> <li>o Spike's Bridge Park*</li> <li>o Featherstone Sports Centre, Southall (Shortpile 3G currently used for hockey &amp; football although competition hockey use no longer endorsed by England Hockey)</li> </ul>	4

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Appendix B - FOOTBALL Assessment of Needs

AGP Type	AGP sites in Ealing	Total
	<ul style="list-style-type: none"> <li>○ Trailfinders (World Rugby accredited with some football use)</li> <li>○ William Perkin High School* (replacing 5v5 with full size plus pavilion, opening 2016)</li> </ul>	
Full Size Sand - Floodlit	<ul style="list-style-type: none"> <li>○ Old Actonians (Boddington Gardens) Sports Ground</li> <li>○ Brentside School (Kajima Community)</li> <li>○ Alec Reed Academy</li> </ul>	3
9v9 3G - Floodlit	<ul style="list-style-type: none"> <li>○ Swift Road Outdoor Sports Centre*</li> <li>○ Northolt High School (replacement 3G surface re-opened in April 2016)*</li> </ul>	2
7v7 3G - Floodlit	<ul style="list-style-type: none"> <li>○ Lord Halsbury Playing Fields*</li> </ul>	1
5v5 3G - Floodlit	<ul style="list-style-type: none"> <li>○ Lammas Park x2 (Will to Win)</li> <li>○ Pitshanger Park x1 (Will to Win)</li> <li>○ Elthorne Sports Centre x 1 (Everyone Active SLM)</li> <li>○ North Acton Playing Field x 1 (Football Samurai Academy)</li> </ul>	5
5v5 Sand - Floodlit	<ul style="list-style-type: none"> <li>○ Trailfinders Sports Club (marked as four tennis courts)</li> </ul>	1
<b>Total</b>	<b>14 sites</b>	<b>16 AGPs</b>

\* The FA Register of 3G Pitches <http://3g.thefa.me.uk/?countyfa=Middlesex> lists four FA approved 3G pitches for affiliated league match play in Ealing for the 2015/16 season. These are the full size pitch at Spike's Bridge Park, the medium size pitches suitable for affiliated youth league match play at Swift Road Outdoor Sports Centre in Southall and at Northolt High School, and the pitch accredited for 7v7 and 5v5 mini soccer matches at Lord Halsbury Playing Fields in Northolt. The new full size AGP at William Perkin High School will be registered with the FA for the 2016/17 season.

The nearest alternative full size 3G FTPs in neighbour boroughs that fall within an approximate two mile catchment radius of Ealing borough are as follows:

- LB Hillingdon (to west) - Hayes & Yeading FC; RAF Northolt (close to Rectory Park); Brunel University Sports Centre;
- LB Brent (to north east) - Hyde Hillside (Stonebridge Recreation Ground); Capital City Academy, Vale Farm Leisure Centre; Hendon FC (Silver Jubilee Park, Kingsbury)
- LB Harrow (to north) - Whitmore High School (Watford FC link), Harrow School, The Hive Centre x2 (Edgware, Barnet FC link)
- LB Hounslow (to south) - King's House School (Chiswick)
- LB Hammersmith & Fulham (to east) - Westway Sports Centre

### **AGPs at risk**

None of the existing AGPs in Ealing are identified as at risk of closure at the present time.

### Proposed New AGPs

In addition to the new 3G pitch at William Perkin High School to be completed for the 2016/17 season, Figure 5 below summarises proposals for further new AGPs in Ealing borough, and the current status of these proposals:

**Figure 5 - AGP project proposals in Ealing**

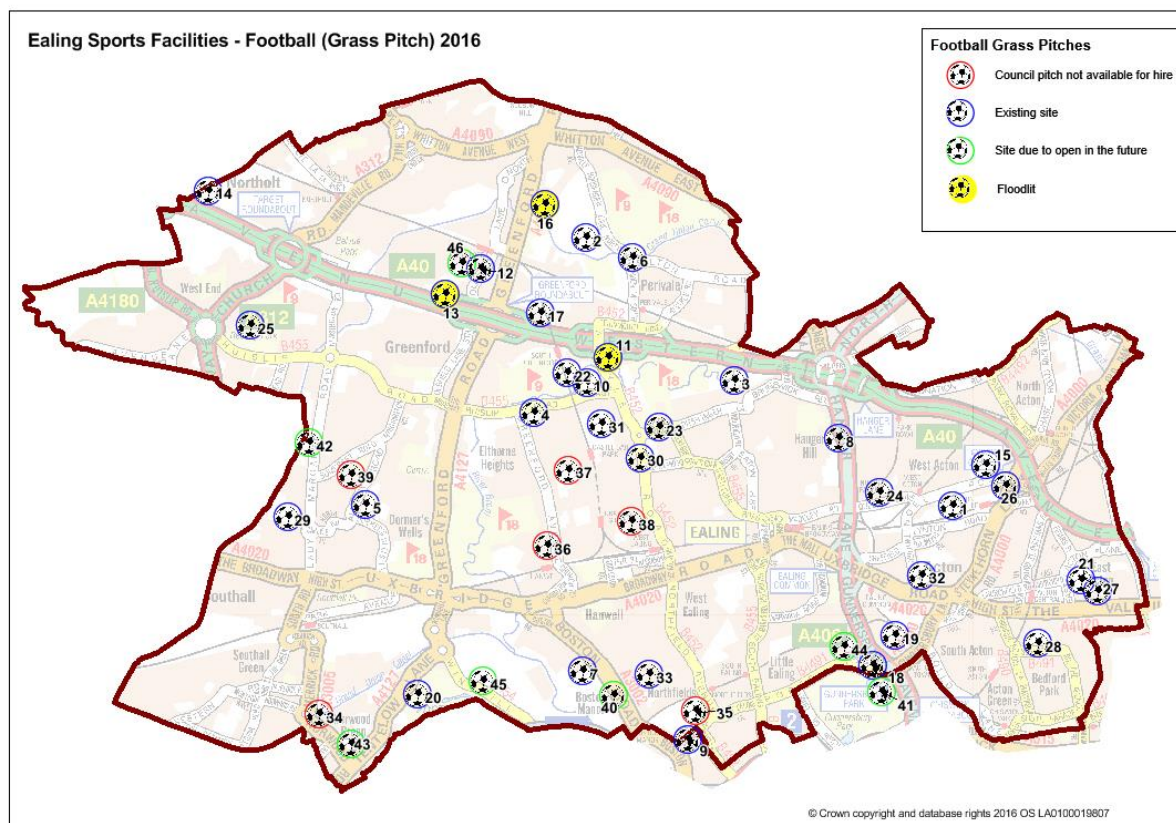
AGP Type	3G AGP project proposals in the East Sub Area
Full Size 3G - Floodlit (FA compliant)	<p><b>Gunnorsbury Park Sports Hub</b> - A £14m joint project between LB Hounslow and LB Ealing with planning consent and the majority of the funding secured. This project will provide two FA compliant full size floodlit 3G pitches, one of which will be allocated for the purposes of the PPS exercise for use by Hounslow based clubs and groups and the other to Ealing clubs and groups. <i>Committed project - start on site in 2016</i></p> <p><b>Rectory Park Northolt</b> - A £4m joint project between LB Ealing and Middlesex FA (MFA) with planning consent and the majority of the funding secured. This project will provide a new football and cricket pavilion to replace temporary portacabins used since the original pavilion was destroyed by arson. The new pavilion will be procured by LB Ealing and leased to MFA for 125 years. Two 3G floodlit pitches are included in the project to increase the playing capacity and quality for community clubs.</p> <p><b>Warren Farm Sports Ground</b> - A proposal by QPR Holdings Ltd to purchase and reinstate this large Council-owned former pay and play sports ground currently closed to the public. A legal agreement is drafted that provides for one full size floodlit 3G pitch and an indoor 3G training pitch. These pitches will have negligible community access (9-10pm on weekdays) and will be used by QPR for training and academy activities. Once these new facilities are completed, the QPR Academy will relocate from Cranford Community College in west Hounslow, releasing the Covered AirDome 3G at this site for community club use in peak hours. The main benefit of the Warren Farm project for Ealing community football clubs will be access at weekends to eight high quality grass pitches and pavilion facilities.</p>
Full Size 3G - Floodlit (World Rugby compliant)	<p><b>Wasps FC/Twyford High School</b> - The Council has proposals for schools expansion in this area. Interest has been expressed by both the High School and the rugby club in enhanced sports facility provision on the Wasps FC site to include a floodlit 3G pitch primarily for rugby to enhance the overall playing capacity of the pitches on this site and new ancillary provision. This project, should it proceed, will have minimal impact on the available supply for community football.</p>



### Distribution of Football Supply

Map 1 shows the distribution of football sites across Ealing borough. This shows that, provided the above projects are delivered as planned, residents from all parts of the borough will be within a reasonable journey time of a football pitch, either a community club pitch (restricted to club members and guests) or a park based pitch available on a play and play basis.

**Map 1 - Distribution of grass football pitches in Ealing**



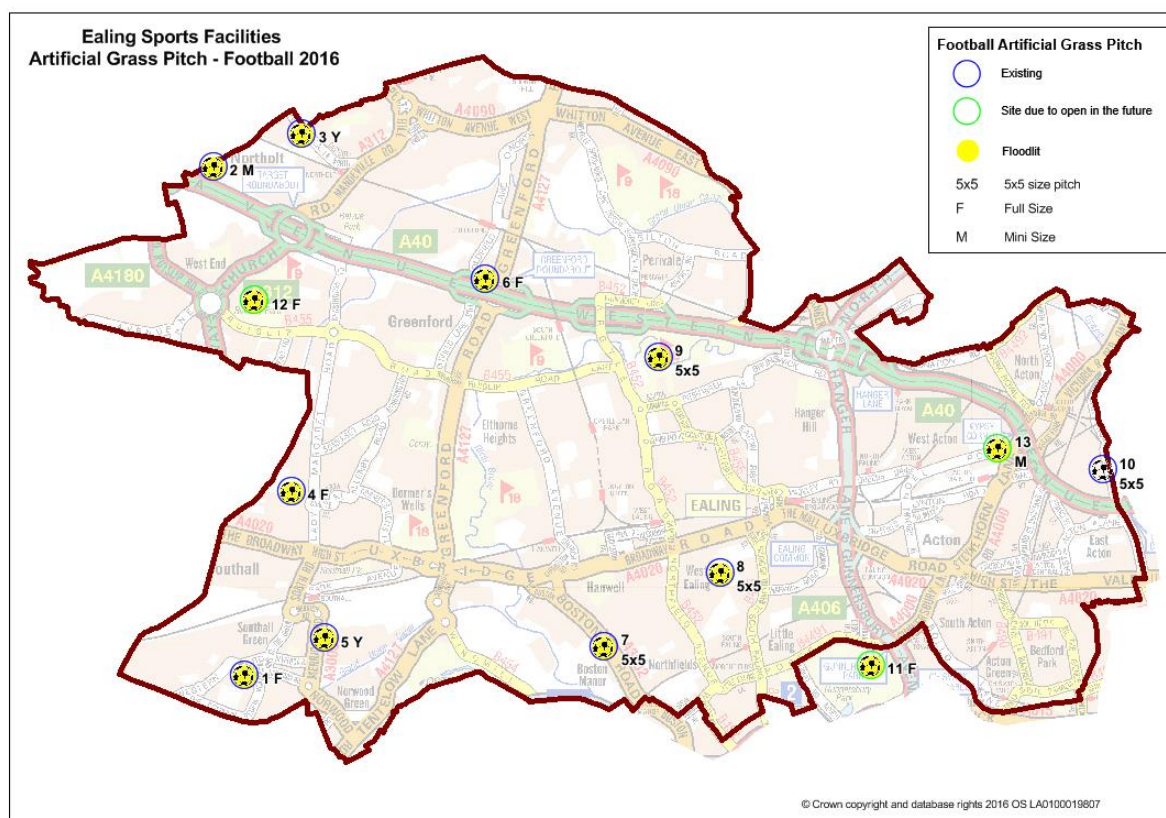
Ealing - Grass Football pitches			
Map 1 Key	Facility Name	Address	Postcode
	<b>Existing pitch sites</b>		
1	Acton Gardens Village Social Club	Alwyn Gardens, off Noel Road, Acton	W3 0JH
2	Berkeley Fields Playing Pitches	Horsenden Lane North, Greenford	UB6 7PH
3	Brentham Club	Meadvale Road, Ealing	W5 1NP
4	Brentside High School	Greenford Avenue, Hanwell	W7 1JJ
5	Dormers Wells Leisure Centre pitches	Dormers Wells Lane, Southall,	UB1 3HZ
6	Ealing Central Sports Ground	Horsenden Lane South, Perivale,	UB6 7NU
7	Elthorne Waterside Pitches	Westlea Road, Hanwell	W2 7AH
8	Fox Reservoir Playing Fields	Hillcrest Road, Ealing	W5 2JL
9	Glaxo Smith Kline Sports Ground	Swyncombe Avenue	W5 4DR

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10	Gurnell Leisure Centre	Ruislip Road East West Ealing	W13 0AL
11	Hanwell Town FC	Perivale Lane. Perivale Middlesex	UB6 8UT
12	London Playing Fields (Greenford)	Birkbeck Avenue, Greenford	UB6 8LS
13	London Playing Fields (Greenford) - London Tigers	Western Avenue, Greenford	UB6 8GA
14	Lord Halsbury Playing Fields	Priors Farm Lane, North Holt	UB5 5TD
15	North Acton Playing Fields	Noel Road, Acton London	W3 0JF
16	North Greenford United FC	Berkeley Fields, Berkeley Avenue, Greenford	UB6 0NX
17	Northolt Rugby Football Club	Cayton Road, Greenford,	UB8 9BJ
18	Old Actonians Association	Gunnery Drive, Ealing	W5 4LL
19	Old Actonians @ Boddington Gardens	Boddingtons, Garden Acton, London	W3 9AP
20	Osterley Sports Ground	Tentelow Lane, Southall Middlesex	UB2 4LW
21	Park Club	East Acton Lane,	W3 7HB
22	Perivale Park	Leaver Gardens, Greenford,	UB6 8TJ
23	Pitshanger Park (Scotch Common)	Scotch Common, West Ealing	W13 8DL
24	Queens Drive Playing Fields (Japanese school)	Queens Drive, Acton	W3 0HT
25	Rectory Park	Parkfield Drive (off church road), Northolt	UB5 5NR
26	Shamrock Sports & Social Club	Horn Lane, Acton London	W3 0BP
27	Shepherds Bush Cricket Club	Bromyard Avenue, Acton	W3 7AU
28	Southfields Recreation Ground	Southfield Road, Acton,	W4 5LD
29	Spikes Bridge Park	West Avenue, Southall	UB1 2AR
30	Thames Valley Uni Sports Ground	Argyle Road, West Ealing,	W13 0DA
31	Trailfinders Sports Club	Vallis Way, West Ealing	W13 0DD
32	Wasps FC Ground	Sports Ground Twyford Avenue,	W3 9QA
33	West Ealing Bowls Club	Mervyn Road, West Acton	W13 9UN
	<b>Informal use pitches with goal posts only</b>		
34	Bixley Field	Bixley Close, Southall	UB2 4EL
35	Blondin Park	Blondin Avenue, Hanwell	W5 4UL
36	Churchfield Recreation Ground	Manor Court Road, Hanwell	W7 3BE
37	Cuckoo Park	Little John Road, Hanwell	W7 1PD
38	Drayton Green	Drayton Green Road	W13 0DU
39	Jubilee Park	Jubilee Gardens, Southall	UB1 2TJ
	<b>Sites for planned new supply</b>		
40	Former Eversheds Sports Ground	Wyke Gardens, Hanwell	W7 2AF
41	Gunnery Park	Popes Lane, Acton	W3 8LQ
42	King George's Playing Fields	Lady Margaret Road, Southall	UB1 2PZ
43	Norwood Hall Sports Ground	Norwood Green Road, Southall	UB2 4LA
44	Popefield Playing Fields	Gunnery Avenue, Ealing	W5 4YG
45	Warren Farm Sports Ground	Windmill Lane, Southall,	UB2 4NE
46	William Perkin High School	Old Field Lane North, Greenford	UB6 8QD

Map 2 below shows the distribution of existing and planned AGPs across Ealing borough. Once the committed AGP projects identified in figure 5 above in Acton and Northolt are implemented, the supply of AGPs will be broadly evenly distributed with no one area outside the catchment area of a football facility.

**Map 2 - Distribution of AGP football pitches in Ealing**



Artificial Grass sports pitches		
Map 2 Key	Site	Location
<b>Artificial Grass Pitches suitable for football - in use (Map 1)</b>		
1	Featherstone High School	Montague Way, Southall
2	Lord Halsbury Playing Fields	Priors Farm Lane, Northolt
3	Northolt High School/Sports Centre	Eastcote Lane, Northolt
4	Spikes Bridge Park	Off West Avenue, Southall
5	Swift Road Outdoor Sports Centre	Swift Road, Southall
6	William Perkin High School	Old Field Lane North, Greenford
<b>Small sided 5 v 5 pitches</b>		
7	Elthorne Sports Centre	Bengarth Road, Hanwell
8	Lammas Park	Culmington Road, Ealing
9	Pitshanger Park	Pitshanger Lane
10	The Green - free access, not fenced	Acton
<b>Sites for planned new supply</b>		
11	Gunnersbury Park	Popes Lane, Acton
12	Rectory Park	Ruislip Road, Northolt
13	North Acton Playing Fields	Noel Road, Acton

### 3. Football Demand (Step 3)

The findings relating to football pitch demand in Ealing are summarised in this section of the report.

#### **Clubs and Teams**

In the 2015/16 season, Ealing had a total of 64 affiliated clubs with a total of 282 teams all of which play in the borough. Of the 282 teams operating in Ealing, 94 (33%) are adult teams 91 (32%) are youth teams (all formats) and 97 (34%) are mini football teams.

72% of Youth and Mini football teams play in a club that has achieved a Charter Standard Award as compared to a national average of 81%.

The number of registered teams playing in the borough increased by 53 teams compared with the previous season:

- An increase of 8 adult teams
- An increase of 45 youth and mini football teams

#### **Active People Survey**

Active People Survey 9 (Oct 2014 - Oct 2015) shows that 4.76% of adults (16+) in London currently play football (either in a club team or informally) for at least 30 minutes once a week. This London Region participation rate is higher than the average of 4.17% for England.

The sample size in Ealing borough since APS2 in 2007/08 was too small to provide a statistically significant participation figure. However, based on the results in the first two annual APS surveys when results were significant it appears that adult (16+) weekly football participation is higher than the London average at between 5.1% and 5.9% of the adult (16+) resident population.

Assuming overall adult football participation in Ealing borough remains above 5%, this would indicate around 13,500 adults (aged 16+) living in the borough play football (out of an adult population of approximately 270,000). Much of this participation will take place outside of the traditional clubs.

The Middlesex FA data indicates that there are approximately 160 adult and 16+ youth teams currently playing regularly in the borough. Assuming an average of 15 adult players per team squad this equates to 2,400 adults playing regular affiliated league football. Comparing this total to the overall Active People Survey finding of 13,500 adults playing football each week suggests there may be a further 11,000+ adult residents who regularly play small sided games and informal games of football (for example using the commercial soccer centres, school AGPs and informal facilities in parks), or who represent latent demand.

# Active People Interactive – your analysis



**Your selection:**

Dataset

Age 16+

Wave

- 2005/06 (APS1)
- 2007/08 (APS2)
- 2008/09 (APS3)
- 2009/10 (APS4)
- 2010/11 (APS5)
- 2011/12 (APS6)
- 2012/13 (APS7)
- 2013/14 (APS8)
- 2014/15 (APS9)

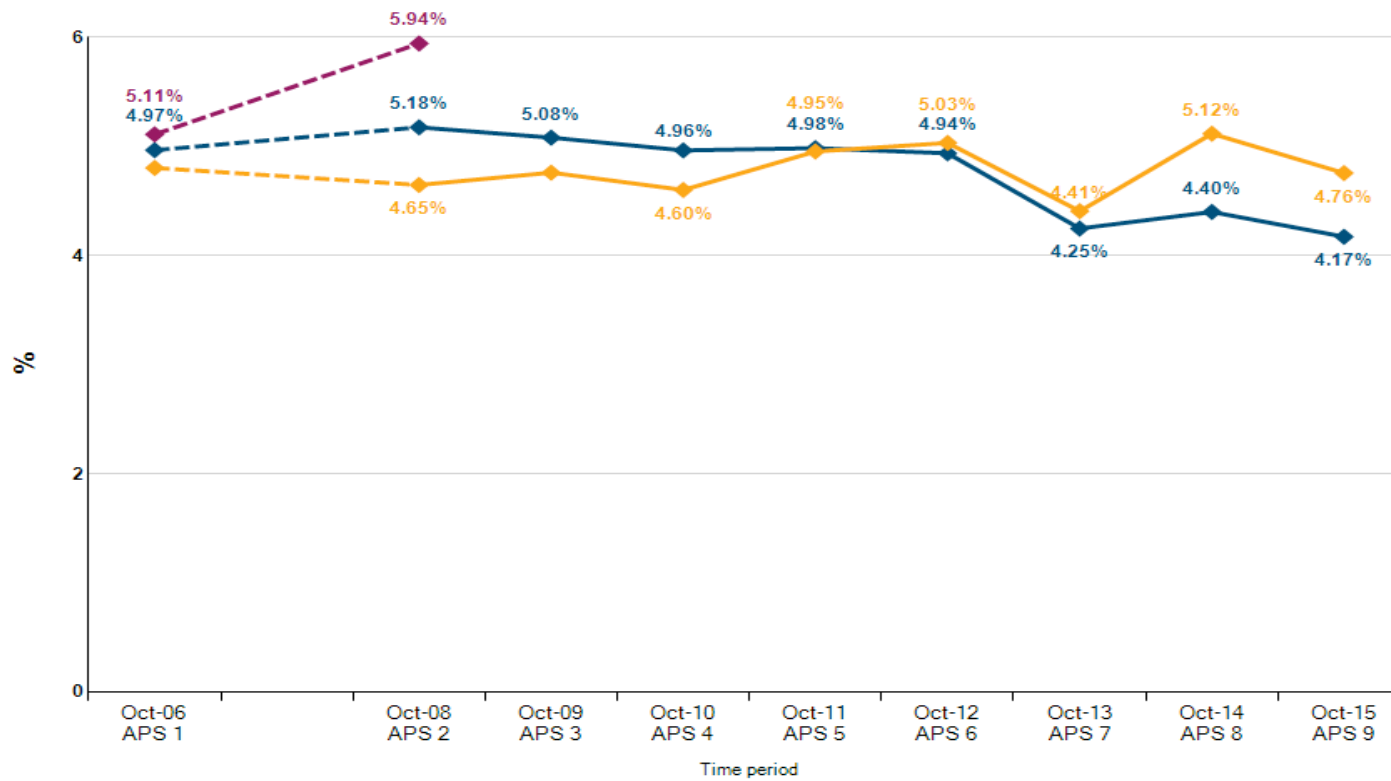
Sport

Football

Geography

England  
London  
Ealing

- England
- London
- Ealing



Source: Sport England (March 2016)

## Market Segmentation

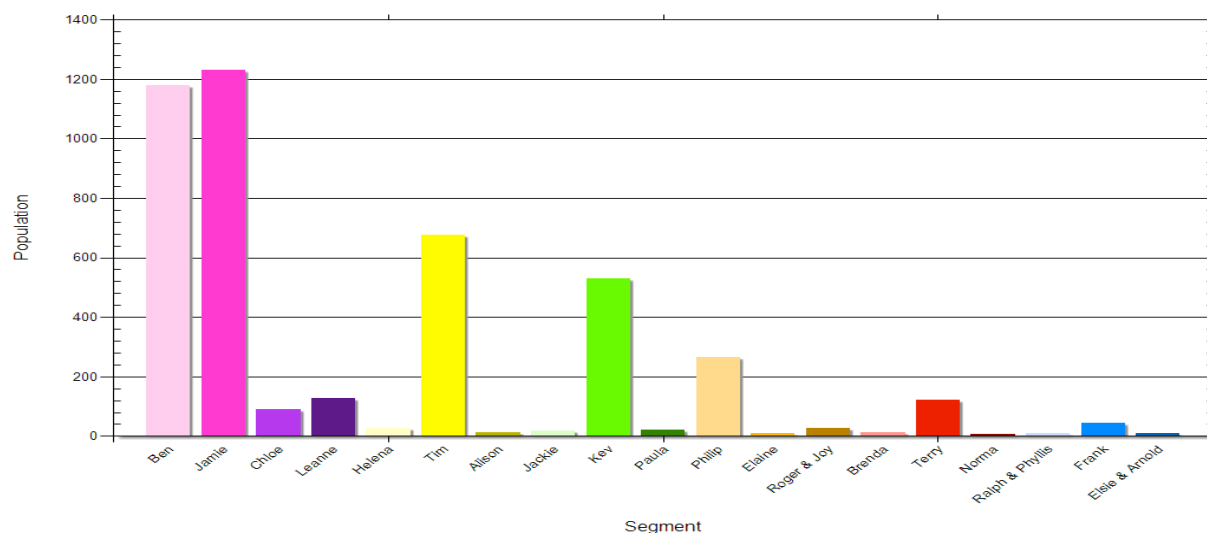
Analysis of Sport England Sports Market Segmentation data for the London Borough of Ealing identifies that the main adult Sports Market Groups participating in all forms of football in the borough, in order of population size, are:

- **Jamie** (*Sports Team Lads*), aged 18-25, vocational student
- **Ben** (*Competitive Male Urbanites*), aged 18-25, graduate professional
- **Tim** (*Settling Down Males*), aged 26-45, professional
- **Kev** (*Pub League Team Mates*), aged 36-45, vocational job

## Latent Adult Demand

As shown in the graph below, latent demand is greatest in the same Groups (in the same order of population size).

Population within catchment area wanting to participate in: Football





## Expressed Demand

Expressed demand in the borough for all levels and types of football is summarised in this section. Sources of demand information include FA databases, club and league websites, club survey returns and information gathered from site visits and meetings.

**Open Age Men's Football** - One club based in Ealing plays at 'Step 4' in the National League System (NLS) and therefore needs to comply with the FA's Step 4 Minimum Ground Grading Guidelines to maintain their league status. Two clubs play at 'Steps 5-6' and a further three at 'Step 7'. If any of these clubs are promoted their promotion depends on having access to a ground of sufficient quality.

**Figure 6: Senior Adult Football League Clubs**

Senior football clubs	League	Home ground	Other grounds used
<b>NLS Step 7</b>			
FC Assyria	Middlesex County Premier Division	Osterley Sports Club (First team)	Cayton Green Park (Northolt RFC)
Kensington Dragons	Middlesex County Premier Division	Osterley Sports Club (First team)	Linford Christie Outdoor Sports Centre, White City, LBH&F (Reserves)
Pitshanger Dynamo	Middlesex County Premier Division	University of West London Sports Ground (Argyle Road)	Train in Hillingdon
<b>NLS Step 5-6</b>			
North Greenford United	Combined Counties Premier	Berkeley Fields	
London Tigers Southall FC	Spartan South Midlands Premier Reserves: Middlesex County Premier Division	London Playing Fields, Avenue Park, Western Avenue, Greenford (First Team)	Osterley Sports Club (Reserves)
<b>NLS Step 4</b>			
Hanwell Town	Southern League Division 1 Central	Reynolds Fields (First Team)	

Other adult clubs based in the borough and playing within the FA affiliated leagues below the NLS that have been identified are:

**Figure 7: Men's Adult League Clubs**

Other adult men's league clubs	League	Home ground	Other grounds used
AFC Isleworth	Chiswick and District Sunday	Osterley Sports Ground	
Armenian Youth Association	West Middlesex Sunday	North Acton Playing Fields	

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Other adult men's league clubs	League	Home ground	Other grounds used
Brentham	Middlesex County League	Brentham Sports Club Ground	
Brook House Boys	Middlesex County League	Osterley Sports Club	
Club Assyria	Middlesex County League	London Marathon Playing Fields	
Duke Rangers	Chiswick and District Sunday	Osterley Sports Club	
FC Deportivo Galicia Reserves	Middlesex County Senior Reserves	Osterley Sports Club	First team play in NLS at Silver Jubilee Park in Kingsbury, Brent
FC Irish Of London	Harrow Sunday Challenge	London Marathon Playing Fields	
Greenford Celtic FC	Middlesex County League	Horn Lane, Shamrock Sports & Social Club	
Harrow Rangers	Middlesex County League	London Marathon Playing Fields	
Headstone Manor	Harrow Sunday Challenge	London Marathon Playing Fields	
Heathrow Flyers	Middlesex County League	Osterley Sports Club	
Heston Bombers	Middlesex County League	Osterley Sports Club	
Larkspur Rovers	Middlesex County League Harrow Sunday Challenge	Lord Halsbury Playing Fields	
Newton City	Chiswick and District Sunday	Perivale Park	
Northolt Manor	Middlesex County League	Ealing Central	
Northolt Saints S&S (Sunday)	Harrow Sunday Challenge	Ealing Central Sports Ground	
Old Actonians	Southern Amateur League	Old Actonians	Gunnersbury Park
Old Greenfordians	Middlesex County League	Dormers Wells Leisure Centre	
Paddington Elite FC	Middlesex County League	Lord Halsbury Playing Fields	
Popeye FC	Middlesex County League	London Marathon Playing Fields	
University of West London	BUCS	Trailfinders Sports Club	

**Figure 8: Youth and Mini Soccer Clubs**

Youth & Minisoccer Football clubs (teams)	2015/16 league	Home ground	Other grounds used
Acton Ealing Whistlers (16)	Harrow Youth League	Fox Wood Nature Reserve	Elthorne Park North Acton Playing Fields Alperton Park
Actual Soccer (6)	Harrow Youth League	Fox Wood Nature Reserve	
AGV Youth (2)		Alwyn Gardens	
Brentham Colts FC (6)	Harrow Youth League	Brentham Club Ltd	Ealing Central
Celtic (13)	Harrow Youth League	Brent Field (Brentside High Schools PF)	
Challenger Youth FC (1)	Harrow Youth League	London Marathon Playing Fields	
Coaches First (6)		Dormers Wells Leisure Centre	
FC Real (8)	Harrow Youth League West Middlesex and Hayes Youth	Eversheds Sports Ground	Burlington Danes Academy (White City, LBH&F)
Football Samurai Academy (6)	Harrow Youth League	North Acton Playing Fields	
Foxes (13)	Harrow Youth League West Middlesex and Hayes Youth	Shepherds Bush Cricket Club	
Greenford Celtic FC (11)	Harrow Youth League	Horn Lane/ Shamrock Club	Perivale Park
Hanwell Town Youth FC (18)	Harrow Youth League	Reynolds Playing Fields	
Junior Bees FC (8)	Surrey Youth League	West Ealing Bowls Club	Goals Football Centre, Gillette Corner, Osterley
Kensington Dragons (6)	Harrow Youth League	Kensington Memorial Park	London Marathon Playing Fields Linford Christie/Wormwood Scrubs
Larkspur Rovers Youth FC (16)	Harrow Youth League	Lord Halsbury Playing Fields	
London Japanese Juniors (LJJ) Frontiers (6)		Queens Drive Playing Fields	
London Eagles (10)	Harrow Youth League	Rectory Park	
North Greenford United (18) (1)	Harrow Youth League	Berkeley Fields	

Youth & Minisoccer Football clubs (teams)	2015/16 league	Home ground	Other grounds used
North Greenford United Youth (2)	Allied Counties Youth League Harrow Youth League	Berkeley Fields	
Old Actonians (16)	Harrow Youth League West Middlesex and Hayes Youth	Old Actonians	Gunnersbury Park
Pitshanger FC (25)	Harrow Youth League	Pitshanger Park	University of West London Sports Ground

**Women and Girls Football** - Women and girls football in Ealing has developed with three clubs in the borough now running exclusively female teams. These are listed below together with QPR FC. QPR support a women's team and age group girl's teams recruited from across West London. These teams are currently based out of Ealing but are likely to provide more opportunities for girls and women in Ealing should the club's proposals to relocate its training ground and academy to Warren Farm Sports Ground come to fruition.

**Figure 9: Clubs with Women & Girl's Teams**

Women and girls teams	Leagues	Home ground	Other grounds used
Larkspur Rovers (2)	Capital Girls League	Lords Halsbury Playing Fields	
Old Actonian Girls (3) (3A)	FA Women's Premier League Capital Girls League	Old Actonians Sports Ground (First Team play at North Greenford United's Berkeley Fields ground as need access to a floodlit stadium pitch)	Train on 3G at Old Actonians (Boddington Gardens) Ground - adults Thurs, u12-u16 Mons. Minis train on grass at main Gunnersbury Drive ground or in Gunnersbury Park on Sat mornings. U9s play in a central league in Barnet u12s & u14s play home games at various sites including Southfields Playing Fields in LBH&F
QPR Women & Girls (5)	FA Women's Premier League London & South East Ladies League Surrey County Girls League	Honeycroft (Uxbridge) - to relocate to Warren Farm	
University of West London (1A)	BUCS	University of West London Sports Ground	

**Disability Football** - Opportunities to play disability football are provided on a sub-regional (West London) basis. The main opportunities accessible to disabled people in Ealing are provided in Hounslow by Brentford FC Community Sports Trust (Deaf Football) and QPR in the Community Trust (Learning Disability Football).

### **Soccer Schools**

Demand for playing space for children's football coaching is substantial in Ealing borough, whether from commercial soccer schools or coaching schools organised by local community football clubs. Examples include Little Foxes Club (operating across West and Central London and on areas in Acton Park and Pitshanger Park in Ealing borough), Acton Park Club soccer school, All Stars Soccer (Brentside High School), Conquest Football Academy (Beavers Sports Lodge and Redlees Park) and Football Samurai Academy (on the former grass tennis courts now a 5v5 3G pitch on North Acton Playing Fields). Clubs with soccer schools include Hanwell Town (school based at Trailfinders Sports Club) and Ealing Whistlers (school based at Fox Wood Nature Reserve). Operators of the Council's park and leisure centre based outdoor football pitches - GLL, Everyone Active and Will to Win - also run frequent soccer courses (e.g. at Elthorne, Swift Road and Lammas Park).

### **Casual Demand**

Casual football play among groups of children and adults, using free to use open access grass and non-turf facilities in public parks continues to be a major feature of football demand.

As identified in the supply section of the report, Ealing Council provides for this demand by maintaining to a basic standard a number of designated informal pitches as well as open areas of grass in parks and open spaces some equipped with small goals, open access MUGAs or single sets of small size goalposts. Where these informal play facilities are provided in parks alongside formal pitches designated for match play, they help to reduce wear of the formal pitches. However, these pitches are subject to abuse from unauthorised use by organised teams and soccer schools for training and coaching.

### **Unmet Demand**

Figure 10 summarises the self-reported plans of clubs for growing the number of teams they run to meet perceived unmet demand. This information is drawn from the club consultation survey and phone calls carried out with the clubs and therefore only includes those teams which have completed a survey online or via the phone. Conversion of this perceived unmet demand into new teams will depend on these clubs engaging sufficient volunteer team managers and coaches as well as suitable pitches to play on.

It is apparent from the consultation with clubs and the number that are planning for growth, that clubs consider there is unmet demand in the borough for mini and youth football in particular. There is also unmet demand for more girls' teams to cater for the progression from mixed mini football.

Over half the clubs who responded to the survey have self-reported plans for new teams in the next few seasons. Club survey responses, indicate unmet demand for 12 senior teams which includes 5 women's teams, 47 youth teams (16 girls) and 35 mini football teams. Eight of these clubs have identified a need for an increase in affordable and accessible 3G provision within the borough to support this growth.

For match play and training for all age groups there is a need to secure more FA compliant floodlit 3G pitches (with agreed usage programmes) on managed sites with good quality changing and social facilities. This will have the benefit of reducing reliance on open access park pitches where it is difficult to maintain pitch quality and cleanliness (from dog fouling) and to sustain ancillary facilities. There is evidence from parks booking records that demand for parks pitches is falling.

**Figure 10: Ealing football clubs - self-reported team growth plans**

Club	Adult Men	Adult women	Youth boys	Youth Girls	Mini Soccer	Total
Old Greenfordians	-	-	-	-	2	2
Old Actonians Ladies FC	-	1	-	1	1	3
Ibis Eagles AFC	1	-	1	-	-	2
Junior Bees FC	1	-	2	1	1	5
Foxes FC	1	-	4	4	6	15
FC Real	1	-	3	-	4	8
University of West London	1	1	-	-	-	2
North Greenford Utd	-	1	-	1	-	2
London Eagles	-	-	-	-	5	5
Celtic FC	-	-	5	-	-	5
Acton Ealing Whistlers	-	-	2	-	-	2
Hanwell Town	-	-	1	-	1	2
Larkspur Rovers	2	1	2	2	5	12
Southall FC	-	1	7	7	8	23
Football Samurai Academy	-	-	3	-	1	4
Brentham Colts	-	-	1	-	1	2
<b>Total</b>	<b>7</b>	<b>5</b>	<b>31</b>	<b>16</b>	<b>35</b>	<b>94</b>

### **Displaced Demand**

The research and consultation shows that as far as match play is concerned, there is minimal displaced demand of adult football - i.e. adult teams of clubs based in Ealing having to travel outside the borough to find pitches to play home fixtures. At youth and mini soccer level there is displacement. An example is Acton Whistlers Youth FC. Some of the mini soccer or youth sides at this club are displaced to pitches in Alperton Park Brent for home games. At the same time, there is a modest amount of imported mini soccer demand at sites in Ealing - e.g. Brentford FC's Junior Bees training on poor quality pitches leased by the Council to West Acton Bowls Club.



The position is different with regard to team winter training. A number of teams travel out of the borough to secure access to midweek evening training slots on floodlit artificial grass pitches as detailed earlier in this report. These include FC Real (Burlington Danes Academy 3G in Shepherd's Bush), Pitshanger Dynamo (a 3G in Hillingdon borough) and Kensington Dragons (the sand AGP at Linford Christie Sports Centre in White City). In some cases this is because the AGPs just outside the borough and more accessible than provision within the borough. The Sport England Facilities Planning Model (FPM) analysis detailed later in this report identifies a moderate level of displaced demand for football AGPs at 67% of total AGP demand. However, this finding is not borne out by the consultation. The club survey returns suggest that, overall, displaced demand for Ealing based teams to access training facilities is not a major feature of the picture of football facility demand in Ealing borough.

## 4. The situation at individual football sites (Step 4)

### Grass Pitch Sites

The grass football pitches were assessed in November of the 2015 season. The FA have reviewed the assessments and agreed the quality ratings as a basis for comparison of the amount of play each site can accommodate (i.e. 'carrying capacity') against the amount of play that takes place. Carrying capacity is a measure of the number of match equivalent sessions per season for community use each pitch can take without adversely affecting its quality and use. The following pitch carrying capacities have been used consistent with the approach adopted in similar assessments across the country.

**Figure 11: Grass Football Pitch Carrying Capacity**

Agreed Pitch Quality Rating	Adult Football	Youth Football (9v9, 11v11)	Mini Soccer (5v5, 7v7)
	Number of match equivalent sessions a week		
Good	3	4	6
Standard	2	2	4
Poor	1	1	2

Figure 12 summarises the situation at each football site with regard to:

1. *Pitch supply* (including the quality ratings) and conclusions reached as to the amount of play a site can accommodate (i.e. its carrying capacity for community use);
2. *The amount of play that takes place at each site* (i.e. the expressed demand where known) adjusted to reflect any casual or education use in addition to club use for matches and training;
3. *The comparison* (shown as a RAG rating) as to whether, for each pitch type it contains, a site is:
  - **RED** - Being overplayed (current use exceeds the carrying capacity)
  - **AMBER** - Being played to the level the site can sustain (current use matches the carrying capacity), or

- GREEN - Potentially able to accommodate some additional play (current use falls below the carrying capacity)

**Figure 12: The Situation at Individual Sites**

Site	Pitch Rating	No.*	Ancillary and Quality	Security of access	Cap. MES	Est. Use	RAG	Assumptions/Comments
ALWYN GARDENS (Acton Garden Village/AGV)	Standard	1 Y 1 M	Standard	AGV Club own	6	3	GREEN	AGV Youth: 2 x U16 and 1 x U8 team. 1 training session/week
BERKELEY FIELDS /HORSENDEN HILL	Good - new drainage system installed to stadium pitch 2015	1A	Good social areas - changing areas poor to standard	Stadium pitch leased to NGUFC Other pitches to TCG Gaelic Football	3	At Cap.	RED	Stadium pitch site (and clubhouse) leased to North Greenford United FC (used by 1 <sup>st</sup> team, Reserves, u18s, u16s) and Old Actonians Ladies 1 <sup>st</sup> . Plus training. NGUFC shares car park with Tir Chonnail Gaels Club. TCG leases 3 pitches (and pavilion) for Gaelic sports across two linked playing fields. A section of the playing field furthest from NGUFC is possible overspill space for junior football pitches but club consider season hire too expensive. Floodlights need attention to NGUFC pitch (14yrs old). Aspire to upgrade changing. Site boundary fence needs attention.
BRENTHAM SPORTS CLUB	Good Good Good	2 A 1 Y 2 M	Good	Brentham Club own	22	13	GREEN	The club currently runs a men's team, a vet's team and a large colts section. The men's team play on Pitch 1 on Saturday afternoons in the Middlesex County League and the vet's use this pitch on Sundays. The colts use the other grass pitches (of various sizes) on the other side of the site (on the cricket outfield). The club chairman reported that Pitch 1 is usually used for a maximum 2-3 matches per week and is not used for training during the season. The pitches are maintained by 2 club grounds staff. The club seeks additional space to accommodate growing colts section. Currently most training is off-site at St Augustine's Priory School sand filled AGP.

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Site	Pitch Rating	No.*	Ancillary and Quality	Security of access	Cap. MES	Est. Use	RAG	Assumptions/Comments
								Pitch side changing pavilion with home and away dressing rooms (including toilets and showers and a main clubhouse a short walk from the pitch with additional changing and toilets (including for officials), plus bar and cafe.
BRENTSIDE HIGH SCHOOL PLAYING FIELDS	Standard	2A	Standard	Academy (Kajima)	4	At cap.		Celtic 1995 FC indicate they play on these pitches (13 teams)
DORMERS WELLS LEISURE CENTRE	Standard	2 A	Standard	LBE pay & play (GLL)	4	At cap.		Coaches First (6 teams); Old Greenfordians (1 team); Yacstar Ealing (1 team; Putney Athletic Newton City FC
EALING CENTRAL SPORTS GROUND	Standard	5 A	Standard (not DDA - 2 storey)	LBE pay & play	10	5		Hanwell United (1 team); Northolt Saints S&S (1 team Sunday); AFC Hanwell; Pitshanger FC; Bentham Colts; St Pauls FC; Abbey FC There are issues with pitch drainage at this site. Pitch run offs in one corner near children's play area are under-size
ELTHORNE WATERSIDE/ ELTHORNE PARK	Standard	2 A	None	LBE pay & play	4	2		Hanwell Town Youth FC; QPR supporters team. Major pitch drainage improvement works were carried out lack of changing facilities on site limits demand.
EVERSHEDS SPORTS GROUND (WYKE GARDENS)	Standard	2Y 2M	Standard	Privately owned - club has no security of tenure	12	6		FC Real home ground (8 teams) up to U15 (no security of tenure - Planning for Schools DPD potential school expansion site. FC Real train in Shepherds Bush at Burlington Danes Academy.
FOX RESERVOIR PLAYING FIELDS (Hangar Hill Park/ Fox Wood)	Standard Standard Standard	2 A 1 Y 1 M	Standard	LBE lease to Acton Ealing Whistlers FC	10	At cap.		Acton Ealing Whistlers U7-U11 (5 teams) train; Actual Soccer (5 teams U14 and below); Greenford Celtics Recent drainage works funded by Foundation.
GURNELL LEISURE CENTRE	Poor (low lying adult pitch floods)	2A 1Y	Standard - only one set for two pitches	LBE pay & play (GLL)	3	At Cap.		Paddington Elite FC (1 team); Harrow FC LNER Youth FC (Brent based club) - moving to William Perkin High School) Lower pitch near river often unplayable - need to

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Site	Pitch Rating	No.*	Ancillary and Quality	Security of access	Cap. MES	Est. Use	RAG	Assumptions/Comments
								take out of use.
HANWELL TOWN FOOTBALL CLUB (Reynolds Fields)	Good Good Good	1 A 1 Y 1 M	Standard - 160 seats + covered standing	Private owner lease Hanwell Town FC	13	12		Hanwell Town Youth FC (18 teams); Southall (2 teams); Hanwell Town Drainage issues as close to river and high water table. Changing pavilion has limitations and showing signs of wear and tear from heavy use. Club has long term aspiration to replace with larger facility
KING GEORGE'S PLAYING FIELD		(3A)	NEW 2016/17	LBE pay & play				TEMPORARILY CLOSED TO P&P HIRES PENDING PROVISION OF NEW SHARED PAVILION (FOOTBALL & CRICKET)
LONDON PLAYING FIELDS (Birkbeck Avenue, Greenford)	Good	6A	Good	London Playing Fields Foundation	18	10		Challenger Youth (1 team); Club Assyria; FC Irish Of London (2 teams); Harrow Rangers; Headstone Manor; Nastaran; Popeye FC; Ealing Town FC; AFC Hanwell, London Tigers 1 <sup>st</sup> team. Full time ground staff maintains to high quality. LMPF aspire to convert one pitch to 3G in future to increase capacity and sustainability.
LONDON PLAYING FIELDS, AVENUE PARK (Western Avenue, Greenford)	Good	1 A		London Tigers FC partnership with LPFF				London Tigers FC first team games in Middlesex Premier League.
LORD HALSBURY PLAYING FIELD	Standard Standard	2 A 1 Y	Good	LBE lease Larkspur Rovers FC	6	At cap.		Larkspur Rovers (16 junior and 2 senior teams) Paddington Elite At capacity and additional demand for junior/mini football. Club aspires to mark an additional pitch out next year once ground works to resolve drainage issues have been completed.
NORTH ACTON PLAYING FIELD	Standard Standard	2 A 1 Y	New in 2014	LBE pay & play	6	At cap.		Football Samurai Academy (4 adult, 2 youth teams); Armenian Youth Association (2 teams); Abbey FC; Old Danes; Brentham Colts; North Acton FC. Significant unauthorised use and some drainage issues on both the adult pitch nearest the pavilion and the junior 11v11 pitch in goalmouths and centre circle.

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Site	Pitch Rating	No.*	Ancillary and Quality	Security of access	Cap. MES	Est. Use	RAG	Assumptions/Comments
NORTHOLT RUGBY FOOTBALL CLUB (CAYTON PARK)	Standard Standard	1 A 2 M	Good (funded by RFU)	Northolt RFC hire to football club	6	2		FC Assyria - various teams. Pitches unmarked on visit. The natural drainage is adequate. Grounds maintenance machinery is hired/borrowed by the rugby club as required. An older changing pavilion is still in use along with a newer changing block art funded by the RFU with good facilities (including officials changing and disabled toilet). The club has an aspiration to reconfigure the existing clubhouse interior to move the kitchen away from the bar area.
NORWOOD HALL GROUNDS	Standard	1 A 2 Y	Derelict wood pavilion	LBE pay & play	6	Few hires		Demand limited by lack of usable pavilion. Interest from Southall FC for user agreement linked to proposal for pavilion and 60x40m 3G
OLD ACTONIANS SPORTS GROUND, GUNNERSBURY DRIVE	Good Standard	1 A 1 M	Poor	LBE lease Actonians	7	At cap.		Old Actonians FC Girls (5 teams); Mini soccer U7-U10 (Saturday am); 2 Adult teams (Sunday am); U16 (Sat pm) ; U12/U14 play in Southall. Girls first team play at North Greenford Utd (Berkeley Field Stadium). 2-3 matches per pitch each week. Some issues with foxes damaging the pitch surface. The changing pavilion is old, poorly laid out and structurally unsound. The club are fund raising to replace the existing changing block with modern changing facilities, a new bar, sports hall, within the existing footprint. This would allow the existing bar/kitchen building to be demolished with space for additional pitches.
OLD ACTIONIANS SPORTS GROUND, BODDINGTON GARDENS	Standard Standard	1 A 1 Y	Good - new 2013. Nursery weekdays	LBE lease Old Actonians	4	At cap.		Drainage issues at the far end of the site closest to the train tracks caused by compaction from heavy plant on site for adjacent rail works. Boundary fence to tracks too low. Club in discussions with Council regarding installing netting to prevent balls going over.
OSTERLEY SPORTS GROUND	Good Good	3 A 2 Y	Standard - part	Private owner lease	19	15		Brook House Boys; Heston Bombers; Heathrow Flyers; Kensington Dragons (3 teams); AFC

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Site	Pitch Rating	No.*	Ancillary and Quality	Security of access	Cap. MES	Est. Use	RAG	Assumptions/Comments
			destroyed	Osterley Sports Club				Isleworth; Duke Rangers; FC Deportivo Galicia (2 teams); CB Hounslow (NLS teams); Kilburn; Southall Reserves. OSC has full time grounds staff. Plan to replace part of clubhouse 2016/17.
PARK CLUB, ACTON	Good	1 A	Good - minor leak to officials room	Hogarth Group - legal agreement	3	1		Old Vaughanians. Park Club proposal for floodlit 3G MUGA on grass field used for soccer school (portable goals and cones) plus training for Old Vaughanians
PERIVALE PARK		(3 A)	NEW 2017/18	LBE pay & play				TEMPORARILY CLOSED TO P&P HIRES PENDING COMPLETION OF NEW PAVILION FOR 2017/18
PITSHANGER PARK (SCOTCH COMMON)	Standard Standard Standard	1 A 2 Y 2 M	Good - new 2015. Community cafe, studio Foundation & SE funds	LBE pay & play  (Will to Win manage 3G)	12	At cap.		Pitshanger FC (25 teams) play across this site and The Uni of West London site adjacent in Argyle Road. Also a Soccer School based here. Pipe & Slit drainage installed in 2015 running to adjacent allotment site. Pitches come back into use in 2016.
LONDON BUNKA YOCHIEN SCHOOL (ACTON)	Standard	4 Y	Standard	SCHOOL	8	6		London Japanese Junior (LJJ) Frontiers (Juniors and 1 senior) Poor linear pitch layout due to site configuration
RECTORY PARK	Standard Standard	6 A 2 Y	Poor - Portacabins No showers Distance to pitches	LBE pay & play	8	At cap.		London Eagles (12 teams u15-u6 Sun am) Southall Park; Ying Wah FC. Some drainage issues on the pitches closest to Northolt Golf Club. Basic changing facilities portacabins without showers (located some distance from the football pitches) PROPOSAL FOR UPGRADE AS FOOTBALL HUB WITH 3G & ASSET TRANSFER TO MIDDLESEX FA. LONDON EAGLES AND CELTIC FC MAIN CLUBS INTERESTED IN HOME BASE AT SITE.
SHAMROCK SPORTS AND SOCIAL CLUB (HORN LANE ACTON)	Good Good Good	2 A 1 Y 1 M	Good - children's nursery daytime	Network Rail lease to Shamrock SSC	16	14		Greenford Celtic FC (11 juniors and senior team) Willesdon Workingmen's Club; South Acton Plus Gaelic Football use. SSSC have full time grounds staff. Site is securely fenced to prevent unauthorised use. SSSC long term plan to upgrade the changing



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Site	Pitch Rating	No.*	Ancillary and Quality	Security of access	Cap. MES	Est. Use	RAG	Assumptions/Comments
								facilities and install a 3G pitch to allow all teams that currently use the facility to train on site.
SHEPHERDS BUSH CRICKET CLUB	Standard	1 M	Standard - cricket pavilion	LBE lease to SBCC	4	4		SB United FC (2 teams); Foxes FC Changing rooms need replacing in medium term.
SOUTHFIELDS RECREATION GROUND	Poor Poor	1 A 1 Y	Poor - 4 small changing rooms	LBE pay & play	1 1	1 2		SB United FC Foxes FC - interested in relocating to better quality pitches at Gunnersbury Park Sports Hub when completed
UNIVERSITY OF WEST LONDON (former Thames Valley Uni) SPORTS GROUND (ARGYLE ROAD)	Good Good Good	1 A 1Y 2 M	Standard - pitch side changing pavilion	University own and lease to Pitshanger FC	19	17		Pitshanger (Youth) FC: U18 train Sat am; play Sunday am (1 in 3 weeks); U17A train Sat am; play Sunday (1 in 2 weeks); U17B play Sunday am (1 in 3 weeks); Pitshanger Dynamo FC (Middlesex League home games) The site has a perimeter fence and gate access controlled by the university and club PITSHANGER NEED FLOODLIGHTS AT SITE OR RELOCATION TO SECURE PROMOTION IN NLS.
TRAILFINDERS SPORTS CLUB	Good	1 A over-laid	Good	Trailfinders RFC hire to Uni of WL	1 - foot ball	1 - Weds At cap.		University of West London teams - Weds pm Pitch is marked out across two rugby pitches so not usable at weekends. TSC has full time ground staff.
WASPS FC (TWYFORD SCHOOL)	Standard	1 A	Good	Wasps FC / SCHOOL	2	2 At cap.		Pitch is used only by two local schools (Twyford and St Vincents) for PE lessons and school games. Maintained by full time grounds staff on the site. Poor drainage on the pitch and reported as used by schools to its playing capacity.
WEST EALING BOWLS CLUB	Poor Poor	1 Y 2M	Poor	LBE lease WEBC who sublet	5	4		Junior Bees FC based in Hounslow (8 teams u6-u16) plus two disabled teams. Up to 12 teams play at the site on a Sunday and train on a Saturday. U14 and U16 train at Goals Gillette Corner (Osterley) on Wed eve. Ground is maintained by two volunteers and is sub-let on a yearly basis from Ealing bowls club who hold head lease with LBE. Poorly draining site with

Site	Pitch Rating	No.*	Ancillary and Quality	Security of access	Cap. MES	Est. Use	RAG	Assumptions/Comments
								inadequate pavilion.
WILLIAM PERKIN HIGH SCHOOL	Standard	1 A	NEW - 2016/17	SCHOOL	2			Community use from 16/17 using new pavilion. Grass pitch currently part of construction site.

\* A = Adult/Senior; Y = Youth (either 9v9 or 11v11); M = Mini (either 7v7 or 5v5)

### Conclusions - grass pitches

Whilst a number of playing field sites in the borough are being played to capacity, these are all sites that are the home ground for youth/mini soccer football clubs with multiple teams. Most of these sites are outside the Council's direct control as they are already leased to a community football club - e.g. Pitshanger Park (Pitshanger FC), Berkeley Fields (North Greenford FC), Lord Halsbury Playing Field (Larkspur Rovers), Fox Reservoir Playing Fields (Acton Whistlers) and Old Actonians (Gunnersbury Drive and Boddington Gardens).

Of the sites in the Council's direct control, booking records show that most pay and play pitches have some spare capacity for adult football. A notable exception is North Acton Playing Fields where demand remains high reflecting the reasonable quality of the pitches and the provision of new pavilion facilities. Southfields Recreation Ground pitches are also overplayed. However, it would seem this is due to the poor quality of the pitches at this site. At Southfields Recreation Ground and at the other two sites with poor quality pitches (notably Gurnell Leisure Centre), relocation of organised football use would seem more cost effective than investing the substantial sums required to enhance the pitch quality (and ancillary facilities where necessary) at these sites. Options should be explored with the user clubs in the short to medium term to relocate either to one of the football sites temporarily closed pending enhancement or to one of the sites where new provision is proposed (e.g. Gunnersbury Park, William Perkin School).

In relation to the current picture of provision, given the grass pitches coming back into the supply as a result of the committed projects at Gunnersbury Park, Perivale Park and King George's Playing Field there would seem to be sufficient provision to meet demand for adult football.

The priority for the strategy will therefore be to address the unmet demand of the youth football clubs. Given the FA strategic drive towards transfer of junior and youth league play and training on to 3G pitches, the solution will be seeking to ensure greater affordable access to sustainable 3G pitches that meet the FA standard requirements to accommodate affiliated youth league play. This should be achievable at all the proposed new 3G floodlit pitch sites as a lot of work has been done by Ealing Council and Middlesex FA to ensure that a strategic approach to allocating clubs to new facilities results in local clubs with a need for 3G pitch access are accommodated. Pitch usage programmes have been submitted as part of funding bids which reflect this proposed usage by local clubs and these clubs have been kept informed of progress and future pitch hire prices at an early stage.

### Artificial Grass Pitch Sites

Known existing use of AGPs by site in Ealing is summarised in the table below.

**Figure 13: AGPs - Situation at Individual Sites**

AGP	Surface & Size	Age & Quality	Ancillary facilities	Charges	Capacity (Pk Hrs/wk)	Estimated Use	RAG	Comments
<b>1. Sites with 3G playing surfaces</b>								
ELTHORNE SPORTS CENTRE (SLM)	3G Small 33x17	2010 Standard	None	£46.50/hr	34	At capacity		Hanwell Town FC teams training Informal use School use for PE and informal games. Some holes appearing in surface and issue of unauthorised use.
FEATHERSTONE SPORTS CENTRE (SOUTHALL)	Short pile 3G 98x61	2004 (2011 surface) Standard	Standard (school)	£96/hr discount for block bookings	10	At capacity		Main weekend use hockey. Some hires on weekday evenings for football - half pitch £60/hr, quarter pitch £42/hr with discounts for block bookings
LORD HALSBURY PLAYING FIELD	3G Medium (9v9 or 2x7v7)	2013 Good	Good (FF & SE funded)	Larkspur Rovers - no rates provided	34	At capacity		Larkspur Rovers Youth FC- 22 training sessions a week Paddington Elite 1 session/week Northolt Saints
NORTHOLT HIGH SPORTS CENTRE	3G Youth 11v11 size	2002 (2016 surface)	NEW 2016	To be agreed	34	Re-opened in 2016		FF Funded upgrade re-opened 2016 Previous users: Northolt Eagles, Northalla Tigers, Pinner Utd, Ruislip Town.
WILL TO WIN PITSHANGER PARK	3G 30x18	2013 Standard	Small - shared tennis	£55/hr p £45/hr op -10% 6+	34	Only 1-2 bookings per evening		Small size of pitches limit demand from club teams for training
SPIKES BRIDGE PARK	3G Full	2014 Standard	Good	No rates provided	32 - planning consent to 2130	Close to capacity in season - some w/end slots		London Tigers - home pitch for 7 teams for matches and training linking to London Tigers, Southall FC 1 <sup>st</sup> (semipro). Pitshanger Dynamo 1 training/week. Some minor issues - e.g. stones from access path taken onto pitch on footwear and low fence causing unauthorised use.

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Appendix B - FOOTBALL Assessment of Needs

AGP	Surface & Size	Age & Quality	Ancillary facilities	Charges	Capacity (Pk Hrs/wk)	Estimated Use	RAG	Comments
SWIFT ROAD OUTDOOR SPORTS CENTRE (GLL)	3G Youth 9v9 size	2009 Standard	Good	No rates provided	34	Close to capacity in season - some w/end slots		Old Actonians ladies, Southall Youth, Challenger Youth, Hanwell Chargers Root damage issue and low fence leading to unauthorised use
TRAILFINDERS SPORTS CLUB	3G rugby Full + 5v5 (4 x tennis ct)	2001 (2014 surface)	Good	No rates provided	34 34	Very limited availability of main pitch - rugby use		University of West London play on main pitch (train at Brentford Goals). Spare capacity on MUGA pitch
WILLIAM PERKIN HIGH SCHOOL	3G Full	NEW IN 2016	NEW IN 2016	To be agreed	34	Opening in 2016/17		North Greenford Utd interest in training here when pitch opens.
WILL TO WIN LAMMAS PARK	3G x 2 33x18	2010 Standard	Small - shared tennis	£60/hr p £40/hr op -10% 6+	34	Spare slots		Spartans Youth, AEW Youth, Actonians Junior Tournaments (£10/player) Walking Football (£4/hr session) Surface lifting in places.
NORTH ACTON PLAYING FIELD Football Samurai Academy (FSA)	3G 5v5	2015 Good	Good - meeting room	£55/hr p £45/hr op	34	At capacity		Converted by club - former grass tennis London Japanese children focus - close to London Bunka Yochien School Harrow Youth League fixtures of FSA Saturday and Sunday in season Age groups squad training every weekday evening. Parents football Saturday in summer FSA in discussions with Council concerning aspiration to expand size of pitch to 60x40 to increase capacity for league play.

AGP	Surface & Size	Age & Quality	Ancillary facilities	Charges	Capacity (Pk Hrs/wk)	Estimated Use	RAG	Comments
<b>2. Sites with sand based or filled playing surfaces</b>								
ALEC REED ACADEMY SPORTS CENTRE	Sand Full 100x60	2006 Standard	Standard (school)	£114/hr (£103.50 block) incl lights	16	15 - a few slots available in season		Hockey - 1.5 hrs/wk (training) and 2.0 hrs/every 2 weeks (home match) London Eagles FC train (11 session/wk) Southall FC 1/wk. Ageing surface. Patch repairs. Goals/nets need replacing.

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BRENTSIDE HIGH SCHOOL (KAJIMA)	Sand Full 124x82	2003 Standard	Standard (school)	£80/hr full pitch	16	14		Celtic AGC U16 1/week Hanwell Town FC teams training All Stars Soccer & Multi Sport courses - Saturday mornings Pitch surface needs replacing soon
OLD ACTONIANS SPORTS GROUND (BODDINGTON GARDENS)	Sand Full	2007 - Standard Club use since 2013	Good	Actonians - no rates provided	34	At capacity		Old Actonians Ladies FC U12-U16 training Monday evening Adults training Thursday evening Reported full.

### The FA Strategy & 3G Pitches

The FA Chairman's England Commission Report (Oct 2014) highlighted that grassroots facilities in English football are inferior to those found in other European Countries. This is especially true in terms of the number of artificial grass pitches identified as crucial in technical skills development. The Commission's objectives are to:

- Reduce football's reliance on local authority subsidies
- Build significantly more AGPs
- Build sustainable models to make this change happen.

The report recommends a number of 'Parklife' football hubs centred on new, high quality accessible AGPs that, in the first instance, are to be built in England's major cities. Specifically the report highlights the following projected outcomes in relation to 3G AGPs:

By 2020 there will be:

1. A 50% increase in the total number of full size, publicly accessible 3G AGPs in England overall, to over 1000.
2. Over 50% of all mini soccer and youth football matches (about 3,750 per week) being played on the best quality AGPs.

Through accommodating more football on 3G pitches and reducing the reliance of community clubs on lower quality park pitches and single pitch sites, the FA aims to improve the quality of coaching and player development, support the sustainability of community football clubs and grow participation. The FA's long-term ambition is to provide every affiliated team in England the opportunity to train once per week on a floodlit 3G surface, together with priority access for every Charter Standard Community Club through a partnership agreement.

The existing supply of AGPs in Ealing borough is low relative to most London boroughs. In part, this is due largely to the fact there are no multi pitch commercial soccer sites located in the borough (although there are several in neighbouring boroughs that are used by Ealing based clubs as training

sites). In contrast, neighbouring Hounslow borough has three soccer centres within its boundary. Whilst these commercial facilities are used in the main for informal games and adult 5 and 6 a side leagues, they do accommodate some midweek training for FA affiliated club teams. With one full size (Spikes Bridge) and three 9 v 9 (Lord Halsbury, Swift Road and Northolt High School) compliant 3G pitches in the borough it is clear that more FA compliant AGPs are required in Ealing (as in most London boroughs) if the FA is to achieve its objectives. The Gunnersbury Park joint project with LB Hounslow to be implemented in 2016/17 will be one of the first of the new 'Parklife' city football hubs to be built in the country.

### **FA Standards Approach to 3G AGP Assessments of Need**

The FA has developed a carrying capacity standard for full size football (3G surface) floodlit AGPs. Based on national research into the patterns of AGP usage and the number of training slots available per pitch type per hour (from 5pm-10pm Monday to Friday and 9am-5pm Saturday & Sundays), the FA estimates a full size AGP provides 42 community club team training/game slots a week, plus other types of use (i.e. pay and play and commercial leagues). This level of club team use equates to approximately 38% of the 3G pitch capacity during these times. Figure 14 below shows the current provision including the re-surfaced pitch at Northolt High School (reopened March 2016) and the new larger pitch at William Perkin High School (due to re-open in 2016/17) and deficiency in Ealing borough based on application of this standard.

**Figure 14: Floodlit Accessible 3G AGP Provision in Ealing borough and FA Standard**

	Full Size Pitches	Pro Club	60x40m or larger Pitches (not full)	Smaller than 60x40m Pitches	Commercial 5v5 sites	Total team training slots	Affiliated teams	Additional training slots required	No. Full Size Pitches required
Current supply*:	2 - Spike's Bridge Park; William Perkin High School (from 2016)	0	3 - Lord Halsbury; Swift Road Outdoor Sports Centre; Northolt High School	4 - Lammas Park (2); Pitshanger Park; Elthorne Sports Centre	0				
Team capacity	84	0	84	52	0	220	282 act. 2015/16	62	1.5
Proposed supply**	5 - current plus Gunnersbury (1); Rectory Park (2)	1 - Wrn Farm	3 - no change	4 - no change	0				
Team capacity	210	0	84	52	0	346	412 est. 2031***	66	1.5

\* The 3G pitches in the borough at Trailfinders (rugby 3G) and Featherstone School (short pile 3G) are excluded as they currently offer very limited access for club football  
 \*\* Includes current advanced projects with community football as primary sports use (see Figure 5).  
 \*\*\* Estimate of teams by 2031 assumes an additional 130 teams resulting from population growth and the self-reported team growth plans of existing clubs in consultation (see Figure 10 and Figure 15)

Based on the FA standard, the conclusion is that between one and two (1.5) further full-size accessible floodlit 3G artificial grass pitches are required based on current demand.

The Gunnersbury Park Sports Hub ('Parklife') project will provide the equivalent of one 3G pitch for Ealing teams (two 3Gs are proposed of which one will be part of LB Hounslow supply and the other allocated to LB Ealing's pitch supply). This project will address the current demand for more team training slots for Ealing based football clubs in the Acton area (e.g. Old Actonians) as well as unmet and latent demand in this part of the borough for quality facilities for less formal forms of community football. The other current Parklife project with Middlesex FA at Rectory Park (which now includes funding for two 3G pitches) will address similar community and club needs in the Northolt area in the north west of Ealing borough (e.g. London Eagles).

In planning for the future, should the expressed team growth plans of the Ealing based clubs take place (i.e. an additional 94 teams) in addition to team generation from forecast population growth in the borough (i.e. an additional 36 teams), a further one to two (1.5) full size floodlit 3G pitches will be needed over the period of this strategy based on the FA standard of 42 teams per pitch (see Figure 14 above).

### ***Sport England Facilities Planning Model Approach to AGP Assessments of Need***

In March 2016, Sport England provided a summary analysis of Artificial Grass Pitch (AGP) provision in the borough using data on supply and demand for AGPs from Sport England's National Facilities Audit Dataset as at January 2016. In considering demand, rather than the FA approach based on competitive teams, the FPM takes into account the size and profile of the borough population in relation to nationally researched football participation data by age and gender. The FPM supply data also uses different assumptions to the FA approach. The FPM includes full size sand based AGPs but excludes from the supply data small-sided pitches on the grounds that their size limits the type and amount of use they can offer. Those AGPs without floodlighting are also excluded as they have limited availability in the evening peak period.

The summary football FPM findings are:

- There are 7 AGPs in Ealing that meet the Sport England FPM criteria for football (i.e. large floodlit sand and 3G pitches combined) – Alec Reed Academy, Brentside High School, Northolt High School, Spikes Bridge Park, Featherstone High School, Swift Road and Old Actonians (Boddington Gardens)
- Satisfied demand is fairly high at 79%, although 67% of demand exported to other areas
- Unmet demand is fairly low at 21%
- Used capacity of the existing AGPs in the available hours in the peak period is high (100%)

Looking to the future, the FPM report states that the case for additional AGP provision needs to consider the following factors:

- Whether the existing level of exports is acceptable
- The contribution the small-sided sand based AGPs make to meeting demand
- Changes to supply in neighbouring local authorities
- Forecast population growth



- o The impact of the FA's strategy to: a) Move all football usage to 3G surfaces (as opposed to sand based surfaces, and b) Gradually shift general football usage for training and matches on 3G pitches (as opposed to grass pitches).

It should also be noted that the FPM takes no account of the growth plans of the clubs playing in the borough and, at a used capacity of 100%, it is apparent that the seven AGPs that meet the FPM supply criteria have no spare capacity at peak hours to allow for growth.

The FPM report concludes there is not enough combined (i.e. 3G and sand based) AGP capacity to meet existing football demand and the existing AGPs are at capacity with a fairly high level of exported demand. The overall finding of the FPM is a need for two additional AGPs in Ealing to meet unmet football demand from Ealing borough residents. This finding is supported by the FA standard based analysis above and endorsed by the FA and Ealing Council through the consultation (check and challenge) process.

### **Conclusions - football AGPs**

Taking into account the findings of the club consultation, analysis of how the existing AGPs (full size and small sided) are used, the FA team training standard for 3G pitches and the Facilities Planning Model (FPM) data, it is apparent there is a need to secure more FA compliant floodlit 3G pitches (with agreed programmes of use) on managed, multi-sport sites with good quality changing and social facilities. This will have the benefit of reducing reliance on open access park grass pitches where it is difficult to maintain quality and sustain ancillary facilities. It will also reduce the reliance on travel to facilities in neighbouring authorities.

To meet current informal demand from Ealing residents and formal demand from Ealing based clubs, there is a need for one to two additional accessible floodlit full sized 3G pitches.

The proposed new pitch to be included in Ealing's supply at the Gunnersbury Park Sports Hub will go a considerable way to addressing this current need in the south east side of the borough.

The north-west area around Northolt is currently deficient in football 3G pitches. However, this deficiency has been addressed with the re-opening of the newly resurfaced AGP at Northolt High School (this pitch is included in the supply assumptions above) and through delivery of the funded plans for two new full size 3G pitches and ancillary facilities in Rectory Park in partnership with Middlesex FA.

With delivery of the Gunnersbury Park and Rectory Park projects, the current priority need for football 3Gs in Ealing borough will be addressed.

Over the period of the strategy to 2031, to address team generation from forecast population growth (up to 37 teams), expressed demand from clubs for team growth (up to 94 teams), and to deliver on the FA's strategy to transfer more affiliated competitive football to 3G surfaces, up to two more 3G pitches may be required. The actual number required will depend on whether new supply is provided in neighbour boroughs close to the Ealing boundary and the actual team growth that takes place as a result of club development and population change.

The FA's position is to wait and see on the need for further 3G FTPs in Ealing Borough once the Rectory Park and Gunnersbury Park projects are fully implemented and to periodically review the need through the strategy review process. The needs case for additional 3G FTP provision in the borough will need to take into account progress of the major housing growth/regeneration projects that will impact on demand (e.g. North Acton / Park Royal and Old Oak Common including the potential for new 3G FTP supply in place of the existing sand pitch at Linford Christie Sports Centre). Also of particular relevance to the future needs case will be the outcome of Hounslow Council's feasibility work at Duke's Meadow in Chiswick which the FA has identified as an opportunity site for complementary provision to the Gunnersbury Park Parklife project due to its close proximity and high demand in this part of London.

The Barclays Bank Sports Ground, currently closed, is a potential opportunity site relating to future population growth in the Park Royal Opportunity Area and also serving unmet demand in south Brent. However, the opportunity for future 3G FTP provision with community access on this site will need to take into account the need for additional school places in this part of the borough and balanced against the needs of the other playing pitch sports in the borough, particularly hockey for which 3G playing surfaces are no longer suitable.

Similarly, the opportunities for community football relating to school expansion proposals at Twyford High School need to be balanced against the priority needs of community rugby in this location, in particular Wasps FC.

The former Eversheds Sports Ground in Boston Manor is a further site included in current plans for school place expansion. The grass pitches at this site have been in regular recent use for community youth football (by FC Real) and have also been the subject of investment in drainage improvements by the Football Foundation. Should the master plan for on this site to accommodate school expansion impact on the future availability of these pitches, community access to a 3G FTP on the site will need to be considered similar to other secondary school sites in the borough.

## 5. The current and future pictures of provision for football (Step 5)

### **Current**

The overall supply of grass pitches in Ealing largely meets current demand for traditional forms of adult league football. The reinstatement of grass pitches to the borough's pay and play supply - at Gunnersbury Park, Perivale Park and King George's Playing Field - will be sufficient to address the current need for adult grass pitches in the borough.

However, there is an evident shortage of youth pitches within the borough and the survey returns from clubs indicate substantial unmet demand, with plans to increase by 47 youth teams (boys and girls) in the next three years. Youth football team growth on this scale will necessitate more access to suitable pitches, particularly on Saturday and Sunday mornings.

While some of this demand will be accommodated particularly among the older youth age groups on adult pitches, more accessible and affordable 3G provision suitable for FA affiliated league play at weekends is needed. The new 3G pitch coming into the Ealing borough supply at the Gunnersbury Park Parklife Sports Hub will contribute capacity for both adult and youth football for residents and teams in the south east of the borough.

The current under-supply of football AGP capacity in the north west side of the borough will be addressed by the newly refurbished 3G pitch at Northolt High School and implementation of the Parklife project at Rectory Park in partnership with Middlesex FA.

In terms of demand from Ealing residents to play forms of football outside the traditional club and league structure, although the borough has substantially fewer small sided 3G pitches than neighbouring Hounslow, it offers a good level of supply of marked open access pitches in the boroughs parks and open spaces that can be accessed at peak weekend times at no cost. This supply will be enhanced in an area of need with the implementation of proposals to re-open Berrymede Open Space on the South Acton Estate.

## Future

**Potential effect of population change** - Future population growth figures have been calculated for the period of this strategy against the primary age groups for football participation. The table below shows the forecast population change.

**Figure 15: Population projections and football team generation rates**

Age Group	No. football teams 2015	Current population in age group (MYE – 2014)	Future population in age group (2031)	Current Team Generation Rate	Pop change in age group	Potential change in football team no's
Adult male	68	80,859	93,695	1,189	13,106	<b>+11</b>
Adult female	4	77,048	82,135	19,262	5,087	<b>+0.3</b>
Youth boys	111	7,853	9,394	71	1,541	<b>+22</b>
Youth girls	8	7,395	8,711	924	1,316	<b>+1.4</b>
Mini soccer	95	18,289	18,672	193	383	<b>+2</b>

Sources: Sources: LBE Strategic Planning Team. Current Population from ONS (2014 Mid-Year Estimate); Projections derived from GLA 2014 Round Populations Projections.

By 2031, assuming current football participation and team generation rates and the forecast population growth takes place, there will be approximately 11 more regular adult teams, 23 more youth teams and 2 more mini soccer teams in the borough requiring access to match pitches and practice facilities.

With regards to women and girl's football, because current team generation rates are at a very low level, the projections show negligible growth resulting from population change. It is to be hoped and expected that team growth for women and girls will take place through clubs implementing their development plans (with support from the County FA) as, at the current low levels of participation, there is a very high level of latent demand.

Increasing the capacity of locally accessible 3G AGPs should assist this football development aim and has been specifically mentioned by clubs with women and girl's teams.

It is apparent from the figures above that future growth in demand as a result of current forecasts for population change is a major issue for pitch supply in Ealing. Demand generated by population growth in the borough is likely to exacerbate unmet and latent demand expressed in the growth plans of the existing community clubs.

**Potential effect of demand trends (how pitch sports are played)** – Among adults, national trends show a reduction in interest in taking part in sports that demand a commitment to regular attendance, in favour of a more casual involvement. This national picture is not reflected locally in Ealing where recently club affiliation numbers have remained stable from information provided by the FA.

At the same time, demand for informal forms of football is growing. Locally in Ealing, this is seen by the growth in bookings of the small sided 5v5 3G AGPs (e.g. at Lammas Park and Elthorne Sports Centre) for regular weekly games between groups of friends or work mates.

Local football clubs report in the survey returns that mini soccer and younger youth age groups continue to show a growth trend but that this growth is hard to sustain through the older youth age groups from age 15yrs when exams and other interests tend to impact.

**Particular sites where demand is likely to increase or decrease and potential effect** - The following sites risk experiencing decreases in demand for league football due to quality issues. The potential effect is to place additional demand on better quality pitches elsewhere and to increase incidence of displaced demand out of the borough.

**Figure 16: Risk Sites**

Site/Club	Use	Issues - key factors	Possible Solutions
West Ealing Bowls Club	Junior Bees ( <i>Hounslow based</i> )	Poor quality of pitches and lack of suitable pavilion facility	<ul style="list-style-type: none"> <li>○ Consider feasibility of increasing capacity by enhancing pitch quality and new pavilion</li> <li>○ Consider GM Equipment Bank option to support clubs to improve pitch quality</li> <li>○ Relocation of use to alternative sites with enhanced or new provision</li> </ul>
Southfield Recreation Ground, Acton	SB United Foxes FC	Poor quality of pitches and high demand for mini soccer and youth football and informal play as close to Acton Town Centre. Little Foxes soccer school and linked Foxes FC mini and youth teams growing across several sites in West London	<ul style="list-style-type: none"> <li>○ Consider feasibility of increasing capacity by enhancing pitch quality</li> <li>○ Consider GM Equipment Bank option to support clubs to improve pitch quality</li> <li>○ Allocation of match play slots at new 3G and pitches at Gunnersbury Park (close by to west)</li> </ul>

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Site/Club	Use	Issues - key factors	Possible Solutions
Gurnell Leisure Centre	Paddington Elite FC Harrow FC	Lower pitch near river often unplayable - need to take out of use for formal hired use and return to informal use	<ul style="list-style-type: none"> <li>Consider feasibility of increasing capacity by enhancing pitch quality</li> <li>Allocation of slots for match play at new 3G and pitch at William Perkin High School</li> </ul>

The table below identifies key football sites where demand is likely to increase or has greatest potential to support increased demand. These sites are identified as where community access is secured and each site meets at least one of the following criteria:

- Only pitch supply available for community football in the area
- A multi pitch site or potential for such
- Already accommodates a high level of community football activity
- The club based at the site or using the site regularly has identified growth plans
- The site has potential to accommodate significantly more match equivalent sessions with appropriate enhancement.

An increase in demand will place pressure on pitch maintenance regimes to maintain quality and will support the case for enhanced pitch quality and/or new floodlit 3G pitches to increase capacity at some of these sites.

**Figure 17: Key Sites**

Site	Main Club Users	Issues - key factors	Possible Solutions
Brentham Sports	Brentham	The club seeks additional space to accommodate growing colts section. Currently most training is off-site at St Augustine's Priory School sand AGP.	Accommodate growth on proposed new pitches
Ealing Central Sports Ground	Various - Hanwell United; Northolt Saints S&S; AFC Hanwell; Pitshanger FC; Bentham Colts; St Pauls FC; Abbey FC	There are issues with pitch drainage at this site. Pitch run offs in one corner near children's play area are under-size	Pitch enhancement works
Berkeley Fields	North Greenford United	A section of the playing field furthest from NGUFC is possible overspill space for junior football pitches but club consider season hire too expensive. Floodlights need attention (14yrs old). Site boundary fence needs attention.	Consider options for extending pitches, improving site security and reviewing charges with NGUFC and TCG  Club grant application for floodlight renewal
Rectory Park	London Eagles	Poor pavilion - no showers, too far	Parklife project with Middlesex FA for pitch

Site	Main Club Users	Issues - key factors	Possible Solutions
	FC Celtic	from pitches	works, 3G (x2) and Pavilion
Gunnersbury Park	Various - Bees United, CS Rangers, Hanwell FC etc	Pitches poor quality, changing room derelict	Gunnersbury Park Parklife Sports Hub project (programmed to start 2016/17)
Warren Farm Sports Ground	-	Closed	QPR proposal
Lord Halsbury Playing Field	Larkspur Rovers	Pitch drainage. At capacity	Pitch improvement works. New pitch on site
Eversheds	FC Real	Narrow site, no capacity for growth	School expansion project. Community use of 3G if grass pitches impacted.
Pitshanger Park/Uni Westminster	Pitshanger FC	Club need floodlit pitch to progress in NLS	Consider feasibility with University of West London
Hanwell Town/ Reynolds Fields	Hanwell Town FC	Drainage issues as close to river and high water table. Changing pavilion has limitations. Club has long term aspiration to replace with larger facility	Consider feasibility of pitch and pavilion enhancement projects
Osterley Sports Club	FC Assyria; Kensington Dragons	Clubhouse limitations	Plan to replace part of clubhouse 2016/17.
Old Actonians		Poor pavilion. Pitches played to capacity. Displacement of girls team.	New pavilion Allocation of slots at new 3G and pitches at Gunnersbury Park (adjacent)
North Acton Playing Field	Various - Football Samurai Academy; Armenian Youth Association; Abbey FC; Old Danes; Brentham Colts; North Acton FC	At capacity. Unofficial play	Expand user agreement with FSA and consider option to extend 3G MUGA to 60x40m

**Potential effect of changes in supply** – The main recent changes in supply that are still to have an impact on the supply/demand balance for football in Ealing are the refurbishment of the Northolt High School 3G AGP, provision of a full size 3G and pavilion at William Perkin High School, and the provision of new changing pavilions in Perivale Park and King George's Playing Field.

The proposed change in the short term that is likely to have the greatest impact on football supply/demand balance in the borough is the development of the Gunnersbury Park Parklife Sports Hub due to commence in 2016/17. The provision of a further 3G pitch and reinstatement of 4.5 grass pitches to Ealing borough's pitch supply has the potential to make a significant contribution to meeting demand for team training and games for teams based in the south of the borough. However, the booking policies and procedures adopted will need to be framed appropriately to ensure Ealing based teams and clubs secure an equitable share of the use of the new facilities. Without priority booking rights and/or differential charging for Ealing based clubs, the location and accessibility of the Park from most parts of Central West London is likely to result in substantial imported demand from outside the borough.

The advanced proposals at Rectory Park in Northolt with Middlesex FA for improved grass pitches, two new 3G pitches and changing facilities will also go a considerable way to addressing the deficiency in provision for league youth football and mini-soccer in particular in the north west of the borough.

The proposals of QPR Holdings for purchase and reinstatement of the closed Warren Farm Sports Ground as a training ground and academy site for its professional club with community access to grass pitches secured under terms of an agreement with the Council will also increase the available supply of good quality grass pitches in the Southall area in the south west of the borough and help to address future demand for growth of youth football in particular.

Finally, the school expansion projects proposed for sites at Twyford High School and at the former Barclays Bank and Eversheds company sports grounds each offer some potential to enhance community provision for playing pitch sports in the central part of the borough, subject to site master planning and feasibility. Of these, the latter has the greatest potential for football given its recent community club use (by FC Real) and Football Foundation investment in pitch improvement works.

## 5. Key findings and issues for football (Step 6)

**Figure 17: Football key findings and issues**

	<b>Football</b>
<p><b>The main characteristics of the <u>current</u> supply of and demand for provision</b></p>	<p>There has been significant investment in facilities for football in Ealing since the last facility review in 2010, with the addition of 3G pitches at Lord Halsbury Playing Field, William Perkin High School (due to open summer 2016) and Spikes Bridge Park, a new changing pavilion at North Acton Playing Fields and enhancement projects on site at Northolt High School (AGP refurbishment), Perivale Park (new pavilion for 2016/17 season) and King George's Playing Field (use of new pavilion on adjacent Durdans Park cricket ground).</p> <p>99 grass pitches are identified as available for community football across Ealing, on 32 operational playing pitch sites. This compares to 142 identified in 2010 as part of the facility strategy. Although this appears to show a significant decrease, this is not the case. The 2010 audit included 30 pitches on school sites (11 adult, and 19 youth or mini soccer pitches) that have poor potential for community use due either to their small size or lack of changing and toilet facilities that can be accessed separately from the school buildings. In addition, the last audit included 16 pitches at Warren Farm Sports Ground. This site is currently out of use but there are advanced proposals for its reinstatement to include an element of access for community football clubs.</p> <p>There is slightly less than one adult pitch for every FA/AFA registered team. By contrast, there are more than three youth teams for every available youth pitch (11v11 or 9v9). The picture is similar for mini soccer (7v7 or 5v5) with over four teams per pitch.</p>



<p><b>Is there enough accessible and secured community use provision to meet <u>current</u> demand?</b></p>	<p><b>NO.</b> Although the investments recently completed or committed and on site will reduce the deficiency, there remains insufficient accessible and secured football facilities to meet the current demand of football clubs and teams based in the borough.</p> <p>Ealing borough is home to several large Charter Standard football clubs with large and growing numbers of mini soccer and youth football teams. Several clubs have teams that are displaced playing home fixtures and/or training on pitches in neighbour boroughs.</p> <p>To meet the shortfall in supply will require delivery of the major plans currently in development for provision of 3G and grass pitches at Gunnersbury Park and Rectory Park and for community access to reinstated grass pitches at Warren Farm Sports Ground in Southall. In the event that one or more of these projects (included in the Action Plan at the conclusion of this PPS) fail to come forward, the needs case should be reassessed as part of the PPS update and review process.</p>
<p><b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b></p>	<p><b>YES.</b> Most of the grass pitches are of standard or good quality, and most of the FTPs are good quality, many with relatively newly laid playing surfaces. However, poor natural drainage and compaction of the ground are issues at several of the grass football pitch sites in Ealing that are rated as either poor or standard, thereby limiting the playing capacity of these pitches. These are common issues in this part of London with heavy London Clay soil. To address this on a large scale would require significant additional investment for maintenance works at the frequencies required to effectively aerate and de-compact the playing surface.</p> <p>Several of the football pitches accessible to the community in the borough have been assessed as being of poor quality. The Council pitches at Southfields Recreation Ground drain poorly as do the pitches at Gurnell Leisure Centre. Investment in improving these pitches is unlikely to be cost effective. To minimise the impact of loss of these pitches for formal football use, opportunities should continue to be explored with the clubs using these pitches to relocate home games and training to alternative sites with unused grass pitch capacity or to a FTP so as to minimise the impact. In the case of Southfield Rec, the main club user (Foxes YFC) has expressed interest in relocating to the new Parklife facilities in Gunnersbury Park when these become available for hire while at Gurnell (LNER YFC a Brent based club) plan to move to the new dual use sports hub at The William Perkin School.</p> <p>All of the football pitches rated as good are located on grounds that are closed to the general public for pay and play use and where ground staff with sports turf expertise are employed/contracted, or the clubs have appropriately skilled volunteer members.</p> <p>Ancillary provision (changing and social facilities) on Council owned sites is improving with an improved</p>

	<p>pavilion at North Acton Playing Fields and committed investment in new pavilions in 2016 in Perivale Park and Durdans Park and serving football use of the King George's Playing Field.</p> <p>However, there remain a number of sites where new or upgraded pavilions are required as a priority. These include Old Actonians Sports Ground, Gunnersbury Park and Rectory Parks. The latter two will be addressed by facility developments at these key sites provided they proceed as proposed by a range of partners including the FA and Football Foundation. The feasibility including costs and sources of funding for pavilion enhancements at Old Actonians has yet to be established.</p>
<p><b>What are the main characteristics of the <u>future</u> supply and demand for provision?</b></p>	<p>Future demand for football facilities is likely to grow substantially to 2031 increasing pressure on the existing and planned FTPs and grass youth and mini soccer pitches, many of which are already played at capacity. By 2031, assuming current football participation and team generation rates and the forecast population growth, there will be 11 more adult teams and 25 more junior teams requiring access to match pitches and practice facilities.</p> <p>The growth plans of the borough based football clubs will also place further pressure on pitch supply. Over half (51%) of the clubs who responded to the survey have self-reported plans for new teams in the next few seasons. Club survey responses, indicate unmet demand for 12 senior teams which includes 7 women's teams, 47 youth teams (16 girls) and 35 mini soccer teams. Nearly all of these clubs have identified a need for an increase in affordable and accessible FTP capacity within the borough to support this growth. However, conversion of this perceived unmet demand into new teams depends on these clubs engaging sufficient volunteer team managers and coaches as well as suitable pitches to play and train on.</p> <p>As stated above, the Council and its partners have current advanced proposals for enhanced and new pitches which will increase supply for football at Gunnersbury Park (enhanced grass &amp; 2 FTPs), Rectory Park (enhanced grass &amp; 2 FTPs) and (with QPR FC) at the former Warren Farm Sports Ground in Southall. These proposals are in addition to committed and funded projects currently on site at Perivale Park (grass) and Durdans Park/King George's Playing Field (grass) and first time community access to grass pitches at Norwood Hall playing fields and a new full size pitch at William Perkin High School (FTP). Should this new supply be delivered in its entirety, <u>current</u> unmet demand will be addressed with a measure of spare capacity.</p>
<p><b>Is there enough accessible and secured community use provision to meet <u>future</u> demand?</b></p>	<p><b>NO.</b> Over the period of the strategy to 2031, to address team generation from forecast population growth (up to 36 teams), expressed demand from clubs for team growth (up to 89 teams), and to deliver on the FA's strategy to transfer more affiliated competitive football to 3G surfaces, between one and two more FTPs may be required.</p>

	<p>The FA's position is to wait and see on the need for further 3G FTPs in Ealing Borough once the Rectory Park and Gunnersbury Park projects are fully implemented and the William Perkin School FTP has been operational for a while. The needs case for further FTP provision in Ealing should be subject to periodic reassessment through the strategy review process and take into account progress of the major housing growth/regeneration projects that will impact on demand (e.g. North Acton / Park Royal and Old Oak Common including the potential for new 3G FTP supply in place of the existing sand pitch at Linford Christie Sports Centre).</p> <p>Also of particular relevance to the future needs case will be the outcome of Hounslow Council's feasibility work at Duke's Meadow in Chiswick which the FA has identified as an opportunity site for complementary provision to the Gunnersbury Park Parklife project due to its close proximity and particularly high demand for youth football and minisoccer in this part of London.</p> <p>Secondary school expansions in the central/east parts of the borough at Twyford Sports Ground and two former company sports grounds (Barclays and Eversheds) may also present opportunities to secure community out-of-hours access to school playing pitches to meet future demand. Of these, the Eversheds site would appear to offer the best potential for football subject to a site master plan and detailed feasibility.</p>
<p><b>What is the overall quality level?</b></p>	<p>In total, 60% of the grass pitch stock in Ealing is assessed as either 'Standard' (49%) or 'Poor' (11%) in many cases due to overuse but also, in some cases, due to poor natural drainage and compaction of the ground both of which are common issues in this part of London with heavy London Clay soil type. These factors limit the playing capacity at a large number of sites. With a high proportion of the pitches being maintained by volunteer club members, there is a strong case for the Middlesex FA to provide banks of grounds maintenance equipment available for clubs to loan (and training in its use) at key strategic sites (e.g. Gunnersbury and/or Rectory Park).</p>

## Appendix C: Hockey - Assessment of Needs (Stages B & C)

The findings of the assessment of supply of hockey facilities in the London Borough of Ealing are summarised in this section.

There are four hockey clubs currently playing in the borough who currently use three full size sand artificial grass pitches and two hybrid (sand and rubber crumb filled artificial grass) 3G pitches at sites within the borough. The two largest clubs playing in the borough – Ealing Hockey Club (focused on junior development) and PHC Chiswick Hockey Club (a successful men's and women's hockey club with a newly formed junior section) - have both contributed to the assessment via an online survey and account for approximately 90% of players at clubs playing in Ealing.

### 1. Hockey Supply (Step 2)

#### Hockey pitches in Ealing

Ealing has five artificial grass pitches (AGPs) currently available and used for community hockey of which four have playing surfaces compliant with England Hockey's 2016 policy on playing surfaces:

- **Alec Reed Academy, Northolt** – A sand dressed floodlit AGP on a school site used mainly for Football. Ealing Lions Hockey Club (a single men's team club) train weekly and play a match approximately fortnightly.
- **Featherstone High School Sports Centre, Southall** – A floodlit shortpile 3G AGP (underfilled with rubber crumb) on a school site used by Ramgarhia Hockey Club and British Airways Hockey Club (BAHC). The latter is displaced demand from BAHC's home base at Hartington in the London Borough of Hillingdon. As a consequence of England Hockey's revised policy (June 2016) regarding hockey play on 3G surfaces based on feedback from players, although the hockey playing characteristics of this AGP are reasonable, this pitch is no longer considered compliant for hockey use above introductory level of play. Following a period of transition, and provided suitable alternative venues can be identified and secured, these two clubs will need to secure alternative pitches for their home league games and training.
- **Old Actonians (Boddington Gardens)** – A sand filled floodlit AGP that is reported as full by the main hockey user PHC Chiswick (a large hockey club now based at this site and formerly based at the Quinton Hogg Sports Ground in Hounslow). Although the predominant weekday evening use of this pitch is for football, there is substantial hockey usage especially on a Saturday by PHC Chiswick with excellent ancillary facilities available. Onsite parking can be an issue. This venue is also a hockey Junior Development Centre (JDC) and Junior Academy Centre (JAC) for the development of young players. Teams from the PHC Chiswick club also make extensive use of the sand filled AGP at the Linford Christie Sports Centre in White City for home matches. This pitch in Hammersmith & Fulham borough is the subject of a current proposal for conversion to a football 3G surface.
- **St Augustine's Priory Girls School, Hangar Hill** – This floodlit pitch is sand filled and used by Ealing Hockey Club as the main community club user. There are no changing or other ancillary facilities available at this pitch. A small number of football clubs also use this pitch for midweek evening training in season.

- **St Benedict's School, Perivale** – A sand dressed AGP without floodlights used by the school for hockey, netball and tennis. This pitch is also used at weekends by Ealing Hockey Club for junior coaching. Although there is no current league hockey played on this pitch, as an England Hockey Category 2 facility, it is suitable for competition hockey and training.

There is a sixth site that is available for community use and potentially suitable for hockey use at **Brentside High School**. This sand based pitch is larger than a standard hockey pitch at 124x82m, has a worn playing surface installed in 2003 and no hockey pitch markings or goals at present. The pitch is marked out and equipped as one large football pitch and over-marked across the pitch as three 7v7 football pitches. Club and group bookings are managed by Kajima Community.

There are also small sand based artificial grass pitches at **Notting Hill & Ealing High School** and at **Ealing Trailfinders Sports Club Ground**. Community use of these pitches is primarily for other sports (football and tennis) but they are a usable resource for informal games of hockey or hockey teaching/coaching if required.

### **Hockey Pitches in neighbouring boroughs**

The main AGP site of relevance in neighbour boroughs of relevance to this strategy is the sand based AGP at the **Linford Christie Sports Centre & Stadium** in White City (LBHF). The PHC Chiswick Hockey Club continues to run some of its activity at this site, since relocating its home base some years ago from the Quinton Hogg Sports Ground in Hounslow. More recently the club has used the Ealing Council owned site leased to Old Actonians in Boddington Gardens in Acton; PHC Chiswick club now considers the Old Actonians (Boddington Gardens) site to be its home base. This club draws the majority of its junior membership from within Ealing having run funded activities to help develop a new junior section. As at most of the large London based clubs, PHC Chiswick's adult players travel more widely across central and west London and the White City location is convenient for some adults for training, particularly those working in Central London. The playing surface of the Linford Christie pitch is worn and, in consultation, the club rates the pitch as 'poor'. Hammersmith & Fulham Council is considering options for the future of the sports facilities at this site to make the operation more sustainable. The feasibility plans include an option for conversion of the AGP to a football 3G surface. Should this option be selected, this will have substantial implications for the PHC Chiswick club in that a number of match and training slots will need to be relocated to alternative hockey pitches in west London.

There are also two large hockey clubs - Richmond Hockey Club and Barnes Hockey Club - both based relatively close to Acton in Chiswick in Hounslow borough. Both these clubs have wide appeal and are likely to include Ealing residents within their memberships. Generally, hockey players (and parents of junior players) are prepared to travel some distance to access good quality facilities, coaching and standards of match play.

### **Ownership, Operation, Quality and Access**

Four of the five pitches currently used for community hockey in Ealing borough are on school sites. This results in a lack of security for the hockey clubs with hire agreements operating on an annual basis and often in competition with football usage. All have been assessed as being of 'standard' quality. Access to a hockey AGP on a Saturday is problematic for senior match play for many of the larger hockey clubs in west London running multiple teams in

both men's and ladies leagues. Both the main clubs playing on Ealing hockey pitches - PHC Chiswick club and Ealing Hockey Club - also report capacity issues on Sundays at the AGPs they use in Ealing borough for junior hockey.

### **At Risk Sites**

At the time of this strategy, none of the Ealing sand based/sand dressed AGPs are identified as at risk in the short term of either closure or conversion to 3G football use. There is the possibility in the medium to long term that the older pitch in hockey use at Alec Reed Academy will become unsuitable for hockey use through degradation or, when refurbished, if it is replaced with a 3G pitch. Similarly the old sand based pitch at Brentside High School, although not marked or equipped for hockey use currently, runs the risk of loss of potential future use for hockey should it be resurfaced as 3G to maximise its income generation potential from bookings for football.

Conversion of these pitches to 3G should be actively resisted in the context of the identified imminent risk of 3G conversion of the pitch currently used by PHC Chiswick Hockey Club at Linford Christie Stadium and the recent policy decision of England Hockey in response to player feedback to cease to approve hockey play above introductory level on 3G surfaces. will no longer be sanctioned by England Hockey from 2016/17. However, the influence of the Council and community hockey stakeholders is limited in this regard as both pitches in question are operated by private organisations on school sites not governed by the Council.

### **Proposed New Supply**

There are currently no advanced plans for new AGPs in the borough that are suitable for hockey.

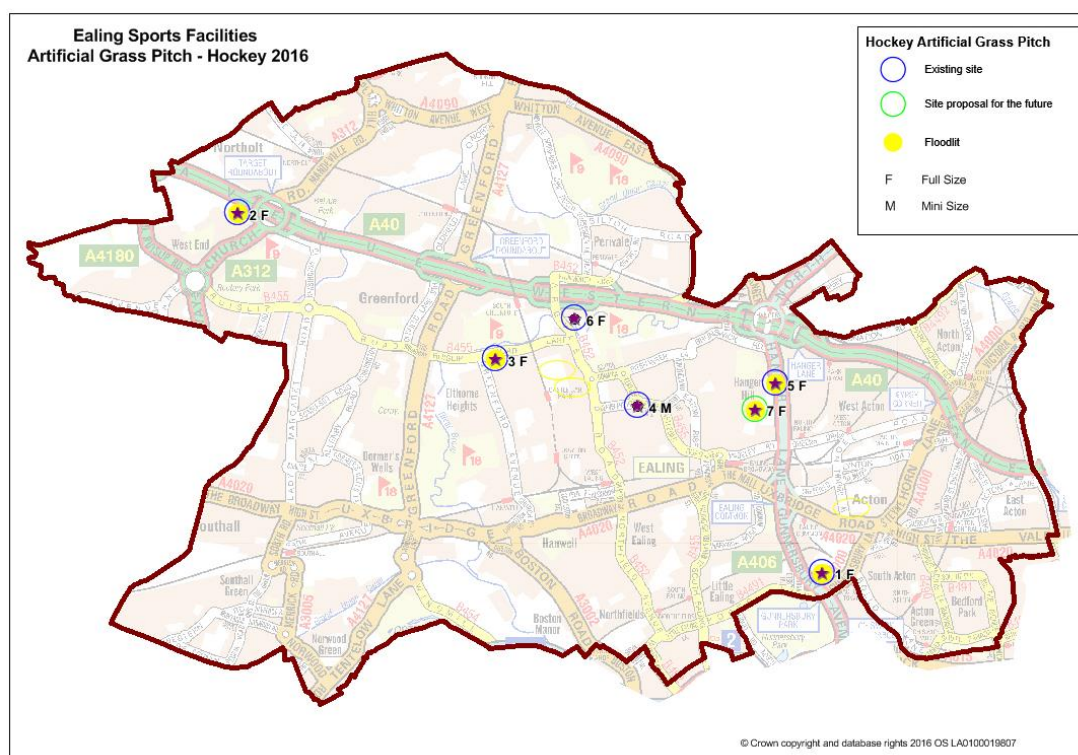
In common with other hockey clubs in this part of London, both PHC Chiswick and Ealing Hockey Club aspire to secure a permanent home site with two co-located pitches. The only potential opportunity identified in consultation is the former Barclays Bank Sports Ground site (currently closed) adjacent to St Augustine's Priory School. Ealing Hockey Club has identified this site as a location where an additional hockey pitch would complement the existing sand pitch it hires at St Augustine's Girls School. If changing facilities were also provided to serve both the existing pitch used by the club at St Augustine's (which currently has no ancillary facilities available to the club) and the new school pitch, this would effectively create a two-pitch home base for Ealing Hockey Club's activities during the evenings and at weekends provided that suitable access could be provided between the two pitches.

The new supply would, potentially, also provide the playing pitch and changing facilities required to serve the PE and outdoor play needs of a new Free School Academy. The Council is assisting the Education Funding Agency in developing proposals for a new school on part of the former Barclays Bank Sports Ground site in negotiation with the landowner. This project is included in Ealing Council's Planning for School Development Plan Document adopted in April 2016. However, there are a number of constraints on the potential of this proposal to meet community club hockey needs. The current proposals for outdoor sports accommodation for the school is limited to a MUGA. In addition, should a full AGP for dual use prove feasible in planning and financing terms, there remains a high risk that the school will have a preference for a 3G playing surface due to its suitability for a range of sports. Under England Hockey's revised policy, 3G playing surfaces are no longer compliant for competition hockey and training.

### Distribution of Hockey AGP Sites

Map 1 shows the distribution of hockey AGP sites across Ealing Borough. This demonstrates the hockey AGP sites are reasonably well distributed across the borough. The areas with least hockey compliant AGP supply are in the southwest (now that the Featherstone School pitch used extensively for club hockey is non-compliant under England Hockey's policy for use of 3G playing surfaces) and the northeast towards White City. In this part of the borough the population is forecast to grow substantially if the proposals for the major new housing development at Park Royal/Old Oak Common go ahead. Loss of the hockey AGP to football 3G at Linford Christie Stadium will increase the shortfall in this part of the borough should Hammersmith & Fulham Council's current proposals to convert this pitch to 3G proceed.

**Map 1 - Distribution of Hockey AGPs**



Map 1 Key	Artificial Grass Pitches suitable for hockey (Map 3)		
1	Actonians @ Boddington Gardens	Carbery Avenue, Acton	W3 9AB
2	Alec Reed Academy	Bengarth Road, Northolt	UB5 5LQ
3	Brentside High School	Greenford Road, West Ealing	W7 1JJ
4	Notting Hill & Ealing High School	Cleveland Road, Ealing	W13 8AX
5	St Augustines Priory School	Hillcrest Road, Ealing	W5 2JL
6	St Benedicts Playing Fields	Perivale Lane	UB6 8TL
	<b>Possible future Artificial Grass Pitches suitable for hockey</b>		
7	Former Barclays Bank Sports Ground	Park View Road, Ealing	W5 2JA



## 2. Hockey Demand (Step 3)

Findings relating to hockey pitch demand in Ealing are summarised below.

### **Clubs and Teams**

There are three hockey clubs that are fully based in the borough - Ealing Hockey Club, Ealing Lions Hockey Club and Ramgarhia Hockey Club. In addition, PHC Chiswick Hockey Club considers their home base now to be in Ealing borough at Old Actonians (Boddington Gardens) Sports Ground, although, historically based in Hounslow and currently using a pitch in White City as a secondary site. PHC Chiswick is by far the largest hockey club playing in Ealing borough with just over 200 members. The club has recently started a junior section and had 40 plus new adult players at their HockeyFest in September 2016. The other two clubs playing adult hockey based in Ealing borough are much smaller:

- Ealing Lions Hockey Club consists of a single senior male side.
- Ramgarhia Hockey Club has two senior male sides and a few junior players.

The senior teams of these clubs play in regional leagues, mainly in Middlesex. PHC Chiswick Ladies 1<sup>st</sup> team plays in a Southern League against teams from across London and the South East.

The majority of junior hockey players in Ealing borough currently belong to Ealing Hockey Club recently established and run by the founders of Total Hockey (an official coaching agency of England Hockey) as a community interest company. Ealing Hockey Club has no senior teams at present but is fast growing with 250 juniors across all junior age groups to u16. The club aspires to run senior teams in future. To keep up with growing demand and provide more competitive hockey opportunities for developing junior players, the club is liaising with Ealing Lions concerning possible migration of some juniors to the Lions at the Alec Reed Academy in future seasons.

In their responses to the online consultation survey, both PHC Chiswick and Ealing Hockey Club stated they were dissatisfied overall with the provision of hockey facilities in Ealing borough and cited the main reason as the shortfall of pitches to meet the needs of clubs at peak times and poor ancillary facilities at some pitches.

### **Club Players - Demand Trend**

Player affiliation data by age from England Hockey in recent seasons suggests demand for adult hockey is stable whilst there is a large increase in demand in the borough for junior hockey. Ealing Hockey Club/Total Hockey CIC is driving this player growth. While a proportion of these new players will stop playing and/or move away from the area, growth at this level will, inevitably, result in growth in demand for pitches for adult league play and training in the period of this strategy:

- 2013/14: **Total 320**; 244 senior; 76 junior
- 2014/15: **Total 463**; 252 senior; 211 junior
- 2015/16: **Total 549**; 244 senior; 351 junior

### **Displaced Demand**

There are two large clubs based outside of the borough that are predicted to draw significant demand from Ealing - Richmond HC and Barnes HC. Both clubs are based in Chiswick in the London Borough of Hounslow to the south east of the London Borough of Ealing:

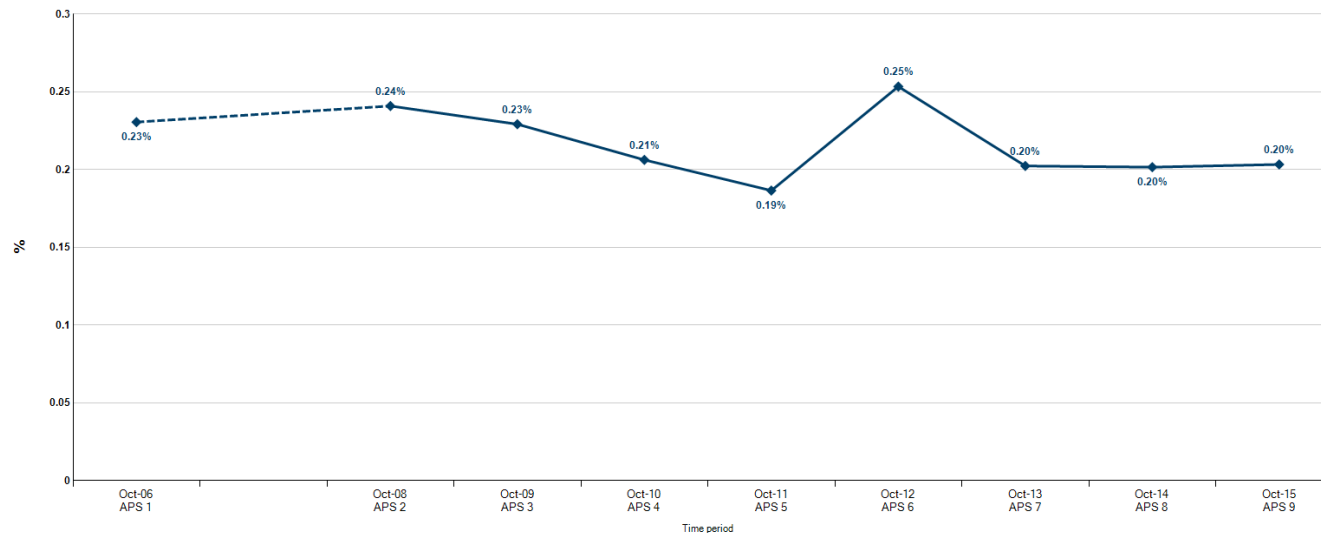
- **Richmond HC** – One of the largest, fastest growing clubs in England based at The University of Westminster (Quinton Hogg) Sports Ground where there are two co-located hockey AGPs. Richmond HC has waiting lists for its junior sections and some members are thought to travel from Ealing.
- **Barnes HC** – Based close to Richmond HC at Dukes Meadow Sports Ground. Barnes HC is also expected to draw some of its members from Ealing.

Some demand is also imported. As well as adult players in PHC Chiswick teams living outside Ealing, there is imported demand at Featherstone School from Hillingdon (British Airways HC) and at St Augustine's Priory School from Hampstead & Westminster Hockey Club.

### **Active People Survey**

Active People Survey 9 (Oct 2014 - Oct 2015) shows that 0.20% of adults (16+) in England play hockey for at least 30 minutes once a week. Comparable data at regional and borough level is not available due to insufficient sample size.

**Figure 1 – Active People survey Hockey participation 2006-2015**



Source: Sport England (March 2016)

If hockey participation in Ealing were at the national average, this would indicate around 540 adults (aged 16+) living in the borough play hockey out of an adult population of approximately 270,000 (Current Population from ONS (2014 Mid-Year Estimate)).

With the current total adult playing membership of the Ealing based clubs standing at 244, this suggests that approximately half of current demand for hockey within Ealing borough is exported out of the borough. The club consultation showed that the two largest clubs believe there is significant growth potential within the borough. The potential for future team growth is explored later in the report. To achieve this growth both clubs have identified a need for additional access to AGPs suitable for hockey in the peak hours.

### **Market Segmentation**

Analysis of Sport England Sports Market Segmentation data for Ealing identifies that the main adult Sports Market Groups that currently play hockey in Ealing, in order of population size, are:

- **Ben** (*Competitive Male Urbanites*), aged 18-25, graduate professional
- **Chloe** (*Fitness Class Friends*), aged 18-25, graduate professional
- **Tim** (*Settling Down Males*), aged 26-45, professional
- **Jamie** (*Sports Team Lads*), aged 18-25, vocational professional

### **Latent Adult Demand**

Latent demand is highest in three female groups and Jamie:

- **Chloe** (*Fitness Class Friends*), aged 18-25, graduate professional
- **Jamie** (*Sports Team Lads*), aged 18-25, vocational professional
- **Leanne** (*Supportive Singles*), aged 18-25, student/part-time vocational
- **Helena** (*Career Focussed Females*), aged 26-45, full-time professional

More opportunities for informal adult hockey - i.e. *Back to Hockey* and small sided games of *Rush Hockey* - have potential to covert some of this existing latent demand. Currently, there is little opportunity for informal adult hockey within Ealing borough as Ealing Hockey Club is focused on juniors only and there is no spare peak hour capacity on the AGP at Boddington Gardens to enable the PHC Chiswick Hockey Club to offer these types of programme. The Ramgarhia Club is not currently targeting membership growth, aiming to maintain their current teams only at present. As stated above, Ealing Lions are focusing their potential development on juniors in a possible joint arrangement with Ealing HC.

### **'Single System' Hockey Development Activity Venues**

The Old Actonians (Boddington Gardens) AGP is used as a venue for coaching talented 13-17yr olds. England Hockey designates this venue as both a Junior Development Centre (JDC) and a Junior Academy Centre (JAC). Talented young players are signposted to such venues that form the base of the governing body's 'Single System' that at its peak has international representation. This activity places additional demand on this pitch within Ealing borough.

### 3. The situation at individual hockey sites (Step 4)

The pitches were quality-assessed during the first half of the 2015 season. The assessments and ratings were reviewed by representatives of England Hockey and agreed.

Carrying capacity for hockey is a measure of the number of hours a week in the peak period (evenings and weekends) that the AGPs suitable for hockey use are available for community hockey use - i.e. total community hours available less hours allocated to other sports (e.g. football, touch rugby, lacrosse, tennis). For each site, this is shown in the column headed 'Total Community Hr/Wk peak period'.

The Red Amber Green (RAG) rating refers to whether, in the peak period in a typical week in the main hockey season, there is considered to be:

- Unused capacity for hockey - Green
- The available peak slots for hockey are used close to capacity - Amber, or
- The available peak slots for hockey are used close to capacity - Red.

**Figure 2: Situation at individual sites**

Pitch	Surface and size	Age and quality	Ancillary facilities	Hire charges	Security of access	Total community hr/wk peak period <sup>1</sup>	Community use (estimated hr/wk peak period)	RAG	Comments
Alec Reed Academy, Northolt	Sand dressed- Full size	2006 Standard	Changing available within school	Floodlit: £114/hr or £103.50/hr block booking  Non floodlit: £96.50/hr or £88/hr block booking	Club rents from School	16	<b>Ealing Lions HC</b> - 1 men's team  Training 8.30pm-10pm (Tues) Matches 2 hours every 2 weeks  3.5hrs a week maximum	RAG	High demand for football during community hours (London Eagles programme 11 sessions a week).  Lack of secured access for longer than a term for the hockey club.

<sup>1</sup> Peak period is Sport England FPM parameter (Mon-Thurs 5-9pm; Fri 5-7pm; Sat/Sun 9am-5pm)

Pitch	Surface and size	Age and quality	Ancillary facilities	Hire charges	Security of access	Total community hr/wk peak period <sup>1</sup>	Community use (estimated hr/wk peak period)	RAG	Comments
Brentside High School, Hanwell	Sand filled Large 124x82m 3x7v7 football	2003 Standard	Changing available within school	£80/hr	N/A	16	No hockey use currently - closes at 9pm		Some football use mainly weekday evenings and Saturday mornings - Hanwell FC, Celtic FC. Spare capacity but term long security only. No hockey lines or goals.
Featherstone High School Sports Centre, Southall	3G 98.4x61m	2003 Refurbish 2011 Good	In dual use sports centre	Full floodlit: £96/hr Half floodlit: £60/hr Qtr floodlit: £42/hr Discount for block bookings	Club rents from School	10	<b>Ramgarhia HC</b> (Southall) - 2 men's teams 2 hrs/week match Weds 8-10pm training (2hrs/week) <b>British Airways Hockey Club</b> (Hartington, Hillingdon) 2hrs/wk Total: 6 hrs/wk		Spare capacity but lack of secured access for longer than a term for the hockey clubs.  Surface is no longer compliant with EH policy for hockey competition and training.
Old Actonians (Boddington Gardens) Acton	Sand filled  Full size	2007 Standard	Changing available	Seasonal charge	Club rents from Old Actonians Sports Club who have lease site from LBE	10	<b>PHC Chiswick HC</b> - 6 men's teams, 6 ladies teams playing Sat pm, a mixed u18 team playing friendlies Sat am. 85 adult male and 110 adult female players (over-subscribed). Club recently started a junior section (17 boys and 29 girls currently) and plans to develop mixed youth friendly teams as well as a further men's team to replace one recently lost. Players live in 2-5m.		Overspill hockey use from Linford Christie Stadium (unsecured access at both sites). Club has insufficient overall capacity across the two sites for hockey match demand on Saturday.  Hockey capacity at this site is limited to circa 10hrs/wk due to competing demand from

Pitch	Surface and size	Age and quality	Ancillary facilities	Hire charges	Security of access	Total community hr/wk peak period <sup>1</sup>	Community use (estimated hr/wk peak period)	RAG	Comments
							Max 4 home games each Sat (approx. 7 hours), Training Tues & Weds 8pm-10pm at both sites. Total: 11-12hrs/wk		other sports, mainly football club training but also rugby non-contact drills.
St Augustine's Priory Girls School, Hanger Hill	Sand based 100x60m	Built 1998 Upgraded 2014  Standard	No on site changing available for club members at present	Seasonal charge	Club rents from School	10	<b>Ealing HC</b> - 20+ junior teams. Age group sides (boys, girls, mixed) from u6-u14 plus u16s (boys, girls) play Sun am, plus u18 girls play Sat am. 200 female, 54 male. Club plans to grow both youth boys (+3 sides), youth girls (+6 sides) and start up senior women and men's sides. Players in 2-5m. 5hrs/wk approx - w/end 1.5 hrs/wk - training Total 6.5hrs/wk  <b>Hampstead &amp; Westminster HC</b> - Overspill site (imported demand) from home base at Paddinton Rec which has one shortpile 3G pitch and one water based hockey pitch. Up to 3 hrs a week - Sat pm		Main issues are: lack of associated ancillary facilities that the club can use, and security of access  Ealing HC, like PHC Chiswick aspires to secure access to a home base with changing and social facilities and 2 co-located pitches in West London, ideally in Ealing.
St Benedict's School, Perivale	Sand dressed 100x60m	2011  Standard	Yes	Seasonal charge	Club rents from School	10	<b>Ealing HC</b> 5hrs/wk approx w/end  Also used for tennis and netball		Some spare capacity but unsecured access and no floodlights.

### **Sport England Facilities Planning Model (FPM) Approach to Hockey AGP Needs Assessment**

In March 2016, Ealing commissioned from Sport England an analysis of Artificial Grass Pitch (AGP) provision in the borough using data on supply and demand for AGPs from Sport England's National Facilities Audit Dataset as of January 2016.

The FPM excludes from the supply data small-sided pitches on the grounds that their size limits the type and amount of use they can offer. Those without floodlighting are also excluded as they have limited availability in the evening peak period.

The 2016 run of the FPM also predated the decision of England Hockey in June 2016 to update its policy regarding hockey play on 3G pitches.

A further significant weakness of the 2016 FPM conclusions with regard to AGPs in Ealing is inaccuracies in the supply data included in the national run. Sport England's FPM analysis assumes only three of the five floodlit AGPs currently used for hockey in Ealing (i.e. the sand pitches at Alec Reed Academy, Brentside High School and the 3G at Featherstone School which subsequently became non-compliant for hockey under England Hockey's revised policy). It is not clear why the floodlit sand based pitches available and currently used by hockey clubs at Boddington Gardens (Old Actonians) and St Augustine's Priory Girls School are excluded from the model or the pitch without floodlights at St Benedict's Priory School.

The summary conclusions of the FPM analysis for combined (i.e. hockey and football) AGPs in Ealing borough are:

- Satisfied demand is fairly high at 79%, although 88% of demand exported to other areas
- There is fairly low unmet demand (21%)
- Used capacity of the peak hours available for hockey use at the existing three pitches assuming in the model run is high (100%)
- Local share is significantly below average (64)
- There are not enough combined AGPs to meet existing demand and the existing AGPs are at capacity. There is a need for half an additional AGP to meet unmet demand. This figure would be increased if less demand were exported to other areas.

The FPM analysis shows a shortfall of AGP provision in Ealing equivalent to about 0.5 AGPs given the limited supply and estimated demand, subject to check and challenge with Council officers and England Hockey. The analysis goes on to state that, given the availability of other AGPs in adjacent local authorities within the travel catchment of Ealing residents, a high proportion of demand can actually be met. It means that Ealing is reliant on access to AGPs outside the borough to meet its needs.

As discussed with the Council's Sports Development lead and the England Hockey Relationship Manager, this conclusion needs to be considered in the context of the two floodlit pitches currently accessed for hockey that are excluded from the FPM analysis. Another key factor is England Hockey Board's decision in June 2016 to cease to endorse most levels of hockey play on 3G pitches. Effectively, this policy change removes the Featherstone School pitch from the hockey pitch supply in Ealing - impacting on the Ramgarhia, British Airways and Ealing hockey clubs - and increases the shortfall to between one and two hockey compliant AGPs. In determining the supply/demand balance and overall picture of facility provision in Ealing borough for hockey, the wider sub-regional position also needs to be taken into account including the likely loss of a hockey AGP that has extensive club use currently in White City at The Linford Christie Stadium.



## 4. The current and future pictures of provision for hockey (Step 5)

### Current

This needs assessment for hockey evidences that there is substantial imported displacement of adult teams to Ealing pitches from other boroughs in west London - for example the British Airways Hockey Club using the non-compliant Featherstone School pitch and Hampstead & Westminster Hockey Club teams using the pitch at St Augustine's Priory School. At the same time, some adult teams from the PHC Chiswick club - which now considers its home base to be in Ealing since moving into the Old Actonians (Boddington Gardens) site - needs to continue to access pitch time in Hammersmith & Fulham to accommodate its match play and training needs. This pitch (at Linford Christie Stadium) is at risk of conversion to a 3G football surface. The Boddington Gardens pitch use programme is full (see Figure 2) and currently does not provide PHC Chiswick with any option to expand into during the summer on Saturdays and therefore there is no spare playing capacity available on this pitch to accommodate growth.

The assessment also evidences that whilst there has been rapid growth in demand for junior hockey at Ealing Hockey Club (stimulated by England Hockey's associated coaching company Total Hockey), to date, this growth has been adequately accommodated by the pitches available for hire at weekends at the two independent schools with artificial pitches in Ealing borough i.e. St Augustine's Priory School in Hanger Hill (sand based) and St Benedict's School in Perivale (sand dressed). The main current facility deficiency for hockey in Ealing borough is the lack of ancillary facilities at the two sites used by Ealing Hockey Club, especially at St Augustine's School.

Although the 2016 Facilities Planning Model (FPM) analysis indicates a small current shortfall in provision of hockey AGPs in Ealing to address current modelled demand, this finding needs to be treated with caution due to the exclusion from the supply assumptions two of the AGPs in Ealing that are currently in regular use for community hockey (i.e. Old Actonians @ Boddington Gardens and St Augustine's Girls School) and the unlit pitch at St Benedict's School which also accommodates some junior hockey coaching. Also, the FPM analysis takes no account of the removal from the NGB compliant supply for hockey competition and training of the 3G pitch currently used for club hockey at Featherstone School as a consequence of England Hockey's policy change announced in the summer 2016, nor the risk of loss to hockey of the sand based pitch just outside the borough at Linford Christie Stadium.

Overall, the conclusion of the assessment of need is that following this policy change, there is a shortfall of one hockey AGP to meet current expressed demand, assuming the continued availability of the Linford Christie pitch in White City to accommodate PHC Chiswick HC's 'overspill' from Old Actonians (Boddington Gardens). However, as stated above, there is a high risk that this pitch will be lost to the hockey supply which will put further pressure of demand on the current usable supply of pitches in Ealing.

While the aspiration of both PHC Chiswick (based in both Ealing and Hammersmith & Fulham) and Ealing Hockey Club/Total Hockey (based across two sites in Ealing) to each secure access to a 2-pitch site is acknowledged, there is currently spare capacity for hockey at both the sand AGPs at St Benedict's School and the Alec Reed Academy although the latter location is some distance from the clubs' current bases. The Brentside High School pitch also has potential for hockey use although it would require upgrading with line markings and goals if it is to accommodate league hockey in future.

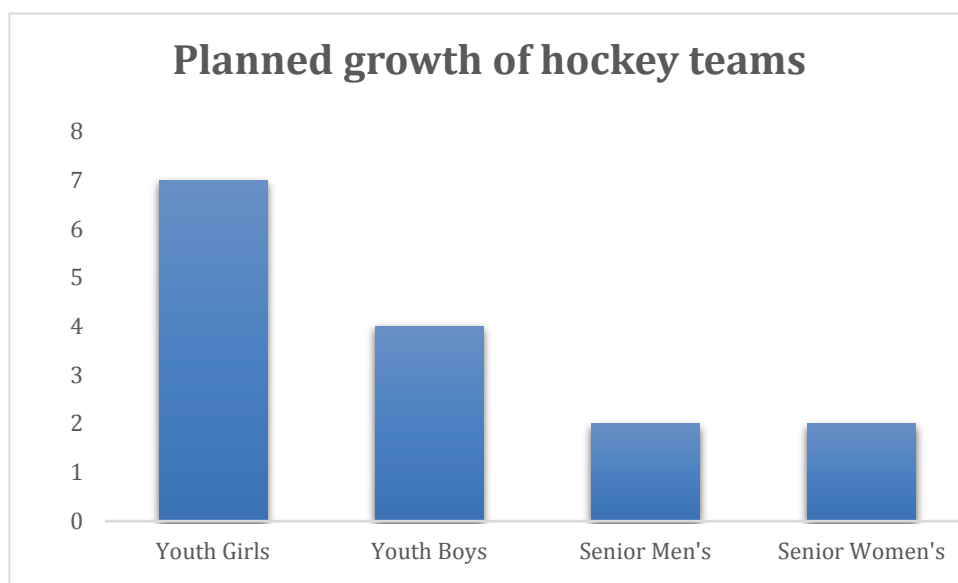
A further constraint on achieving this re-distribution of demand is the fact that access to these school based pitches is at the behest of the private operators of these facilities.

In common with most local authority areas, in Ealing, the hockey pitch supply is mainly located on school sites where clubs are generally limited to securing access for a term or season only and where ancillary facilities are limited. Therefore, in planning for the future, opportunities should be pursued to deliver community hockey clubs with secure access to playing, training and ancillary facilities for longer than a single season. If possible, the larger clubs will seek to secure access to sites able to accommodate all their activities in one location - i.e. either double pitch sites, or two single pitch sites in close proximity, with good quality ancillary facilities.

### **Future**

**Planned growth** - In consultation with England Hockey, it is understood that the two smaller hockey clubs in Ealing borough – Ealing Lions and Ramgarhia – are focused on sustaining their current player base and have no immediate plans to grow team numbers, although the Lions are in preliminary discussions with Ealing Hockey Club/TotalHockey about introducing a player progression link for developing junior players wanting to progress to play team hockey. The growth plans reported by Ealing Hockey Club and PHC Chiswick Hockey Club combined are for a further 15 teams as follows:

- Senior Men's – 2 teams
- Senior Women's – 2 teams
- Youth Boys - 4 teams
- Youth Girls – 7 teams



Therefore the largest area of growth within the two main clubs is planned to be in youth girls teams. Combined with youth boys, this accounts for more than two thirds of the total planned team growth over the next three years.

This growth is mainly at Ealing Hockey Club stimulated by the Total Hockey junior coaching school, a community interest company with professional coaching staff. The success of Total Hockey in recruiting new young players to its coaching sessions and courses since setting up in Ealing in 2012/13, has led to a club of around 200 members, up from 71 in the club's first year (2013/14) and 179 in 2014/15. Migration of some of Ealing Hockey Clubs growth to Ealing Lions would seem a good solution in view of the spare capacity available at the Alec Reed Academy pitch where the Lions are based but this would be decided by the school.

**Potential effect of population change** - Future population growth figures have been calculated for the period of this strategy against the primary age groups for hockey participation. The table below shows the forecast population change and its impact on hockey team numbers.

By 2031, assuming current hockey participation and team generation rates and the forecast population growth takes place, there will be no more than four more teams (adult and junior combined) requiring access to match pitches and training facilities (see Figure 3 below).

**Figure 3: Population projections and hockey team generation rates**

Age Group	No. hockey teams 2015	Current population in age group (MYE – 2014)	Future population in age group (2031)	Current Team Generation Rate	Pop change in age group	Potential change in hockey team no's
Senior Men (16-55)	8	102,558	119,253	12,820	16,695	<b>+1.3</b>
Senior Women (16-55)	7	98,912	107,824	14,130	8,912	<b>+0.6</b>
Junior Boys (11-15)	3	9,848	11,744	3,283	1,896	<b>+0.6</b>
Junior Girls (11-15)	7	9,273	10,923	1,325	1,650	<b>+1.2</b>

Sources: LBE Strategic Planning Team. Current Population from ONS (2014 Mid-Year Estimate); Projections derived from GLA 2014 Round Populations Projections.

It is suggested from the figures above that future growth in demand as a result of current forecasts for population change is not a major issue for hockey pitch supply in Ealing. However, if the team growth plans of Ealing Hockey Club and PHC Chiswick Hockey Club are added to the population projections, there will be a growth of approximately six senior teams and 13 junior teams. This would represent an almost doubling of the number of teams in the borough and therefore significantly increases the demand on hockey pitches in the borough.

**Potential effect of demand trends (how pitch sports are played)** – National trends show a reduction in interest in taking part in sports that demand a commitment to regular attendance, in favour of a more casual involvement.

This national picture is not reflected locally in Ealing (or in the west London sub-region) as far as hockey demand is concerned. The largest club playing in the borough – PHC Chiswick - has started a junior section and has seen a small increase in senior members. Ealing Hockey Club (established in 2012 by the Total Hockey coaching organisation) has experienced a large increase in its junior membership (from 0-250 in four years) and expects this to continue as the older junior age groups graduate to new senior teams and the club starts to play adult and junior league hockey within the next three to five years. The success of the GB women's hockey team at the Rio Olympics in 2016 has potential to attract more girls into the game and encourage more women back into hockey.

**Particular sports clubs and sites where demand is likely to increase or decrease and potential effect** – The two independent school pitches used by Ealing HC are likely to experience increase in demand for use, particularly at weekends, linked to the further development of Ealing Hockey Club stimulated by Total Hockey's junior coaching activities. The AGP at Old Actonians (Boddington Gardens site) is already at capacity and PHC Chiswick Hockey Club will therefore need to secure slots at a further pitch in west London to accommodate their plans for growth.

Should this major club lose its slots at Linford Christie Stadium, then it will need to secure at least the equivalent number of hours of use it currently has at another pitch in west London.

**Potential effect of changes in supply** – The main committed plan for change in Ealing borough's AGP supply is the joint project with Hounslow Council for a major new sports hub at Gunnersbury Park close to the Old Actonians club Boddington Gardens site. Although the plans do not include hockey facilities, they will bring into Ealing Council's supply a further 3G pitch (one of two new 3G pitches included in the overall project). This new, additional supply may relieve some of the pressure of current demand for the Boddington Gardens pitch for football and rugby training thereby releasing additional capacity for hockey club use (by PHC Chiswick HC).

Loss of the Linford Christie AGP through conversion to football 3G as planned, will impact very significantly on PHC Chiswick Hockey Club. Such a change in supply will require a cross borough approach to securing alternative suitable pitch access to sustain this club's existing hockey teams and accommodate the club's plans for growth.

Over time, the change in England Hockey's 3G policy will have a significant effect on the supply/demand balance in Ealing borough assuming the two clubs currently playing on the shortpile 3G pitch at Featherstone School look to find alternative pitches at peak times to play affiliated league fixtures and to train.

In planning how best to address the effective reduction in hockey pitch supply and growing demand in this part of London, it will be important for Ealing Borough officers to continue to work closely with England Hockey and Hounslow Borough, and to include in future discussions officers from the other key central west London boroughs of Richmond and Hammersmith & Fulham.

## 5. Key findings and issues for hockey (Step 6)

Figure 4: Key findings and issues

	<b>Hockey</b>
<b>The main characteristics of the <u>current</u> supply of and demand for provision</b>	<p>There has been a significant improvement in both the supply of hockey facilities in the borough and converting latent demand since the last borough-wide review in 2010. A new pitch has been built on an independent school site and a new junior hockey club - Ealing HC - has been established (based at this site and at a second independent school nearby) delivering hockey participation for approximately 250 new young players.</p> <p>Five AGPs in the borough - at Old Actonians Boddington Gardens, Alec Reed Academy, St Augustine's School, St Benedict's School and Brentside School - are full size and have either sand dressed or sand based playing surfaces (i.e. England Hockey category 2 &amp; 3 as defined in the new policy agreed in June 2016 for hockey play on 3G surfaces). However, the Brentside School pitch is not currently marked or equipped for hockey use.</p>

<b>Hockey</b>	
	<p>A further school AGP in the borough with a shortpile 3G surface is currently used extensively by hockey clubs - i.e. at Featherstone School in Southall. Following a period to allow for transition, as a 3G playing surface, this pitch will become no longer accepted for hockey use above introductory level.</p> <p>All but one of the pitches used or suitable for hockey use are on school sites. Accordingly, the hockey clubs have little security of access (season by season only) and either poor or no ancillary facilities. On school sites, clubs also have little or no influence over the choice of playing surface when the schools decide to refresh their AGP.</p> <p>The exception is the AGP at Old Actonians (Boddington Gardens) Sports Ground. This pitch accommodates a capacity programme of hockey on Saturdays throughout the season serving as the main home site for PHC Chiswick Hockey Club, which also uses the AGP at Linford Christie Stadium in Hammersmith &amp; Fulham currently at risk of loss to hockey as a result of proposals to resurface as a 3G football surface. PHC Chiswick is experiencing increasing demand having recently established a junior section. On the Old Actonians pitch, there is no spare capacity for hockey. In the peak weekday evening hours hockey competes with the requirements of the host club's football and rugby teams for training slots. In this context, retention of this pitch as a hockey compliant AGP when it is resurfaced is critical to the supply for hockey in Ealing borough.</p> <p>The borough also is the home based for two small adult hockey clubs - Ramgarhia and Ealing Lions - currently based on AGPs at Featherstone High School (3G) and Alec Reed Academy (sand) respectively. The supply at these sites comfortably accommodates the playing and training needs of these two clubs although the changing and social facilities are very limited and the Featherstone pitch in light of its 3G playing surface no longer has England Hockey endorsement for hockey competition or training.</p>
<b>Is there enough accessible and secured community use provision to meet <u>current</u> demand?</b>	<p><b>NO.</b> While in the last playing season there was just sufficient accessible secured supply to meet expressed demand, access to suitable AGPs is generally poorly secured in Ealing borough due to the heavily reliance on access to pitches on autonomous school sites.</p> <p>The recent change in England Hockey's policy regarding use of 3G surfaces for hockey play above introductory levels will impact significantly on the supply/demand balance in Ealing (and across wider central west London) as currently, the 3G AGP at Featherstone School in Southall is used by two community hockey clubs, Ramgarhia HC and British Airways HC who use this pitch as a secondary site to its main site in Hillingdon.</p> <p>Although some spare capacity has been identified for hockey at the sand AGPs at the Alec Reed Academy and Brentside High School, these sites currently offer no security of access to community users and, in the case of the latter, the AGP is not marked or equipped for hockey use. The playing surfaces will soon need replacement as they are ten and thirteen years old</p>

<b>Hockey</b>	
	<p>respectively. This raises the additional risk that either or both schools may decide to install 3G when they refresh the playing surface.</p> <p>In addition to loss of supply of pitches for hockey competition and training at Featherstone School, there is also an imminent risk of loss of the secondary pitch used by the large PHC Chiswick Hockey Club at the Linford Christie Stadium across the borough boundary with Hammersmith and Fulham.</p> <p>As a result of these changes to accessible pitch supply, there is a shortfall in current supply of at least one hockey pitch to England Hockey category 1-3 specifications (i.e. with water, sand dressed or sand based playing surface).</p> <p>In planning for the future, opportunities should be pursued to deliver community hockey clubs with secure access to playing, training and ancillary facilities for longer than a single season. If possible, the secure access for the larger clubs will be to sites able to accommodate all the club's activities in one location - i.e. either double pitch sites, or two single pitch sites in close proximity, with good quality ancillary facilities.</p>
<b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b>	<p><b>NO.</b> The resident hockey club reports that the ancillary facilities are poor and limited at St Augustine's School and at St Benedict's School. With regard to hockey pitch quality, the overall quality of the sand based/dressed AGPs is considered adequate within Ealing although the pitches at Alec Reed Academy and Brentside High School (not currently marked out for hockey) will need resurfacing in the next few years.</p> <p>Whilst outside Ealing borough, the secondary pitch of the PHC Chiswick Hockey Club at Linford Christie stadium is worn and requires resurfacing. This pitch is at risk of loss to hockey as there are current plans to convert this pitch to a 3G FTP. Loss of this pitch will have significant impact on the hockey pitch supply/demand balance in the central west London area and will impact on Ealing borough.</p>
<b>What are the main characteristics of the future supply and demand for provision?</b>	<p>The future growth in demand is likely to be driven primarily by the growth plans of Ealing Hockey Club (as new youth age group squads graduate to senior play) and the potential for growth in demand driven by the growth plans of PHC Chiswick Hockey Club which has a newly established junior section. In the short term, there is evidence of increased demand due to the GB Womens Hockey Rio Olympic success. PHC Chiswick had 40 plus new adult players at their HockeyFest in September 2016. The pressure of demand from this club will be further increased as a consequence of Hammersmith and Fulham Council's plans to convert the club's home pitch at Linford Christie Stadium to a football 3G surface.</p> <p>A further key issue is the recent review by England Hockey of its policy recommendations regarding hockey play on 3G surfaces</p>



Hockey	
	<p>resulting from player feedback. The new policy position from summer 2016 will impact on the Ramgarhia and British Airways clubs playing on 3G currently at Featherstone High School.</p> <p>Modest growth in demand will result from forecast population growth. There is potential from population growth and club growth combined for up to six additional senior teams and 13 additional junior teams. This increase will exert considerable pressure on the available spare capacity at the school based hockey AGPs in the borough for peak Saturday senior fixture time as well as slots on Sundays for junior training.</p> <p>As one of the current facilities has no floodlights there will also be additional pressure on midweek training slots although the planned increase in supply of football 3G pitches in Gunnersbury Park (close to Old Actonians) may result in transfer of some football and rugby training demand away from the Boddington Gardens AGP, thereby providing a little more usable capacity for hockey team training.</p>
<p><b>Is there enough accessible and secured community use provision to meet <u>future</u> demand?</b></p>	<p><b>NO.</b> The current accessible supply of hockey facilities in Ealing Borough will not be enough to meet future demand. Particular pressures on existing provision will result from the Ealing Hockey Club as large numbers of new juniors at this club progress through to adult hockey, over and above the current level of demand from the large PHC Chiswick club (which itself has recently established a junior section) plus continuing demand at a lower level from the two smaller clubs based in the borough (Rangarhia and Ealing Lions).</p> <p>There will be a pitch deficiency in Ealing, regardless of whether the Chiswick club loses access to the pitch at Linford Christie Stadium which seems likely.</p> <p>To meet future demand to 2031, at least one additional floodlit AGP suitable for league hockey play (i.e. EH category 1-3) will be required in the borough. In addition, as a consequence of the change in policy regarding hockey on 3G surfaces, following a period of transition, it is likely that further hockey pitch capacity will be needed at weekends to accommodate club use displaced from the school 3G pitch at Featherstone School.</p> <p>Ideally, any new hockey AGP in the borough should be located close to an existing pitch and served by changing and social facilities and provide one or more Ealing based and Clubmark accredited hockey clubs engaged in junior development with a sustainable home base with security of tenure.</p> <p>The former Barclays Bank Sports Ground (currently closed) has been identified by Ealing Hockey Club as a location where an additional hockey pitch would complement the existing (sand) pitch the club hires at St Augustine's School. If changing facilities were provided on this site to serve both the existing pitch used by the club at St Augustine's (which has no ancillary facilities) this would effectively create a two pitch home base for the Ealing Hockey Club's activities during the evenings and at weekends.</p>

<b>Hockey</b>	
	<p>The Council is assisting the Education Funding Agency in developing proposals for a new Free School Academy on part of this site and a project is included in Ealing Council's Planning for School Development Plan Document adopted in May 2016. However, the current school facility plans for outdoor PE and play are limited to a Multi Use Games Area (MUGA) not a full size sand dressed or sand based AGP as required for hockey competition and training.</p> <p>In light of the significant risks to the feasibility and deliverability of a dual use hockey AGP on the Barclays site, it will be important for stakeholders to encourage the governing bodies at the Alec Reed Academy and the Brentside Kajima High School to retain hockey compliant playing surfaces on the AGPs on their sites and, where feasible, to negotiate secure access agreements with community hockey clubs.</p>
<b>What is the overall quality level?</b>	<p>The overall pitch quality is adequate. However, the floodlit sand based pitch with limited hockey use at Alec Reed Academy and the sand based pitch with potential for hockey use at Brentside High School (subject to provision of new line markings and goals) are both over ten years old and these pitches will therefore need resurfacing shortly.</p> <p>The main quality deficiency is the lack of access to changing facilities for the main borough based club - Ealing Hockey Club - at the two independent school sites it currently hires.</p> <p>As identified above, subject to site master planning and detailed feasibility including securing the necessary funding, the emerging priority project is to address this community hockey need through progressing a dual use initiative comprising new changing rooms alongside a new hockey AGP and other new school accommodation on the former Barclays Bank Sports Ground.</p>

## Appendix D: Rugby - Assessment of Needs (Stages B & C)

The findings of the assessment of needs for rugby facilities in The London Borough of Ealing are summarised below.

Four of the six rugby clubs based in the borough have contributed to the assessment by means of the online club survey and their views have been fed into the individual sites ratings as well as the overall borough wide picture. Site visits have been made to the home grounds used by the other two clubs – Old Priorians and Northolt RFC – that did not complete the club questionnaire and facility supply and demand issues for these clubs have been identified in consultation with the RFU Regional Facilities Manager.

### 1. Rugby Pitch Supply (Step 2)

There are six rugby clubs based in the borough – Ealing Trailfinders, Wasps FC, Old Actonians RFC, West London RFC, Old Priorians RFC and Northolt RFC. In addition, a recently formed club, Hanwell RFC, draws its players from Hanwell, Northfields and Brentford area and trains on the grass pitches alongside Elthorne Leisure Centre but, at present, plays its home matches at Boston Manor Playing Fields just across the borough boundary in Hounslow.

#### **Rugby pitches in The London Borough of Ealing**

In the 2015/16 season, the London Borough of Ealing has a total of 15 adult size grass rugby pitches marked out with posts in situ (three of which are floodlit), one dedicated mini pitch, two World Rugby compliant floodlit artificial grass pitches (AGP) on one site, and one dedicated floodlit training area available for community rugby use across six sites.

- **Twyford Avenue Sports Ground, Acton** – Over one third of all pitch supply (six adult pitches) is located on this site in the freehold ownership of Wasps FC, one of the two largest community rugby clubs based in the London Borough of Ealing. Two of the six pitches are floodlit during certain hours (resulting from funding support from the RFU) and the site is used heavily by the club's four men's senior teams and large junior section, and two senior women's teams.
- **Ealing Trailfinders Sports Club Ground, West Ealing** - This privately owned sports ground (Trailfinders Ltd) leased to the Ealing Trailfinders Rugby Club, has two adult grass pitches (one floodlit), a mini rugby pitch, two floodlit artificial grass pitches (AGP) to World Rugby standard (one registered in 2014 and the second, new pitch, in autumn 2016, a small (60x30m approx) floodlit sand based AGP pitch built in 2001 advertised for hire for small sided games of football and hockey, plus four floodlit tennis courts, a cricket pitch and three softball pitches. The largest community rugby club in the borough with a semi-professional side playing in the Rugby Championship, Ealing Trailfinders use the facilities heavily with four senior men's teams and a large junior section. On occasion, the club arranges for additional playing capacity for mini rugby festivals on the Hathaway Primary School playing field adjacent to the site.

- **St Benedict's School Playing Fields, Perivale Lane** – This school site has four adult pitches that are used throughout the week by the school and by the St Benedict's School Old Boys club– Old Priorian RFC – at weekends. Old Priorian is an open community club and currently runs two senior men's teams plus a Veterans team and an 'occasionals' team.
- **Old Actonians Sports Club Ground, Gunnersbury Drive, Off Pope's Lane, Ealing** – This council owned site is leased to Old Actonians Sports Club. The site has one adult rugby pitch in addition to two football pitches (of differing sizes). There are low-grade training lights along one side of the rugby pitch.
- **Cayton Green Park, Greenford** - This council owned site is leased to Northolt RFC. There is one adult pitch with the space for another adult pitch to be marked out.
- **London Marathon Playing Fields, Birkbeck Ave, Greenford** – This site is hired annually by West London RFC. There is one adult pitch and a 60x40m training area with floodlights provided with grant support from the RFU.
- **Perivale Park** - The Council maintains a single pitch with rugby posts at Perivale Park. This pitch has no current rugby use but is used regularly in summer by Gaelic Football teams. A new sports pavilion and football pitches are in development at this park site. There are no current plans to remove the rugby/Gaelic football pitch.

### **Mini/Midi pitches**

There is one dedicated pitch in the borough for small-sided games of rugby on the Trailfinders Sports Ground. The two clubs with mini and youth rugby sides - Wasps and Ealing Trailfinders - use temporary markings and cones on their adult pitches and utilise the grass areas around these pitches for mini teams (5 to 9 a side) and midi teams (12 or 13 aside). On occasion, Ealing Trailfinders RFC arrange to access the adjacent Hathaway Primary School playing field on Sunday mornings to provide additional capacity (e.g. for festivals). Wasps FC has four senior teams that play regularly with six adult pitches so it is assumed that a number of their pitches are used almost exclusively for Mini/Midi use with temporary markings.

### **Rugby AGPs in the borough**

There are two Rugby compliant and floodlit AGPs in the London Borough of Ealing at Trailfinders Sports Ground. These pitches were privately funded and are World Rugby compliant (subject to satisfactory test certification for new second pitch completed in autumn 2016).

### **Ownership and Security of Access**

The senior club in the borough with a professional arm – Trailfinders – hires its site from an individual landowner who has personally financed the development of the facilities at the sports ground. The other main club - Wasps FC – own the freehold of the Twyford Avenue Sports Ground. Old Actonians and Northolt RFC have security of access through leases with Ealing Council on their home grounds. Old Priorian RFC is secure through their former pupil link with St Benedict’s School. West London RFC has less security of access than the other clubs being reliant on a season by season hire agreement with The London Playing Fields Foundation. Hanwell RFC currently plays its home matches at Boston Manor Playing Fields just across the boundary in Hounslow borough and has a season-by-season hire agreement with the site owner, London Playing Fields Foundation. The club is actively seeking to secure a suitable home ground in the borough in the Hanwell and Northfields area. Perivale Park may present an opportunity now that a new pavilion is being provided. However, this site is approximately four miles to the north of the club's current base.

### **Pitch Quality – Maintenance & Drainage**

Maintenance of rugby pitches in the London Borough of Ealing is generally the responsibility of the host club. The larger sites have full time ground staff and as can be seen in Figure 1 below the majority of sites in Ealing are well maintained and have adequate or better drainage.

**Figure 1 – Pitch Maintenance & Drainage Ratings from Site Visits**

Number of pitches		Maintenance			
		Poor (M0)	Adequate (M1)	Good (M2)	Total
Drainage	Natural Inadequate (D0)	0	0	1	1
	Natural Adequate (D1)	0	6	2	8
	Pipe Drained (D2)	0	0	3	3
	Pipe and Slit Drained (D3)	0	0	3	3
	<b>Total</b>	<b>0</b>	<b>6</b>	<b>9</b>	

Figure 1: Table showing the quality of pitches assessed in the London Borough of Ealing

Three quarters of pitches are considered to be maintained to a ‘Good’ standard and 14 of the 15 grass pitches have at least adequate drainage. The quality of pitches in the London Borough of Ealing is generally good with some scope for improving the capacity of current supply by increasing quality. This would be the case at Wasps FC where five of the six pitches rated M1 are located and if an increase in supply is required here this could be achieved through improved maintenance. Details on individual sites can be found in Figure 5.

### **Former Pitches**

A Council pitch in Gunnersbury Park -a ground just outside the borough boundary- was previously used by Old Actonians when both its teams had home fixtures on the same day but concerns over pricing have led this club to hire a pitch from Wasps FC at Twyford Avenue Sports Ground when a second pitch is required. This pitch will come back into the supply once a major joint project by Ealing and Hounslow Councils to upgrade the sports facilities in Gunnersbury Park is completed (see proposed new supply below).

### **At Risk Sites**

None of these sites are identified as at risk of loss of rugby pitches in the short to medium term. It is noted that reliance of the Ealing Trailfinders Rugby Club on the continued commitment and support of an individual private owner presents an element of risk in the long term.

### **Proposed New Supply**

The only committed project currently for new rugby provision is a project for the upgrade of **Gunnersbury Park** close to the Old Actonians Sports Ground. Although this major sports ground is located mainly in the London Borough of Hounslow, the sports project is a joint venture by both Councils. As far as rugby facilities are concerned, the project plans include re-provision of an adult grass rugby pitch available for hire. There will also be two floodlit 3G AGPs to FA specifications. The Old Actonians RFC are keen to secure midweek evening training time (for non-contact drills) on one of these new football AGPs at affordable rates. This will augment the limited facilities for evening training on the club's home site.

Other project proposals as yet uncommitted that have been identified in the consultation are:

- **Twyford Sports Ground** - There is interest from Wasps FC and Twyford High School in developing a World Rugby compliant floodlit 3G artificial pitch for shared use. This project is in the early planning stages and funding is not secured. However, the provision of an AGP to help sustain and support the development of this major club (including the further development of women and girls rugby) is a high priority for the RFU. Wasps FC is also exploring funding options for an upgrade to the pavilion on site which includes squash courts and a café and is in need of modernisation.
- **Old Actonians Sports Ground** - Old Actonians has aspirations to improve the ancillary clubhouse facilities including changing rooms at this site the club leases from Ealing Council. This project will benefit the rugby section of the sports association as well as the football and cricket sections.
- **Cayton Green Park** - Northolt RFC has aspirations to upgrade its clubhouse (a 1930's building) with poor internal layout. Changing provision available to the club is good as a result of the recent provision of a modular changing pavilion part funded by the RFU and shared by the club with football clubs.

- **Trailfinders Sports Ground** - Further development of the facilities at this key site may result from a new three year agreement between the owners of Trailfinders Sports Club and the London Broncos Rugby League Club to base all London Broncos home matches and training at this site from 2016. The Broncos have three teams - first team, u16s and a u19s Academy. Trailfinders Sports Club currently has pitch-side seating for 1,020 and space for a further 2,000 standing spectators. Should the Broncos gain promotion to the Super League, there is potential at the 18 acre Trailfinders Sports Ground to expand the spectator capacity. The recent completion of a second rugby compliant AGP on this site in place of a grass pitch for use for both rugby league and rugby union reduces the risk of over-play of the remaining grass pitches and increases the playing capacity of the site for rugby (union and league) as well as for football.
- **St Benedict's School** - Old Priorian RFC is in early discussions with the school concerning the options to improve the quality of the pitches and their drainage in order to reduce the number of occasions when the school cancels club fixtures in order to project the quality of the pitches (for use by the school). The club is also keen to secure floodlighting to the existing sand based AGP at the school to use for midweek non-contact drills training. The club currently train off site on the floodlit AGP managed by Kajima at Brentside School. Change of surface of the St Benedict's School AGP to World Rugby compliant 3G is not an option for the future as the school play hockey on the pitch and hire it extensively at weekends to Ealing Hockey Club.

### **Rugby Supply in Neighbouring Boroughs**

The following rugby clubs have home grounds close to the Ealing borough boundary and are therefore very accessible to Ealing Borough residents:

- Barnes RFC and Richmond RFC – To the east and south in LB Richmond.
- Ruislip RFC, Hayes RFC and Old Abbotstonians – To the north and west in LB Hillingdon.
- Grasshoppers RFC – To the South in the LB Hounslow.

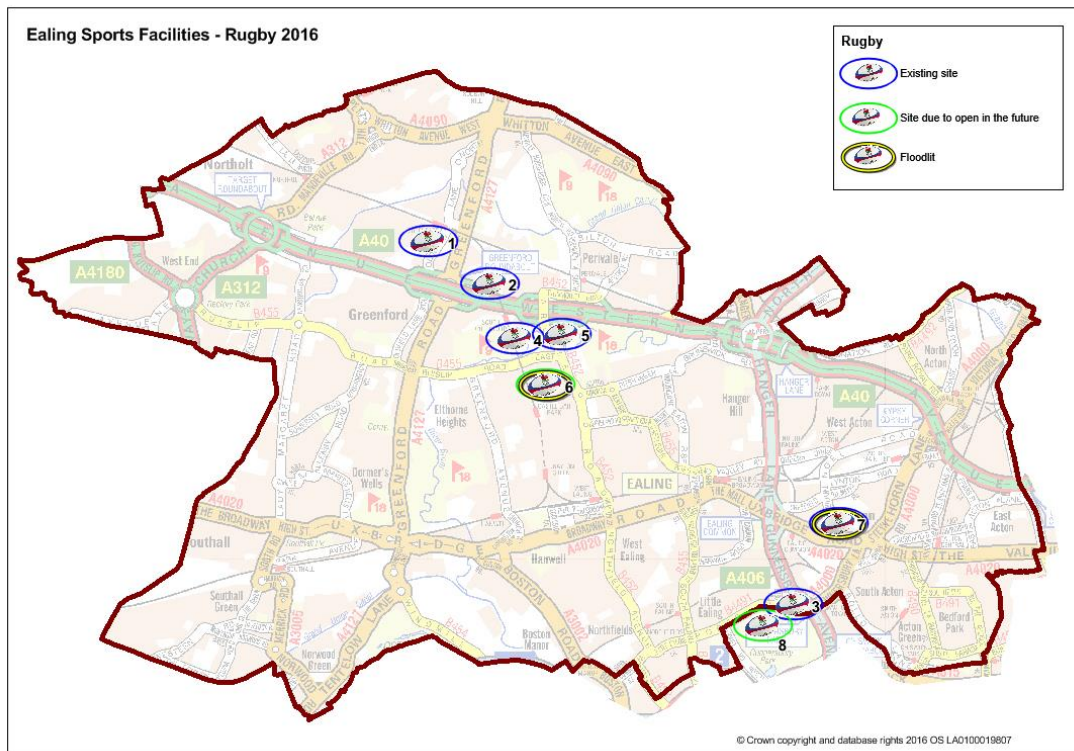
All of these clubs are expected to have Ealing residents as members as they are close to the borough boundary and also provide a wide range of rugby opportunities.



**Distribution of Rugby Sites**

Map 1 shows the distribution of grass rugby pitch sites across Ealing Borough. It is evident that there is a gap in provision for rugby in the south west of the borough around Southall. For many residents in this part of the borough, rugby club facilities in Hillingdon and Hounslow boroughs are equally as accessible as the clubs in Ealing.

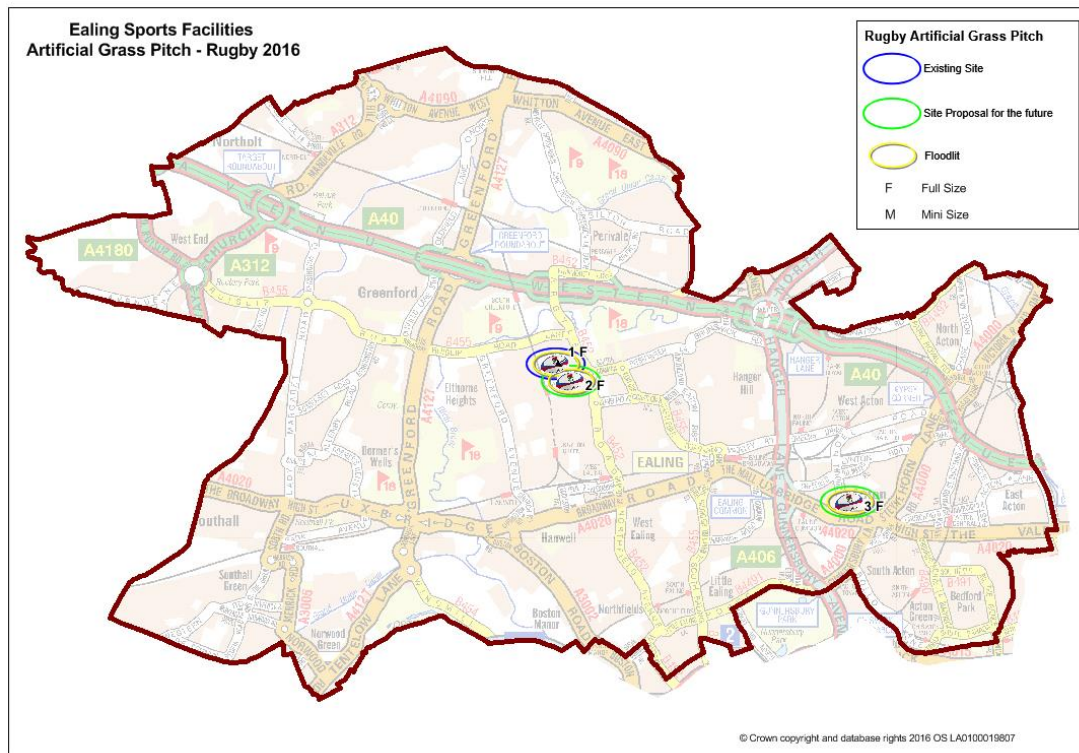
**Map 1 - Ealing Rugby Site Distribution**



<b>Ealing - Rugby facilities</b>			
<b>Existing grass rugby pitches</b>			
<b>Map 1 Key</b>	<b>Site</b>	<b>Address</b>	<b>Postcode</b>
1	London Playing Fields (Greenford)	Birkbeck Avenue, Greenford	UB6 8LS
2	Northolt RFC	Cayton Road, Greenford,	UB6 8BJ
3	Old Actonians RFC	Gunnersbury Drive, Ealing,	W5 4LL
4	Perivale Park	Leaver Gardens, Greenford,	UB6 8TJ
5	St Benedicts School	Perivale Lane	UB6 8TL
6	Trailfinders Sports Ground	Vallis Way, West Ealing	W13 0DD
7	Wasps FC	Twyford Avenue, Acton	W3 9QA
<b>Sites for planned new supply</b>			
8	Gunnersbury Park	Popes Lane, Acton	W3 8LQ

Map 2 shows the location of the existing rugby compliant AGP at Trailfinders Sports Ground (where the owners are considering conversion of a grass pitch to provide a second AGP suitable for rugby union and rugby league) and the location of Wasps FC where there are emerging proposals for a rugby AGP.

**Map 2 - Distribution of AGP rugby pitches in Ealing**



Map 2 Key	Artificial Grass Pitches suitable for rugby (Map 2)	
1	Trailfinders Sports Club	Vallis Way, West Ealing
2	Trailfinders Sports Club (completed autumn 2016)	Vallis Way, West Ealing
	<b>Sites for planned new supply</b>	
3	Wasps FC	Twyford Avenue, Acton

### 3. Rugby Pitch Demand (Step 3)

Findings relating to rugby pitch demand in The London Borough of Ealing are summarised below.

#### **Clubs and Teams**

Between the six Ealing based clubs (plus Hanwell RFC who currently play home games in Hounslow borough), there are a total of 17 adult men's sides (including two vets teams and an 'occasionals' team) plus two women's teams (both at Wasps FC). In addition both the senior clubs – Wasps and Trailfinders – have u23 sides, the latter as part of a rugby academy set up for youth players from age 15 up. This adult expressed demand for rugby in Ealing borough (22 teams in all) is detailed in Figure 2 below.

Currently, just Wasps and Trailfinders have junior sections. At both clubs the junior sections have developed substantially over recent seasons with both clubs now running three sides in each year groups from u6 to u13, two sides in each year group from u14 to u16 and a single u18 side. All the mini and youth sides train and play home fixtures at the clubs' grounds. At Trailfinders, most of this play takes place on the AGP on Sunday mornings.

**Figure 2: Table of senior rugby club information**

<b>Ealing based rugby clubs and senior teams</b>	<b>2015 leagues</b>	<b>Home ground</b>	<b>Other grounds used</b>
Ealing Trailfinders o 4 Men's teams o Academy (15-23yrs) o 1 Vets team	Championship (1 <sup>st</sup> –professional) Zoo Sports Shield 2 (1 <sup>st</sup> – amateur) Middlesex Merit League 2 (2 <sup>nd</sup> ) Middlesex Merit League 5 (3 <sup>rd</sup> ) Surrey Veterans League (Vets)	Trailfinders Sports Ground, West Ealing	Hathaway Primary School playing field (on occasion)
Northolt RFC o 1 Men's team	Middlesex Merit League 2	Cayton Green Park, Greenford	N/A
Old Actonians RFC o 2 Men's teams	London North West 3 (1 <sup>st</sup> ) Middlesex Merit League 3 (2 <sup>nd</sup> )	Old Actonians Sports Club Ground, Ealing	Twyford Avenue Sports Ground, Acton (Previously Gunnersbury Park)
Old Priorian RFC o 3 Men's Teams	London North 1 (1 <sup>st</sup> ) Middlesex Merit League 1 (2 <sup>nd</sup> ) Middlesex Merit League 4 (3 <sup>rd</sup> )	St Benedict's School Playing Fields, Perivale Lane	London Marathon Playing Fields, Greenford
Wasps FC o 2 Men's teams o Occasional team o U23s o 2 Ladies team	London North West 3 (1 <sup>st</sup> ) Middlesex Merit League 3 (2 <sup>nd</sup> )  Women's Premiership (1st) Women's Championship South (2 <sup>nd</sup> )	Twyford Avenue Sports Ground, Acton	N/A

Ealing based rugby clubs and senior teams	2015 leagues	Home ground	Other grounds used
West London RFC <ul style="list-style-type: none"> <li>o 2 Men's teams</li> <li>o 1 Social Vets team</li> </ul>	Herts/Middlesex 2 (1 <sup>st</sup> ) Middlesex Merit League 4 (2 <sup>nd</sup> )	London Marathon Playing Fields, Greenford	N/A
Hanwell RFC <ul style="list-style-type: none"> <li>o 1 Men's team</li> </ul>	Middlesex Merit Table	Boston Manor Playing Fields (LB Hounslow)	Train on grass pitches alongside Elthorne Leisure Centre and summer touch rugby in Elthorne Park

### **Active People Survey**

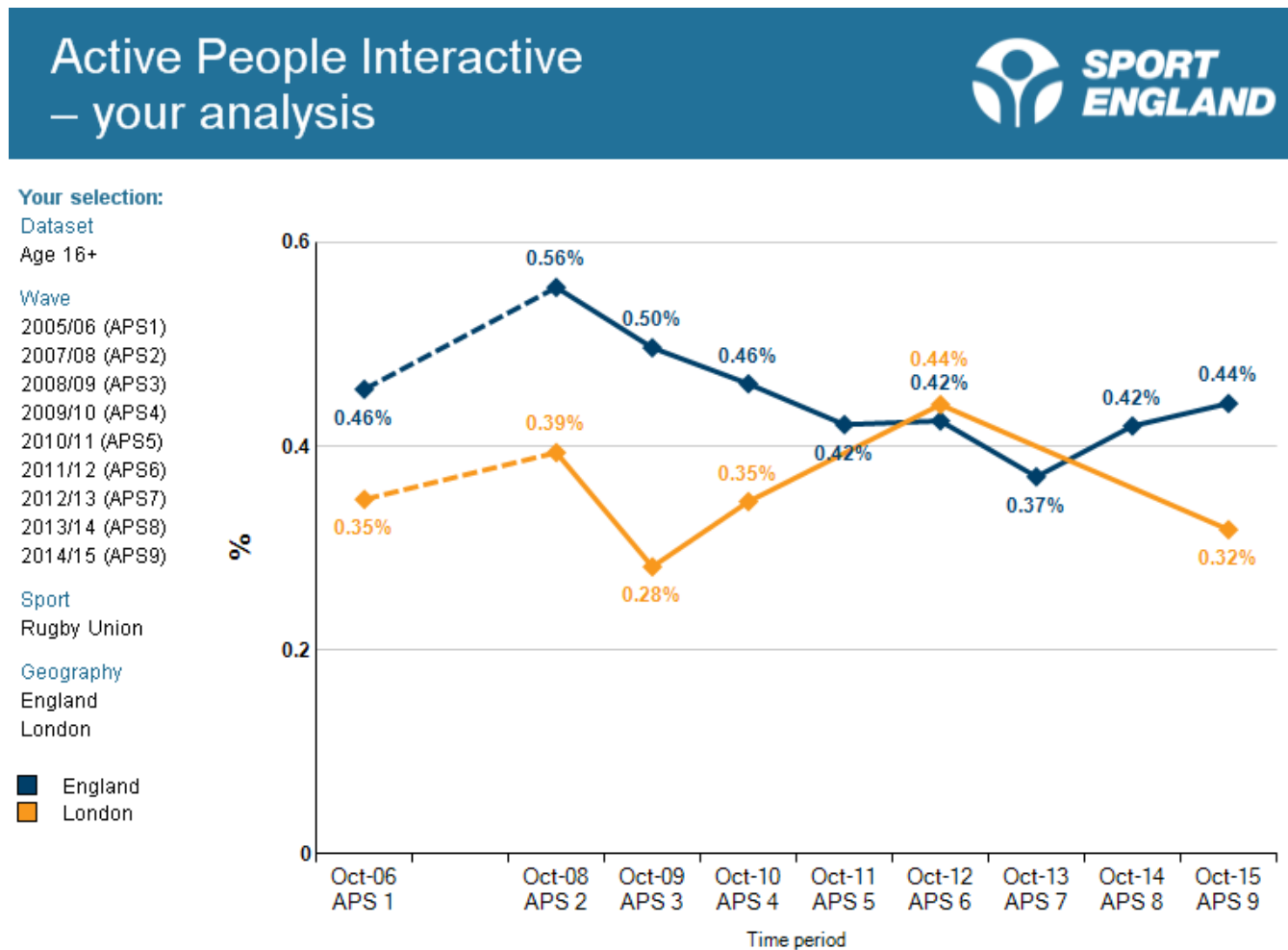
Active People Survey 9 (Oct 2014 - Sep 2015) showed that 0.44% of adults (16+) in England played rugby for at least 30 minutes once a week. The data for London shows a lower participation rate of 0.32%. Comparable data at a borough level is not available due to insufficient sample size.

If rugby participation in the London Borough of Ealing were at the London average, this would indicate around 860 adults (aged 16+) living in the borough play rugby (out of an adult population for rugby participation of approximately 270,000). With 22 teams operating in the borough (including the academy) this would leave each team with approximately 39 players if rugby participation is 100% club based and contained within Ealing. Whilst these calculations are only approximate they lend support to the conclusion that there is some displacement of demand –out of the borough – and this is likely to be to the clubs listed on page 6.

### **Imported and Displaced Demand**

The clubs surveyed reported no imported demand, to rugby pitches in the borough and none of the four clubs that responded to the club survey identified the need to use pitches outside of the borough. Wasps (in Acton) and Trailfinders (in Perivale/Greenford) are quite centrally located some distance from the borough boundary. However, the newly established Hanwell RFC - serving the Hanwell, Northfields and Brentford area - is currently displaced for its home matches to Boston Manor Playing Fields just across the borough boundary with Hounslow. From the Active People Survey findings above it is likely that some of the rugby demand within Ealing is met by clubs outside of the borough. This is despite the high quality facilities and standard of league play available at the clubs within Ealing.

Figure 3: Once a week Rugby participation in England and London from 2005/06 - 2015



Source: Sport England (March 2016)

### **Market Segmentation**

Analysis of Sport England Sports Market Segmentation data for the London Borough of Ealing identifies the main adult Sports Market Groups that currently play rugby, in order of population size:

- **Ben** (*Competitive Male Urbanites*), aged 18-25, graduate professional
- **Jamie** (*Sports Team Lads*), aged 18-25, vocational student
- **Tim** (*Settling Down Males*), aged 26-45, professional

These are also groups that are overrepresented in the borough compared to national data. As these groups have the greatest tendency to play rugby, this data suggests that rugby participation in Ealing may well exceed the national average. If this is the case it lends further support that some of the demand from Ealing residents is met by clubs outside of the borough.

### **Latent Demand**

Latent demand to play rugby is also apparent; the same three Groups indicated potential for further growth if the necessary club and facility infrastructure and capacity is available. A further Group - **Kev** (*Pub League Team Mates*, aged 36 to 45, vocational job- although much smaller as a proportion of the total borough population than the three main Groups above, shows high latent demand relative to current participation.

### **Casual Demand**

Wasp FC has hosted a variety of initiatives in recent seasons in partnership with RFU development officers aimed at encouraging returning players and introducing newcomers to the game of rugby, both male and female. These include:

- An annual 'Find Rugby Now' festival involving social and competitive 7 a side teams and mixed touch rugby and men's rugby 10s teams
- Touch rugby evenings aimed at parents of mini and junior club players
- An annual adult Tag Rugby Festival for both men and women.

Trailfinders Sports Club has also programmed a series of weekly summer touch rugby sessions at the club in recent seasons attracting 20+ players and run a Satellite club with Elthorne Park High School and recent Sportivate projects for young people.

Hanwell Rugby Club has also run free summer touch rugby sessions in Elthorne Park on Tuesday evenings in association with a coaching organisation.

## 4. The situation at individual sites for rugby (Step 4)

The pitches were assessed during November in the 2015/16 season. These assessments were reviewed in discussion with the RFU and ratings for each agreed as a basis for comparison of the amount of play each site could accommodate (its carrying capacity) against the amount of play that takes place.

Carrying capacity is a measure of the number of match equivalent sessions per season for community use each pitch can take without adversely affecting its quality and use.

It was agreed with the RFU representative to adopt the following pitch carrying capacities according to each quality rating to be consistent with the approach adopted in similar assessments across the country:

**Figure 4: Rugby Pitch Carrying Capacity**

Match Equivalent Sessions a week		Maintenance		
		Poor (M0)	Adequate (M1)	Good (M2)
Drainage	Natural Inadequate (D0)	0.5	1.5	2
	Natural Adequate (D1)	1.5	3	3
	Pipe Drained (D2)	1.75	2.5	3.25
	Pipe and Slit Drained (D3)	2	3	3.5

Figure 5 below summarises the situation at each rugby site with regard to:

1. *Pitch supply* (including the quality ratings) and conclusions reached as to the amount of play a site can accommodate (i.e. its carrying capacity for community use);
2. *The amount of play that takes place at each site* (i.e. the expressed demand) adjusted to reflect any casual or education use in addition to club use for matches and training;
3. *The comparison* (shown as a RAG rating) as to whether, for each pitch type it contains, a site is:
  - **RED** - Being overplayed (current use exceeds the carrying capacity)
  - **AMBER** - Being played to the level the site can sustain (current use matches the carrying capacity), or
  - **GREEN** - Potentially able to accommodate some additional play (current use falls below the carrying capacity)



**Figure 5: The Situation at Individual Sites**

The main characteristics of the current rugby facility supply and demand balance at each site are summarised as follows:

Site	Pitch Rating <sup>1</sup>	No.	Ancillary facilities	Security of access	Cap. MES per week	Est. Use	RAG	Home club and comments
<b>Twyford Avenue</b> Sports Ground, Acton (Twyford High School)	1 x M2/D1 5 x M1/D1	6 (2 floodlit during certain hours)	Changing rated as 'Good'. Pavilion considered 'tired'.	Club own freehold.	18 (1x3+5x3)	17		<b>Wasps FC</b> Some use by <b>Old Actonians</b> No spare capacity to allow for growth plans
<b>Trailfinders</b> Sports Ground, West Ealing	1 x M2/D2 1 x M2/D1	2 (1 floodlit) plus 1 midi 2 x AGP (3G, floodlit, World Rugby) 1 MUGA (sand, floodlit)	Good	Privately owned. Club hires from company.	Grass - 9.5 (1x3.25+1x3)	Grass >6.25		<b>Trailfinders</b> Over marking of two pitches with one football pitch (Hanwell Town). Rugby compliant AGP built in 2014 and new second AGP completed 2016 has relieved previous overplay on grass pitches <b>London Broncos RFL</b> <b>Uni of West London</b> <b>2 private schools</b>
<b>St Benedict's School</b> Playing Fields, Perivale Lane  (Independent School association)	1 x M2/D0 3 x M2/D3	4	TBC	School owned. Club hires but fixtures often cancelled to protect pitch.	12.5 (1x2+3x3.5)	7.25		<b>Old Porian</b>  <b>St Benedict's School</b> Estimated usage at 5 MES
<b>Old Actonians</b> Sports Club Ground, Gunnersbury Drive, Off Pope's Lane, Ealing	M2/D2	1	Old and poorly laid out. Needs replacing.	Leased to Old Actonians Sports Club by LBE	3.25 (1x3.25)	4		<b>Old Actonians</b>
<b>Cayton Green Park</b> , Greenford	M1/D1	1	One old changing	Leased to Northolt RFC by LBE	3 (1x3)	2		<b>Northolt RFC</b> Space for two pitches.

Site	Pitch Rating <sup>1</sup>	No.	Ancillary facilities	Security of access	Cap. MES per week	Est. Use	RAG	Home club and comments
			block- poor. One newer fit for purpose-good.					
<b>London Marathon Playing Fields</b> , Birkbeck Ave, Greenford	M2/D3	1 plus a 60x40m floodlit training area	Recently upgraded clubhouse. Good.	Annual rental agreement (West London RFC rents pitches from LPF - £10,000 pa approx.)	3.5 (1x3.5)	2		<b>West London RFC</b> <b>Old Priorsian</b> occasional use when St Benedict's School pitch being protected.
<b>Perivale Park</b> , Stockdove Way, Greenford	M1/D1	1	New shared sports pavilion under construction	Council owned - no current rugby use. Used for Gaelic Football mainly in summer	3 (1x3)	1		Current use limited to Gaelic Football. Potential home base for Hanwell RFC when new pavilion completed although 4 miles approx from Elthorne training base
<b>Total</b>					49.50	43.75		

<sup>1</sup> Based on mean quality scores from non-technical assessments conducted in 2015 and categorised in agreement with RFU representatives.

## 5. The current and future pictures of provision for rugby (Step 5)

### Current

Overall, there are sufficient rugby pitches in Ealing to meet current demand. Trailfinders Sports Ground has the greatest demand; the Club has between 400 and 500 playing members and to address the growing imbalance between pitch supply and demand has, since 2014, provided two floodlit AGPs at this site. Wasps FC have a similar size of playing membership and also cater for women's rugby. However, this club no access to an onsite AGP at present and, over recent seasons, with RFU support, has sought to alleviate its supply/demand imbalance by providing floodlights to two of the pitches.

Old Actonians, although a much small club than Wasps and Trailfinders, have an undersupply of rugby pitches on site and due to the demands of the football and cricket sections there is no space to provide further pitches on site. As such, the club has to hire a second pitch elsewhere in the borough on occasions and is constrained from developing a junior section despite reported expressed demand from adult members. In addition, the new Hanwell

RFC, although a small single team club at present, is displaced to Boston Manor Playing Fields in Hounslow Borough and is actively seeking to secure a suitable home base in Ealing borough.

The quality of supply is good with the standard of maintenance being, overall, very good. Improvements to drainage at those sites reliant on natural drainage should be a consideration (e.g. the pitches at St Benedict's School used by Old Priorian to reduce cancellations).

If a World Rugby compliant AGP were provided in partnership with Twyford School on land at Wasps FC, this would alleviate existing pressure of demand on the grass pitches at Wasps FC and provide capacity for further growth.

### **Future**

**Planned growth** - The clubs within Ealing have plans to increase the number of teams as follows in future. In consultation with the RFU, it is understood that the two clubs that did not respond to the survey – Old Priorian and Northolt – are focused on sustaining their current player base and have no plans to grow team numbers in the next three seasons. The growth plans reported by the respondent clubs are for a further seven teams as follows:

- Senior Men's – 4 teams
- Youth Boys - 2 teams
- Youth Girls – 1 team

**Potential effect of population change** - Future population growth figures have been calculated for the period of this strategy against the primary age groups for rugby participation in each sub-area. Figure 6 below shows the forecast population change.

**Figure 6: Potential population change and rugby team generation rates**

Age Group	Current population in age group (MYE – 2014)	Future population in age group within the area (2031)	Population Change in Age Group	Current teams	Team generation rate	Potential change in teams
Senior Men (19-45)	74,831	86,752	+15.93% (11,921)	15	4,989	+2.4
Senior Women (19-45)	71,387	75,662	+5.99% (4,275)	2	35,694	+0.12
Youth boys (13-18)	11,986	14,241	+18.81% (2,255)	14	856	+2.6
Youth girls (13-18)	11,190	13,005	+16.22% (1,815)	2	5,595	+0.3
Mini/Midi (7-12) Mixed	24,853	27,613	+11.11% (2,760)	28	888	+3.1

Sources: LBE Strategic Planning Team. Current Population from ONS (2014 Mid Year Estimate); Projections derived from GLA 2014 Round Populations Projections.

By 2031, assuming current rugby participation and team generation rates and the forecast population growth takes place; the figures above suggest growth in all of the male age groups. Wasps FC has also commented they expect to see a growth in Women's Rugby which is not shown above due to the current small number of women's teams.

Team growth in the borough will also be driven by club development initiatives implemented in partnership with partners (e.g. RFU Community Coaches) and not by population growth alone.

Considered together, given the population growth and the club plans for team growth, there is a predicted increase by 2031 of 6 Senior Men's teams, 4-5 Youth Boys' teams, 1 Youth Girls' team and 3 Mini/Midi teams.

**Potential effect of demand trends (how pitch sports are played)** – National trends show a reduction in interest in taking part in sports that demand a commitment to regular attendance, in favour of a more casual involvement.

This national picture is not reflected locally in Ealing as far as demand for the traditional 15 a-side game is concerned. All clubs are reporting stable or growing numbers of adult teams. Wasps FC is also reporting growth in numbers of junior players and interest in women's rugby. This growth in the traditional forms of the game locally in the borough is happening alongside small but growing demand for adult touch and tag forms of the game.

**Particular sports clubs and sites where demand is likely to increase or decrease and potential effect** – Wasps FC is predicting the largest growth in demand and this will put increasing pressure on their pitches. West London RFC is planning some growth that could be accommodated at their current location. Both of these have the potential to have a knock-on impact on other clubs who use these grounds as an overspill including Old Actonians who are planning to grow their club using a combination of this overspill capacity and the planned new provision in Gunnersbury Park, provided this is made available at affordable rates.

**Potential effect of changes in supply** – An additional Rugby compliant AGP in the borough would have a significant impact on the current supply and demand of pitches, especially if this were to be provided at Wasps FC. The proposals to re-provide a grass pitch and two football AGPs at Gunnersbury Park will also serve to address the current match play and training needs of Old Actonians RFC and have potential to facilitate the growth plans of this club (a junior section) provided the facilities are made available to the club at affordable rates. Bringing the second pitch into use at Cayton Green Park will accommodate a small amount of additional demand but would not be sufficient or in the right location to resolve current pitch supply and capacity issues for Wasps or Old Actonians.

## 6. Key findings and issues for rugby (Step 6)

Figure 7: Key findings and issues

	Rugby
<p><b>The main characteristics of the <u>current</u> supply of and demand for provision</b></p>	<p>There has also been significant investment in facilities for rugby union in Ealing since the last borough-wide review in 2010. While the overall number of pitches available has remained unchanged at 18, the overall playing capacity of the pitch supply has been increased. This has been achieved by the conversion of two of the grass pitches at Trailfinders Sports Ground to floodlit World Rugby AGPs; by installing floodlights to two pitches at Wasps FC's Twyford Avenue Sports Ground and one grass pitch at the Trailfinders Sports Ground plus providing a new floodlit training area at the London Marathon Playing Fields in Greenford, used by West London RFC. Ancillary facilities have also been improved at several sites through a combination of private finance (Trailfinders) and Sport England and RFU investment programmes (e.g. a new modular changing pavilion in Cayton Green Park used by Northolt RFC).</p> <p>Alongside this investment in supply, there has also been a steady growth in demand since the last review in the number of mini and youth teams (at both Trailfinders and Wasps). There are now 82 teams in total (of which 60 are for players from u6 to u16) compared to a total of 77 in 2010 (49 mini and juniors). The number of rugby clubs based in the borough is unchanged at six, however Hanwell RFC has been formed since the last review and trains in Ealing but plays in Hounslow.</p> <p>The Rugby Premiership side Wasps completed its relocation from Acton to Coventry in 2016. Wasps FC, the voluntary club, has approaching 500 playing members and owns the freehold of its home ground in Acton. The club will find it harder to raise funds for necessary facility enhancements following the move of the professional side.</p> <p>Ealing Trailfinders RC has a similar size playing membership to Wasps FC and has continued to develop since the last facility review through the patronage of the private individual who owns the site and facilities. Ealing Trailfinders RC remain as the only club in the borough that offers professional rugby (a semi pro team in the second tier Rugby Championship), a youth academy as well as a full range of junior sides from age 6 upwards. This site also became the home base of London Broncos Rugby League (first team plus u16/u19 academy) in 2016.</p> <p>In addition to these two large clubs offering opportunities to play at most standards, there are a further five clubs that offer opportunities for adult men's regional and/or county league rugby and social rugby. One - Old Actonians - has a secure site (leased from the Council) but lacks sufficient capacity on its home ground to deliver its development plans that include starting a junior section. Two clubs - West London RFC and Hanwell RFC - have no security of access to their home facilities. Both clubs rent access on a season-by-season basis from the London Playing Fields Foundation, the latter at Boston Manor Playing Fields just outside the borough in Hounslow.</p>

Rugby	
<p><b>Is there enough accessible and secured community use provision to meet <u>current</u> demand?</b></p>	<p><b>YES.</b> Security of access to rugby grounds in the borough is good, particularly for the key development clubs, and current demand is largely met by current supply. There is enough secured supply for league rugby (senior and youth) home fixtures (played mainly on Saturday afternoons) and midweek evening training. However, at some sites, capacity for junior matches and training on Sundays is becoming an issue.</p> <p>The success of the two key clubs - Ealing Trailfinders RC and Wasps FC in growing demand and participation by both boys and girls in mini and junior rugby when combined with the playing and training demands of these clubs' senior teams and the financial pressure to maximise income generation through hire of pitches either for representative matches or to other clubs (e.g. Old Actonians at Wasps and London Broncos professional rugby league at Ealing Trailfinders), means that the grass pitches are used near to capacity. This is particularly an issue at Wasps which does not currently have an AGP and also has plans for further growth.</p> <p>In addition, the Old Actonians club is unable at present to meet demand for junior and mini rugby although there is an opportunity to address this using the new facilities at Gunnersbury Park which, although just outside the borough, is very close to the club's ground. Also, the recently established single team club Hanwell RFC is currently displaced to a London Playing Fields site in Hounslow for its home matches although training takes place within Ealing borough at Elthorne Park adjacent to Elthorne Leisure Centre.</p>
<p><b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b></p>	<p><b>YES.</b> Two thirds of pitches are considered to be maintained to a good standard and 14 of the 15 grass pitches have at least adequate drainage. The quality of pitches in Ealing is generally good but with some scope for improving the capacity of current supply by increasing quality especially at Wasps. One of the pitches at St Benedict's School used by Old Priorian drains poorly despite good maintenance by the school's ground staff. The club wish to improve the drainage of this pitch to reduce the frequency of cancellations by the school and the need to find alternative pitches to hire at short notice.</p> <p>In terms of ancillary facilities, a priority is to improve the changing facilities at Old Actonians Sports Ground, particularly if mixed mini rugby is to be offered at the site in future, although this activity may be better located at the new facilities proposed for Gunnersbury Park. Other clubs with current aspirations supported by the RFU to modernise their social facilities are Wasps FC and Northolt RFC in Cayton Green Park.</p>
<p><b>What are the main characteristics of the <u>future</u> supply and demand for provision?</b></p>	<p>In terms of future demand, considered together, given the population growth and the clubs own plans for team growth, there is a predicted increase by 2031 of 6 Senior Men's teams, 4-5 Youth Boys' teams, 1 Youth Girls' team and 3 Mini/Midi teams. If this growth takes place, the total number of rugby teams in Ealing will increase from 82 at present to around 97 teams.</p> <p>In terms of committed projects that will impact on future supply, the completion of the new pavilion building at Perivale Park will increase the attractiveness of the single pitch on this site for use by Ealing based rugby clubs on a shared basis with Gaelic Football (St Joseph's GFC).</p>

Rugby	
	<p>The main opportunity to increase the capacity of supply to address forecast demand is on the secured club site at Wasps FC now that the Trailfinders site has two AGPs. There are current outline proposals for a rugby compliant AGP at Twyford Avenue Sports Ground for dual use by Wasps with the Twyford High School as part of contingency plans by the Council to address the need for more school places.</p> <p>The current proposals for Gunnersbury Park will also address some rugby demand if implemented as planned. A re-instated grass rugby pitch in this park will provide overspill capacity for Old Actonians RFC at weekends and the floodlit FTP for midweek non-contact drills training. It also opens up the potential for this club to implement its growth plans including starting a junior section. However, cost of access to the Gunnersbury pitches will be a key issue in terms of the availability of these new facilities to the club.</p> <p>In the event that one or more of these projects (included in the Action Plan at the conclusion of this PPS) fail to come forward, the needs case should be reassessed as part of the PPS update and review process.</p>
<b>Is there enough accessible and secured community use provision to meet <u>future demand</u>?</b>	<p><b>NO.</b> There is little spare capacity currently at peak times at the Wasps FC club sites and, in particular, there is insufficient unused playing capacity on the existing grass pitches at Wasps FC to allow for growth, as planned by this key club.</p> <p>Without further rugby compliant AGP capacity, the forecast increase in teams resulting from population growth and clubs' own development plans will place further demand on the existing grass pitch supply, most of which is already used at or near its playing capacity.</p>
<b>What is the overall quality level?</b>	<p>The quality of rugby facility supply overall in Ealing Borough is generally good. As indicated above, the priority projects for future investment in quality enhancement to best sustain and grow the clubs based in Ealing are:</p> <ol style="list-style-type: none"> <li>1. Wasps FC - Development of the Wasps FC site at Twyford Avenue Sports Ground is of particular interest to the RFU, potentially to include a rugby compliant AGP for dual use with the school adjacent which the Council has plans to expand. The RFU consider this an ideal venue to further grow the game in West London</li> <li>2. Old Actonians RFC- clubhouse and changing rooms modernisation at the club's ground</li> <li>3. Northolt RFC - improved social facilities at Cayton Green Park</li> </ol>



## Appendix E: Bowls & Croquet - Assessment of Needs

The findings of the assessment of supply of facilities for bowls and croquet in the London Borough of Ealing are summarised in this section.

There are now seven bowls clubs currently playing in the borough who, between them, currently use a total of six standard size (6 lane) bowling greens and one small (4 lane) green at sites within the borough. There is one further 6 lane green in Islip Manor Park that no longer has club use (since 2012) but continues to be available for casual bowls. Lammas Park - located quite close to the West Ealing Bowls Club - used to have three public greens with pay and play access. Usage declined to a point where the Council decided it was no longer viable to continue to maintain this facility for bowls. The Council is negotiating terms of a lease on these good quality greens and a pavilion that needs attention with Ealing Croquet Club to expand their activities. Lammas Park is one of only two dedicated croquet club venues in West London. A further public bowls green was taken out by the Council in Acton Park following the demise of the Acton Bowls Club in February 2015.

Six of the seven bowls clubs in Ealing have contributed to the assessment either via an online survey or interview on the site visits. A further club - Gunnersbury Bowls Club - has also engaged in the consultation. This club draws its members from Ealing borough predominantly and considers itself to be an Ealing based club although its location within Gunnersbury Park is just over the borough border in Hounslow.

### 1. Bowls & Croquet Supply

#### **Bowling Greens in Ealing**

The eight operational bowling greens in Ealing borough are summarised below:

- **The Brentham Club, 38a Meadvale Road, Brentham Garden Suburbs, Ealing, W5 1NP** – A good quality 6 lane green with pavilion and on site car parking owned and maintained by a well-supported sports and social club which also has tennis, cricket, football and bridge sections. This is a successful club with a stable membership. No casual (non member) bowling is available other than as the guest of member.
- **Ealing Conservative Bowls Club, 1 Craven Road, Ealing, W5 2UA** – A small 4 lane green and wooden pavilion to the rear of Ealing Broadway, owned and maintained by the club. The club is barely sustainable with only 17 playing and 10 social members at the time of our site visit. There is no on site car parking. The quality of the small green is poor. It suffers from shading from surrounding tall buildings. No casual (non member) bowling is available other than as the guest of member.
- **Horsenden Hill Recreation Ground, Horsenden Lane North, Greenford UB6 0PR** – A 6 lane green and pavilion owned and maintained by the Council. North Greenford Bowls Club has its playing base here but no lease. The membership is stable but small at 19 and therefore only able to offer friendly bowls (no league play) currently. Club members buy annual season tickets from the Council. Casual bowling is available but take up is

negligible. The club considers the green to be maintained to a good quality and, aside from a need for some replacement fencing and pavilion windows; the Council maintains the facilities to a good standard.

- **Islip Manor Park, Eastcote Lane North, Northolt, UB5 5RJ** – Formerly the home green of Northolt Bowls Club, since the club folded in 2012, the Council has managed casual bowls sessions on this popular 6 lane green in summer, as of 2016 a group of volunteers has committed to running these sessions in the future. Improvement works were undertaken to the greenside shelter in 2015. Bowlers attending the sessions access toilets in a Play Centre close by on this site. This is the only bowls green in the Northolt area.
- **Pitshanger Park, Perivale Gardens, W13 8DH** – A 6 lane green and wooden pavilion owned and maintained by the Council. Pitshanger Park Bowls Club has its playing base here but no lease. Club members buy annual season tickets from the Council. Casual bowling is available but take up is negligible. The club rate the facilities as 'adequate' and consider that, to halt a decline in membership (currently standing at 30 approx.) and the number of visiting teams prepared to play at this venue, there is a need for improvements to the green which is very worn in parts with bare patches close to the perimeter, provision of toilets (to remove reliance on access to cafe toilets some distance away), and more regular repainting of the exterior of the building where some of the wood to the door surrounds etc. is beginning to rot.
- **Springfield Bowls Club, Western Gardens, Ealing, W5 3RS** - A standard 6 lane green with pavilion and on site car parking held on long lease and maintained by the club. Good quality green and stable membership of circa 110 (including social members) and a number of young players. The club has a large pavilion which was reroofed and insulated at the club's expense in 2009 following a decision by a tribunal to fix the rent at £5,400 per annum until the next review date (2029). The freehold owners aspire to develop the site for housing. The pavilion needs a refresh with new, carpeting, fire doors and access toilet.
- **Wolf Fields, Norwood Green, Southall, UB2 5RJ** - A 6 lane green and pavilion owned by the Council. Two clubs - Featherstone BC and Southall BC merged in 2016 to form Featherstone and Southall BC (with 29 members currently). The club has its playing base here but no lease. Club members buy annual season tickets from the Council. Casual bowling is available but take up is negligible. In consultation, the club rate the green as good quality although suffering from too much shade from overhanging trees and occasional trespass by children scaling the fence and playing football on the green. From our site visit, there are localised areas near to the edges of the green with poor grass cover. The condition of the wooden pavilion is rated by the Featherstone club as 'acceptable' although from our visit it was evident that some repairs are required (e.g. to the ceiling) and externally the building would benefit from a refresh and replacement of the boarded up windows and rusted perimeter fence and entrance gate. This is the only remaining green in the Southall area in the south west of the borough.
- **West Ealing Bowls Club, Mervyn Road, Northfields W13 9UW** - This club is the most successful in the borough in terms of playing performance with both men and women regularly reaching national level competition finals. The 6 lane green with pavilion was leased to the bowls club by the Council for 125 years in the 1990s. Along with the Springfield and Brentham clubs, the West Ealing club has a large and stable membership (currently 110 members of whom approximately 60 are regular players). No casual (non member) bowling is available other than as the guest of member. The Council funded some upgrade works to the changing rooms to make them accessible for disabled users in 2013. Historically, this club, which was formed in 1923, operated two greens on the site. The land where the second green was situated is served by a second small wooden pavilion and, since 2005, has been sub let to Brentford FC Junior 'Bees' as a junior football training pitch.

### **Croquet Lawns in Ealing**

- **Lammas Park, Culmington Road, Ealing W13** - The facilities comprise three greens used regularly for playing croquet with a two storey pavilion in average condition. Ealing Croquet Club originally used two greens but took over use of the third when the bowls club on the site folded. Use of the third green has allowed the club to train and play matches at the same time, as well as offer beginner sessions to new members. It has also allowed the club to play both forms of croquet, the traditional long game and the newer Golf Croquet, popular with new players. The Club and Council are currently negotiating a lease on this facility which will mean the Club, as of 2017, will contribute to the grounds maintenance costs of the site. The lease will also provide the Club with security of tenure which will allow it to apply for grant funding for future facility enhancements. If the Club is unable to meet the terms of the lease then the Council will investigate alternative uses of one or more of the greens as well as additional use of the pavilion.

### **Supply in neighbouring boroughs**

Generally, outdoor bowls clubs in London tend to have small catchment areas with many players living within walking distance or a short bus or tube ride from the green. There are some exceptions in that a minority of players will travel to clubs outside their local area that can offer higher levels of competition. This is not the case in Ealing as the West Ealing Bowls Club offers opportunities for both men and women to play at the highest levels of competition and is within walking distance of Northfields underground station. Two other clubs in the borough - Springfield and Brentham - also offer competition opportunities to a good county league standard for both men and women and can be accessed from most parts of the borough.

The only outdoor clubs identified in the neighbouring boroughs to Ealing that impacts on the supply/demand balance in Ealing is the **Gunnersbury Bowls Club** in Gunnersbury Park, just over the borough boundary with Hounslow. This club, with 28 playing members currently, is in the process of agreeing a new lease with Hounslow Council. The green is maintained by club volunteers and is rated by the club as 'good'. However, the pavilion dates back to the 1930s and, in the view of the club, is in an 'unacceptable' condition which acts as a deterrent to attracting new members.

The only other community croquet facility in West London is located in Hammersmith & Fulham borough at the Hurlingham Club, a private members club.

### **Indoor Bowls**

In terms of indoor bowls, there is no facility located in Ealing borough. However, there are accessible clubs and indoor centres available in neighbouring boroughs as follows:

- Hounslow IBC, Sutton Lane (Heathrow area)
- Richmond IBC
- Herga IBC in Harrow
- Jack Hi IBC in Hayes, Hillingdon

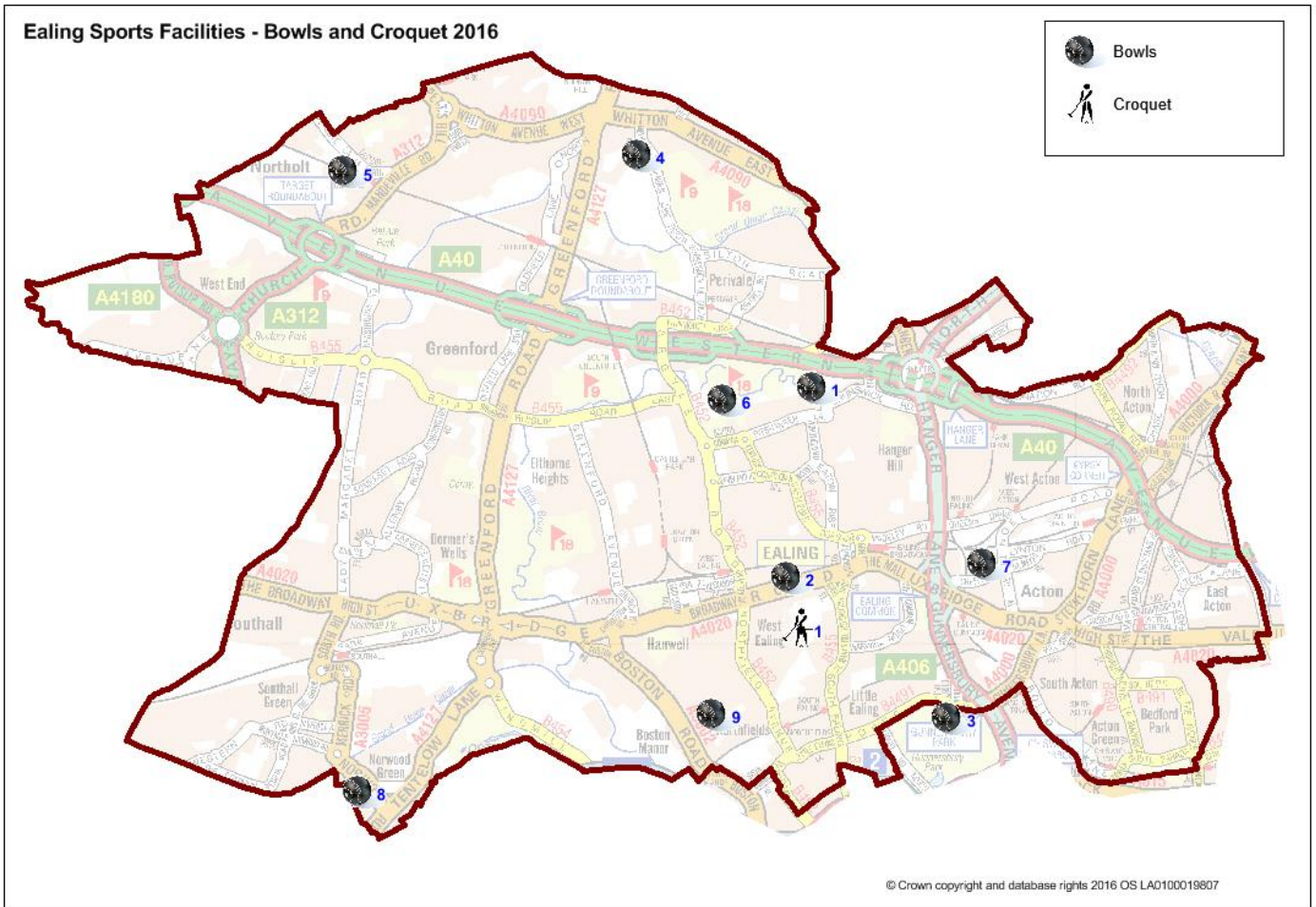
### **Distribution of greens and indoor centres**

The greens are reasonably well distributed across the borough as shown in Map 1 although, since the closure of the Acton club, provision on the east side is limited to the green just outside the borough boundary in Gunnersbury Park:

- North - Northolt (Islip Manor Park), North Greenford (Horsenden Hill), Pitshanger Park
- West - Wolf Fields, Southall
- Central - Springfield, Brentham, Ealing Conservative Club
- South - West Ealing

The locations of the indoor clubs and centres in neighbouring boroughs to Ealing are shown in Map 2.

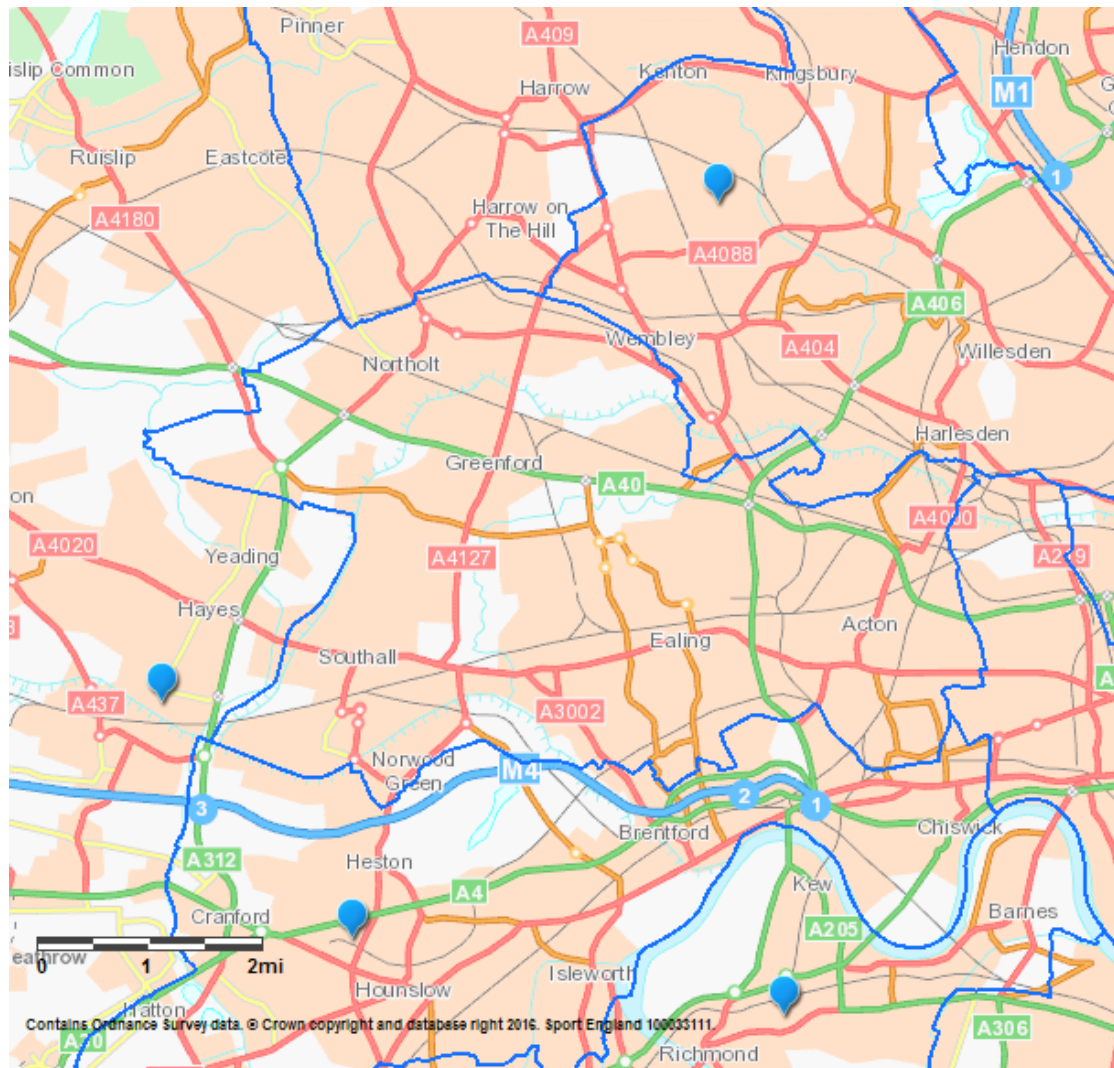
**Map 1 - Distribution of Bowls Greens and Croquet Lawns in Ealing borough**



<b>Ealing - Bowls facilities</b>			
<b>Existing facilities</b>			
<b>Map No.</b>	<b>Site</b>	<b>Address</b>	<b>Postcode</b>
1	Brentham	38a Meadvale Road, Ealing,	W5 1NP
2	Ealing Conservative BC	1 Craven Road, Ealing,	W5 2UA
3	Gunnorsbury Park (LB Hounslow)	Popes Lane, Acton	W3 8LQ
4	Horsenden Hill Playing Fields	Horsenden Lane North, Greenford	UB6 0PR
5	Islip Manor Park	Eastcote Lane North, Northolt	UB5 5RJ
6	Pitshanger Park	Perivale Gardens off Bellevue Road, Ealing,	W13 8DH
7	Springfield (Acton)	Between 25/27 Western Gardens, Ealing,	W5 3RS
8	Wolf Fields	Thornccliffe Road, Norwood Green, Southall	UB2 5RJ
9	West Ealing BC	Mervyn Road, off Haslemer Avenue,	W13 9UW
<b>Ealing - Croquet facilities</b>			
1	Lammas Park	Lammas Park, Ealing,	W13 9NJ



**Map 2 - Indoor Bowls Club/Centre locations in neighbour boroughs**



Active Places Power (May 2016)

**Greens at risk**

The following greens are perceived to be at some risk of loss in the medium term:

- Islip Manor Park, Northolt – Demand is for casual rather than club use on this site but if this demand were to fall away then the future of the green would need to be reevaluated.
- Pitshanger Park - Club has a declining membership, the green is of quite low quality and the pavilion lacks toilet facilities.
- Horsenden Hill - membership of North Greenford club needs to grow substantially and introduce more opportunities for league play if the club is to sustain itself in the long term.
- Ealing Conservative BC - Very small membership, with a poor quality green. This site has high potential value for development (subject to planning) and is owned freehold by members.

### 3. Bowls & Croquet Demand

There are currently seven bowls clubs based in Ealing (plus the Gunnersbury Bowls Club based just outside the borough boundary). Together these clubs have a total active membership of approximately 200-225 players from April to October, plus sizeable social memberships in the cases of the main West Ealing and Springfield clubs. The size of membership ranges from just 17 and 19 players in the smallest clubs (Ealing Conservative Bowls Club and North Greenford ) to around 110 (of whom 60 are regular players) at the two largest clubs (West Ealing and Springfield).

All of the clubs - with the exception of North Greenford - offer members and guests a combination of inter club leagues and knockout competitions, internal competitions and friendly 'roll-up' games.

Three greens in the public parks - Horsenden Hill, Pitshanger Park and Wolf Fields - offer low cost casual pay and play access alongside annual season tickets for club members. From the club survey returns it is evident that casual use is negligible at each of these greens.

Overall, in line with national trends, despite some development support from London Sport (on behalf of the Bowls Development Alliance), several of the bowls clubs in Ealing have declining memberships. At the same time, take up of casual bowling by non-members has also fallen over the last ten years.

In this context, the greens available provide more than ample capacity to meet the current demands of existing clubs, members and teams in Ealing-based bowls clubs.

The Ealing Croquet Club has around 25 regular playing members currently using the three lawns in Lammas Park, W13.

#### **Active People Survey - Bowls**

Active People Survey 9 (Oct 2014 - Oct 2015) shows that just 0.21% of adults (16+) in the London Region played bowls for at least 30 minutes once a week. Whilst the sample size for the borough is too small to be statistically significant, the bowls participation trend has clearly been downward over the last ten years in the borough, London region and nationally. No APS figures are available for croquet.



# Active People Interactive – your analysis



**Your selection:**

Dataset

Age 16+

Wave

2005/06 (APS1)

2007/08 (APS2)

2008/09 (APS3)

2009/10 (APS4)

2010/11 (APS5)

2011/12 (APS6)

2012/13 (APS7)

2013/14 (APS8)

2014/15 (APS9)

Sport

Bowls

Geography

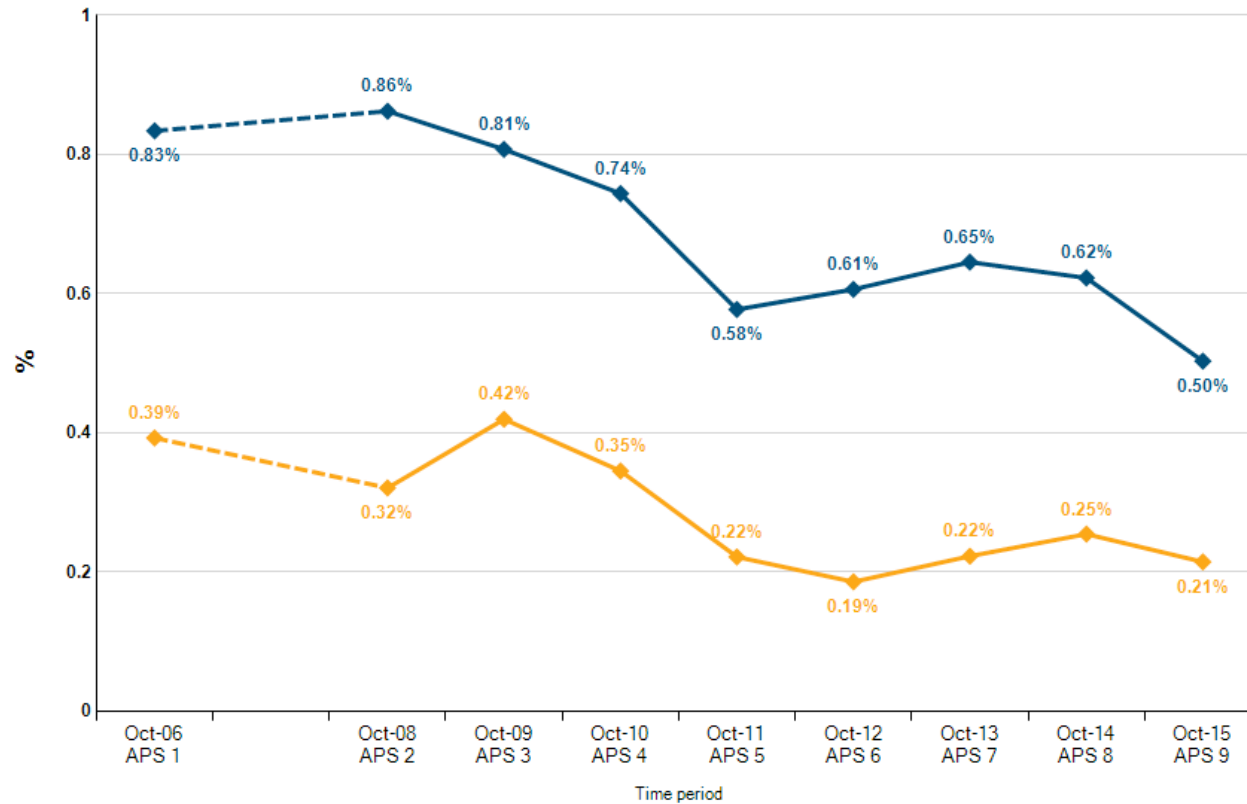
England

London

Ealing

■ England

■ London



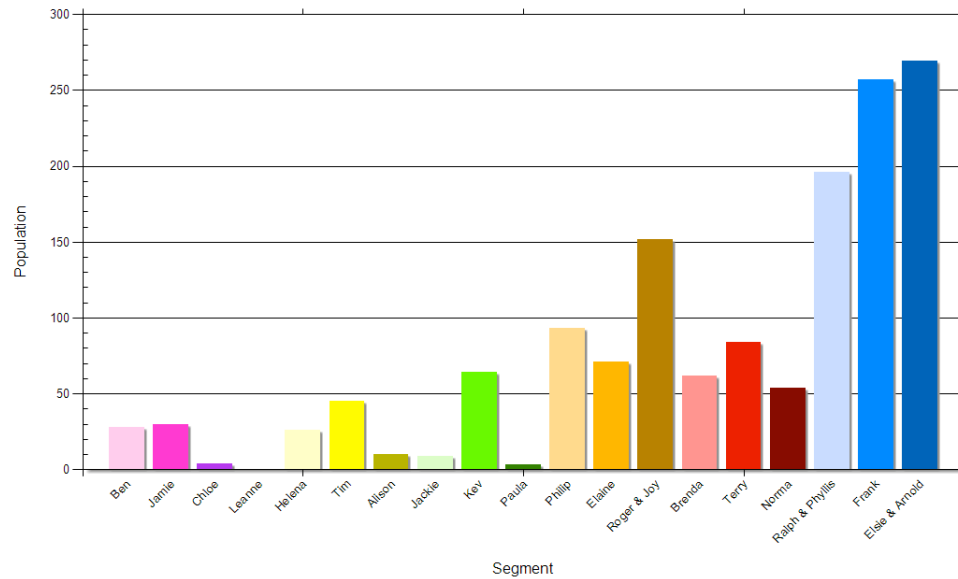
Source: Sport England (May 2016)

### Market Segmentation - Bowls

Analysis of Sport England's Sports Market Segmentation data for Ealing Borough identifies that the main adult Sports Market Groups that currently play bowls in Ealing, in order of population size, are:

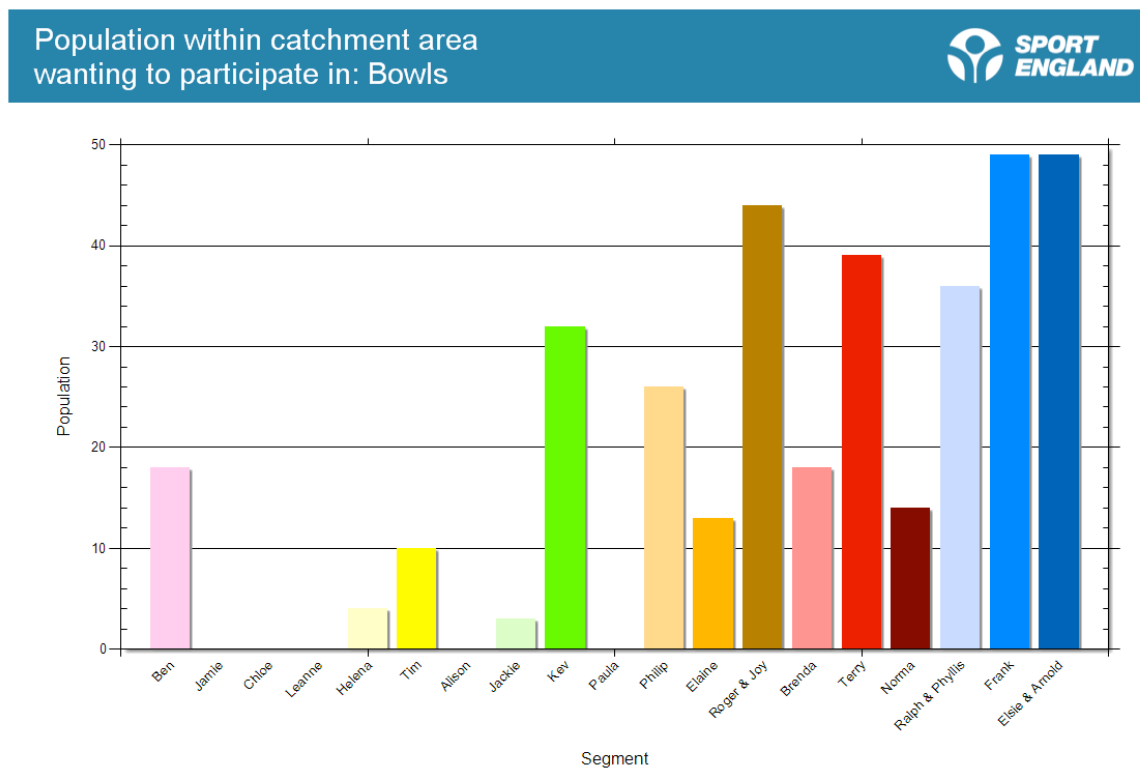
- **Elsie & Arnold** (*Retirement Home Singles*) - aged 66+ retired singles or widowers
- **Frank** (*Twilight Years Gents*) - aged 66+ retired with some pension provision
- **Ralph & Phyllis** (*Comfortable Retired Couples*) - 66+ enjoying active lifestyles
- **Roger & Joy** (*Early Retirement Couples*) - aged 56 to 65, free time couples

Population within catchment area participating in: Bowls 



### Latent Demand - Bowls

The following table shows the Groups in Ealing that want to play bowls (either to start, resume or play more often) i.e. self-reported latent demand. Latent demand is greatest among the four already high-participating Groups plus **Terry - Local Old Boys - generally inactive older men with low incomes**. More club open days, friendly roll ups, local promotions and incentives for existing members to introduce friends and neighbours to the sport have potential to covert some of this existing latent demand.



Source: Sport England (May 2016)

### **Displaced demand - Bowls**

The only displaced demand identified for outdoor bowls in Ealing is exported just across the borough boundary to the Gunnersbury Bowls Club in Gunnersbury Park in the LB of Hounslow.

All demand for indoor bowls is exported to the indoor centres in neighbouring local authorities, mainly to centres in Hounslow (south) and Hayes (west).

## **4. The situation at individual sites**

**Figure 1: Bowls Supply and Demand Audit Summary by Site**

<b>Site/Green</b>	<b>Owner</b>	<b>Management &amp; Access</b>	<b>Green /condition</b>	<b>Pavilion /condition</b>	<b>Club and use</b>
<b>Brentham Sports Club, Ealing</b>	Club - freehold	Sports & Social Club	<b>6 rink - Good</b>	<b>Good</b>	Brentham BC - full programme of inter club and internal competitions and friendly roll ups. 40+ players
<b>Ealing Conservative Bowls Club, Ealing</b>	Private members - freehold	Club	<b>4 rink - Poor</b>	<b>Standard</b>	Members purchased freehold from the Conservative & Unionist Party in 1933 - limited programme. 19 players
<b>Horsenden Hill Playing Fields, Greenford</b>	LBE	LBE maintains Club manages use	<b>6 rink - Good</b>	<b>Standard</b> - new windows and fencing	North Greenford BC - limited programme of friendly competition and roll ups. 19 players. Casual play available.
<b>Islip Manor Park, Northolt</b>	LBE	LBE maintains and manages use	<b>6 rink - Standard</b>	<b>None</b> - shelter only	No club. Council run summer sessions only.
<b>Pitshanger Park, Perivale</b>	LBE	LBE maintains Club manages use	<b>6 rink - Standard</b> Bare patches	<b>Poor</b> - No toilets. External painting, rot	Pitshanger Park BC - full programme of inter club and internal competitions and friendly roll ups. 30 players. Casual play available.
<b>Springfield Bowls Club, Ealing</b>	Club - long lease. Owned privately	Club	<b>6 rink - Good</b>	<b>Good</b> - some internal upgrade and access WC	Full programme of inter club and internal competitions and friendly roll ups plus event days. 60+ players
<b>Wolf Fields, Southall</b>	LBE	LBE maintains Club manages use	<b>6 rink - Standard</b> Bare patches	<b>Standard</b> - ceiling, perimeter fence and gate, windows	Featherstone & Southall BC. Full programme of inter club and internal competitions and friendly roll ups. 50+ players. Casual play available.
<b>West Ealing Bowls Club, Mervyn Road</b>	Club - long lease LBE	Club	<b>6 rink - Good</b>	<b>Good</b>	Full programme of inter club and internal competitions and friendly roll ups plus event days. 60+ players

## 5. The current and future pictures of provision

### Current

Overall, there are sufficient bowls greens in Ealing to meet current demand for seven borough based clubs (plus Gunnersbury Bowls Club in Gunnersbury Park) and expressed and latent demand for casual bowls.

The distribution of greens across the borough is reasonably good although residents in the east of the borough in the Acton area have to travel to Gunnersbury Park just outside the borough boundary to access a green.

The quality of supply is generally adequate for the level of league competition played.

A case can be made for some rationalisation of clubs and greens to consolidate and improve the quality of a smaller number of venues in an effort to slow and reverse the trend of falling participation. An option for further consideration with the clubs involved and detailed financial feasibility assessment is an invest-to-save project in an artificial surface for pay and play at one of the parks sites, however this surface is often not popular with league bowlers and is an ideal surface to attract misuse from youngsters playing football.

### Future

**Potential effect of population change** - Future population growth figures have been calculated for the period of this strategy against the primary age groups for participation in bowls.

**Figure 2: Potential population change in primary bowls age groups**

Sport and Age Groups	2011 Population	2031 Population	Population Change
All adults (16+)	269,572	321,643	+52,071 (+19%)
Bowls primary age group (45-84)	108,926	151,062	+42,136 (+39%)

Sources: Neighbourhood Statistics 2011 Census; LBE Planning Population Projections for Local Plan

By 2031, assuming current bowls participation (latest London average Active People Survey rate of 0.21%) and the forecast population growth takes place, there will be approximately 100 additional adults requiring access to bowls rinks.

This modest level of increase in demand resulting from population change can comfortably be accommodated by existing facilities based on the England Bowls capacity standard of approximately 60 players per 6 lane green.

**Potential effect of demand trends (how pitch sports are played)** – The national trend of gradual decline in demand for bowls facilities is reflected across London. Whilst one or two of the most proactive clubs with good quality greens and ancillary facilities report stable playing membership numbers - e.g. West Ealing and Springfield, most clubs in the borough are experiencing a gradual decline. The effect of this trend over the period of this strategy will be to make it increasingly difficult to justify maintaining all the existing provision in parks for the numbers of people regularly playing the game.

**Particular clubs and sites where demand is likely to increase or decrease and potential effect** - The lack of regular play at park greens is already an issue at the green in Islip Manor Park in Northolt where there is no club but two popular weekly sessions run by volunteers. The membership of the North Greenford club at Horsenden Hill must also be a concern with regard to the long-term sustainability of the club unless there is significant growth in the next few seasons. At this site and Pitshanger Park, where membership levels are declining, the trend can only continue without investment of time and financial resources in both bowls development and promotional activities alongside physical enhancements to the greens and pavilion facilities to make them more welcoming.

The West Ealing, Springfield and Brentham clubs have large playing memberships and benefit from good quality greens and ancillary facilities. These clubs and sites have potential to sustain demand. However, in the medium term, these clubs are likely to require more support (from the Council, London Sport and the Bowls Development Alliance) if they are to buck the national trend and continue to thrive. In particular, support is needed with promotion and development activities to attract more young members and to train more volunteers in green keeping so as to maintain the greens to the standard required to sustain competition to district and county standards. The Ealing Conservative Bowls Club is not sustainable in the medium to long term as there is no development activity to attract new players and the facilities are very limited with little potential for enhancement on a constrained site.

**Potential effect of changes in supply** – Should the Islip Manor Park green be removed from the supply, residents of Northolt would need to travel either south to access an alternative green in Ealing or north to clubs and sites in South Ruislip and South Harrow. Rationalisation of supply with more sharing of greens by clubs (and/or club mergers) has potential to stem the trend of declining demand but only if the resources currently allocated to greens maintenance continue to be made available and used to improve the standard of the reduced number of greens. It should also be noted that there is always a risk that failing clubs will decide to fold rather than move or amalgamate. Any such consolidation of bowls facility provision (e.g. Pitshanger Park BC which has issues with its green and pavilion moving to share the superior green at Horsenden Hill with North Greenford Bowls Club) needs to consider distribution of the remaining greens so that residents across the borough enjoy good accessibility to a good standard of green.

In this regard, maintaining provision in Gunnersbury Park (in partnership with Hounslow Council) is important to serving bowls demand from the Acton area in the east of the borough. Should the Council decide to convert a park green in to artificial turf, with appropriate development activity and marketing, it might stimulate pay and play and junior bowls development. However, the feasibility of such a change in supply would need to be assessed in terms of impact on current club use and options for relocation and club-share (if required), capital cost and availability of grants, and a lifecycle cost analysis to compare with current annual maintenance costs.

## 6. Key findings and issues (Step 6)

Figure 3: Key findings and issues

	Bowls
<b>The main characteristics of the <u>current</u> supply of and demand for provision</b>	Despite loss of greens in recent years in Lammas Park (now used for croquet) and Acton Park, there remains a good level of supply of bowls greens in Ealing relative to many London boroughs, with a total of eight active greens plus a further green just outside the borough boundary in Gunnersbury Park. The distribution of greens is good although since the closure of the Acton Park green, residents in the east of the borough rely on the Gunnersbury Park facility. Four of the nine greens are located in public parks or recreation grounds. The other club facilities are held either freehold or on long lease. Access to the supply is therefore secured. Three greens are available for casual use when open for use by club members but this form of demand is now negligible. Club membership levels are generally in decline in the borough (as the national trend) and, whilst all the greens are maintained to an adequate level for recreational play, the quality of several of the greens and pavilion facilities (Horsenden Hill Playing Fields, Pitshanger Park, Ealing Conservative Bowls Club) limits the appeal to new members or casual players. Bowls participation rates in London are only around half the national level and there is a gradual decline trend both across London and nationally.
<b>Is there enough accessible and secured community use provision to meet <u>current</u> demand?</b>	<b>YES.</b> It is clear that with the number of secured and accessible greens and with club playing membership numbers in most cases, below the minimum recommended by the Bowls Development Alliance to sustain a healthy club level (i.e. 40 per green) and within the Bowls England benchmark comfortable capacity for a 6 lane green (i.e. 60 playing members), existing supply more than meets current demand. With regard to croquet, secured community use will depend upon Ealing Council and Ealing Croquet Club successfully establishing a new lease arrangement for the facilities in Lammas Park.
<b>Is the provision that is accessible of sufficient quality and appropriately maintained?</b>	<b>NO.</b> Although the maintenance regime is consistently applied across the Council owned greens, bare patches are evident on the greens in Pitshanger Park and Wolf Fields in Southall, also on the club maintained 4 lane green at the Ealing Conservative Bowls Club. Generally, the more successful bowls clubs (e.g. West Ealing, Springfield) are those with access to additional skilled volunteer expertise in fine sports turf maintenance with the time and flexibility to respond to changes in weather and alter the frequency/level of cut and green irrigation accordingly.
<b>What are the main characteristics of the <u>future</u> supply and demand for provision?</b>	Increased demand over the strategy period that may arise from population growth is quite small and is likely to be outweighed by the general trend of declining demand. To stem this decline is likely to require a combination of: i) Continued development activity and promotion by the clubs and partner agencies (particularly London Sport and the Bowls Development Alliance) ii) Consolidation of available resources for green maintenance on a smaller number of greens and sites while maintaining a good level of accessibility, and iii) Further transfer of responsibility for aspects of greens maintenance to those clubs with good governance, together with the resources required to procure appropriate expertise.



<p><b>Is there enough accessible and secured community use provision to meet <u>future</u> demand?</b></p>	<p><b>YES.</b> There is substantial spare capacity with most clubs based at the greens in the borough operating at lower memberships than recommended by the Bowls Development Alliance for a healthy, sustainable 6 lane site (40 playing members) and well within Bowls England guide capacity (60 playing members).</p>
<p><b>What is the overall quality level?</b></p>	<p>The overall quality level of the greens available at the bowls clubs in the borough that maintain their own greens on secure sites is generally good with just one of four (Ealing Conservative Bowls Club) rated as poor.</p> <p>The three park based public greens in the borough (and the Gunnersbury Park green) are more difficult to secure and protect from vandalism. These are all rated as standard. The main green quality issues identified are bare patches on the Park greens at Wolf Fields (Southall) and Pitshanger Park and at Ealing Conservative Bowls Club.</p> <p>In terms of pavilions, the main issues are a lack of changing facilities at Islip Manor Park, although toilets are available in the adjacent play centre; a lack of toilets in the pavilion at Pitshanger Park and a requirement for repairs/refresh to the wooden pavilions at Pitshanger Park and Wolf Fields.</p> <p>At Lammas Park, the Council and Ealing Croquet Club need to ensure changing/toilet and social facilities are appropriate for use.</p> <p>The usage of all Council greens should be monitored and the needs case for further rationalisation of supply kept under annual review.</p>

## Appendix F: Tennis - Assessment of Needs

Detailed audit assessments of the supply and demand for tennis facilities in Ealing borough were carried out in both 2007 and 2010. More recently, in 2015, the LTA conducted an audit of the majority of the public park courts across the borough identifying enhancement priorities at these sites. The findings of these assessments are summarised below, together with a commentary on recent and proposed changes to the picture of supply and demand that may impact on the conclusions for the period of this new Playing Pitch Strategy to 2030.

### 1. Tennis Supply

#### 2007 PPS

The 2007 Ealing Playing Pitch Strategy assessment identified just over 100 tennis courts in Ealing, in both public and private ownership offering community access. A similar number of courts are identified currently on the Sport England Active Places database. The study concluded that no new courts were needed as no latent demand was identified through consultation with clubs but it was important to retain public courts to make the sport accessible to the wider community. There was considered to be a gap in provision in the north of the borough. Consultation showed that in order for clubs to progress towards achieving county accredited status and develop player rankings, floodlit courts were needed to provide all round year play at St. Columba's Tennis Club, Old Actonians Tennis Club and Greenford Tennis Club. Since 2007 floodlighting has been installed to courts at both Old Actonians and Greenford Tennis Club but not at St Columba's Tennis Club. *(NB. The four courts on the St Columba's club site are close to housing. The LTA advise that whilst the club is actively seeking LTA funding support for court lighting, there may be potential for the club to run winter sessions under lights on new courts proposed in Gunnersbury Park nearby, subject to the operating model for these courts).*

#### 2010 Sports Strategy

The 2010 Ealing Sports Facilities Strategy identified a much larger supply of courts than in the 2007 study - over 170 in total, plus a further 8 Multi Use Games Areas (MUGAs) that have tennis court markings (but no permanent nets) - as detailed in the following tables and location map.

**Free to access courts** - Figure 1 shows free to use tennis courts situated in public parks and the number of courts both currently and in 2010. The 2010 assessment found that these courts to be of varying quality, however a subsequent refurbishment programme resulted in improved playing surfaces and fencing around the majority of courts. This improvement programme also resulted in a change of use for some tennis courts; at sites where there was more than one court, a number of multi use games areas were installed increasing the range of activities available at each site. Usage of this stock of park courts in winter is limited, as none are floodlit and the MUGA courts are not equipped with nets. Reductions in the number of dedicated tennis courts since 2010 applied at the following sites:

- Southall Recreation Ground (reduced from 3 dedicated courts to 0 courts with development of cage cricket facilities)
- Spikes Bridge Park (reduced from 3 to 2 courts with development of MUGA facilities)
- Westcott Park Estate (the single court on Cuckoo Park managed by the Council as part of the Hanwell Community Centre is no longer maintained and has fallen out of use)

The London Borough of Ealing Playing Pitch Strategy 2017-2031  
Appendix F - TENNIS Assessment of Needs

**Figure 1: Free to access tennis courts available in Ealing in 2016 (and 2010)**

Map Site No.	Location	Courts	Floodlit
1	Acton Park	2	No
2	Berkeley Fields (Horsenden Hill side)	3	No
3	Churchfields Recreation Ground	3	No
4	Elthorne Park	3	No
5	Perivale Park	2	No
6	Ravenor Park	2	No
7	Southall Recreation Ground - courts converted to cage cricket	0 (3)	No
17	Southall Park	2	No
8	Southfields Recreation Ground	3	No
9	Spikes Bridge Park	2 (3)	No
10	Westcott Park Estate (Cuckoo Park)	0 (1)	No
11	Wolf Fields	2	No
<b>Total (10 current sites)</b>		<b>24 (29)</b>	

**Pay & Play Courts on School Sites** - Figure 2 shows the tennis courts located at dual use sports centres, available to use by schools during the day and the community at all other times. These courts are not dedicated for tennis as they are also marked and used for a number of other sports including netball and football. Although these courts are available to book during the sports centre opening hours (for an hourly fee of between £7.70 to £8.50 for adults), in practice there is negligible community use of these courts for community tennis. As of summer 2016, in addition to the courts listed in the table below there is also community tennis activity planned at Ellen Wilkinson High School in Acton (6 courts) and William Perkin High School in Greenford (3 floodlit courts).

**Figure 2: Dual use (school & community) tennis courts in Ealing in 2016 (and 2010)**

Map Site No.	Location (operator)	Courts	Floodlit
Not shown	Alec Reed Academy Community Sports Centre (school)	4 (MUGA)	No
12	Dormers Wells Leisure Centre (Better Leisure, GLL)	4	Yes
13	Elthorne Sports Centre (Everyone Active, SLM)	2 (4)	Yes
14	Featherstone Sports Centre (school)	2	Yes
15	Greenford Sports Centre (Everyone Active, SLM)	2	Yes
16	Twyford Sports Centre (Everyone Active, SLM)	3	Yes
Not shown	Brentside High School, Greenford (Kajima Community)	3	Yes
Not shown	Reynolds Sports Centre, Acton (Everyone Active, SLM)	4	Yes
<b>Total (8 current sites)</b>		<b>24 (26)</b>	

**Community Tennis Club Sites** - The tennis facilities in Figure 3 below are either privately owned or leased from the Council and operated by constituted not-for-profit community sports clubs. Courts and ancillary facilities at local tennis clubs range from good to very good, with the exception of the two grass courts owned by St John with St James Church which have no changing rooms or toilets on site.

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**Figure 3: Club tennis courts in Ealing (on own sites or leased from Council) in 2016 (and 2010)**

Map Site No.	Location	Courts	Floodlit
22	Brentham Sports Club ( <i>Tennis section</i> )	11 (12) - 4 astro Tiger Turf surface in 2015; 6 grass; 1 porous macadam	Yes - 4
23	Ealing LTC	15 - 3 indoor; 8 grass; 3 clay; 1 astro	Yes - 3 indoor
24	Greenford TC	3 - porous macadam	Yes - 3
25	Gunnersbury Triangle LTC	6 - astro	Yes - 4 (2)
26	Old Actonians TC	3 - astro	Yes - 2
27	St Columba's TC	4 - astro	No
28	St John's LTC ( <i>summer only £30 adults</i> )	2 - grass	No
29	West Middlesex LTC	9 - 3 clay; 6 porous macadam	Yes - 5
<b>Total (8 current sites)</b>		<b>53 (54) - 21 floodlit inc. 3 indoor</b>	

**Leased Park Courts with Pay & Play Access** - The following tennis facilities are owned by the Council and operated by a third party through a lease arrangement. These leased sites are located in public parks and have limited ancillary facilities but do have access to toilets and changing areas and refreshment facilities. Recent improvements have been made to the playing surfaces at both sites and floodlights provided to some courts. Will to Win Tennis, who lease both sites, offer year round tennis activities on both a play and play and member (smartcard) basis for regular players. A joint project with Hounslow Council due to commence in 2017 is due to provide eight further floodlit pay and play courts (to replace existing derelict courts) in Gunnersbury Park.

**Figure 4: Pay & Play Tennis courts in Ealing with third party operator in 2016 (and 2010)**

Map Site No.	Location and Operator	Courts	Floodlit
30	Lammas Park ( <i>Will to Win Ltd since 2000</i> )	14 (12) - 6 dense macadam; 5 new porous macadam; 3 astro (shared use with football)	Yes - 7 (No)
31	North Acton Playing Fields ( <i>Since 2014 Football Samurai Academy (FSA) have operated a football MUGA on former grass tennis courts plus 2 hard tennis courts). On The Ball Tennis Ltd manage 3 hard courts on annual membership basis</i> )	5 (12) - currently 5 dense macadam	No
32	Pitshanger Park ( <i>Will to Win Ltd since 2013</i> )	8 (10) - porous macadam	Yes - 4 (No)
<b>Total (3 current sites)</b>		<b>27 (34) - 11 floodlit</b>	

**Private Health & Fitness Club Members Courts** - Finally, the following tennis facilities are located within private members only health and fitness clubs. The 6 hard courts at the former Barclays Bank Sports Ground, previously operated through a private management arrangement, are now closed and in poor condition. This site is identified in the Council's Planning for Schools Development Plan Document as a potential location for a new high school with dual use sports facilities. In this context, the need for these courts in the period of this strategy is considered later in this report.

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**Figure 5: Commercial health clubs with tennis courts in 2016 (and 2010)**

Map Site No.	Location	Courts	Floodlit
33	David Lloyd Club (Sudbury Hill)	6 (6) - porous macadam	Yes - 6
34	GSK Tennis Club	3 (3)	No
35	The Park Club ( <i>formerly Acton TC now subsumed into private members' health and fitness club</i> )	17 (18) - 4 astro covered dome; 7 astro; 2 grass; 4 porous macadam; plus 4 mini courts)	Yes - 11 inc. 4 indoor
36	Trailfinders Sports Club	4 (8) - porous macadam (also used for netball)	Yes - 4
37	Virgin Active West London	12 (12) - astro	Yes - 12
38	Former Barclays Bank Sports Ground	0 (6 dense macadam)	No
<b>Total (6 current sites)</b>		<b>42 (53) -33 floodlit inc. 4 indoor</b>	

### Distribution

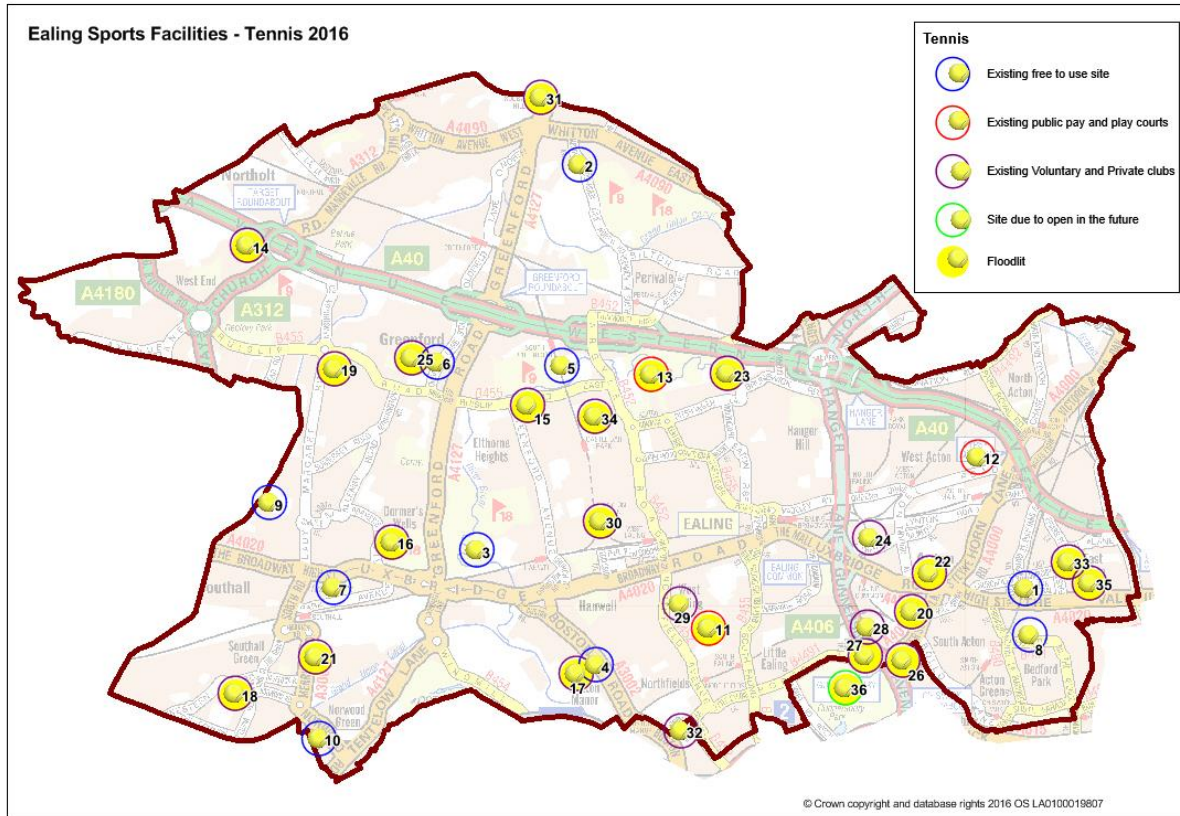
Catchment mapping analysis in 2010 showed that nearly the whole of the borough fell within a 1mile catchment of a free to access or pay and play community outdoor tennis site. The exception was a small area north of the A40 and west of the A312. However, tennis sites in Hillingdon and Harrow fall within a one mile catchment of residents in this area of Ealing borough. Two of the closest to Ealing are Queensmead Sports Centre in South Ruislip (four good quality floodlit public courts operated by Better Leisure/GLL) and Harrow Town Tennis Club south of Rayners Lane (four courts, 2 floodlit).

Community indoor courts are far less evenly distributed across the borough. Whilst there are three indoor community club courts at Ealing Tennis Club and four airhall covered courts in winter at the private members Park Club (both on the east side of the borough), most residents currently have poor access to community indoor courts relative to the residents of most West London boroughs.

There is a strategic case for providing more community indoor courts should there be a feasible, sustainable opportunity at one of borough's main hub or satellite sites (e.g. as a future phase of the Gunnersbury Park sports hub project with Hounslow Council serving the south of the borough).

Similarly, access to floodlit courts (which, together with community indoor courts, enable year round play) is poor in certain areas of the borough, most particularly north of the A40. The new floodlit courts at William Perkin High School will be the only community club accessible courts available (aside from at the commercial David Lloyd club in Sudbury) from Northolt in the west through to Perivale and Park Royal in the east. This supply issue in the north will need to be addressed as population grows along this corridor and in the Park Royal Opportunity Area in the north east in particular. Planned new floodlit facilities in North Acton Playing Fields will help meet this need.

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Tennis			
Map Key		Address	Postcode
<b>Existing free to use park courts</b>			
1	Acton Park	The Vale, Acton	W3
2	Berkeley Fields	Horsenden Lane North, Greenford	UB6 7QH
3	Churchfields Recreation Ground	Manor Court Road, Hanwell	W7
4	Elthorne Park	Boston Road, Hanwell	W7 2AD
5	Perivale Park	Hicks Avenue, Perivale	UB6 8TJ
6	Ravenor Park	Ruislip Road, Greenford	UB6
7	Southall Park	Boyd Avenue, Southall	UB2 5PJ
8	Southfields Recreation Ground	Southfield Road, Acton	W4 5LD
9	Spikes Bridge Park	Cranleigh Gardens, Southall	UB1 2AS
10	Wolf Fields	Thornccliffe Road, Southall	UB2 5RJ
<b>Existing Council owned leased/licensed park sites</b>			
11	Lammas Park	Lammas Park, Culmington Road,	W13 9QD
12	North Acton Playing Fields	Park Lodge, Noel Road, Acton	W3 0JF
13	Pitshanger Park	Woodbury Park Road, Ealing,	W13 8DJ
<b>Existing Sports Centre courts</b>			
14	Alec Reed Academy Community Sports Centre	Bengarth Road, Northolt	UB5 5LQ
15	Brentside Community Sports Centre	Greenford Avenue, Hanwell	W7 1JJ
16	Dormers Wells Leisure Centre	Dormers Wells Lane, Southall	UB1 3HX
17	Elthorne Sports Centre	Westlea Road, off Boston Road, Hanwell	W7 2AD

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18	Featherstone Sports Centre	Montague Way, Southall	UB2 5HF
19	Greenford Sports Centre	Lady Margaret Road, Southall	UB1 2GU
20	Reynolds Sports Centre	Gunnersbury Lane, Acton	W3 8EY
21	Swift Road Outdoor Sports Centre	Swift Road, Southall	UB2 4RP
22	Twyford Sports Centre	Twyford Crescent, Acton	W3 9PP
	<b>Existing Tennis clubs</b>		
23	Brentham TC	38a Meadvale Rd, Ealing,	W5 1NP
24	Ealing LTC	Daniel Road (Off Creffield Road), Ealing,	W5 3RY
25	Greenford TC	76 Ravenor Park Road, Greenford, Middlesex.	UB6 9QY
26	Gunnersbury Triangle LTC	Rear of Princes Avenue, Triangle Way, Acton,	W3 8LN
27	Old Actonians TC	Gunnersbury Drive,, Ealing,	W5 4LL
28	St Columba's TC	Carbery Avenue, Acton, London	W3 9AL
29	St John's LTC	Rathgar Avenue, Ealing,	W13
30	West Middlesex LTC	Berners Drive, Drayton Bridge Road, West Ealing	W13 0JS
	<b>Existing Private Health and Fitness Clubs with tennis courts</b>		
31	David Lloyd Tennis Club (Sudbury Hill)	Greenford Rd, Sudbury Hill,	UB6 0HX
32	GSK Tennis Club	Swyncombe Avenue,	W5 4DR
33	The Park Club	East Acton Lane,	W3 7HB
34	Trailfinders Sports Club	Castlebar, Vallis Way,	W13 0DD
35	V Tennis	36 Bromyard Avenue, Acton,	W3 7AU
	<b>Sites for planned new supply</b>		
36	Gunnersbury Park	Popes Lane, Acton	W3 8LQ



## Summary

In summary, in terms of supply, there are currently 170 tennis courts in Ealing borough with community access (i.e. excluding any courts in the gardens of private houses) across 35 sites, with two more dual use sites (Ellen Wilkinson School in Acton and William Perkin High School in Greenford) with 9 courts in total coming available for community use from summer 2016 and a joint project with Hounslow Council for eight floodlit pay and play courts (to replace existing derelict courts) in Gunnersbury Park due to commence in 2017.

Nearly the whole of the borough falls within a 1mile catchment of a free to access or pay and play community outdoor tennis site. The exception is the north west of the borough west of the A312. Tennis sites in Hillingdon and Harrow fall within a one mile catchment of residents in this area of Ealing borough.

Despite the high number of courts, there are just 3 permanent indoor courts at Ealing Lawn Tennis Club (plus a further 4 temporarily dome covered courts at The Park Club which may be lost in future). Access to the indoor court supply in the borough is only available to members and guests of these two clubs.

24 courts - 14% of the total are available to access free of charge in public parks and recreation grounds. None of these courts are floodlit. Most do not have any ancillary facilities available on site although those park courts operated by leaseholders in Acton Park, Perivale Park and Spike's Bridge allow use of toilets during opening hours. In light of forecast population growth, the LTA consider it important that the remaining free to access park courts are either protected for casual play or, in the case of those park sites with only two low grade courts and no access to ancillary facilities, casual demand re-directed to alternative park sites serving the same catchment with good quality courts, upgraded where necessary (e.g. with floodlighting and ancillary facilities such as toilets and refreshments), to allow an intensification of use.

A further 51 courts - 30% of the total - are available to access on a pay and play basis either in Parks (27 courts in Lammas, Pitshanger and North Acton Playing Fields) or on dual use school sites (24 courts). Just over two thirds (69%) of these pay and play courts are floodlit permitting year round use.

The remaining 95 courts – over half the total - are restricted to club members or their guests. Of these, 54 courts (including the 7 indoor courts) have lighting (55% of this type of supply).

### 3. Tennis Demand

In terms of adult (16+) demand for tennis, as illustrated in the graph below, the trend in London and nationally is generally one of modest growth over the last four years following a period of decline between 2009 and 2011. In 2015, the proportion of the adult (16+) population of London self reporting as playing tennis on average for 30 minutes once a week in season was 1.59% just marginally above the first Active People Survey finding for this measure in 2014/15 of 1.55%. Adult tennis participation in London is approximately half a percentage point higher in London than the national average of 1.02%.

The sample size at borough level for weekly tennis participation was too small to be significant. However, using Sport England's Market Segmentation modelling, it is estimated that 6,298 adults (aged 16+) in Ealing currently play tennis (for at least 30 mins once in the last month) and 6,938 adults in Ealing self report as wanting to play more tennis. Applying the latest Active People Survey result for weekly tennis participation (1x30mins/week) for the London Region (i.e. 1.59%) to Ealing borough, indicates that two thirds of the current adult players (i.e. 4,300 approx.) are likely to play on average at least once a week.

A recent LTA commissioned YouGov survey indicated that two thirds of tennis players use park courts. The LTA has calculated that approximately 4,100 players can be accommodated by the available free to use and paid for courts during the peak period assuming 26 peak hours of use per court 6 - 9pm Monday to Thursday and 9am - 4pm weekends with an average of 3 players per court. This figure includes 50% of the courts (4) to be built as part of the new 8 court floodlit facility in Gunnersbury Park but does not factor in the additional capacity floodlit courts provide at park sites.

However, in light of large scale population growth forecast for the borough it is vital that the quality and distribution of Ealing's stock of park courts is kept under review in order to meet existing and future demand. As well as the quality of the courts and geographical distribution of the court locations it will also be important to ensure activity programmes and booking systems are in place in appropriate locations to encourage development activity and to satisfy the needs of existing and new players.

## Active People Interactive – your analysis



Your selection:

Dataset

Age 16+

Wave

2005/06 (APS1)

2007/08 (APS2)

2008/09 (APS3)

2009/10 (APS4)

2010/11 (APS5)

2011/12 (APS6)

2012/13 (APS7)

2013/14 (APS8)

2014/15 (APS9)

Sport

Tennis

Geography

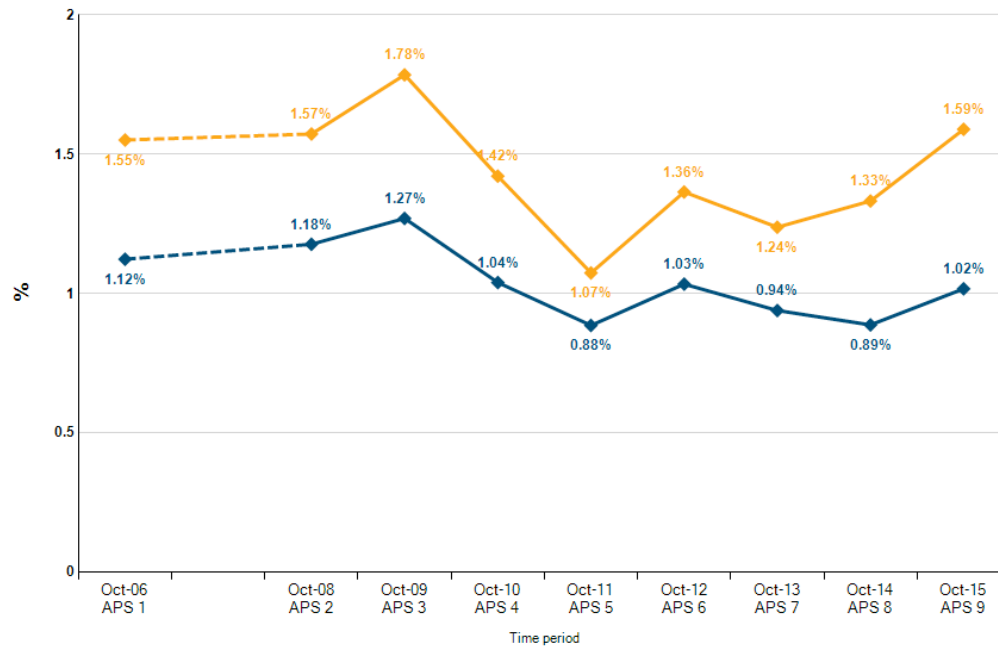
England

London

Ealing

■ England

■ London



Forecast population growth will result in some increase in tennis demand but at the current adult (16+) participation rates (i.e. between 1% and 2%), it is evident that this will not be a major factor.

The primary driver of demand for tennis facilities in recent years has been the strong focus placed by the LTA, some schools and local authorities and by commercial tennis providers on mini tennis and the development of junior players. In Ealing, this tennis development activity takes place in a range of settings including:

- Free introduction to tennis sessions on park courts (Elthorne Park) delivered by specialist Cattaway Tennis Ltd supported by the council and charity *Tennis for Free*
- Mini tennis coaching courses at dual use centres (e.g. at Dormers Wells Leisure Centre delivered by Better Leisure - GLL)

- Tennis for All coaching courses including some free junior sessions on the public courts in Lammas Park and Pitshanger Park delivered by specialist tennis facility operator (Will to Win Tennis Ltd)
- Coaching of junior club members on club courts by club coaches
- Individual and group coaching sessions and courses delivered on club courts by coaches employed by commercial club operators (i.e. Virgin Active, David Lloyd), by specialist tennis coaching organisations (e.g. Will to Win and Tots to Juniors running courses at Brentside High School and Trailfinders Sports Club) and by self-employed coaches.

### **Consultation**

In light of extensive recent consultation by the Council and the LTA with tennis clubs and operators in the borough, it was agreed in scoping the consultation for this strategy, that further consultation with clubs and operators would not be undertaken and the assessment would be informed by insight and audit material provided by the Council's Active Ealing Team, Middlesex LTA and the London and South East LTA Regional Team.

Ealing is a current priority area for the LTA. In 2015, the NGB signed up to a partnership agreement with the Council for joint development and investment in tennis facilities and programmes over the next 15 years to 2030 (i.e. the duration of this playing pitch strategy). Recent joint investment by the LTA, the British Tennis Federation, Ealing Council and Will to Win Tennis in the courts and lighting at Pitshanger Park and Lammas Park are examples of how all parties can contribute to tennis facility development.

As part of its commitment to partnership working on tennis development in Ealing borough to encourage more grass roots participation to promote public health and wellbeing as well as to further its aims to identify and develop more talented young players, the LTA has carried out an audit of park and community club sites to identify facility enhancement needs. The key findings of this audit - carried out in 2015 - are summarised in the table below and inform the action plan at the end of this Playing Pitch Strategy.

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**Figure 6 - Facility enhancement needs by park and club site in LTA audit 2015 (updated 2016)**

Site	Potential enhancements pending operational decisions plus planning permission and funding being secured	Priority/ Timescale	Est. Cost Courts (£)	Est. Cost Lighting (£)	Est. Cost Building (£)	Total Est. Cost (£) <sup>1</sup>
<b>Free to use Park courts</b>						
Acton Park	Convert 2 dense macadam courts to porous macadam and install floodlights.	Medium/ Long term	44,000	24,000		68,000
Berkeley Fields	Convert 3 dense macadam to porous macadam	Low/ Long term	49,500			49,500
Churchfields Recreation Ground, Brent Lodge Park	Rebuild 3 porous macadam courts or consider change of use due to current quality and location (mature trees damaging the court surface)	Low/ Long term	77,000			77,000
Elthorne Park	3 courts resurfaced with new fencing in 2016 Install floodlights and small modular building with toilets	Medium/ medium term	49,500	36,000	55,000	140,500
Perivale Park	Floodlight 2 courts	Low/ Long term		24,000		24,000
Spikes Bridge Park	Convert 2 dense macadam to porous macadam	Medium/ Long term	49,500			49,500
Ravenor Park	Convert 2 dense macadam to porous macadam	Low/ Long term	49,500			49,500
Southall Park	<i>Pavilion no longer exists, courts resurfaced and fence replaced in 2016</i>	NA				
Southfields Recreation Ground	Pierce and resurface 3 courts, add floodlights to three courts and either small modular building next to the courts or refurbish existing building	Medium/ Long term	49,500	36,000	55,000	140,500
Wolf Fields Park	Convert 2 dense macadam to porous macadam	Low/ Long term	49,500			49,500
<b>Dual use sports centres</b>						
Dormers Wells Leisure Centre	<i>Courts resurfaced and fenced prior to school PFI agreement starting 2015</i>	NA				
Featherstone School Sports Centre	Pierce and resurface 2 macadam courts.	Low/ Long term	33,000			33,000
Greenford Sports Centre	Repaint	Low/ Long term	6,500			6,500
Reynolds Sports Centre	Repaint	Low/ Long term	6,500			6,500
Twyford	<i>Short term plan to re provide in new location</i>	NA				

<sup>1</sup> No costs are included for the replacement of court fencing. The estimates are exclusive of Fees, Contingencies and VAT.

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Site	Potential enhancements pending operational decisions plus planning permission and funding being secured	Priority/ Timescale	Est. Cost Courts (£)	Est. Cost Lighting (£)	Est. Cost Building (£)	Total Est. Cost (£) <sup>1</sup>
<i>Sports Centre</i>						
<b>Council owned leased sites</b>						
Lammas Park	Rebuild 5 porous macadam courts.	Low/ Long term	93,500			93,500
North Acton Playing Fields	Rebuild and floodlight 4 macadam courts	Medium/ Short term	75,000	49,500		124,500
<i>Pitshanger Park</i>	<i>Recently rebuilt courts and pavilion opened 2015</i>	NA				
<b>Club sites</b>						
Ealing Lawn Tennis Club	LTA loan application approved to convert 2 grass courts to a year round surface to increase capacity	Medium/ Short term	49,500			49,500
Gunnersbury Triangle	Resurface 2 Artificial Grass Courts.	Low/ Long term	44,000	24,000		68,000
Greenford Lawn Tennis Club	Repaint 3 porous macadam courts	Low/ Long term	5,000			5,000
Old Actonians	Resurface 1 artificial grass court	Low/ Long term	22,000			22,000
St Columbus TC	Floodlighting - or winter programme on 4 floodlit courts allocated to Ealing supply from 2017 at Gunnersbury Park	Medium/ Short term		24,000		24,000
West Middlesex LTC	Air Hall or additional court floodlights to increase capacity and winter play	Medium/ Short term				24,000 (lights)
<b>TOTAL</b>			<b>£770,000</b>	<b>£218,000</b>	<b>£110,000</b>	<b>£1.1m to £1.3m</b>

In consultation, the LTA's Facilities Project Manager for London has confirmed the NGB's view that Ealing borough has capacity issues at two of its largest and most successful community tennis club sites - Ealing LTC and West Middlesex LTC - and while the former already has 3 indoor courts and is therefore not a current priority for further capital projects, investment in further court lighting or an air hall at the West Middlesex club would have a substantial impact on addressing unmet demand particularly for year round play (although planning and funding would need to be secured).

Overall, the supply of indoor courts with community access for year round tennis is quite low (3 indoor courts and 4 covered courts in winter on two club sites). If the opportunity were to arise in the future to secure funding for supply of indoor courts for pay and play use at a strategic site in the borough or close to its borders (e.g. Gunnersbury Park), then these indoor courts would be well used by tennis players from across this part of Central West London.

In terms of outdoor provision, the LTA view is that the borough has sufficient existing provision to meet current and short to medium term needs, both in terms of community clubs and pay and play facilities, particularly when the joint project with Hounslow Council for eight floodlit pay and play courts (to replace existing derelict courts) in Gunnersbury Park is taken into account which will add 4 high quality 4 floodlit courts to Ealing borough's pay and play park tennis court supply, plus further increases to the stock of community accessible outdoor courts from summer 2016 at the Ellen Wilkinson School in Acton and the William Perkin High School in Greenford.

In the case of pay and play facilities, the borough has a very good quantity of facility supply across its leased park facilities with Will to Win and the dual use school sites including a high number of floodlit pay and play courts relative to most London boroughs. Generally, the quality and accessibility of this supply is also good particularly with the recent investment in the Pitshanger and Lammas park sites. The North Acton Playing Fields courts leased to FC Samurai are an exception and, in their current quality, only suitable for informal use at present. Although a strategic gap in provision is evident in the north west of the borough around Northolt, residents are well served by pay and play sites within a one mile catchment located in the neighbouring boroughs (Hillingdon and Harrow).

Lastly, the LTA consider it important to maintain a network of free to access park courts in the borough to provide opportunities for individuals to try tennis, for children and young people to develop their skills and for friends and families to play for fun.

### 3. Key findings

The LTA recognise that maintaining free park courts to a reasonable standard is a challenge for local authorities and recommends further consideration to be given to the options for sustaining this type of provision in the long term either on existing or new sites. Similar to grass pitch sports, outdoor tennis court usage is heavily impacted on by the weather and to a lesser extent the ancillary facilities available court side such as toilets and refreshments. By introducing floodlights to certain park venues playing capacity and opportunities to play are both increased; summer months are still the most popular for tennis activity but floodlighting does meet the limited demand for activity during the winter months. By floodlighting strategically important sites in the borough demand for park courts could be moved away from average quality one or two court sites with no facilities to purpose built good quality floodlit sites which will provide year round playing opportunities.

Given the committed project to provide 8 new floodlit courts with a new sports pavilion just across the borough border with Hounslow borough in Gunnersbury Park (adding 4 pay and play courts to the Ealing borough supply), and new community access to 6 courts at Ellen Wilkinson School in Acton and three floodlit courts at William Perkin HS in summer 2016, there is no needs case to reinstate the 6 closed courts at the former Barclays Bank Sports Ground. A management plan for the planned Gunnersbury Park courts will need to be finalised with Hounslow Council, the LTA and the preferred operator (when selected) to include detailed arrangements for court programming and utilisation, pricing structure and booking policies and procedures and facility maintenance (including a sinking fund).

No further additional tennis courts will be required to 2031 to accommodate demand from forecast population growth provided there are no major reductions in supply in South Ruislip and South Harrow serving the north west of Ealing borough. However, current plans to increase the number of floodlit courts over the period of the strategy will need to be delivered in order to address the lack of availability to the north of the A40 particularly in view of the proposals for substantial new housing development along this development corridor (particularly in the Northolt to Perivale and Park Royal Opportunity Areas).

The focus during the strategy period should therefore be on delivering the Gunnersbury Park project plus a prioritised programme of short, medium and long term planned enhancements at the sites identified in the 2015 LTA facility audit which has been updated and summarised in the table above.



## Appendix G: Other Playing Pitch Sports - Assessment of Needs

### 1. Gaelic Sports

There is a long tradition of Gaelic sports being played on playing pitches in Ealing borough with the main clubs drawing players (male, female and juniors) predominantly from within the Irish expatriate community from a wide catchment across London.

*Gaelic Football:* Gaelic football pitches are provided on two sites in the borough:

- **Perivale Park**, Leaver Gardens, Greenford - this site is the home base of St Josephs GFC (formed in Hanwell in 1947) who currently use the changing facilities adjacent to the athletics track and train on Tuesday and Thursday evenings from 7.30pm. Ealing Council operates this public park site and is providing a new pavilion in this park opening in 2016. This site is also used on some Sundays by the London Camanachd club for Shinty tournaments and training (see below). The pitch is also marked for rugby union although there has been no hires for rugby in recent seasons.
- **Berkeley Fields Playing Pitches**, Horsenden Lane, North Greenford - home of Tir Chonaill Gaels (TCG), formed in 1962 and running teams for men, women and youths (both boys and girls), who have a clubhouse and lease pitches from Ealing Borough Council on this site and share car parking with North Greenford United FC whose stadium is on the adjacent site. This site is also now used on occasions by the Tara Camogie Club (see below) based at Northolt Rugby Club

*Hurling (men):* No current supply or unmet demand has been identified. The nearest provision for these sports for Ealing residents is Kilburn Gaels Hurling Club and St Gabriels Hurling Club London which are located in Borough of Brent.

*Camogie (women):* Tara Camogie Club has an agreement with Tir Chonaill Gaels (TCG) to use the Berkeley Fields Playing Pitches and pavilion facilities in season. The club has both junior and senior sections and celebrates its 30th Anniversary with 15 and 7 a side tournaments at this site in 2016. Occasional use is made of a pitch and recently upgraded pavilion at Northolt Rugby Club in Cayton Green Park.

*Shinty:* London Camanachd (founded in 1894 and reconstituted in 2005) is the only shinty club in London and one of just three clubs in England. The club hold tournaments and training sessions on Sundays at the Perivale Park GAA ground in Greenford (as well as on Garratt Green in Earlsfield in Wandsworth borough).

Previous assessments of facility supply and demand for Gaelic sports in the borough (in 2007 and 2010) identified a need to improve and extend changing facilities for Gaelic football at the Berkeley Fields site owned by the Council which has only two changing rooms to serve adult and junior teams, both male and female. The site offers potential to be developed as a hub site for Gaelic sports and to facilitate this, the Council and TCG are negotiating a new longer lease on the pavilion and the main playing area as well as an additional building which currently houses 4 poor quality changing rooms. Funding for the upgrade to the existing pavilion and additional changing room building has still to be secured.

The club regularly uses a further pitch on an adjacent section of the playing fields and will continue to hire this pitch in the future rather than include it in the lease demise.

Demand for Gaelic sports and membership of clubs in London has recovered in recent years as the trend towards London Irish expatriates returning to Ireland (in response to the 'Celtic Tiger' period of rapid economic growth) has come to an end and the number of Irish people settling in West London has begun to grow again.

## 2. Australian Football League

**Ealing Emus** (a social side and part of the **West London Wildcats** club) play and train in Hounslow at Duke's Meadows in Chiswick (in Hounslow borough). On occasion, the team has also played at Trailfinders Sports Clubs in the borough.

## 3. Softball

Trailfinders Sports Club has three softball squares available to hire. However, no regular demand for use of these pitches has been identified. One park site in the borough - Blondin Park in Northfields - is regularly used for softball team training in summer (by London Softball League teams the **Coyotes** and the **Chargers**). The latter train in the park on Sundays in summer from 11am to 1pm). Both teams play midweek league games at Boston Manor Playing Fields in Hounslow and the GSK Company Sports Ground in Swyncombe Avenue respectively. Both clubs compete in a mixed softball league with games held on midweek evenings throughout May to August.

If warranted by demand over the period of the strategy and/or the pitches at Trailfinders Sports Club are removed, there is an opportunity to mark softball pitches in future in Rectory Park, subject to delivery of the proposed upgraded pavilion facilities to be provided on this site in a partnership between the Council and Middlesex FA.

## 4. Rugby Football League

The professional RFL club - **London Broncos** - trains and plays its home fixtures for its 1st XIII, u19 and u16 teams at Trailfinders Sports Club in Vallis Way, W13. The Trailfinders Sports Club has recently provided a second rugby compliant floodlit AGP (completed autumn 2016) and now fully addresses the facility needs of the Broncos club in the RFL summer season complementing the winter use of the excellent quality playing pitches, spectator and ancillary facilities on this privately owned sports ground by Trailfinders RFC for rugby union. The Broncos RFL club, which attracts players from across the capital, moved to this site from The Hive in Barnet at the start of the 2016 summer season and has signed an initial three year deal with a view to a long term ground sharing arrangement.

## 5. American Football

**The London Warriors** were formed in 2007 and are based at Boston Manor just across the borough boundary with Hounslow. They currently play in the BAFA National Leagues Premiership and have youth, women and senior teams drawing from a wide catchment area across West London including Ealing borough.

## Key Findings

Over the period of the strategy to 2031, the facility priority for the above playing pitch sports in Ealing is to address demand for Gaelic sports by finalising the extension to the TCG lease at Berkeley Field and to support the club in its efforts to secure grant funding for enhancement to the existing pavilion and changing room buildings on the site.

No needs for additional facility provision or other significant facility enhancement projects are identified for these minor pitch sports for the period of the strategy.

**Introduction**

Clubs within the London Borough of Ealing were invited to contribute to the playing pitch strategy in a variety of ways. All clubs were sent a link to an online survey and football and hockey clubs within the borough were invited to provide feedback at club forum sessions. Those clubs that did not respond to the online survey were contacted by telephone and given the opportunity to complete the survey electronically or over the phone. In addition, during sites visits representatives from clubs were able to contribute both to the individual site visit and also more broadly to the playing pitch strategy.

**Table 1: Respective response rates from Ealing based clubs**

Sport	Cricket	Football	Hockey	Rugby
Survey response rate	69%	63%*	50%* <sup>2</sup>	67%

\*Representing 75% of teams

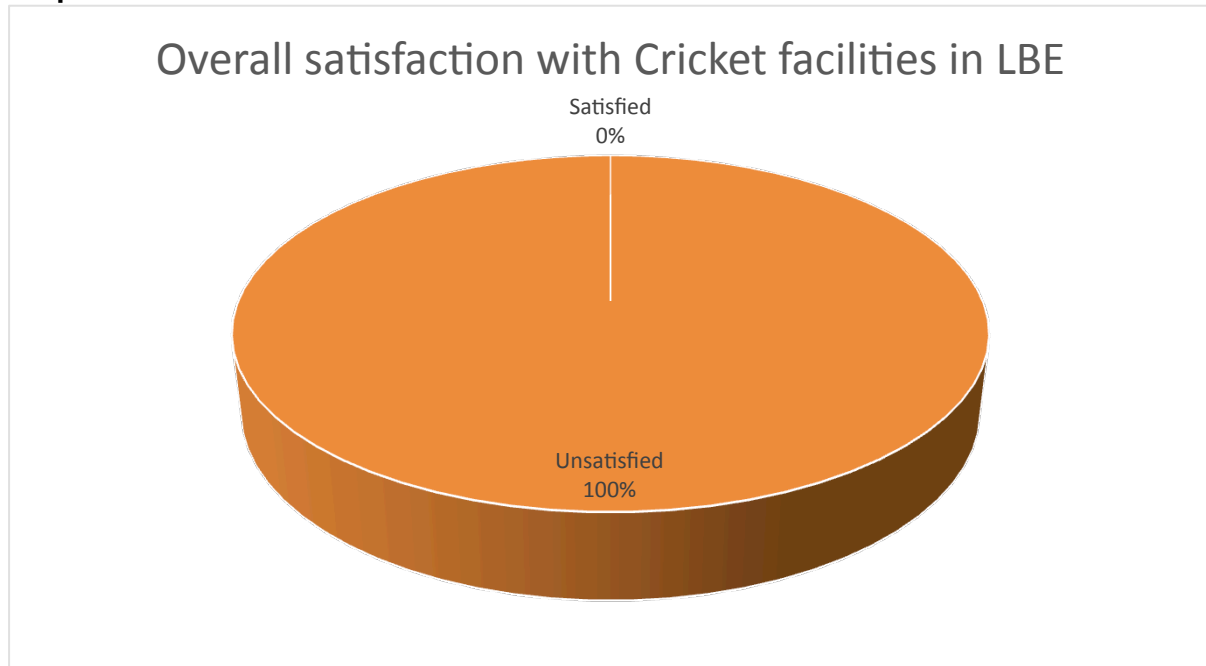
\*<sup>2</sup>Representing 90% of registered players

In each of the four sports the major clubs responded to the survey or subsequent contact. The smaller often one team clubs were much less likely to respond and therefore in each of the cases the response rate by players represented is much higher than the figures in the table above.

**Cricket**

**Overall satisfaction**

**Graph 1: Overall satisfaction with Cricket facilities**



A lack of satisfaction at pitch quality - outside of club maintained pitches - is the major cause of satisfaction. This also extends to the associated facilities for teas and sightscreens which are considered unsatisfactory by some clubs within Ealing on some park sites.

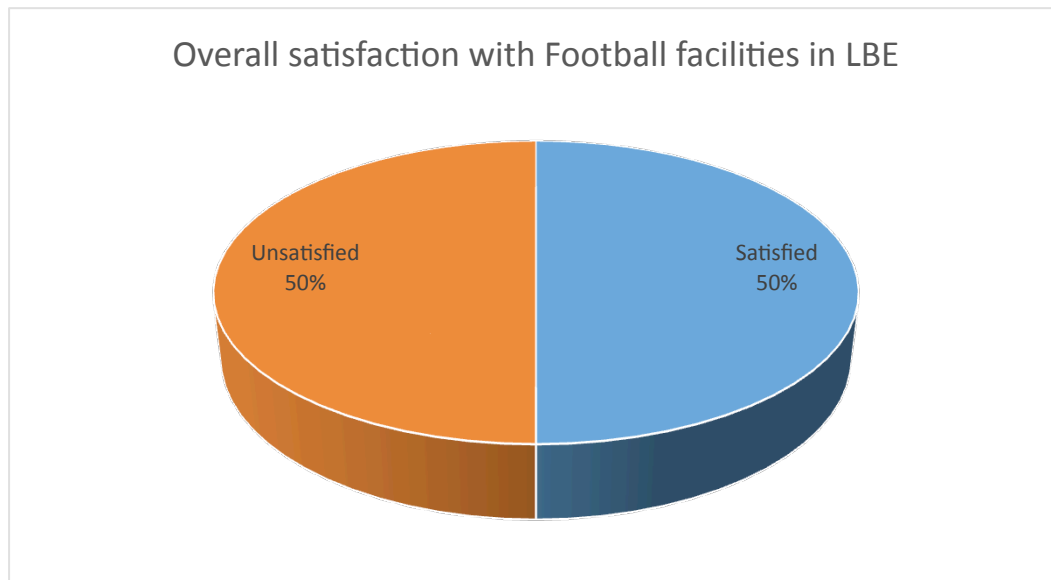
**Growth**

Cricket clubs with the London Borough of Ealing have not reported any significant growth plans. Although junior cricket demand remains strong, this does not necessarily translate to specific growth plans for team numbers. In adult cricket clubs are reporting maintaining team numbers is the priority.

**Football**

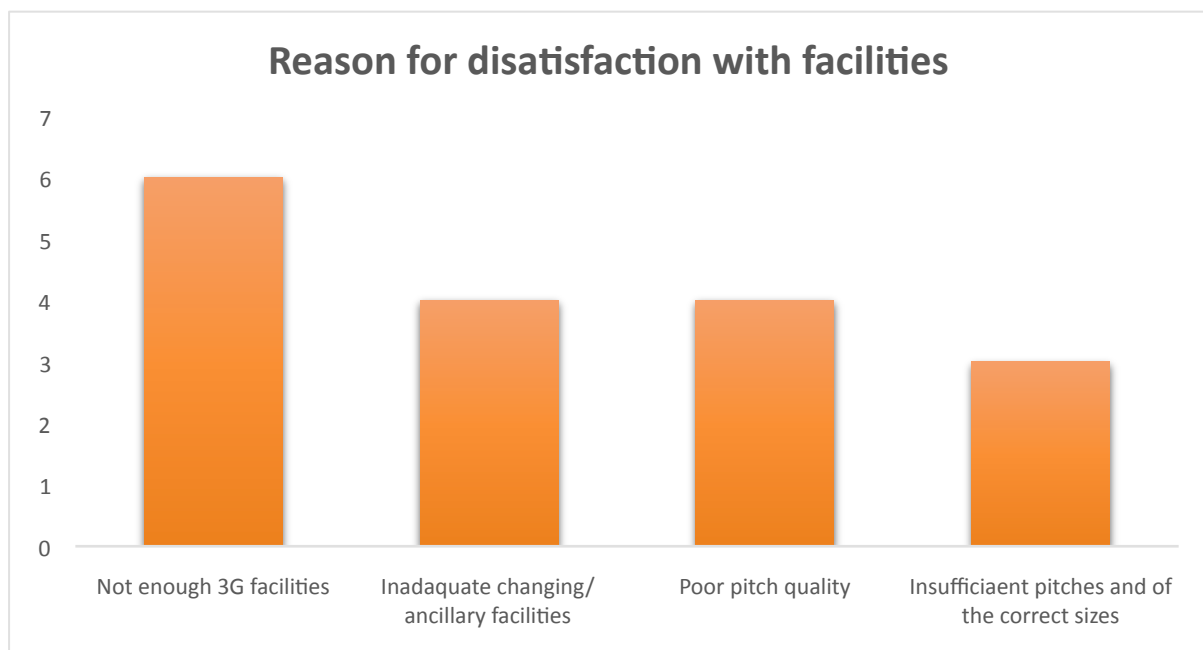
**Overall satisfaction**

**Graph 2: Overall satisfaction with Football facilities**



There is a 50/50 split between clubs who are satisfied and unsatisfied with the overall provision of football facilities within LBE. There are four key areas for this dissatisfaction shown in Graph 3.

**Graph 3: Reasons given for dissatisfaction with facilities**

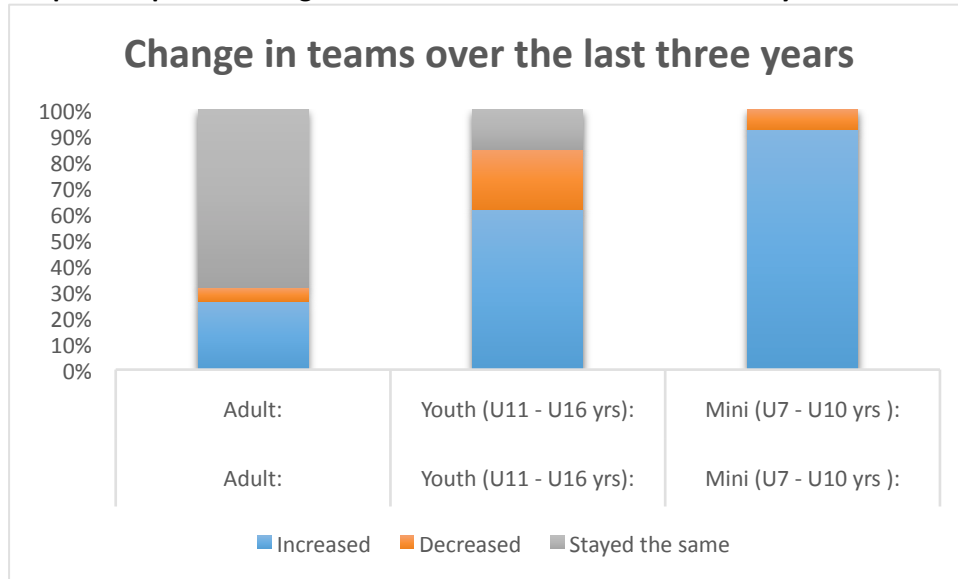


The number one reason for dissatisfaction with football facilities within LBE is a lack of 3G facilities. Poor pitch quality and inadequate or poor changing/ancillary facilities are the next most cited reasons for dissatisfaction.

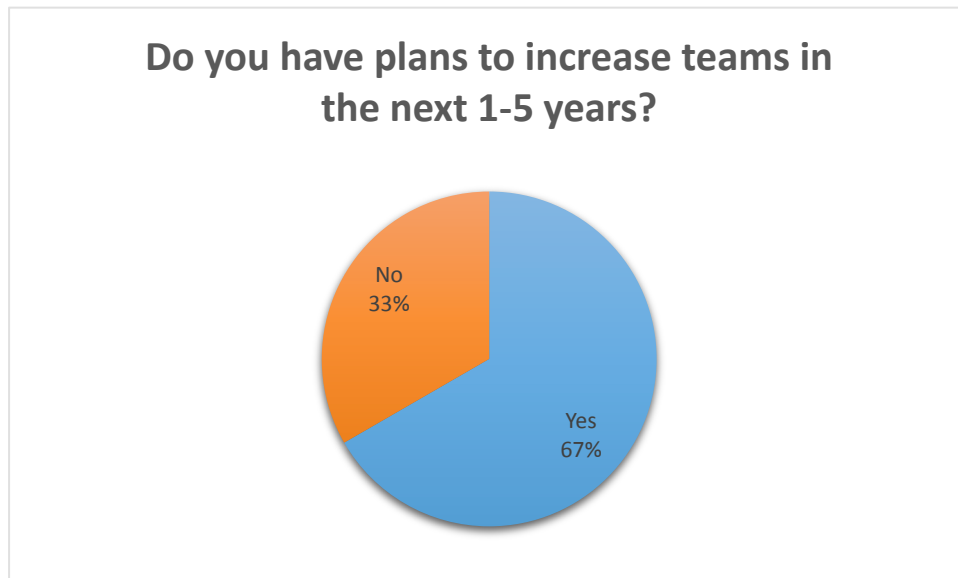
**Growth**

Clubs were asked to comment on the growth of teams within their club over the last three years and their planned growth in the next three years. The next set of graphs illustrates their responses and how mini and youth football is where the majority of growth has occurred and continues to be planned for by clubs within LBE.

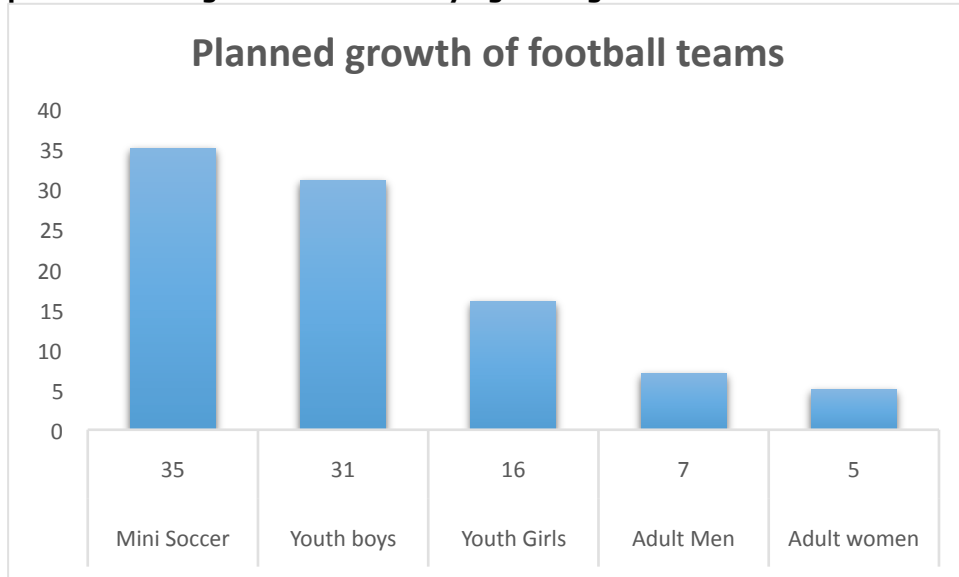
**Graph 4: Reported change in team numbers over the last three years**



**Graph 5: Planned growth in teams**



**Graph 6: Planned growth in teams by age and gender**

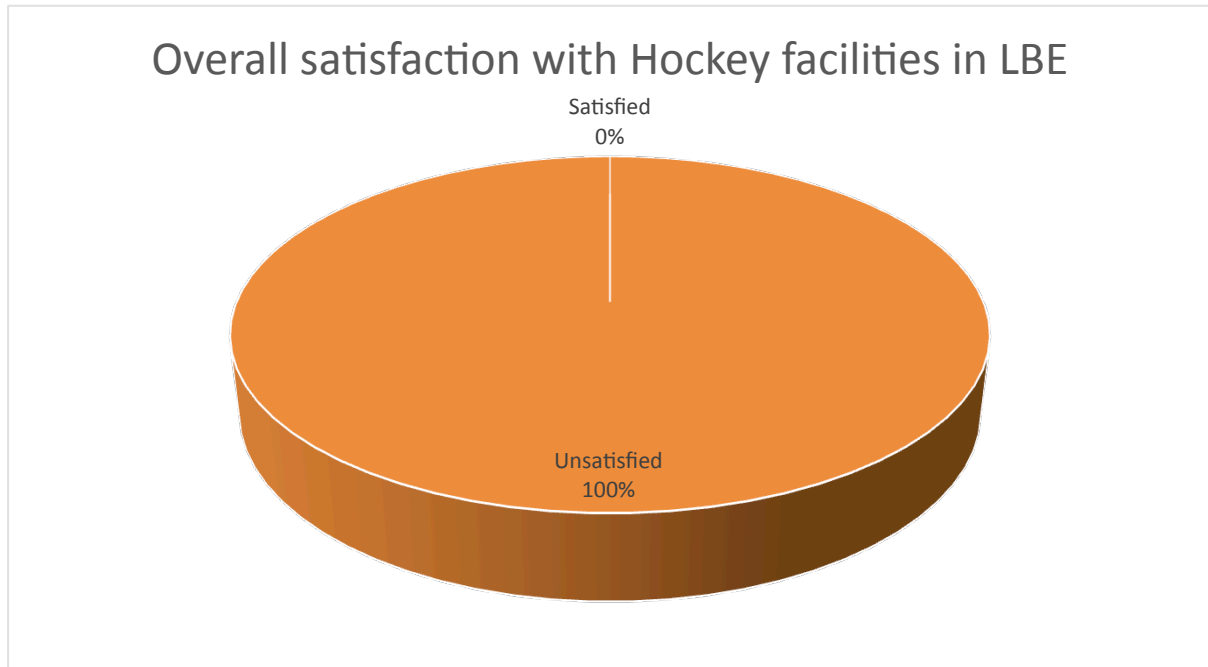


Of the total planned growth of 94 teams over two-thirds (66) is planned to be mini soccer and youth boys teams.

**Hockey**

**Overall satisfaction**

**Graph 7: Overall satisfaction with Hockey facilities**

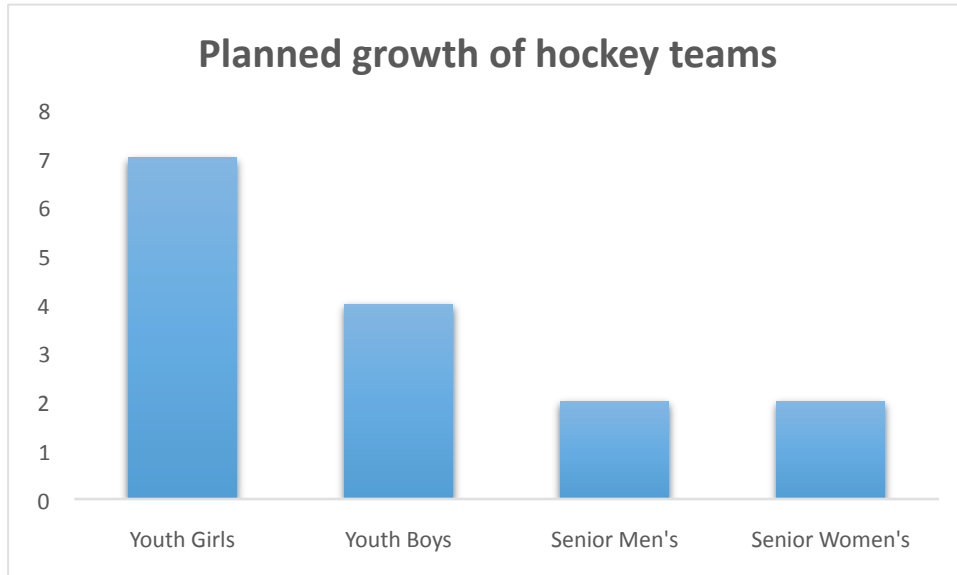


No clubs with LBE reported that they were satisfied with the overall hockey pitch provision within the borough. They cited that there were insufficient pitches within the borough to meet the needs at peak times and poor ancillary facilities at some pitches.



**Growth**

**Graph 8: Planned hockey team growth by age and gender**



The majority of team growth within Ealing is planned to be in youth girls teams and combined with youth boys this accounts for more than two thirds of the total planned team growth over the next three years.

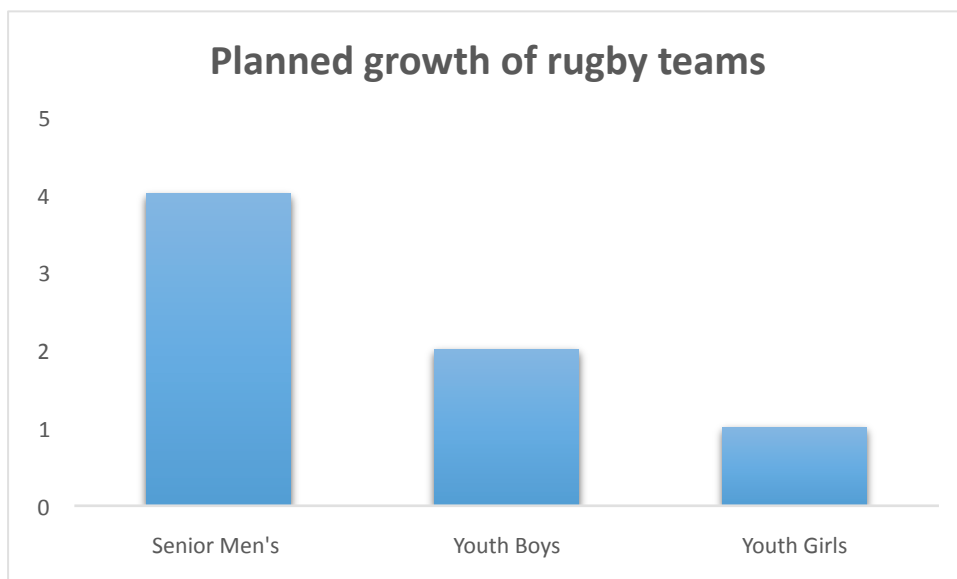
**Rugby**

**Overall satisfaction**

This question is not included in the template survey provided as part of the Sport England PPS Guidance.

**Growth**

**Graph 9: Planned rugby team growth by age and gender**



Of the 7 new teams planned over 50% (4) of the total planned growth in rugby teams in the London Borough of Ealing is for senior men's teams. This contrasts with the other major team sports within the borough where most of the team growth is predicted to be in junior teams.