



SUNDERLAND CITY COUNCIL

PLAYING PITCH PLAN

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Integrity, Innovation, Inspiration

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INTRODUCTION

This is the Playing Pitch Plan (PPP) for Sunderland. Building upon the preceding Assessment Report it provides a clear, strategic framework for the maintenance and improvement of existing outdoor sports pitches and ancillary facilities between 2014 and 2019. The PPP covers the following playing pitches and outdoor pitch sports:

- ◀ Football pitches
- ◀ Cricket pitches
- ◀ Rugby Union pitches
- ◀ Artificial Grass Pitches (AGPs) including sand based/filled and 3G surfaces
- ◀ Bowling greens
- ◀ Tennis courts

Please note that rugby league was also included in the scope, however, there is no reported demand for provision in Sunderland.

The challenge facing Sunderland City Council (SCC) is to create the conditions for more people to become more active more often, given regular participation in physical activity and sport is proven to contribute to better physical and mental health, skills development and levels of attainment. The PPP will contribute to creating the conditions necessary for people to be active.

In adopting this strategic approach to improving participation levels the following issues will be areas for focus:

- ◀ To impact on the greatest number of people.
- ◀ To support people in communities that are benefiting least from the opportunities that being physically active brings.
- ◀ To provide universal access to an appropriate provision of sport and leisure facilities and support sporting excellence.

The vision for playing pitches in Sunderland is that:

'Sunderland has an accessible range of playing pitch facilities and venues which offer increased opportunities for all sections of the community to participate in both formal and informal opportunity, contributing to a higher quality of life.'

There is a clear commitment from SCC and its stakeholders to contribute to the development of sport particularly at grassroots level and to take a bottom-up approach. It is also vital that the Plan outlines a clear vision for football provision to ensure that local facilities continue to contribute to national, regional and local priorities.

In addition, the PPP will recognise the need to ensure continuous improvement in standards of both community provision and levels of participation for all involved within the sport.

This PPP will help in identification, and prioritisation, of outdoor sports that are of local and city-wide significance and guide the Council and its partners to work collaboratively (i.e., reduce duplication and competition), identify and use limited resources to optimum effect.

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The Plan and Action Plan recommends a number of priority projects for Sunderland, which should aim to be implemented from 2014 to 2019.

All local authorities are facing increasing pressures from reduced budgets, which in some cases will have an impact on how services are delivered. Sunderland has been preparing for this by establishing a 'Sunderland Way of Working' and looking at how services can be delivered more efficiently and effectively.

In this challenging economic climate, it is important that the City Council are clear where and why resources are focused to make the best use out of public money. The PPP and Action Plan is outlined to provide a framework for improvement and although financial resources may not currently be in place, external funding opportunities will be accessed with partners when they become available.

There is a need to build key partnerships with NGBs, Sport England, schools, community clubs and private landowners to maintain and improve playing pitch provision. In these instances the potential for SCC to take a strategic lead is more limited (except in terms of Section 106 Agreements). This document will provide clarity about the way forward, and allow the Council to focus on key issues that it can directly influence and achieve.

Structure

The PPP is split into three distinct sections but have been developed to inform one another as follows:

The Strategy sets out the aims and objectives and provides the framework for improvements and has been developed from the key findings from the Assessment Report. The objectives will require to be implemented in order for the aims to be delivered.

The Action Plan seeks to address site-by-site actions to address the key findings and the Strategy framework. It provides recommendations for each site, based on current levels of usage, quality and demand, as well as the potential of each site for enhancement.

Playing Pitch Plan Priorities have been developed from the outcomes of the Action Plan and Assessment Report. The priorities have been developed with the aim of ensuring maximum benefit and access to pitches for city residents.

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Aims and objectives

The vision is based upon clear and achievable aims and objectives (set out within the boxed text below). It is recommended that the following are adopted by SCC and its partners to enable it to achieve the overall vision of the PPP:

AIM 1

To address quantitative deficiencies to meet existing and future demand:

Objectives:

- a. Rectify quantitative shortfalls in the current pitch stock and outdoor sports facilities.
- b. Identify opportunities to add to the overall stock to accommodate both current and future demand.
- c. Protect sports facilities where there is a need to do so.

AIM 2

To address issues of quality and management with regard to facility provision:

Objectives:

- d. Seek to address overplay.
- e. Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites.

AIM 3

To maximise access to all outdoor facilities:

Objectives:

- f. Where possible, establish a more coherent, structured relationship with schools to maximise community use of facilities located within educational establishments.
- g. Secure tenure and access to sites for high quality development minded clubs through a range of solutions and partnership agreements.

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Summary of current pitch supply in the city

The overall number of pitches in Sunderland which are available for community use (including rested pitches) is summarised below by type of ownership and by sport. In the case of school or college pitches, only those which have community access have been included.

Total number of pitches in Sunderland available for community use (January 2014)

	Football			Cricket	Rugby Union	Bowls	Tennis
	Adult	Youth	Mini - Soccer				
City Council	66	6	13	5	2	25	20
Education	34	30	6	4	2	-	58
Private	8	6	7	8	2	3	10
Total	108	42	26				
Total	176			17	6	28	88

Football pitches - summary of pitches available for community use

Analysis area	Number of pitches				
	Adult football	Youth football		Mini soccer	
	(11v11)	9v9	11v11	5v5	7v7
Coalfield	17	10	-	-	9
Sunderland East	15	3	4	-	2
Sunderland North	26	7	-	-	6
Sunderland West	23	8	2	-	5
Washington	27	8	-	-	4
Sunderland	108	36	6	-	26
Total	176				

The audit identifies 75 sites providing grass football pitches which are currently available for community use in Sunderland, with a total of 176 pitches. Of these, there are 39 pitches across 28 sites that are available for community use, but are not currently used.

There is an additional 47 pitches that are not available for community use. The majority of these sites are education sites and as such the availability of the pitches is often driven by school policy. These sites do offer potential capacity/additional pitches if current supply does not meet expressed demand.

Cricket pitches - summary of pitches available for community use

Analysis area	No. of pitches
Coalfield	5
Sunderland East	3
Sunderland North	5
Sunderland West	2
Washington	2
Sunderland	17

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In total, there are 17 cricket pitches in Sunderland. There are four artificial pitches located at education sites available for community use, but are recorded as having no play.

Rugby union pitches - summary of pitches available for community use

Analysis area	No. of available pitches
Coalfield	3
Sunderland East	2
Sunderland North	-
Sunderland West	-
Washington	1
Sunderland	6

In total, six grass rugby union pitches are available for community use. There are an additional nine senior pitches and two mini/midi pitches at education sites that are not currently accessed for community use. There are no pitches in the Sunderland North or Sunderland West currently accessed for community use.

Artificial Grass Pitches (AGPs) - Summary of pitches available for community use

Site name	Analysis area	Pitch size	No. of AGPs
YMCA (Herrington Burn)	Coalfield	Half	1
Dubmire Junior School	Coalfield	Half	1
Houghton Kepier School (3G)	Coalfield	Full	1
Hetton School (3G)	Coalfield	Half	1
Houghton Sports Centre (3G)	Coalfield	Half	1
Raich Carter Sports Centre	Sunderland East	Full	1
Southmoor School (poor quality)	Sunderland East	Half	1
Sunderland High School	Sunderland East	Three Quarter	1
Castle View School (3G)	Sunderland North	Half	1
Community North Sports Complex	Sunderland North	Full	1
Red House Academy	Sunderland North	Half	1
Sandhill View Community Learning Centre	Sunderland West	Full	1
Farringdon School (3G)	Sunderland West	Full	1
Academy 360	Sunderland West	Three Quarter	1
Plains Farm Primary School (3G)	Sunderland West	Half	1
Sunderland College	Sunderland West	8x (5v5) 1x (7v7) 1x (9v9)	1
Biddick School (3G)	Washington	Full	1
Millennium Centre	Washington	Half	1

There are currently 6 full sized AGPs in Sunderland. In addition to the full size pitches there are 9 half size and 2 three quarter sand based pitches that could potentially be used for training purposes. There are currently two sand based full size AGP's at Silksworth Sports Complex that are currently closed due to their poor condition.

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Bowling greens - summary of pitches available for community use

Analysis area	No. of greens
Coalfield	7
Sunderland East	5
Sunderland North	5
Sunderland West	8
Washington	3
Sunderland	28

There are 28 bowling greens in Sunderland provided across 20 sites. Of these, 25 greens are provided by the City Council across 16 sites.

Tennis courts - summary of pitches available for community use

Analysis area	No. of courts
Coalfield	10
Sunderland East	37
Sunderland North	9
Sunderland West	22
Washington	10
Sunderland	88

There are a total of 88 tennis courts identified in Sunderland across a range of sites including private sports clubs, parks and schools that have community access. However, 78% of these are located at education sites and in the majority of cases, schools report that they are available, but unused.

The majority of sites and courts are provided in Sunderland East. There are no tennis courts provided by either the City Council or a private provider in the Sunderland North, Coalfield or Washington. Provision in these areas is located at education sites.

Lapsed sites

A lapsed site is any site where the last known use was as a playing field more than five years ago (these fall outside of Sport England's statutory remit but still have to be assessed using the criteria in paragraph 74 of the National Planning Policy Framework).

Sunderland City Council's 1998 Unitary Development Plan (Policy L7) states that: Land allocated for open space or outdoor recreation will be retained in its existing use. This includes playing fields attached to schools or other educational establishments. Permissions for other uses on these sites will only be granted if

- Alternative provision of an equivalent scales, quality and accessibility is made which assist in the achievement of standards
- The development is for educational purposes, and
- There would be no significant effect on the amenity, recreational and wildlife habitat value of the site.

Similarly, access to existing or proposed open space will be protected from alternative development

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The 1998 UPD remains the most recent 'adopted' plan and has been assessed against the National Planning Policy Framework (though please note that Alteration No.2 updated the plan for the Central Sunderland area in 2007). However, the Core Strategy (Draft Revised Preferred Options) Report 2013 carries partial weight and should be considered in conjunction with the UDP, especially since the Core Strategy is guided by up-to-date evidence and policy on greenspace through the 2013 Sunderland Greenspace Audit and Report. Core Strategy Policy DM7.23 updates UDP Policy L7 as follows:

Greenspace

Policy DM7.23 - New developments will be required to contribute towards the provision of new and enhanced greenspace, in accordance with the quantity and quality standards and area needs set out in the City Councils Greenspace Report.

Public and private greenspace will be protected from development which would have an adverse effect on its amenity, recreational or nature conservation value.

The development of a site that is currently used, or its last use was for green space or for sport or recreation will only be permitted provided that it can be demonstrated the development brings substantial benefits to the community that would outweigh the harm resulting from the loss of open space; and

- a) A replacement facility which is at least equivalent in terms of usefulness, attractiveness, quality and accessibility, and where of an appropriate quantity, to existing and future users is provided by the developer on another site agreed with the council prior to development commencing; or
- b) If replacement on another site is neither practicable or possible an agreed contribution is made by the developer to the council for new provision or the improvement of existing green space or outdoor sport and recreation facilities and its maintenance within an appropriate distance from the site or within the site; or
- c) A combination of criteria a and b, and in the case of playing fields, the development is approved by Sport England.

Through subsequent consultation, Sport England has pointed out that specific reference to them in (c) is an error. This policy may well be re-worded to say "...the development... is proven through the Sunderland Playing Pitch Strategy to be surplus to requirements".

(Note 1) If the site is proven to be surplus to requirements and other development uses are applicable (ie. housing), then a sport/recreation contribution should be sought that can be used to create or upgrade facilities within the local area. The distribution of capital resources will require consultation with Elected Members and the local community before decisions are finalised.

The 2013 Greenspace Audit and Report states that a robust approach should be applied before releasing a site for development. It recommends the following criteria to be considered:

- All functions that open space can perform have been considered and the loss of the open space would not have an adverse impact on the ability of the wider area to achieve these functions
- The open space is not protected by a planning or statutory designation, nor is it of historic, ecological or landscape significance
- The open space does not form part of, nor has it the potential, to create a link between spaces

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- The open space does not contribute to or have the potential to contribute to the character or the amenity of the area
- There is no identified open space deficiency in the area and its loss does not create one
- The community has been consulted and the proposal for an alternative use is widely supported
- There is no net loss of biodiversity or increase in an area of deficiency in access to nature
- Other statutory authorities, such as the Environment Agency, do not identify the open space as providing a significant ecosystem service.

SHLAA = Strategic Housing Land Availability Assessment. The SHLAA is used to assess housing site potential across the city but has no formal policy status. This is reviewed on an annual basis.

The following sites are identified as being lapsed in Sunderland.

Lapsed sites which previously accommodated outdoor sports facilities

Site name	Area	Pitch type	Comments	Position Statement
Plesseys Sports Field	Washington	Bowling Green	Has not been used as a bowls green for circa 30years. Site is in Green Belt and is identified as greenspace in the Greenspace Audit. The site lies close to the proposed International Advanced Manufacturing Plant to the north of Nissan.	Retain until there is evidence of 'no demand' or 'no overplay issues' locally. Release once actions implemented. Refer to Note 1 on Page 9.
Former Usworth School	Washington	4 x Adult Football	No play on the site since the school closed in 2007. UDP identifies site as School Playing Fields. Greenspace Audit shows as sports pitches. SHLAA identifies site as potential for houses, subject to Playing Pitch Plan (PPP) decision.	Retain until there is evidence of 'no demand' or 'no overplay issues' locally. Release once actions implemented. Refer to Note 1 on Page 9.

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Site name	Area	Pitch type	Comments	Position Statement
Dorothea Pit, Philadelphia	Coalfield	1 x Adult Football	Single pitch site that has not been used in circa 20 years. There are no ancillary facilities on site. Identified on UDP and Greenspace Audit as greenspace. Forms part of a larger Philadelphia development site for housing.	Retain until there is evidence of 'no demand' or 'no overplay issues' locally. Release once actions implemented Refer to Note 1 on Page 9.
Hawthorn Street, Graswell	Coalfield	1 x Adult Football	Single pitch site that has not been used in 8 years. There are no ancillary facilities on site. UDP identifies site as greenspace. Shown as greenspace on Greenspace Audit and forms part of a green corridor. Recent internal consideration of site for development.	Retain until there is evidence of 'no demand' or 'no overplay issues' locally. Release once actions implemented Refer to Note 1 on Page 9.
Claremont Drive, Shiney Row	Coalfield	1 x 9v9 Football	No formal play on the site for 20 years and is currently used as informal site with 9v9 goals. UDP identifies site as greenspace, as does Greenspace Audit. SHLAA identifies site as potential for houses.	Retain until there is evidence of 'no demand' or 'no overplay issues' locally. Release once actions implemented Refer to Note 1 on Page 9.
Herrington CW	Coalfield	Bowling Green	No play on the green for circa 15 years. UDP identifies site as a formal park, as does Greenspace Audit.	No evidence of current demand or overplay issues locally. Consider the green in any wider park development plans.

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Site name	Area	Pitch type	Comments	Position Statement
West Park, Herrington	Coalfield	1 x Youth Football	No formal use of the site for circa 20 years, but junior goals have been installed to encourage casual play. There are no ancillary facilities on site. Green Belt. Identified as greenspace in UDP and Greenspace Audit.	Retain until there is evidence of 'no demand' or 'no overlay issues' locally. Release once actions implemented.
Chilton Moor Cricket Club	Coalfield	1 x cricket pitch	Private site. The club withdrew from the NE Durham Cricket League in circa 1998. Private land ownership. UDP identifies site as greenspace, as does Greenspace Audit. SHLAA identifies site as potential for houses	Retain until there is evidence of 'no demand' or 'no overlay issues' locally. Release once actions implemented Refer to Note 1 on Page 9.
Seaburn Camp	North	6 x Adult Football	No play on the pitches for circa 10 years. The site suffers from an uneven topography. There are no ancillary facilities on site. Identified in UDP as greenspace, as does Greenspace Audit. Also may be part of Seaburn Masterplan area. Forms part of a green corridor. SHLAA identifies site as potential for houses	Could be brought back into formal use with suitable investment and revenue resource Refer to Note 1 on Page 9.
Lower Southmoor opposite 'The Grange' pub, Hendon	East	1 x Junior Football	No formal use of the site for 10 years, but junior goals have been installed to encourage casual play. There are no ancillary facilities on site. UDP identifies site as greenspace, as does Greenspace Audit.	Could be brought back into formal use with suitable investment. Efforts must be made to retain this site as it is well used as informal space.

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Site name	Area	Pitch type	Comments	Position Statement
Belford House	East	1 x Adult Football / Rugby 1 x Adult Cricket	Formally a private site with the land surrendered to the Council in 2003. No play on the site since circa 2002. Investigations for site to be reused by Southmoor School. UDP identifies site as greenspace.	Site suitable for a range of sports with a degree of investment. Potential to bring back into use Refer to Note 1 on Page 9.
Tunstall Hills	West	3 x Adult Football	No play on the site for over 10 years. Teams complained mainly about the exposed pitches and poor facilities. UDP identifies site as greenspace. Site forms part of a Local Nature Reserve and SSSI and green corridor. To be protected in full from development.	Site could be brought back into play if demand existed. Potential to bring back into use.
Foxhole Wood (rear of Farrington 'comp')	West	1 x Senior Rugby	No demand for the pitch and no play circa 10 years. Junior goals have been installed to encourage casual play. There are no ancillary facilities on site. UDP identifies site as a "proposed park". Shown as greenspace on Greenspace Audit and forms part of a green corridor.	Potential to be brought back into formal use with suitable investment.
Thorndale Road	West	Bowling Green	The bowls club folded some 13 years ago and the site is managed as open green space. UDP identifies site as park. Greenspace Audit shows site as formal parkland.	Only released when there is evidence of 'no demand' for bowls locally.

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Site name	Area	Pitch type	Comments	Position Statement
Grindon Lane, Barnes Park Extension	West	Bowling Green	The bowls club folded some 20 years ago and the site is managed as open green space. UDP identifies site as greenspace. Greenspace Audit identifies site as park of Barnes Park Extension and forms part of a green corridor.	Only released when there is evidence of 'no demand' for bowls locally.
Cherry Knowle Hospital	East	1 x Adult Football	Private site. Over 8 years of no sports play. Identified for housing development as part of the Sunderland South Development Plan. Identified in the Core Strategy as a major development site. Included in the SHLAA. UDP identifies site as providing greenspace and hospital.	Recommended for release in consultation with Sport England Refer to Note 1 on Page 9.
Cherry Knowle Hospital	East	1 x Adult Cricket	As above. The cricket club withdrew from the NE Durham Cricket League in circa 2004.	Recommended for release in consultation with Sport England Refer to Note 1 on Page 9.
Grove Coles	West	1 x Adult Football 1 x Adult Cricket	Private site. No play on the site for over 10 years. Potential housing/industrial development on the site Alteration No.2 (2007) has superseded the UDP and has allocated the site for housing, local centre and business (Policy SA6A.1) This plan is adopted by the Council. As the site currently provides natural greenspace it is currently identified as greenspace in Greenspace Audit.	Recommended for release in consultation with Sport England Refer to Note 1 on Page 9.

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Note – Ryhope CW (bowls green has been disused for circa 3 years) and Easington Lane Flatts (1 football pitch has been disused for circa 3 years).

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KEY FINDINGS

The tables below identify the current position relating to either the oversupply of pitches (in green), or a shortfall in pitches (in red) in each area of the city for the different pitch types, based on match equivalent sessions. A summary has also been provided on the key issues as it relates to pitch quality, overplay and spare capacity.

Detailed site by site recommendations to address the overarching issues are presented in the accompanying area by area action plan (see Part 7).

Football

The overarching key issues and pitch shortfalls across Sunderland emerging from the Assessment are summarised below for football:

Issue	Key issues/shortfalls to be addressed
Pitch quality (good, standard, poor)	Of Sunderland's 176 football pitches, 44% are rated as good quality, 35% are rated as standard and 21% are rated as poor. Please refer to the Assessment Report for the full list.
Poor quality	21% of football pitches are rated as poor quality. Poor quality is also a factor in pitches being overplayed. For example, the following four overplayed sites also have poor quality pitches (14 adult and three youth): <ul style="list-style-type: none"> ◀ Margaret Thompson Park ◀ King George V Playing Fields ◀ Ford Quarry ◀ Hylton Road
Overplay	13 sites are identified as being overplayed (occurs when there is more play accommodated than the site is able to sustain, which is often dependent upon pitch quality). <ul style="list-style-type: none"> ◀ Dubmire Junior School ◀ Ryhope Park ◀ Plessys Sports Field ◀ Hylton Castle Primary School ◀ Silksworth Sports Complex ◀ King George V Playing Fields ◀ George Washington Primary School ◀ Eppleton Primary School ◀ Hill View ◀ Margaret Thompson Park ◀ Redhouse Academy ◀ Hylton Road ◀ Plains Farm Primary School
Spare capacity	Of the pitches currently available and used for community use, 44 are available (ie. unused) within the peak period. This equates to 88 match equivalent sessions of actual spare capacity.

The table below compares overplay and spare capacity to identify overall oversupply/shortfall for each analysis area for the different pitch types, based on match equivalent sessions.

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Summary of current and future provision

Analysis area	Oversupply/shortfall (pitches)					
	Adult pitches		Youth pitches		Mini pitches	
	Current (2014)	Future (2021)	Current (2014)	Future (2021)	Current (2014)	Future (2021)
Coalfield	4	-3.5	-1	-5	-11	-21
Sunderland East	1.5	0	4	4	-	-
Sunderland North	2	0	-0.5	-0.5	-	-
Sunderland West	8	0	-6	-6	-	-
Washington	3.5	-2	-1	-1	3	2.5
Sunderland	19	-5.5	-5	-9	-8	-18.5

Scenario testing: the use of 3G AGPs

How can additional 3G AGP provision help reduce overplay of football pitches

Improving pitch quality is one way to increase the capacity at sites. Given the cost of doing such work and the continued maintenance required (and associated costs) alternatives need to be considered that can offer a more sustainable model for the future of football. The alternative to grass pitches is the use of AGPs for competitive matches and this is something that the FA is supporting, particularly for mini football.

How can additional 3G AGP provision reduce shortfalls of mini football pitches?

In order to test the scenario a programme of play for AGPs has been created based on the current peak time demand for mini/youth pitches in Sunderland (Sun am). In terms of programming; one full size AGP can accommodate four 5v5 pitches, two 7v7 pitches, two 9v9 pitches or one youth 11v11 pitch and any one time.

Mini 5v5 programme

Time	AGP 1	Total Games/teams
9.30am – 10.30am	16 x mini (5v5)	16/32
10.30am – 11.30am		
11.30am – 12.30pm		
12.30pm – 1.30pm		

Mini 7v7 programme

Time	AGP 1	Total Games/teams
9.30am – 10.30am	8 x mini (7v7)	8/16
10.30am – 11.30am		
11.30am – 12.30pm		
12.30pm – 1.30pm		

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Mini 5v5 & 7v7 combined programme

Time	AGP 1	Total Games/teams
9.30am – 10.30am	4 x mini (5v5)	4/8
10.30am – 11.30am	6 x mini (7v7)	6/12
11.30am – 12.30pm		
12.30pm – 1.30pm		

Analysis area	Actual spare capacity (match sessions)	Demand (match sessions per week)				
		Overplay	Strategic reserve (20%)	Total (current)	Future demand	Total (future)
Sunderland	5	12	1	-8	-10.5	-18.5

There is a predicted shortfall of provision for 18.5 match sessions (37 mini teams). Based on the above programming there would be a requirement of 1.85 (rounded to two) AGPs in order to accommodate the deficit.

How many AGPs would be required if all mini teams (5v5) were moved to 3G?

There are currently 62 mini 5v5 teams which would require two AGPs if all were to play in the same time slots highlighted in the table above.

How many AGPs would be required if all mini teams (7v7) were moved to 3G?

There are currently 81 mini 7v7 teams which would require five AGPs if all were to play in the same time slots highlighted in the table above.

How can additional 3G AGP provision reduce shortfalls of youth football pitches?

In order to test the scenario a programme of play for AGPs has been created based on the current peak time demand for youth 11v11 pitches and youth 9v9 in Sunderland (Sun am).

Youth 11v11 programme

Time	AGP 1	Total Games/teams
9.30am – 11.30am	1 x youth (11v11)	2/4
11.30am – 1.30pm	1 x youth (11v11)	

Youth 9v9 programme

Time	AGP 1	Total Games/teams
9.30am – 10.45am	2 x youth (9v9)	6/12
10.45am – 12pm	2 x youth (9v9)	
12pm-1.45pm	2 x youth (9v9)	

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Analysis area	Actual spare capacity (match sessions)	Demand (match sessions per week)				
		Overplay	Strategic reserve (20%)	Total (current)	Future demand	Total (future)
Sunderland	8.5	11.5	2	-5	-4	-9

There is predicted shortfall of provision for nine match sessions (18 youth teams). Based on the above programming there would be a requirement of nine AGPs in order to accommodate the deficit.

How many AGPs would be required if all youth (11v11) teams were moved to 3G?

There are currently 114 youth (11v11) teams which would require 29 AGPs if all were to play in the same time slots highlighted in the table above.

How many AGPs would be required if all youth (9v9) teams were moved to 3G?

There are currently 88 youth (9v9) teams which would require seven AGPs if all were to play in the same time slots highlighted in the table above.

Cricket

The overarching key issues and pitch shortfalls across Sunderland emerging from the Assessment are summarised below for cricket:

Issue	Key issues/shortfalls to be addressed
Pitch quality (good, standard, poor)	Two grass pitches were assessed as average quality (East Rainton Cricket Club, Wearmouth Cricket Club) and three school wickets at Castle View School, Sandhill View and Washington School were also of average quality. One artificial pitch was assessed as poor (Fulwell Quarry) which is unplayable due to vandalism. The remaining cricket pitches were assessed as good.
Overplay	Of the 17 cricket sites in Sunderland, 10 are identified as being overplayed by a total of 551 fixtures per season.
Spare capacity	There is no spare capacity on grass pitches in Sunderland. The five pitches identified as having spare capacity are artificial wickets and unsuitable for league cricket. Four of these pitches are located at school sites.

The table below identifies overall oversupply/shortfall for each analysis area.

Summary of current and future provision

Analysis area	Overplay/shortfall (no. of pitches)
Coalfield	4.4
Sunderland East	1.6
Sunderland North	2
Sunderland West	0.5
Washington	1.2
Sunderland	9.7

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Based on an average size square/pitch containing 12 wickets, there is a need for almost 10 pitches to meet overplay (based on a wicket accommodating 5 matches per season and a total of 60 in this instance).

Scenario testing: addressing overplay

Most overplay is recorded in the Coalfield (equating to 4.4 pitches) where four sites are overplayed. It is highly likely that some level of overplay can be sustained on current pitches given the high standard of pitches and ensuring that maintenance levels are appropriate to current usage. In addition, increasing the number of wickets at Philadelphia Cricket Club and Eppleton Cricket Club would relieve overplay.

Two sites are overplayed in Sunderland East Ryhope Park and Ashbrooke Sports Club (equating to 1.6 pitches).

Minimal overplay is recorded in Sunderland West at Silksworth CC (equating to 0.5 pitches).

All overplay in Washington is recorded at Washington Cricket Club (equating to 1.2 pitches).

Addressing overplay issues in cricket cannot simply be addressed or resolved by the installation of artificial turf wickets. A more pragmatic approach would be to ensure appropriate and regular pitch maintenance is in place, in order to sustain current usage levels. In addition to this, clubs should be looking to explore options to increase the number of grass wickets where possible.

Rugby union

The overarching key issues and pitch shortfalls across Sunderland emerging from the Assessment are summarised below for rugby:

Issue	Key issues/shortfalls to be addressed
Pitch quality (good, standard, poor)	<p>None of the rugby pitches in Sunderland are rated as poor quality. However, four are rated as standard where drainage and/or maintenance could be improved:</p> <ul style="list-style-type: none"> ◀ Biddick School Sports College ◀ Hill View ◀ Durham Road ◀ Ashbrooke Sports Club

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Issue	Key issues/shortfalls to be addressed
Overplay	Rugby training in Sunderland is generally accommodated on existing competitive grass rugby union pitches by community rugby clubs. As a result this contributed to a number of sites being overplayed beyond their carrying capacity which is the biggest issue. Ashbrooke Sports Club is significantly overplayed due to the large number of competitive matches and training being accommodated by both Sunderland RFC and Sunderland University RFC. In addition it is a one pitch site that which maintenance is rated as standard.
Spare capacity	Two pitches have some spare capacity (Durham Road and Hill View), however, neither of these is available during the peak period and as such there is no actual spare capacity expressed in Sunderland. In addition, Ryhope Road (Sunderland RFC) is not currently in use as the site requires pitch improvements, development of changing rooms and floodlighting in order to have regular use for matches and training.

The table below identifies overall oversupply/shortfall for each analysis area.

Summary of current and future provision

Analysis area	Actual spare capacity ¹	Demand (match equivalent sessions)		
		Overplay	Unmet demand	Total
Coalfield	-	-	2	-2
Sunderland East	-	13.5	-	-13.5
Sunderland North	-	-	-	-
Sunderland West	-	-	-	-
Washington	-	1.5	2	-3.5
SUNDERLAND	-	15	4	19

There is an overall shortfall of pitches in Sunderland to accommodate 19 match equivalent sessions which equates to the need for approximately 9.5 pitches (based on playing home and away).

Scenario testing

Addressing overplay

Most overplay is recorded in Sunderland East (13.5 sessions per week) where a lack of drainage work at Ashbrooke Sports Club affects the overall quality of the pitch. If the drainage were to be improved (to pipe drained), this could potentially increase the site capacity in order to reduce some of overplay by 1.25 match sessions per week. However, development of its training ground at Ryhope Road will accommodate all overplay. Further to this establishing community use at Southmoor School could help to address overplay in the short term.

In Washington improving pitch quality at Biddick School Sports College would address current overplay of 1.5 pitches.

¹ In match equivalent sessions

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Addressing unmet demand

Unmet demand from Houghton RFC will result in a shortfall of pitches in Coalfield of two sessions per week. This small amount of shortfall could be met if by improving pitch quality at Durham Road. However, other improvements including access to changing and maintenance of pitches also needs to be resolved if this site is able to accommodate further usage.

In Washington improving pitch quality at Biddick School Sports College would also accommodate future demand from Washington RFC.

Scenario testing shows that improvements to pitch quality, increasing access to school sites and developing sites at Ryhope Road (Sunderland RFC) and Durham Road (Houghton RFC) will address shortfalls.

Hockey

The overarching key issues and pitch shortfalls across Sunderland emerging from the Assessment are summarised below for hockey:

Issue	Key issues/shortfalls to be addressed
Pitch quality (good, standard, poor)	Of the current supply of hockey pitches in Sunderland one is assessed as good quality (Sandhill View) and two as poor quality (Community North and Raich Carter). Currently in Sunderland there are no sites which incorporate a good quality pitch, spectator area, floodlights and clubhouse facilities.
Access	Access to booking facilities can be an issue along with the cost and the proximity of clubs to available sites.
Summary of current and future provision	Existing capacity can accommodate any current or future demand which may be expressed in Sunderland for hockey. However, it is reported by England Hockey that the pitch at Sandhill View is not well maintained which will eventually affect its lifespan. The pitch at Raich Carter is nearing the end of its lifespan and will need resurfacing in the near future.

Bowls

The overarching key issues and pitch shortfalls across Sunderland emerging from the Assessment are summarised below for bowls:

Issue	Key issues/shortfalls to be addressed
Pitch quality (good, standard, poor)	In general the quality of greens across Sunderland is good and the majority of clubs (34%) report that quality has slightly improved in the last three years.
Demand	Analysis of club membership shows that demand has generally decreased or remained constant over the previous three years. Current demand for bowling greens is being met by provision in Sunderland.
Capacity	It is evident that there is some spare capacity across greens in Sunderland to accommodate more play. However, further site by site capacity analysis is required to fully determine the extent of this.

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Tennis

The overarching key issues and pitch shortfalls across Sunderland emerging from the Assessment are summarised below for tennis:

Issue	Key issues/shortfalls to be addressed
Pitch quality (good, standard, poor)	The quality of tennis courts in the city is varied. Sites that incorporate good quality tennis courts include Barley Mow Park and Ryhope Park. Poor quality sites include Thompson Park, that is in need of resurfacing and Roker Park that has both poor quality surface and nets.
Demand	The LTA report that both New Silksworth TC and Sunderland Tennis Centre have experienced a decrease in membership levels. The LTA is currently developing a citywide strategy for tennis which will aim to increase tennis participation.
Capacity	There are a large number of tennis courts in Sunderland which can accommodate current demand and anticipated future demand. However, the poor quality courts, especially parks courts, will require future investment in order to retain usage, even for recreational play. Increasing court capacity through floodlighting and/or increasing the quality of parks provision could build in future capacity to accommodate growth. It is likely that future demand for access to tennis courts in Sunderland will increase as a result of initiatives to increase participation.

FRAMEWORK FOR IMPROVEMENT

The following objectives will require to be implemented in order for the aims to be delivered. It is recommended that SCC and partners adopt the following objectives to enable it to achieve the vision of the PPP (note: not in priority order):

AIM 1

To address quantitative deficiencies to meet existing and future demand

Objectives:

- a. Rectify quantitative shortfalls in the current pitch stock and outdoor sports facilities.
- b. Identify opportunities to add to the overall stock to accommodate both current and future demand.
- c. Protect sports facilities where there is a need to do so.

Objective (a) - Rectify quantitative shortfalls in the current pitch stock and outdoor sports facilities

The Council and its partners should work to rectify identified inadequacies and meet identified shortfalls as outlined in the Assessment Report.

It is important that the current levels of grass pitch provision are protected, maintained and enhanced to secure provision now and in the future. For most sports the future demand for provision identified in Sunderland can be overcome through maximising use of existing pitches through a combination of:

- ◀ The re-designation of pitches for which there is an oversupply.
- ◀ Improving pitch quality in order to improve the capacity of pitches to accommodate more matches.
- ◀ Prioritising Sunderland clubs/residents (i.e. those with a strong tradition of playing in or being established in Sunderland) for access to pitches.
- ◀ Securing long term community use at school sites. It should be noted that community access is often very difficult to influence given the emergence of Academies in recent years.
- ◀ Working with commercial and private providers to increase usage.

Specific comments

While maximising the use of existing pitches offers scope to address the quantitative deficiencies for most sports, new or additional cricket squares on public playing fields as well as improving existing wickets is required to meet the levels of demand identified for cricket both current and future.

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There may be a requirement to protect some senior football pitches as this provides the flexibility to provide senior, junior or mini pitches (through different line markings/coning areas of the pitch). However, further work should be undertaken on this as an action for the Council/NGBs. Furthermore the re-designation of adult pitches that are not currently used may lead to a deficiency of adult pitches in the medium to longer term as younger players move up the ages. It is likely that for some sports, particularly football, that the provision of new pitches and facilities will be required in the future to support the predicted future demand.

Unmet demand, changes in sport participation and trends, and proposed housing growth should be recognised and factored into future facility planning. Assuming an increase in participation and housing growth occurs, it will impact on the future need for certain types of sports facilities. Sports development work also approximates unmet demand which cannot currently be quantified (i.e., it is not being suppressed by a lack of facilities) but is likely to occur. The following table highlights the main development trends in each sport and their likely impact on facilities. However, it is important to note that these may be subject to change.

Furthermore, retaining some spare capacity allows some pitches to be rested to protect overall pitch quality in the long term. Therefore, whilst in some instances it may be appropriate to re-designate a senior pitch where there is low demand identified a holistic approach should be taken to re-designation for the reasons cited. The site-by-site action planning will seek to provide further clarification on where re-designation is suitable.

Likely future sport-by-sport demand trends

Sport	Future development trend	PPP impact
Football	The needs of the game will change significantly from the 2013/14 season with the implementation of the FA Youth Development Review. As a result, pitch demands will change. This could also see changes in the seasonal demand of pitches (youth football).	Consider re-allocating leases to Community Charter Standard clubs with a large number of teams. Work with clubs to identify facility development opportunities. Work with clubs in relation to their pitch demands as a result of the FA Youth Development Review.
	Demand for senior football is likely to be sustained or decrease slightly based on current trends and the move to small sided football.	Sustain current stock but consideration given to reconfigure pitches.
	An increase in women and girls football following £2.4m investment over the next two years (2014-2016) from Sport England to increase the number of women and girls taking part in football sessions.	A need to provide segregated ancillary facilities and the potential need for more pitches.

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Sport	Future development trend	PPP impact
Cricket	Demand is likely to continue in Sunderland for grass wickets for both junior and adult participation.	High peak time usage for good quality grass pitches.
	Women's and girls' cricket is a national priority and there is a target to establish two girls' and one women's team in every local authority over the next five years.	Support clubs to ensure access to segregated changing and toilet provision and access to good quality cricket pitches to support growth.
Rugby Union	The Rugby World Cup (2015) is predicted to see a further increase in the demand for rugby provision.	Clubs are likely to field more teams in the future, and therefore have a demand for more pitches. It is important, therefore, to work with the clubs to maintain the current pitch stock and to support facility development where appropriate.
AGPs	Demand for 3G pitches for competitive football will increase. It is likely that future demand for the use of 3G pitches to service competitive football, particularly mini and youth will result in some reduced demand for grass pitches. Provision of 3G pitches which are IRB compliant will help to reduce overplay as a result of training on rugby pitches.	Ensure that access to new AGP provision across the city is maximised and that community use agreements are in place. Utilise Sport England/NGB guidance on choosing the correct surface: http://www.sportengland.org/media/30651/Selecting-the-right-artificial-surface-Rev2-2010.pdf
Bowls	General trend of demand for bowling greens remaining static or slightly decreasing. Locally bowls appears to be declining in terms of club membership.	Current demand for bowling greens is being met by provision in Sunderland. It is evident that there is some spare capacity across greens in Sunderland to accommodate more play. However, further site by site capacity analysis is required to fully determine the extent of this.
Tennis	It is likely that future demand for access to tennis courts in Sunderland will increase as a result of initiatives to increase participation. LTA Places to play Strategy (due by the end of 2014) will seek to identify potential investment priorities.	There are a large number of tennis courts in Sunderland which can accommodate current demand and anticipated future demand. However, the poorer quality courts, especially parks courts, will require future investment in order to retain usage, even for recreational play. Increasing court capacity through floodlighting and/or increasing the quality of parks provision could build in future capacity to accommodate growth. Barnes Park is the key site for delivery.

Objective (b) - Identify opportunities to add to the overall stock to accommodate both current and future demand

The Council should use, and regularly update, the Action Plan within this PPP for improvements to its own pitches and facilities whilst recognising the need to support partners. The Action Plan lists improvements to be made to each site focused upon both qualitative and quantitative improvements as appropriate for each area.

Furthermore any potential school sites which become redundant over the lifetime of the PPP may offer potential for meeting community needs on a localised basis. Where schools are closed their playing fields may be converted to dedicated community use to help address any unmet community needs. Commercial partners should also be considered as a possible solution to reducing quantitative shortfalls.

Objective (c) - Protect sports facilities where there is a need to do so

Protect the existing supply of sports facilities where it is needed for meeting current or future needs. The majority of facilities from the assessment report justify protection. Local plan policies should protect facilities and the scope to legally safeguard long term use of strategically important sites to the community such as the strategic sites and key centres identified in objective (e) should be considered. For example, through the Fields in Trust programme (www.fieldsintrust.org).

Where there is no need to protect facilities and the assessment shows scope for rationalisation, e.g. bowling greens, the following should be considered when making any decisions about disposal:

- ◀ Is the facility surplus to requirements not only now but also in the future?
- ◀ Could the facility be used for another type of sport for which there is a deficit?
- ◀ Can current users be sufficiently accommodated at another appropriate site taking into consideration access, cost and locality?
- ◀ Consideration as to the quality of the facilities (including ancillary facilities).
- ◀ The long term sustainability of the facility.
- ◀ The level of current use and the impact on the spatial distribution of facilities across Sunderland of closing a facility.

It may be appropriate to dispose of some existing playing field sites (that are of low value i.e. one- three pitch sites with no changing provision) to generate investment towards creating bigger better quality Strategic Sites (i.e. multi pitch, multi sport sites which are strategically placed within the City and prioritised for investment) in order to meet the objectives of the PPP and to develop the hierarchy of sites (see objective e).

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The following criteria should be established as the basis for negotiations to mitigate the loss of playing field provision:

- ◀ Ensure that where playing fields are lost through alternative development or closure that the type of provision of the same or improved standard is provided to meet demand.
- ◀ Where pitches are lost due to redevelopment of the site, compensatory re-provision or an equivalent contribution for re-investment into new pitches will be sought as appropriate in an alternative accessible location.
- ◀ Where opportunities exist to increase pitch quality (and therefore pitch capacity to accommodate more matches) this should be a priority (refer to the action plan to identify quality deficiencies in the appropriate area).
- ◀ All negotiations and mitigation packages should be raised and discussed in partnership with the relevant NGB and Sport England.

In terms of mitigation it is important, where possible and appropriate for a particular sport, that this takes place in an area that is accessible to the playing field that is lost to avoid a scenario where a redundant playing field is lost in an area of the city which has deficiencies and is replaced on the other side of the city.

Closed school playing fields should be considered in the first instance for becoming community playing fields for meeting the needs identified in the PPP before being considered for other uses. The following should be considered when assessing the suitability of conversion of former school playing fields for community use:

- ◀ Size
- ◀ Quality
- ◀ Physical accessibility
- ◀ History of community access
- ◀ Availability of ancillary facilities

AIM 2

To address issues of quality and management with regard to facility provision

Objectives:

- d. Seek to address overplay.
- e. Adopted a tiered approach (hierarchy of provision) to the management and improvement of sites – see page 27

Objective (d) – Seek to address overplay

Priority in the short term (given limited resources) should be directed to poor quality sites. This standard, based on an achievable target using existing quality scoring to provide a baseline, should be used to identify deficiencies and hence investment should be prioritised to those sites which fail to meet the proposed quality standard (using the site audit database, provided in electronic format). The Plan approach to these outdoor recreation facilities achieving these standards should be to enhance quality and therefore the planning system should seek to protect them.

For the purposes of the Quality Assessments, this Plan will refer to pitches and ancillary facilities separately as Good, Standard or Poor quality. In Sunderland, for example, some good quality sites have poor quality elements i.e. changing rooms or a specific pitch.

Good quality refers to pitches that have, for example, good grass cover, an even surface, are free from vandalism, litter etc. In terms of ancillary facilities, good quality refers to access for disabled people, sufficient provision for referees, juniors/women/girls and appropriate provision of showers, toilets and car parking.

Standard quality refers to pitches that have, for example, adequate grass cover, minimal signs of wear and tear, goalposts may be secure but in need of minor repair. In terms of ancillary facilities, standard quality refers to adequately sized changing rooms, storage provision and provision of toilets.

Poor quality refers to pitches that have, for example, inadequate grass cover, uneven surface and damage. In terms of ancillary facilities, poor quality refers to inappropriate size of changing rooms, no showers, no running water and old dated interior.

Please refer to the Sport England quality assessments.

Sites played beyond capacity may require remedial action to help reduce this.

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Improving pitch/surface quality as a priority

In order to improve the overall quality of the playing pitches stock; it is necessary to ensure that pitches are not overplayed beyond recommended weekly carrying capacity. This is determined by assessing pitch quality (via a non technical site assessment) and allocating a weekly match limit to each. Each NGB recommends a number of matches that a good quality pitch should take:

Sport	Pitch type	No. of recommended matches
Football	Adult grass pitches	3 per week
	Youth grass pitches	4 per week
	Mini grass pitches	6 per week
Rugby	Adult grass pitches	3.5 per week
Cricket	Grass wicket	5 per season
	Synthetic wicket	60 per season

Improving pitch quality should not be considered in isolation from maintenance regimes.

Whilst it works both ways in so much as poor pitch condition is a symptom of pitches being over played, potential improvements may make sites more attractive and therefore more popular.

There is also need to balance pitch improvements alongside the transfer of play to alternative pitch sites. Therefore, work with clubs to ensure that sites are not played beyond their capacity and encourage play, where possible, to be transferred to alternative venues which are not operating at capacity.

AIM 3

To maximise access to all outdoor facilities

Objectives:

- f. Establish a more coherent, structured relationship with schools to maximise community use of educational facilities.
- g. Secure tenure and access to sites for high quality development minded clubs through a range of solutions and partnership agreements

Objective (f) – Establish a more coherent, structured relationship with schools and colleges to maximise community use of educational facilities

The ability to access good quality pitches within the local community is vital to any sports organisation, yet many clubs struggle to find places to play and train. In Sunderland pricing structures at facilities in educational establishments is often a barrier to access, however, in most cases it is availability at peak times that is the main issue.

A large number of sports pitches are located on education sites and making these available to sports clubs can offer significant benefits to both the school/college and the local clubs. Within the scope of school governing bodies and Academies, SCC and other key partners must continue to work with schools and colleges to develop an understanding of the issues that restrict or affect community access. Support should be provided, where appropriate, to address underlying problems.

It is not uncommon for school pitch stock not to be fully maximised for community use. Even on established community use sites, access to outdoor sports facilities to the community is limited. The Assessment Report identified several issues relating to the use of school facilities:

- ◀ Community use is limited and often based on informal agreements between individual schools and clubs.
- ◀ There are a number of school sites where a community use agreement is in place but it is not clear whether the agreement is being upheld.
- ◀ There are management issues inherent in developing, implementing and managing community use agreements. Advice and guidance can be obtained from Sport England's Schools toolkit and Sports organisations toolkit. (www.sportengland.org/facilities-planning)

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Recognising that this is down to the individual school, where possible, schools should be encouraged to negotiate and sign formal and long-term agreements that secure community use. This need to be examined against these issues:

- ◀ The analysis provides a clear indication of the future pitch requirements and provides a basis for partners to negotiate.
- ◀ Community use should not impact on the needs of schools to deliver curricular and extracurricular activities

Sport England has also produced guidance, online resources and toolkits to help open up and retain school sites for community use and can be found at:

<http://www.sportengland.org/facilities-planning/accessing-schools/>

It is recommended that a working group, led by a partner from the education sector but supported by a range of other sectors including sport and leisure is established to implement the strategic direction in relation to the increased use of school facilities.

Broadly speaking, its role should be to:

- ◀ To better understand current community use, practices and issues by 'auditing' schools.
- ◀ Ensure community use agreements are upheld
- ◀ Identify and pilot one school/club formal community use agreement with a view to rolling out the model across the area.
- ◀ Ensure that funding to improve the quality of the facilities is identified and secured.
- ◀ As part of any agreement secure a management arrangement for community access, which does not rely on existing school staff structures.
- ◀ Ensure that pitch provision at schools is sufficient in quality and quantity to be able to deliver its curriculum. Once this has been achieved provision could contribute to overcoming deficiencies in the area (as identified in the assessment above).

Although there are a number of academies and college sites in Sunderland, which the Council has no control over the running of, it is still important to understand the significance of such sites and attempt to work with the schools where there are opportunities for community use. In addition, the relevant NGB has a role to play in supporting the Council to deliver the PPP and communicating with schools where necessary.

Objective (g) - Secure tenure and access to sites for high quality development minded clubs through a range of solutions and partnership agreements

Local sports clubs should be supported to achieve sustainability across a range of areas including management, membership, funding, facilities, volunteers and partnership working. For example, the Council should continue to support club development and encourage clubs to develop evidence of business and sports development plans to generate an income through their facilities. All clubs could be encouraged to look at different management models such as registering as Community Amateur Sports Clubs (CASC)². Clubs should also be encouraged to work with partners locally whether volunteer support agencies or linking with local businesses.

² <http://www.cascinfo.co.uk/cascbenefits>

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As well as improving the quality of well-used, local authority sites, there are a number of sites which have poor quality (or no) ancillary facilities. It is recommended that security of tenure should be granted to the clubs playing on these sites (minimum 25 years as recommended by Sport England and NGBs) so the clubs are in a position to apply for external funding to improve the ancillary facilities.

There is potential for a number of further sites in Sunderland to be leased to sports clubs and/or organisations. Each site should be the subject of criteria to determine suitability for lease/transfer i.e. existing infrastructure/quality and parking. Each club will also be required to meet service and/or strategic objectives set out by the Council (please also refer to the Sunderland Community Asset Transfer Policy CAT). However, an additional set of criteria should be considered, which take into account the quality of the club, aligned to its long term development objectives and sustainability. The criteria will be crucial in determining which clubs are successful as historically there are more requests for such an arrangement than there are sites available.

In the context of ongoing public sector efficiency drives, it is increasingly important for the Council to work with voluntary sector organisations in order that they may be able to take greater levels of ownership and support the wider development and maintenance of facilities, whilst simultaneously affording opportunity to enhance individual's health and wellbeing. To facilitate this, the Council should continue to support and enable clubs to generate sufficient funds to allow this.

Recommended criteria for lease of sport sites to clubs/organisations

Club	Site
<ul style="list-style-type: none"> • Clubs should have Clubmark/FA Charter Standard accreditation award. • Clubs commit to meeting demonstrable local demand and show pro-active commitment to developing school-club links. • Clubs are sustainable, both in a financial sense and via their internal management structures in relation to recruitment and retention policy for both players and volunteers. • Ideally, clubs should have already identified (and received an agreement in principle) any match funding required for initial capital investment identified. • Clubs have processes in place to ensure capacity to maintain sites to the existing standards. • Clubs must be signed up to Active Sunderland or any successor in scheme • Clubs must be affiliated to relevant National Governing Body 	<p>Sites should be those identified as Club Sites for new clubs (i.e. not those with a city-wide significance) but which offer development potential. For established clubs which have proven success in terms of self-management City Sites and Key Centres are appropriate.</p> <p>As a priority, sites should require capital investment to improve (which can be attributed to the presence of a Clubmark/Charter Standard club).</p> <p>Sites should be leased with the intention that investment can be sourced to contribute towards improvement of the site.</p> <p>An NGB/Council representative should sit on a management committee for each site leased to a club.</p>

The Council can further recognise the value of Clubmark/Charter Standard by adopting an approach prioritising the clubs that are to have access to these better quality facilities. This may be achieved by inviting clubs to apply for season long leases on a particular site as an initial trial.

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Club outcomes for lease agreements

The Council should establish a series of outcomes from clubs taking on a lease arrangement, to ensure that the most appropriate clubs are assigned to sites. As an example outcomes may include:

- ◀ Increasing participation and retaining players. Supporting the development of coaches and volunteers.
- ◀ Commitment to club quality standards.
- ◀ Improvements (where required) to pitches and ancillary facilities, or as a minimum retaining existing standards.
- ◀ Shared use with other 'smaller' clubs

In addition, clubs should be made fully aware of the associated responsibilities/liabilities when considering leases of multi-use public playing fields.

Community Asset Transfer Policy

The Council should continue implementing the Community Asset Transfer Policy which supports community management and transfer of ownership of assets to local clubs, community groups and trusts. This presents sports clubs and national governing bodies with opportunities to take ownership of their own facilities; it may also provide non-asset owning sports clubs with their first chance to take on a building.

The Sport England Community Sport Asset Transfer Toolkit is a bespoke, interactive web based tool that provides a step by step guide through each stage of the asset transfer process: http://www.sportengland.org/support_advice/asset_transfer.aspx

AIM 4

To maximise investment into outdoor sports facilities

Objectives:

- h. Establish an approach to securing developer contributions.
- i. Work in partnership with stakeholders to secure funding.

Objective (h) – Establish an approach to securing developer contributions

It is important that this PPP informs policies and emerging supplementary planning documents by setting out the approach to securing sport and recreational facilities through new housing development. The guidance should form the basis for negotiation with developers to secure contributions to include provision and/or enhancement of appropriate playing fields and its subsequent maintenance. Section 106 contributions or CIL (Community Infrastructure Levy) could also be used to improve the condition and maintenance regimes of the pitches in order to increase pitch capacity to accommodate more matches. A number of planning policy objectives should be implemented to enable the above to be delivered:

- ◀ Planning consent should include appropriate conditions and/or be subject to specific planning obligations. Where developer contributions are applicable, a Section 106 Agreement or equivalent must be completed specifying the amount which will be linked to Sport England's Building Cost Information Service from the date of the Planning Committee, and timing of the Contribution(s) to be paid.
- ◀ Some contributions may need to be ring fenced for use according to the particular terms of the Planning Obligation, where there is opportunity to improve the appropriate pitches within the local vicinity. However, for some sports such as for example cricket and rugby a "central pot" for developer contributions across the local authority area may be necessary for the particular sport.
- ◀ Consideration should also be given to what the maintenance regime will be following this, given future budget cuts. NGBs and Sport England can provide further and up to date information on the associated costs.
- ◀ External funding should be sought/secured to achieve maximum benefit from the investment into appropriate playing pitch facility enhancement and its subsequent maintenance.
- ◀ Where new multiple pitches are provided, appropriate changing rooms and associated car parking should be located on site.
- ◀ All new or improved playing pitches on school sites should be subject to community use agreements. For further guidance please refer to Sport England: <http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/community-use-agreements/>
- ◀ Establish a formula for collating developer contributions for playing pitches which is demand based.

Objective (i) - Work in partnership with stakeholders to secure funding

Partners, led by the Council, should ensure that appropriate funding secured for improved sports provision are directed to areas of need, underpinned by a robust evidence for improvement in playing pitch facilities.

In order to address the community's needs, to target priority areas and to reduce duplication of provision, there should be a coordinated approach to strategic investment. In delivering this objective the Council should maintain a regular dialogue with local partners.

Some investment in new provision will not be made by the Council directly, it is important, however, that the Council therefore seeks to direct and lead a strategic and co-ordinated approach to facility development by education sites, NGBs, sports clubs and the commercial sector to address community needs whilst avoiding duplication of provision.

Please refer to Appendix Two for further funding information which includes details of the current opportunities, likely funding requirements and indicative project costs.

There is a strong and growing evidence base amplifying the benefits of regular participation in physical activity and sport in terms of the contribution to better physical and mental health and wellbeing, skills, development and levels of attainment. Participation in sport and activities is also valued in its own right for friendship and fun, providing volunteering opportunities bringing people together, to break down barriers and strengthen communities. It is therefore important to lever in investment from other sectors as the role and impact sport and activity can play within a community is increasingly evidenced.

Sport England research suggests the following:

Economic impact:

- ◀ In 2010, sport and sport-related activity contributed £20.3 billion to the English economy – 1.9% of the England total.
- ◀ The contribution to employment is even greater – sport and sport-related activity is estimated to support over 400,000 full-time equivalent jobs, 2.3% of all jobs in England.

Health impact:

- ◀ The wealth of evidence documented within clinically recognised publications provides increasing levels of research on structured physical activity and participation in sport having a direct impact on health and has great potential for health gain. It is recognised that it can be used to improve physiological, social and psychological health as well as making a vital contribution to the wider issues relating to quality of life in all ages. There is also now compelling evidence of how physical inactivity is one contributing factor to many health problems
- ◀ Taking part in regular sport can save between £1,750 and £6,900 in healthcare costs per person.

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Social and cultural impact:

- ◀ Published studies show the positive effects of sport on education include improved attainment, lower absenteeism and drop-out, and increased progression to higher education. For instance, young people's participation in sport improves their numeracy scores by 8 per cent on average above non-participants.
- ◀ Other studies have found that sport programmes aimed at youths at risk of criminal behaviour can enhance self-esteem and reduce reoffending.

SPORT BY SPORT

Football recommendations

Grass pitches

- ◀ Work with The Football Association (FA) to ensure pitches are of an acceptable quality and improvements made where necessary.
- ◀ Review current sites to ensure enough capacity is retained to meet current and future demand, especially for mini soccer and youth football.
- ◀ Consider the future value of one/two pitch sites which are of low value to football and reinvest in hub site development and/or re-designate sites for use as training facilities rather than organised play.
- ◀ Develop key community club sites and where appropriate, develop lease arrangements or consider asset transfer with large, sustainable, development-minded (i.e. FA Charter Standard Community) clubs to manage their own 'home' sites.
- ◀ Seek funding to improve pitch quality on overplayed sites.
- ◀ Effectively programme multi-pitch and hub sites to maximise use according to the quality of the pitches.
- ◀ Investigate transferring play on sites which are played to capacity or overplayed to alternative venues which are not operating at capacity or are not currently available for community use.
- ◀ Work with schools (where possible) to continue to maximise access to secondary schools to address latent demand and to develop school-club links.
- ◀ Increase the quality and standard of changing rooms to accommodate dual gender changing facilities (in line with relevant NGB standards) linked to NGB accredited clubs, or Charter Standard Community Clubs (CSCC) and where long term leases are in place.
- ◀ Continue to support all clubs in accessing funding, increasing volunteering, expanding club membership and improving coaching levels.

3G pitches

- ◀ Maximise access to existing 3G pitches and work to ensure all are operating at capacity.
- ◀ Work to link a CSCC into every 3G pitch as a key partner and promote available slots online.
- ◀ In partnership with The FA, seek to establish, in a phased approach, a strategic spread of 3G pitches and to add an additional 3G pitch in each analysis area which will increase training slots and support back to back modified games.
- ◀ The FA Model shows that Coalfields has an undersupply of one pitch and Sunderland East has a current undersupply of 0.5 pitch – these should be the priority areas.
- ◀ Investment to be linked to making the game more sustainable in the city and profit ring fenced to go towards improving pitch maintenance regimes.
- ◀ Support the improvement of sand based AGPs (which are not deemed to be a priority for hockey) to 3G surfaces.

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PLAYING PITCH PLAN

Cricket recommendations

- ◀ Address overplay through a combination of measures including; ensuring high maintenance levels, increasing the number of wickets on pitches and maintaining pitch quality
- ◀ Work with the English Cricket Board (ECB) to ensure pitches and ancillary facilities are of an acceptable quality and improvements made where necessary.
- ◀ Ensure all clubs have access to appropriate off field practice facilities.
- ◀ Ensure that any facilities developed support opportunities for senior women's and junior girl's competitive cricket.
- ◀ Support development of a District Women and Girls Club and investigation options for a dedicated site or spreading usage across a number of sites to accommodate this.
- ◀ Continue to support all clubs in accessing funding, increasing volunteering, expanding club membership and improving coaching levels.
- ◀ Aligned to this Plan, seek to address access issues to indoor cricket nets which may be inhibiting participation and adding pressure to the use of outdoor grass wickets.

Rugby recommendations

- ◀ Work with the Rugby Football Union (RFU) to increase the quality of rugby pitches in order to increase capacity.
- ◀ Address security of tenure issues and work with focus clubs to apply for funding to improve quality/capacity.
- ◀ Investigate options to work with schools to maximise access to education sites to help address deficiencies as well as ensuring secured use at all school sites currently being accessed.
- ◀ Ensure that all sites have appropriate access to changing accommodation in order to maximise use to accommodate demand.
- ◀ Ensure clubs have access to training areas which are either dedicated floodlit grassed areas or an IRB AGP.
- ◀ Increase the quality and standard of changing rooms to better facilitate/support participation.
- ◀ Continue to support all clubs in accessing funding, increasing volunteering, expanding club membership and improving coaching levels.

Hockey recommendations

- ◀ Work with England Hockey to ensure priority hockey sites are protected and quality sustained/improved.
- ◀ Ensure that sinking funds are in place to maintain AGP quality in the long term.
- ◀ Work with providers to maximise access to AGPs to accommodate both hockey training and competitive play.
- ◀ Support the improvement of AGPs (currently sand based which are not deemed to be a priority for hockey) to 3G surfaces.
- ◀ Work with England Hockey to develop schools hockey and ensure exit routes into clubs are provided.
- ◀ Work with providers to develop a consistent approach to hire charges.
- ◀ Continue to support all clubs in accessing funding, increasing volunteering, expanding club membership and improving coaching levels.

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PLAYING PITCH PLAN

Bowls recommendations

- ◀ Work with Bowls England to ensure pitches are of an acceptable quality and improvements made where necessary
- ◀ Carry out further site by site capacity analysis to fully determine the extent of rationalising the number of Council operated bowling greens.
- ◀ Establish leases with clubs playing on Council greens to fully manage and maintain their own 'home' greens and pavilions.
- ◀ Maximise the availability of bowling greens for pay and play in order to raise the profile of the game, increase levels of membership and revenue of sites.
- ◀ Work with clubs to encourage greater junior participation.
- ◀ Work with private providers to maximise use and provide a consistent approach to hire charges.
- ◀ Where possible and in line with Council priorities, continue to support all clubs in accessing funding, increasing volunteering, expanding club membership and improving coaching levels.

Tennis recommendations

- ◀ Work with The Lawn Tennis Association (LTA) to ensure courts are of an acceptable quality and improvements made where necessary in order to increase capacity, including floodlighting and court surface improvements.
- ◀ A review to be undertaken in respect of the current and future demand for outdoor tennis, particularly in parks.
- ◀ Prioritise investment in Barnes Park as the key site to deliver tennis initiatives and consider potential roll out to other sites.
- ◀ Ensure greater links between the City Council and Sunderland Tennis Centre in order to achieve greater signposting and marketing from the parks work.
- ◀ Continue to support all clubs in accessing funding, increasing volunteering, expanding club membership and improving coaching levels.

ACTION PLAN

Introduction

The site-by-site action plan seeks to address surpluses and deficiencies, together with key issues identified in the accompanying Assessment Report. It provides recommendations for each site, based on current levels of usage, quality and future demand, as well as the potential of each site for enhancement.

This is a list developed by KKP and the Council, and should be reviewed in the light of existing resources in order to prioritise support for strategically significant provision. Objective (e) below explains the hierarchy of priorities on the list. It is imperative that action plans for priority projects should be developed through the implementation of the PPP.

Actions plans will be prepared for delivering selected projects on the prioritisation list and decisions about which projects will be progressed to an action plan will be informed by the level of priority and timescales for delivery allocated.

The Council should make it a priority to work with NGBs and other partners to comprise a priority list of actions based on local priorities, NGB priorities and available funding.

Justification of sites within the action plan

The Action Plan details policy options relating to individual sites and the need to enhance and develop new sporting provision. The following criteria have been used to identify priorities and justify the inclusion of sites within the Action Plan. Just one of the following may apply:

- ◀ A project is currently underway to enhance the existing site and/or funding has been secured.
- ◀ An evaluation of site use is required as it is of poor quality and is reportedly underused.
- ◀ The desired action is small scale, short term and will enhance the quality of current provision, whilst aiding community use.
- ◀ The importance of the site is identified in other strategies eg. Local Plan (UPD), Area priorities.
- ◀ Sites deemed surplus to requirements.

Sites included within the prioritisation list have been tiered based on criteria set out in objective e:

Objective (e) – Adopt a tiered approach (hierarchy of provision) to the management and improvement of sites

To allow for facility developments to be programmed within a phased approach the Council should adopt a tiered approach to the management and improvement of playing pitch sites and associated facilities.

SUNDERLAND CITY COUNCIL PLAYING PITCH PLAN

Sunderland has a number of **Key Centres**, which are sites that are considered to be the most popular and therefore need to be of a high standard in order that they can accommodate a sufficient number of matches per week. This applies mostly to football pitch hire and usage. However, the Council should extend this provision model to recognise the supply and demand issues identified throughout the Assessment Report (i.e. current levels of overplay) and the investment necessary to improve sites based on current levels of usage. The identification of sites is based on their strategic importance in a city-wide context (i.e. they accommodate the majority of play). In addition to this, there are a number of sites which have been identified as accommodating both senior and junior matches, sometimes concurrently.

Not only could such sites require a mixture of mini, youth and senior pitches, but they also require split-level ancillary facilities, in order to maximise their usage at all times.

In the context of developing a tiered model approach to the management of sports facilities Sunderland has a large number of multi-team junior clubs which place a great demand on the pitch stock. There are therefore a number of sites which are still owned and maintained by the local authority, but are actually booked by the clubs for the entire season. The sites are then recognised as the 'home ground' of the club. Such sites are fundamentally different from those which can be hired on a regular basis because they are in effect, 'allocated' to a certain club and management responsibility, in terms of allocating teams to pitches, is transferred to the individual club.

Proposed tiered site criteria

Strategic sites	Key centres	Club or education sites	Reserve sites
Strategically placed in the city.	Strategically placed in the main settlements.	Strategically placed in the local community.	Locally placed.
Accommodates five or more grass pitches. Including provision of an AGP.	Accommodates three or more grass pitches.	Accommodates more than one pitch.	Likely to be single-pitch site with limited demand.
Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision. Could also operate as a central venue.	Single or multi-sport provision.	Supports informal demand and/ or training etc.
Management control remains within the local authority/other provider or with an appropriate lease arrangement through a committee or education owned.	Management control remains within the local authority or with an appropriate club on a lease arrangement.	Club either has long-term lease/hires the pitch for the entire season or owns the site. Management control remains within the local authority/other provider or with an appropriate lease arrangement through a committee or education owned.	Management control remains with the Council or existing management body.

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Strategic sites	Key centres	Club or education sites	Strategic reserve sites
Maintenance regime aligns with NGB guidelines.	Maintenance regime aligns with NGB guidelines.	Standard maintenance regime either by the club or in house maintenance contract.	Basic level of maintenance i.e. grass cutting and line marking as required.
Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	Good quality ancillary facility on site, with sufficient changing rooms and car parking to serve the number of pitches.	Appropriate access changing to accommodate both senior and junior use concurrently (if required).	No requirement for access changing to accommodation.

Strategic Sites already seek to accommodate the growing emphasis on football venues catering for both senior and junior (especially mini-soccer) matches. Strategic sites can also have a city-wide impact. The conditions recommended for mini and youth football are becoming more stringent. This should be reflected in the provision of a unique tier of pitches to accommodate mini and youth football which can be managed and maintained more efficiently. It is anticipated that both youth and mini-football matches could be played on these sites. Initial investment could be required in the short term and identified in the Action Plan.

The financial, social and sporting benefits which can be achieved through development of strategic sites are significant. Sport England provides further guidance on the development of such sites at:

http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/sports_hubs.aspx

Key Centres are important within the local context and service the local community (often analysis area) and are identified as local priorities, however in some instances they can be strategic priorities on broader levels.

It is considered that some financial investment will be necessary to improve the ancillary facilities at both Strategic sites and Key Centre sites to complement the pitches in terms of access, flexibility (i.e. single-sex changing if necessary), quality and that they meet the rules and regulations of local competitions.

Club/Education Sites are also important within the local context and service the local community (often analysis area) and are identified as local priorities, however in some instances they can be strategic priorities on broader levels. However, these sites are more often leased to clubs on a long-term basis. Primarily they are sites with more than one pitch. The level of priority attached to them for Council-generated investment may be relatively low and consideration should be given, on a site-by-site basis, to the feasibility of a club taking a long-term lease on the site (if not already present), in order that external funding can be sought.

It is possible that sites could be included in this tier which are not currently hired or leased to a club, but have the potential to be leased to a suitable club. Such sites will require some level of investment, either to the pitches or ancillary facilities, and it is anticipated that one of the conditions of offering a hire/lease is that the club would be in a position to source external funding to improve the facilities.

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Pitch quality improvements in most cases relate to installation and/or improving drainage works on sites. The continuing issue of teams training on pitches used by other teams for match play is also significant. This unofficial use of pitches is viewed as having a detrimental impact on quality of provision; ensuring a sufficient level of drainage on pitches as well as provision of artificial grass facilities in order to accommodate training needs is vital.

Strategic Reserve Sites could be used for summer matches/competitions, training or informal play. They could be single-pitch sites with limited usage, or have no recognised current usage.

Strategic priorities

The below priorities are consistent with implementing the tiered model of provision detailed in the PPP and the six factors for prioritising investment as detailed below:

- ◀ Cost and Value for Money – to ensure that funds have the greatest impact on reaching participants and increasing participation
- ◀ Playing Capacity – recognising that sites with a higher playing capacity enable more people to play football
- ◀ Development – in line with NGB requirements, ensuring the development of sustainable clubs are at the heart of investment
- ◀ Match Funding – must be identified to enable delivery of the priorities
- ◀ Facilities Development – prioritising projects which address gaps in provision
- ◀ Multi-sport Potential – recognising synergy between sports to provide both value for money and broader opportunities to raise participation.

Following the Short Term developments all projects identified within the priorities for investment (for the Medium and Long term) will require an appropriate level of funding and officers will continue to work closely with funding bodies to ensure that Sunderland is well placed to take advantage of external funding streams.

Management and development

The following issues should be considered when undertaking sports related site development or enhancement:

- ◀ Financial viability.
- ◀ Security of tenure.
- ◀ Planning permission requirements and any foreseen difficulties in securing permission.
- ◀ Adequacy of existing finances to maintain existing sites.
- ◀ Business Plan/Masterplan – including financial package for creation of new provision where need has been identified.
- ◀ Analysis of the possibility of shared site management opportunities.
- ◀ The availability of opportunities to lease sites to external organisations.
- ◀ Options to assist community groups to gain funding to enhance existing provision.
- ◀ Negotiation with landowners to increase access to private strategic sites.
- ◀ Football investment programme/3G pitch development with The FA.

With regard to community sports clubs, SCC will continue to support all clubs in accessing funding, increasing volunteering, expanding club membership and improving coaching levels.

SUNDERLAND CITY COUNCIL PLAYING PITCH PLAN

Area by area specific action plan

The Action Plan has been created to be delivered over a five year period. The information within the Assessment Report and PPP will require updating as developments occur. It is not feasible to include all sites with identified development issues.

Priority: (S) -Short (1-2 years); (M) - Medium (3-4years); (L) - Long (5+ years).

Actions by pitch type

In line with FA aspirations, actions should be to add an additional 3G AGP into each analysis area in Sunderland. The FA Model shows that Coalfields has undersupply of one pitch and Sunderland East has a current undersupply of 0.5 pitch – these should be the priority analysis areas for new AGPs.

The strategic actions have also been ranked as low, medium or high based on cost. The brackets in which these sit are:

(L) -Low - less than £50k; (M) -Medium - £50k-£250k; (H) -High £250k and above. These are based on Sport England's estimated facility costs which can be found at www.sportengland.org/media/198443/facility-costs-4q13.pdf

PLAYING PITCH PLAN PRIORITIES

Coalfield

Notes (1) Site assessments were undertaken between June – September 2013, (2) Site inclusion is dependent upon the site assessment outcome and/ or whether a school/club responded to the questionnaire.

Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost
Herrington Park	12	SCC	Football (Adult) x2	Good	Changing accommodation that is accessed by bowls and football users is rated as poor quality by users accessing the facilities at this site.	Recommendation to either refurbish changing accommodation to improve quality, or look at the cost comparison of rebuilding the changing facility.	SCC	Key Centre	Medium	e, i	M-H
			Youth (9v9)	Poor							
			Bowls	Good	Spare capacity expressed on the bowling green.	Consider site as potential site for bowling green rationalisation.				C	
Hetton Lyons Park	19	SCC	Football (Adult)	Poor	Two pitches which clubs report pitch drainage as a quality issue.	The development should include work to improve drainage at the site.	SCC	Club Site	Short/ Medium	d	M
Hetton Lyons Cricket Club	144	Private	Cricket	Good	Used by Hetton Lyons CC. Pitch is overplayed by 60 matches per season.	Ensure appropriate maintenance is applied in order to sustain current usage levels and explore opportunities for addressing overplay in the longer term.	ECB		Medium	a, d	L
Philadelphia Cricket Club	147	Private	Cricket	Good	Pitch is overplayed by 75 matches per season	Ensure appropriate maintenance is applied in order to sustain current usage levels and explore opportunities for addressing overplay in the longer term. Note: The Club has had an Inspired Facilities bid accepted which will ensure funding to improve the clubhouse.	ECB Club SCC	Club Site	Short/ Medium	i, e	M-H
Houghton Rugby Union Football Club	148	Private	Rugby	Good	The one pitch at this site is slightly overplayed despite the fact the pitch is only facilitating a proportion of the Club's training sessions.	Relieve capacity issues through addressing tenure and quality issues at Durham Road.	SCC RFU Houghton RFC	Club Site	Medium/ Long	d, i, g	M-H
Durham Road	153	SCC	Rugby	Adequate	The site has two senior rugby pitches that are currently accessed by Houghton RFC. There is no changing accommodation on site, so teams have to travel back to Houghton RFC to use the changing accommodation at this site. Club also reports that the quality of the pitches has decreased due to lack of maintenance. Pitch at Houghton RFC is being played to capacity due to large amounts of the clubs fixtures being played on the site.	RFU to work with the Club to secure a long term lease of the site from the Council.	SCC RFU Houghton RFC	Club Site	Short	d, i, g	M-H
						Once tenure is secured, apply for funding to make appropriate improvements to pitches and build changing accommodation as required in order to relieve capacity at homeground and meet unmet demand expressed.			Medium/ Long		

PLAYING PITCH PLAN PRIORITIES

Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost
Eppleton Cricket Club	149	Private	Cricket	Good	Changing room accommodation requires upgrading eg. no female changing accommodation on site for the club's junior girls to access, prohibiting female membership growth and ability for site to host women's county cricket.	SCC to support Club to find a solution to upgrading changing accommodation. SCC will continue to support all clubs in accessing funding, increasing volunteering, expanding club membership and improving coaching levels.	Club ECB SCC	Club Site	Medium	i, e	M-H
					Pitch is overplayed by 75 matches per season.	Ensure appropriate maintenance is applied in order to sustain current usage levels and explore increasing the numbers of grass wickets to address overplay in the longer term.			Medium	a, d	L
Hetton Park	155	SCC	Bowls	Poor	Spare capacity expressed on the bowling green.	Potential site for bowling green rationalisation.	Club SCC	Club Site	Short / Medium	c	L
Houghton Sports Centre	159	SCC	Bowls	Poor	Houghton Town BC holds a lease over the bowling green. The green is heavily used and is being overplayed. The Club has eight teams playing on every day of the week, both afternoons and evenings.	Explore options to relocate some of the clubs fixtures to nearby sites with spare capacity. The closest site with spare capacity is Houghton DL Bowling Club.	Club SCC	Club Site	Short / Medium	d	L
Houghton Kepier School	66	Education	Football (Adult) x3	Good	On site there is a full size, 3G AGP that was funded by the Football Foundation. Although the pitch is heavily used there is some spare capacity on weekend mornings during the season. Note - AGP IRB complaint with RFU funding when installed and is used by Houghton RFC.	Investigate opportunity to increase the amount of play on the AGP through consultation with the School and FA.	School FA	Education Site	Short	f	L
Hetton Comprehensive School	37	Education	3G AGP (Half size)	Good	Consultation indicates that there is spare capacity on the AGP. School is part of the Priority School Building Programme and as such there has been a community use agreement request from Sport England.	Maximise use of the pitch through the community use agreement and in particular to accommodate mini soccer at weekends.	School FA	Education Site	Short	f	L
Leyburn Grove	20	SCC	Football (Adult)	Good	Included in last investment plan but no drainage work was done. Also spare capacity at site. There is spare capacity identified at this site on the adult football pitches.	Drainage is unlikely to increase the capacity of the pitches therefore consider reconfiguring pitch layout across the site. Accommodate a youth (9v9) pitch in order to relocate some play from a site that is being overplayed (e.g. Eppleton Primary School). Potential football hub site.	SCC	Strategic Site	Short	a, d	M-H
			Football (Adult) x3	Standard							
			Cricket	Good	Used by Houghton CC. Pitch is overplayed by 55 matches per season.	Ensure appropriate maintenance is applied in order to sustain current usage levels and explore opportunities for addressing overplay in the longer term. Explore opportunities to add outdoor training facilities and enclose the cricket playing area	ECB	Club Site	Medium	a, d	L
Eppleton Primary School	60	Education	Football (Youth 9v9)	Standard	There is one youth (9v9) pitch at the site that is being overplayed by two match equivalent per week.	Options either for the School to improve pitch quality from standard to good or alternatively look to relocate some teams off site to another site with spare capacity (e.g. Leyburn Grove).	School SCC	Education Site	Short	d	L-M

PLAYING PITCH PLAN PRIORITIES

Sunderland East

Notes (1) Site assessments were undertaken between June – September 2013, (2) Site inclusion is dependent upon the site assessment outcome and/ or whether a school/club responded to the questionnaire.

Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost
Ryhope Park	26	SCC	Football	Good	The adult football pitch is assessed as being overplayed despite being rated as good quality. Changing accommodation rated as poor quality and no toilet facilities available to users. However, spectators can use toilets in bar area (if open) or changing pavilion.	Relocate some teams elsewhere in order to alleviate overplay and ensure that the quality of the pitch does not decrease. Refurbish current changing accommodation to improve the quality.	SCC	Club Site	Medium	e, d	M
			Cricket	Good	Changing facilities require upgrading Pitch is overplayed by 33 matches per season.	Explore opportunities to upgrade facilities Ensure appropriate maintenance is applied in order to sustain current usage levels and explore opportunities for addressing overplay in the longer term. Explore opportunities for outdoor training facilities.	ECB		Short	a, d	L
			Bowls	Poor	There are two bowling greens at the site however the Club reports that the second green is currently unplayable. Overall capacity analysis of the site shows that there is significant spare capacity at the site and that even if the site is reduced the one green in operation there would still be spare capacity with current membership levels.	Potential site for bowling green rationalisation.	SCC	Club Site	Short	c	L
Ryhope Reclamation Site	27	SCC	Football (Adult) x3	Standard	There is no changing accommodation provision at this site. There are five adult football pitches on site, three of which are standard quality and pitch D and E are rated as poor quality. There is spare capacity at the site, lack of demand may be due to poor quality. Clubs report that poor drainage, vandalism and lack of toilet facilities are the main issues resulting in poor quality.	SCC to rest two poor pitches (D&E this season) as priority for this site. Potential solutions could be to either lease out the pitches to a Club(s) or alternatively look to relocate the teams to another site. Potential football hub site.	SCC	Strategic Site	Short	d, g	L
			Football (Adult) x2	Poor							
Hill View	35	Education	Football (Adult)	Standard	There are two poor quality adult football pitches which are being played over capacity and two poor quality youth football pitches on site with some spare capacity at peak times. There is also ad hoc use of the rugby pitch. Users report that general quality of the pitches is acceptable, however, extensive drainage issues are reported.	Improve the quality of the pitches by carrying out drainage work to increase carrying capacity at the site.	SCC	Key Centre	Short	a, d, e	M
			Football (Adult)	Poor							
			Youth (2 x 9v9)	Standard and Poor							
			Rugby	Good							

PLAYING PITCH PLAN PRIORITIES

Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost
Ryhope CA (Meadow Park)	28	Club SCC	Football	Good	SCC currently negotiating terms of new lease with the Club.	New lease to be resolved.	Club SCC	Club Site	Short	g	L
Raich Carter Sports Centre	106	SCC	Hockey	Poor	The full sized sandbased AGP at the site is heavily used by hockey clubs for both fixtures and training and also for football training.	AGP is nearing the end of its lifespan and may need to be replaced soon. The Centre is part of the Council's alternative delivery model and the future of the AGP will be determined as part of the Joint Venture proposals.	SCC EHB	Club Site	Short/ Medium	i	H
Barley Mow Park	154	SCC	Bowls	Good	Site is currently closed due to the Clubhouse on site having been severely vandalised and Club has now disbanded.	Potential site for bowling green rationalisation.	SCC	Club Site	Short / Medium	c	L
			Tennis	Good							
Mowbray BC	173	SCC	Bowls	Poor	Limited use of site, as the Club only has 14 members currently	Potential site for bowling green rationalisation.	SCC	Club Site	Short / Medium	c	L
Thornhill School	38	School	Rugby	Standard	One senior rugby pitch currently unavailable for community use although the school may be open to develop use in the context of other pitches on the site being available.	No short term requirement for community use to be developed.	RFU	Education Site	Short	f, b	L
			Football	Good	Two youth (11v11) and one mini (7v7) pitch currently available for community use but unused.	No short term requirement for community use to be developed.	-		Medium	f	
Southmoor School	87	Education	Football (Adult) x2	Good	There are two adult pitches and one rugby pitch all rated as good quality. There is currently community use of the football pitches and consultation suggests that Sunderland RFC is seeking to reach an agreement with the School to use the rugby pitch. Also potential site for an AGP. Discussions may be required with RFU about potential support in line with capacity issues at Sunderland RFC. The school has previously expressed an interest to utilise the former Belford House pitches.	Work with Sunderland RFC to establish a formal community use agreement in order to alleviate overplay at Ashbrooke Sports Club.	SCC Sunderland RFC Southmoor School	Education Site	Short	f, b	L
			Rugby	Standard							
Grangetown Primary School	97	Education	Football	Standard	One football pitch which is currently unavailable for community use. School is submitting an application for funding for a MUGA.	Work with school towards community use agreement once the MUGA is installed.	SCC	Education Site	Short/ Medium	f	L
St Aidans RC Secondary School	113	Education	Football	Poor	There is one poor quality adult football pitch and one poor quality senior rugby pitch on site neither of which are accessed for community use.	Work with school to encourage community use and improve pitch quality.	SCC	Education Site	Medium	f, b	M
			Rugby	Poor							

PLAYING PITCH PLAN PRIORITIES

Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost
Ashbrooke Sports Club (Sunderland RFC)	145	Private	Rugby	Good	The senior rugby pitch at the site is being played over capacity. This is largely due to the amount of training that is taking place on the pitch as well as all the fixtures that are being accommodated (club and university). A lack of drainage also affects the overall quality of the site.	Long term solution required to help alleviate overplay. Carry out a full feasibility of Sunderland RFC's training venue at Ryhope Road. In the shorter term, establish community use of Southmoor School to help address overplay. Also, seek to improve pitch quality either through drainage improvements or ensuring that appropriate maintenance is applied.	Ashbrooke Sports Club RFU	Club Site	Short /Long	d, b	H
			Cricket	Good	Pitch is overplayed by 60 matches per season.	Ensure appropriate maintenance is applied in order to sustain current usage levels and explore opportunities for addressing overplay in the longer term.	ECB	Club	Short	a, d	L
Ryhope Road (Sunderland RFC)	189	Private	Rugby	Good	The Ryhope Road site is currently being used as a match venue and training facility by	Support the Club where possible to improve pitch quality and site facilities - ancillary facilities and floodlighting would enhance the site in the long term. This will require the need to overcome greenbelt planning issues in relation to, for example, car parking and changing.	Ashbrooke Sports Club RFU	Club Site	Short	d, b	M-H

PLAYING PITCH PLAN PRIORITIES

Sunderland North

Notes (1) Site assessments were undertaken between June – September 2013, (2) Site inclusion is dependent upon the site assessment outcome and/ or whether a school/club responded to the questionnaire.

Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost		
Community North Sports Complex (aka "Downhill Complex")	4	SCC	Football (Adult) x4	Poor	The AGP is assessed as poor quality. The AGP was installed in 1995 and so is overdue being resurfaced. However, SCC to consider future of the centre and potential closure of the indoor facility and AGP.	SCC to consider the changing accommodation provision that is located in the complex which services the pitches and consequences that closure of the complex may have. SCC to mitigate the loss of the AGP if it is closed. SCC to consider various options for configuration of pitches with additional demand for 9v9 pitches in the 2014/15 season. Potential football hub site.	SCC	Strategic Site	Short/Medium	a, b, h	H		
			Football (Adult)	Standard									
			Football (Mini)	Standard									
			Hockey	Poor									
Marley Potts Playing Field	9	SCC	Football (Adult)	Good	Changing accommodation is currently unavailable on site. Clubs report that due to repeated vandalism they have been closed for the last two seasons and players will change in their cars or in car park.	Potential solutions could be to either lease out the pitches to a Club(s) or alternatively look to relocate the teams to another site and dispose of site and reinvest in a strategic site.	SCC	Club Site	Long	e, g	L		
			Football (Adult)	Standard									
Fulwell Quarry Playing Fields (aka "Fulwell Mill")	10	SCC	Football (Adult)	Good	There is changing accommodation on site, however, it is currently unavailable for community use due to issues of vandalism.	Bring one pitch back into use in order to address shortfalls at Billy Hardy Sports Complex. Need for increased security at the site. Potential football hub site.	ECB SCC	Key Centre	Medium/Long	c	M		
Margaret Thompson Park	11	SCC	Football (Adult) x 3	Poor	Poor quality site including pitches (overplayed) and changing provision. Vandalism issues.	Seek funding to carry out improvements to the site. Explore the option to relocate some teams to nearby sites with actual spare capacity to alleviate some of overplay.	SCC, The FA	Key Centre	Medium	a, d, i	H		
			Bowls	Good	There are two bowling greens at the site that are accessed by Wearmouth Colliery Welfare BC. The Club currently only has 18 members and there is significant spare capacity identified.	Potential site for bowling green rationalisation.	LTA					c	L
			Tennis	Poor	There are also two poor quality tennis courts located at this site.	Current level of demand for tennis courts in the area does not justify investment in resurfacing.						c	L
Roker Park	156	SCC	Tennis	Poor	There are two tennis courts at this site that are identified as poor quality due to poor quality nets and surface. Current levels of demand for tennis courts in the area do not justify investment in site.	A review to be undertaken in respect of the current and future demand for outdoor tennis on the site.	SCC LTA	Club Site	Short/Medium	c	L		
			Bowls	Poor	Potential site for bowling green rationalisation.	There is spare capacity identified but the combined membership of both clubs means that they need access to both bowling greens.						c	L

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Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost
Billy Hardy Sports Complex	172	SCC	Bowls	Good	Site lease issue The Club has five teams competing on five different days throughout the week and therefore can accommodate all play on one green.	Work with clubs to establish asset transfer Potential site for bowling green rationalisation.	SCC	Club Site	Medium	c	L
			Football	Good	Site lease issue	Work with clubs to establish asset transfer	FA		Medium	c	
			Cricket	Good	Site lease issue Cricket pitch overplayed by 30 match sessions per season.	Work with Hylton Cricket Club to establish asset transfer Ensure appropriate maintenance is applied in order to sustain current usage levels and explore opportunities for addressing overplay in the longer term. Explore opportunities for outdoor training facilities.	ECB		Medium	a, d	M
Redhouse Academy	152	Education	Football (Adult) x2	Poor	There are two poor quality adult football pitches on site. Pitches are accessed for community use and users report unacceptable grass cover, length of grass, and quality of goalposts being the main contributing factors to poor quality.	In order to retain usage of the site, improve pitch quality in partnership with users.	School, The FA	Education Site	Short	a, f, i	M
Castle View Academy	111	Education	Football (Adult) x3	Good	There is a new full size 3G AGP to be installed at the site to complement existing 60x40 3G which has a partnership agreement with the RFYL for access.	Work with the School to ensure that similar partnership agreements are implemented for community access of the new AGP.	School, The FA	Education Site	Short	f	L
Wearmouth Cricket Club	150	Club	Cricket	Standard	One cricket pitch overplayed by 90 match sessions per season.	Ensure appropriate maintenance is applied in order to sustain current usage levels and explore opportunities for addressing overplay in the longer term. Explore opportunities for outdoor training facilities.	ECB	Club Site	Medium	a, d	M
Beacon of Light	New	SCC	Football	N/A	Planned development of the site to incorporate football provision.	Work with partners to ensure the site and facilities best meets demand in the area.	SCC SAFC Foundation	Strategic	Short / Medium	b, i, e	L

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Sunderland West

Notes (1) Site assessments were undertaken between June – September 2013, (2) Site inclusion is dependent upon the site assessment outcome and/ or whether a school/club responded to the questionnaire.

Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost
Barnes Park Extension (Tay Road)	2	SCC	Football (Adult)	Standard	There is currently no changing accommodation provision on site.	Explore alternative options for changing accommodation or potential solutions could be to either lease out the pitches to a Club(s) or alternatively look to relocate the teams to another site and explore alternative arrangements for the site.	SCC	Club Site	Medium/Long	g, e	L
			Football (Adult)	Poor							
Thorndale Road	6	SCC	Football (Adult)	Poor	The site has no changing accommodation provision.	Explore alternative options for changing accommodation or potential solutions could be to either lease out the pitches to a Club(s) or alternatively look to relocate the teams to another site and explore alternative arrangements for the site.	SCC	Club Site	Short	g	M-H
					There is one poor quality adult football pitch on site. There is currently only one team accessing the pitch which may be due to lack of demand as a result of poor quality. Most often reported at this site is the poor quality goal posts and also the unevenness of the surface.	Improve the quality of the pitch to increase capacity.			Medium/Long	d, e	M
Silksworth Sports Complex	7	SCC	Football (Adult)	Good	There are four adult football pitches on site one of which is poor quality. As a result there is overall limited spare capacity to one match equivalent per week. Poor drainage is the main factor of poor quality of pitch C.	Improve the quality of the adult football pitch to increase the overall capacity at the site. There may be spare capacity at North Moor. Potential football hub site.	SCC	Key Centre	Short	a, d	M
South Hylton	21	SCC	Football (Adult)	Standard	No changing accommodation at site. However, demand is identified through consultation.	Investigate options for changing rooms to be provided on the site.	SCC	Club Site	Long	e, i	M-H
			Football (Adult)	Poor							
Ford Quarry	23	SCC	Football (Adult)	Good	There are two adult pitches and five pitches identified as having spare capacity and two youth pitches identified as being overplayed which are rated as poor quality.	Improve the quality of poor quality of pitches to increase carrying capacity of the site. Consider the reconfiguration of football pitches on site so that usage is more balanced. Potential football hub site.	SCC	Key Centre	Short	a, d, b	M
			Football (Adult)	Standard							
			Football (Mini 7v7)	Poor							
			Youth (11v11)	Poor							
			Youth (9v9)	Poor							

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Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost
Hylton Road	24	SCC	Football (Adult) x3	Poor	There are three adult football pitches on site rated as poor quality, which are currently being overplayed. Users report that the pitches are uneven and have unacceptable grass cover and that they are overused. Clubs also note that there is significant unofficial football from university users.	Improve the quality of the pitches to increase carrying capacity.	SCC	Key Centre	Short	a, d	M
					They also report that changing accommodation is unacceptable.	SCC to consider site for possible refurbishment of changing accommodation.				e, i	M
Silksworth Recreation Park	29	SCC	Football (Adult)	Good	Changing accommodation at the site is assessed as poor quality.	Refurbishment of the changing provision is needed to improve quality.	SCC	Club Site	Short	e, i	M
Farringdon Community Sports College	31	Education	Football (Adult) x2	Good	School is currently accessed by the RFYL which utilises the AGP.	School needs to ensure that the AGP remains on the FA register so it can be used for mini soccer fixtures.	School RFYL FA	Key Centre	Short	f, c	L
Plains Farm Primary School	74	Education	Football (Youth 11v11)	Standard	The youth (11v11) pitch is being significantly overplayed by six match equivalents per week. Used by an FA Community Club. No access to changing since last action plan.	Explore the option to relocate some teams to a nearby site with spare capacity (e.g. Ford Quarry, where significant spare capacity on adult (11v11) pitches is identified). Negotiate security of tenure linked to ensuring access to changing room provision.	School SCC	Club site	Short	a, d	L
			Football (Youth 9v9)	Standard							
Barnes Park	161	SCC	Tennis	Standard	Two tennis courts with no floodlighting. Key site for the delivery of tennis in Sunderland.	Priority site for LTA and continued delivery of initiatives. Ensure quality is sustained or improved as required. Consider site for floodlighting in the future to increase winter capacity.	SCC	Key Centre	Short/ Medium	a, d	L-M
			Bowls	Poor	There are four bowling greens accommodated at the site with two clubs accessing the site. Site has significant spare capacity.	Potential site for bowling green rationalisation.			Short/ Medium	c	L
Silksworth Cricket Club	187	Private	Cricket	Good	Pitch is overplayed by 30 matches per season.	Ensure appropriate maintenance is applied in order to sustain current usage levels and explore opportunities for addressing overplay in the longer term.	ECB SCC	Club Site	Medium	a, d	L
					The Club expresses demand for an outdoor training facility at the site.	Support Club to explore feasibility of an outdoor training area at the site and options for which to seek funding. SCC will continue to support all clubs in accessing funding, increasing volunteering, expanding club membership and improving coaching levels.			Medium	b, i	L

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Washington

Notes (1) Site assessments were undertaken between June – September 2013, (2) Site inclusion is dependent upon the site assessment outcome and/ or whether a school/club responded to the questionnaire.

Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost
Plesseys Sports Field	5	SCC	Football (Adult) x2	Poor	No changing accommodation available on site, however, the site currently only services youth teams with less demand for provision. There are 2 poor quality adult football pitches that are currently overplayed. The most widely reported quality issue is broken glass on the pitches.	Improve the quality of the pitches to increase carrying capacity.	SCC	Club Site	Short Medium/Long	a, b	L
Northern Area Playing Fields	14	SCC	Football (Adult) x 1	Standard	Site is overplayed predominately due to quality of the pitches.	Increase quality through a combination of improving drainage and maintenance. In the short term, consider relocation of some teams to a site with spare capacity. Potential football hub site.	SCC				
			Football (Adult) x 2	Poor							
Southern Area Playing Fields	15	SCC	Football (Adult) x3	Standard	Approximately 40% of pitches suffer from drainage issues. There are three adult pitches on site rated as poor quality and three adult pitches rated as standard quality. Site is being played to capacity. Site has car parking issues.	Increase quality through a combination of improving drainage and maintenance. Investigate feasibility to carry out drainage works to improve pitch quality of the 40% of pitches with drainage issues. In the short term, consider relocation of some teams to a site with spare capacity. Seek to address car parking issues. Potential football hub site.	SCC	Strategic Site	Short/ Medium	a, e	L-M
			Football (Youth 9v9) x2	Poor							
Glebe Park	16	SCC	Football (Adult)	Standard	High levels of both informal use and dog fouling at this site.	Retain spare capacity to account for informal use at the site and to sustain quality.	SCC	Club Site	Short	c	L
			Football (Youth 9v9)	Good							
Washington Cricket Club	146	SCC	Cricket	Good	Pitch overplayed by 70 match sessions per week.	Ensure appropriate maintenance is applied in order to sustain current usage levels and explore opportunities for addressing overplay in the longer term.	ECB SCC	Club Site	Medium	a, d	L
					Site lease issue	Work with club to establish asset transfer			Short	b	L-M
Usworth Park	157	SCC	Bowls	Poor	There are two bowling greens at the site recorded as having significant spare capacity	Potential site for bowling green rationalisation.	SCC	Club Site	Medium	c	L
Biddick School Sports College (and St Robert of Newminster RC & Sixth Form College)	90	Education	Rugby	Adequate	Used by Washington RFC. The senior rugby pitch is rated as standard quality and is overplayed by 0.5 sessions per week.	Consider the best location to accommodate Washington RFC and to achieve the desired security of tenure. Improve the quality of the rugby pitch to increase capacity to accommodate overplay and future demand from the Club.	Washington RFC RFU	Strategic Site	Medium	a, b, c, e	M
			Football	Good	Full size AGP funded by the Football Foundation.	Ensure that it remains on the FA register in order to allow affiliated league fixtures to be accommodated.	College FA		Short		L
Oxclose Community School	40	Education	Football (Adult) x3	Good	There is significant spare capacity identified on all adult, youth and mini football pitches at the site where	Explore the option to relocate some teams from nearby sites that are identified as being overplayed (e.g. George	SCC School	Education Site	Short	a, b	L

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Site	Site ID	Management	Sport	Quality rating	Issue to be resolved	Recommended actions	Lead partners	Site hierarchy tier	Priority	Objective link	Cost
					pitches are assessed as good quality although site flooding can be an issue.	Washington Primary School) via consultation with the School. Potential football hub site.					
George Washington Primary School	134	Education	Football (Youth 9v9)	Poor	The site accommodates one youth (9v9) football pitch that is being overplayed by one match equivalent per week.	Relocate some of the play to a nearby site with spare capacity on a youth (9v9) football pitch (e.g. Oxclose Community School).	SCC School	Education Site	Short	b	L