

**Ansty Farm, Ansty – Sports  
Facilities Provision Statement**

**Prepared for Fairfax Properties  
Ltd**

**V1.0**

**Consult QRD Ltd  
55 East Street  
Faversham  
ME13 8AF  
Tel: 01227 390194**

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**Consult QRD**

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# 1 Introduction

## 1.1 Scope and Purpose

- 1.1.1 This report has been prepared in support of the Outline Planning Application for the proposed development on Land at Ansty Farm, Ansty, located in the Mid Sussex District Council (MSDC) Local Planning Authority (Cuckfield ward).
- 1.1.2 The proposals envisage delivery of up to 1,450 units, resulting in a new resident population of 3,668 (at 2.53 residents per unit)<sup>1</sup>.
- 1.1.3 The focus of this report is on the appropriate level of sports facility provision necessary to serve the new community and how this may fit within the context of existing provision.
- 1.1.4 The report and recommendations reflect guidance contained in the NPPF, the Mid Sussex District Plan and the Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document (SPD), as well as the Ansty, Staplefield & Brook Street Neighbourhood Plan.<sup>2</sup> These are considered in Section 2 of the report.
- 1.1.5 Furthermore, they reflect the findings and recommendations contained within the Mid Sussex Playing Pitch Strategy (PPS), the Local Football Facility Plan (LFFP) and our consultation with sports' National Governing Bodies (NGBs). These are considered in Section 3 of the report.
- 1.1.6 The proposed means of meeting demand for community sports facilities are considered in Section 4 of the report. In summary they envisage:
- Delivery of an on-site Sports Hub comprising hockey pitches, outdoor tennis/netball courts and covered padel courts. The Hub would also provide an opportunity for delivery of indoor tennis courts subject to additional LTA funding.
  - Community use of the sports pitches to be delivered at the new schools to be built as part of the proposed development. Access would be secured via Community Use Agreements.
  - Off-site investment to improve the condition and Carrying Capacity of pitches at Beech Farm Field.<sup>3</sup>
- 1.1.7 In addition to facility investment, Commuted Maintenance Sums would be provided. The means of calculation would be agreed with the Council.

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<sup>1</sup> The number of residents per dwelling has been estimated by Volterra Partners LLP, using the 2021 Census average household size, applied to the indicative unit and tenure mix.

<sup>2</sup> We note the ongoing consultation on the Mid Sussex District Plan 2021-2038 but have focused on the adopted planning policies.

<sup>3</sup> We note the reference in the Ansty Neighbourhood Plan to extension of Ansty Recreation Ground. However, the site of the proposed development and Beech Farm Field are both under the same ownership.

## **1.2 Report Structure**

1.2.1 The remainder of the report is structured as follows:

Section 2 – Planning Context

Section 3 – Sports and Community Context

Section 4 – Development Demand and Proposed Facilities

## **2 Planning Context**

### **2.1 Purpose**

- 2.1.1 The purpose of this Section is to provide an understanding of the context within which the development will take place, taking account of both national and local planning policies.

### **2.2 National Planning Policy Framework**

- 2.2.1 Published in September 2023, the revised **National Planning Policy Framework** (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework for the development of distinctive local and neighbourhood plans, reflecting the needs and priorities of communities.
- 2.2.2 The NPPF is a material consideration in planning applications and must be considered when preparing local and neighbourhood plans.
- 2.2.3 **Paragraph 34** highlights the need for development plans to set out the contributions expected from development, including the levels and types of green infrastructure required.
- 2.2.4 The standards of provision for the Mid Sussex district are considered in Section 3.
- 2.2.5 **Paragraph 92** calls for planning policies and decisions to aim to achieve healthy, inclusive and safe places that promote social interaction, are safe and accessible and that enable and support healthy lifestyles. The latter is of particular relevance to the sports facility proposals.
- 2.2.6 **Paragraph 98** emphasises the important contribution to health and wellbeing that can be made by access to a network of high-quality open spaces and opportunities for sport and recreation. It emphasises that planning policies should be based on robust and up-to-date assessments of the needs for open space etc. with specific needs, deficits (both quantitative and qualitative) and surpluses clearly identified.
- 2.2.7 The assessment typically takes the form of a PPS. The findings of the Mid Sussex PPS are considered in Section 3.

### **2.3 Mid Sussex District Plan 2014-2031**

- 2.3.1 Adopted in March 2018, the Mid Sussex District Plan sets out the vision for the District to evolve and provides a delivery strategy for how that will be achieved. Furthermore, it provides a framework for other planning documents such as the Neighbourhood Plan (considered below).
- 2.3.2 The Plan has a presumption in favour of sustainable development (as per the NPPF) and has been prepared on the principle that housing development must be supported by suitable infrastructure, delivered in a timely fashion.

2.3.3 The Adopted District Plan has four Priority Themes:

- Protecting and Enhancing the Environment.
- Promoting Economic Vitality
- Ensuring Cohesive and Safe Communities.
- Supporting Healthy Lifestyles.

2.3.4 These are underpinned by 15 Strategic Objectives. We have identified the following as being of relevance to the development proposals:

- Strategic Objective 6 – To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks.
- Strategic Objective 12 – To support sustainable communities which are safe, healthy and inclusive.
- Strategic Objective 15 – To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

2.3.5 The following current policies are of relevance:

- **Policy DP20** – Securing Infrastructure, delivering against Strategic Objectives 6 and 12.
- **Policy DP24** – Leisure and Cultural Facilities and Activities. Delivering against Strategic Objectives 6 and 15.
- **Policy DP25** – Community Facilities and Local Services (covering sports pavilions). Delivering against Strategic Objectives 6 and 12.

## 2.4 Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document

2.4.1 Adopted in July 2018 the SPD refreshes an earlier document (dating from 2006), setting out the overall framework for managing planning obligations. We note the inclusion of standards for other open space typologies, but our focus is on sports facility provision.

2.4.2 Our focus is on the following, applying to developments of five or more dwellings:

- Open Space, Leisure/Formal Sports Provision – Policy DP24
- Social and Local Community Infrastructure – Policy DP25.

2.4.3 To comply with Policy **DP24**, developments of over 200 units should provide areas for formal sports within or close by.

- 2.4.4 The standard of provision is 1.2 hectares of formal playing pitches per 1,000 people and an overall provision of 1.6 hectares per 1,000 people for “*all outdoor sports*”.<sup>4</sup>
- 2.4.5 The definition of formal sports playing pitches applies to facilities “*such as for football, rugby, cricket and hockey*” and for all outdoor sports it covers facilities “*such as for courts and greens comprising natural or artificial surfacing including tennis, bowling, athletics facilities and other outdoor sports areas*”.<sup>5</sup>
- 2.4.6 The SPD also includes reference to the potential for an off-site contribution where development proposals do not include provision for the full requirement of outdoor space. For formal sport “*the facilities may be located anywhere in Mid Sussex, within reason.*”<sup>6</sup> We highlight this point as it forms part of the applicant’s proposals for meeting demand generated by the development.
- 2.4.7 Whilst the SPD includes a method for calculation of costs, we propose that the value of the contribution is based on a site-specific investigation and feasibility study to determine the accurate costs of appropriate investment.
- 2.4.8 The SPD also highlights an expectation that planning obligations and/or conditions will be used to secure ongoing maintenance “*in perpetuity for 100 years*”.<sup>7</sup>
- 2.4.9 The SPD provides rates for the calculation of maintenance costs for sports pitches, based on a Junior Football Pitch (size not defined). The rates are as follows:<sup>8</sup>
- Drained pitch - £3,941.76 per annum multiplied by 100 years - £394,176 total commuted maintenance sum value.
  - Undrained pitch - £2,696.98 per annum multiplied by 100 years - £269,698 total commuted maintenance sum value.
- 2.4.10 We note that rates were calculated in 2017 so will be subject to an inflationary uplift.
- 2.4.11 In the absence of a defined pitch size, we have assumed that the junior football pitch is a 9-a-side pitch with overall dimensions (including safety run-off) of 79m x 52m (4,108m<sup>2</sup>)<sup>9</sup>. This equates to an annual maintenance cost of £0.97 per m<sup>2</sup> for a drained pitch and an annual maintenance cost of £0.66 per m<sup>2</sup> for an undrained pitch.

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<sup>4</sup> Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document Paragraph A2.7, Page 49. This includes pitches, courts, athletics tracks and greens for a variety of sports.

<sup>5</sup> Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document Paragraph A2.4, Page 49.

<sup>6</sup> Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document Paragraph A2.15 & A2.16, Pages 50 & 51.

<sup>7</sup> Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document Paragraph 3.52, Page 26.

<sup>8</sup> Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document Table 20, Pages 53 & 54.

<sup>9</sup> Source: The FA Guide to Pitch and Goalpost Dimensions.

2.4.12 Standards of provision associated with compliance with **Policy DP25** are as follows:<sup>10</sup>

- Typical population served by community building: 2,500 persons.
- Typical community building floorspace: 400 square metres.
- Building costs for construction of community buildings: £1,950/square metre.
- Cost per person: £312.

2.4.13 No maintenance sum is identified for community buildings.

2.4.14 Application of the above standards is considered in Section 4.

## **2.5 Ansty, Staplefield & Brook Street Neighbourhood Plan 2015-2031**

2.5.1 Adopted (“made”) in February 2017, the Ansty, Staplefield and Brook Street Neighbourhood Plan (ASBSNP) establishes a vision for the future of the parish and sets out how the vision will be realised in the period to 2031.

2.5.2 The purpose is to guide development, set with the contexts of the NPPF and District Plan. Our Focus is on Section 7, “Leisure and Recreation”.

2.5.3 The main policy of relevance to the delivery of sports facilities is AS9 – Ansty Recreation Ground Extension which states that *“land immediately to north of Ansty Recreation Ground is allocated for recreational use, as an extension to the existing playing fields.”*<sup>11</sup>

2.5.4 This appears to support the need for new sport and recreational facilities to serve Ansty and the surrounding area. The proposed development would assist in meeting this demand through provision of the new sports hub, through Community Use Agreements of the school pitches and through investment at Beech Farm Field.

2.5.5 Policy AS8 (Improvement of Community Facilities) would have perhaps been of some relevance, but we understand that a new ‘Village Centre’ building has now been delivered.

## **2.6 The Role of Sport England**

2.6.1 Sport England plays a key role in both encouraging and enabling participation in sport and physical activity. In addition, it has a long-established role in providing advice and guidance to Local Planning Authorities (LPA) and other bodies on a range of planning applications related to sports facilities.

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<sup>10</sup> Mid Sussex Development Infrastructure and Contributions Supplementary Planning Document Paragraph A2.7, Page 55.

<sup>11</sup> ASBSNP, Paragraph 7.12, Page 31.

- 2.6.2 Sport England’s approach is detailed in its **“Planning for Sport Guidance”** which sets out 12 planning-for-sport principles designed to help the planning system provide formal and informal opportunities to participate in sport to be physically active. The principles of relevance to the proposed sports facilities are:
- Principle 3 – Plan, design and maintain buildings, developments, facilities, land and environments that enable people to lead active lifestyles.
  - Principle 5 – Ensure long-term viable management and maintenance of new and existing sport and physical activity provision.
  - Principle 6 – Support improvements to existing sport and physical activity provision where they are needed.
  - Principle 7 – Encourage and secure wider community use of existing and new sport and physical activity provision.
  - Principle 9 – Ensure a positive approach to meeting the needs generated by new development for sport and physical activity.
- 2.6.3 Under the Town and Country Planning (Development Management Procedure) (England) Order 2015, LPA’s have a statutory obligation to consult Sport England on any planning application that affects playing field land. This is defined as *“the whole of a site which encompasses at least one playing pitch.”*
- 2.6.4 Whilst this does not apply in the case of the proposed development, we note that the government advises<sup>12</sup> LPA to consult Sport England where a range of factors apply. Of which, the following are relevant:
- Creation of a site for one or more playing pitches.
  - A residential development of 300 dwellings or more.
- 2.6.5 Clearly both above apply. We therefore assume that the LPA will consult Sport England and would be happy to support this engagement where appropriate.

### **Summary**

- 2.6.6 There is a clear requirement under both NPPF guidance and Local plan policies to provide sports and community facilities to meet demand generated by development as part of a framework of wider infrastructure provision.
- 2.6.7 Furthermore, the Neighbourhood Plan policies indicate that there may be unmet demand for the existing resident population, adding weight to an argument that additional (adequate) sports provision should be delivered in connection with the proposed development.
- 2.6.8 As the development proposals envisage more than 200 units the provision should be on-site to accord with local planning policy. However, the need for and configuration of this provision should take account of existing facilities. This is considered in Section 3.

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<sup>12</sup> Planning Practice Guidance – Open Space Sports and Recreation Facilities, Public Rights of Way and Local Green Space (2014).

2.6.9 The appropriate level of provision is considered in Section 4.

### **3 Sports and Community Context**

#### **3.1 Purpose**

- 3.1.1 The purpose of this Section is to provide an understanding of the local outdoor sports pitch and community building context.
- 3.1.2 This will both help to highlight how the development may address any existing and/or forecast issues regarding access, quality, ancillary accommodation etc. as well as assisting in the assessment of whether additional provision would be justifiable.

#### **3.2 Existing Sports Provision**

- 3.2.1 Using Sport England's Active Places Power, we have identified the following existing sports facilities that have the clearest relationship to the site of the proposed development:
- Ansty Recreation Ground, RH17 5AS – comprising 2 cricket wickets and a grass football pitch.
  - Cuckfield Cricket Club, RH17 5AB – comprising 2 cricket wickets.
  - Cuckfield Recreation Ground, RH17 5LD – comprising 1 grass football pitch and 3 tennis courts.
  - Warden Park Academy, RH17 5DP – comprising a 3G pitch, a grass football pitch, a health & fitness facility and a sports hall.
- 3.2.2 Active Places Power categorises all of the above sites as having “*Public Access*”, either on a “*Pay and Play*” basis or to “*Sports Clubs/Community Association*”.
- 3.2.3 As highlighted in Section 3, we note the Neighbourhood Plan's identification of a possible extension of Ansty Recreation Ground.

#### **3.3 Mid Sussex Playing Pitch Strategy**

- 3.3.1 Playing Pitch Strategies provide local authorities with a comprehensive understanding of the local supply and demand balance for outdoor sports pitches. Prepared in consultation with sports' governing bodies, local sports clubs and Sport England, they provide an evidence base for the current and projected needs for sports including cricket, football and rugby, helping to prioritise investment.
- 3.3.2 Our review is based on the Mid Sussex Playing Pitch Study (August 2019), completed by Ethos Environmental Planning and Bennett Leisure and Planning, prepared in accordance with the methodology set out in Sport England's Assessing Needs and Opportunities Guidance.
- 3.3.3 Covering the period to 2031, the document references the priorities identified in the Adopted District Plan, with Supporting Healthy Lifestyles given particular emphasis.

- 3.3.4 For the purposes of the PPS Mid Sussex is sub-divided into four areas. The site of the proposed development is in the Central Sub Area.
- 3.3.5 To calculate future demand, the PPS refers to projected housing growth in the district<sup>13</sup>, and uses the Sport England Playing Pitch New Development Calculator to calculate additional playing field capacity required in the period to 2031. The findings are illustrated in Figure 1 below.

**Figure 1 – Mid Sussex PPS Estimate of Team Generation and Associated Facility Need**

Team Type	District (23,539 increase 2018-2031)	
	Teams	Pitches
Football Adult Men 11v11 (16-45yrs)	9.25	3.93
Football Adult Women 11v11 (16-45yrs)	0.47	0.24
Football Youth Boys 11v11 (12-15yrs)	9.56	3.35
Football Youth Girls 11v11 (12-15yrs)	0.47	0.16
Football Youth Boys 9v9 (10-11yrs)	6.74	2.36
Football Youth Girls 9v9 (10-11yrs)	0.31	0.11
Football Mini Soccer Mixed 7v7 (8-9yrs)	5.80	2.61
Football Mini Soccer Mixed 5v5 (6-7yrs)	4.23	1.90
Cricket Open Age Men's (18-55yrs)	13.79	3.45
Cricket Open Age Women's (18-55yrs)	0.78	0.20
Cricket Junior Boys (7-17yrs)	12.38	1.77
Cricket Junior Girls (7-17yrs)	1.25	0.18
Rugby Union Senior Men (19-45yrs)	1.41	0.71
Rugby Union Senior Women (19-45yrs)	0.16	0.08
Rugby Union Youth Boys (13-18yrs)	1.25	0.63
Rugby Union Youth Girls (13-18yrs)	0.00	0.00
Rugby Union Mini/Midi Mixed (7-12yrs)	4.54	0.57
Hockey Senior Men (16-55yrs)	2.04	1.02
Hockey Senior Women (16-55yrs)	1.57	0.78
Hockey Junior Boys (11-15yrs)	1.10	0.55
Hockey Junior Girls (11-15yrs)	1.10	0.55

- 3.3.6 These projections indicate that that there will be a requirement for additional facilities (to varying degrees) across all of the main pitch sports. Although in some cases (such as rugby union) the increase in demand is unlikely to equate to a whole new facility or pitch type.
- 3.3.7 In addition to the information in Figure 1, the PPS identifies the following needs:
- Two additional 3G pitches (locations considered below and in the LFFP review).

<sup>13</sup> Mid Sussex PPS, Table 1, Page 7.

- Two additional hockey pitches, with a suggestion that one could be in the north and one in the south of the district. The latter could serve clubs operating in the Central Sub Area.
- Addition of floodlighting to the tennis courts at Cuckfield Recreation Ground. There is no identified need for an indoor tennis facility, although it is acknowledged that the LTA may wish to support delivery of such a facility.

3.3.8 Objective 2<sup>14</sup> of the PPS is “*To provide sufficient and appropriate high-quality facilities and opportunities (enhanced and new) to meet demand to 2031.*” It notes the increases in demand associated with new development, within a context of declining Local Authority budgets. New development is identified as a means of delivering new capacity and the PPS is intended to provide the evidence necessary to underpin developer contributions policies. Additionally, the importance of ancillary facilities (changing rooms etc.) is identified to help develop and maximise use.

3.3.9 Key Issues and Options identified in the PPS are as follows:

- Football
  - Long-term decline in adult Sunday football but relatively stable Saturday team numbers. Mini-soccer and junior football buoyant.
  - Encouraging signs of growing participation in women’s and girls’ football.
  - Likely growth in football team numbers will lead to increased facility demand.
  - Investment in improved pitches at existing locations is identified as a key means of meeting demand, as is make better use of rural pitches.
  - Securing greater community use of school pitches is also identified as an opportunity, although there is some pessimism about the potential for this to be delivered.
  - Also, demand for one additional 3G pitch in the Sub Area. St Francis Sports and Social Club and land adjacent to Finches Field (Pease Pottage) are possible locations.
- Cricket
  - A buoyant youth sector, with stable adult team numbers.
  - Identified requirement for additional cricket capacity, particularly for youth cricket.
- Rugby Union
  - General picture of buoyant youth demand with a growing focus on women’s and girls’ participation.
  - Investment needed to address issues associated with pitch maintenance and drainage at Haywards Heath RFC (Whiteman’s Green).

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<sup>14</sup> Mid Sussex PPS, Page 15.

- Support for the rebuild of the clubhouse building.
- Hockey
  - Experiencing considerable growth with “*very little room to accommodate*” any increase. Therefore, a need for additional capacity (referenced above).
  - Notes England Hockey’s plan for hub sites to accommodate adult and junior teams, with adequate social and ancillary facilities, enabling close liaison over training and coaching.
  - Highlights need for adequate funds to ensure ongoing high-quality maintenance.
- Tennis
  - Robust demand with a need for more floodlit courts.

### **3.4 Local Football Facility Plan**

- 3.4.1 Completed in May 2019, the Local Football Facility Plan (LFFP) was prepared by consultants KKP with support from a range of stakeholders including Mid Sussex District Council, Sussex FA, the Football Foundation, Active Sussex and Sport England.
- 3.4.2 The LFFP is not a detailed supply and demand analysis. Instead, it is an investment portfolio that builds on existing evidence and strategic plans such as the draft PPS.
- 3.4.3 The plan identifies the following investment priorities:
- 3 full-size 3G Artificial Grass Pitches (AGP), the nearest being at the Northern Arc facility in Burgess Hill.
  - 1 small sided 3G AGP
  - 26 improved grass pitches across 11 sites.
  - 5 changing room and pavilion projects
  - 6 small-sided football facilities.
- 3.4.4 The document identifies Cuckfield Cosmos FC as one of seven clubs in the District with more than ten registered teams (2018-19 affiliation date). The club uses Beech Farm Field and pitches at the neighbouring Whitemans Green. The proposed off-site contribution has the potential to greatly enhance the condition and quality of pitches, thereby improving the playing experience.

### **3.5 Summary**

- 3.5.1 Our research suggests that, for the proposed development to be delivered in compliance with the relevant planning policies, there will be a need for additional sports facility capacity to serve population growth associated with the development and across the wider Central Sub Area of Mid Sussex.

- 3.5.2 There is a clear need for access to additional and/or improved grass pitches, particularly for mini soccer and junior football. Furthermore, there is as a need additional hockey capacity, with the site having the potential to support a hub site for that sport.
- 3.5.3 Additionally, the identified need for floodlit tennis capacity could also provide opportunities for netball, subject to specification of an appropriate surface.
- 3.5.4 Finally, whilst the PPS and LFFP both identify a need for additional 3G AGP facilities in the District, we do not consider the location to be entirely appropriate. This is due to the relative proximity to the existing 3G pitch at Warden Park Academy and the Public Access to this facility outside of school hours.
- 3.5.5 The level of demand likely to be generated by the development, along with proposed solutions is considered below in Section 4.

## 4 Development Demand and Proposed Facilities

### 4.1 Outdoor Sports Facility Demand Generated by the Development

4.1.1 Table 4.1 uses the SPD standard for provision of All Outdoor Sports (i.e., 1.6 hectares per 1,000 people. The estimated spatial demand generated is just under 58,700 m<sup>2</sup>, or 5.87 hectares, an area equivalent to approximately 9 adult football pitches.<sup>15</sup>

**Table 4.1 – Outdoor Sports Pitch Development Demand**

Units	Residents per Dwelling	Total Residents			
1,450	2.53	3,668			
Description	Definition	MSDC Standard per 1,000 (m <sup>2</sup> )	M <sup>2</sup> per Resident	M <sup>2</sup> Required	Ha Required
Outdoor Sports Pitches	Including tennis, bowling greens, sports pitches etc.	16,000	16	58,694	5.87
<b>TOTAL</b>				<b>58,694</b>	<b>5.87</b>

4.1.2 The proposed means of meeting the demand generated by the development are considered in Section 4.3 below.

### 4.2 Community Facility Provision

4.2.1 As set out in the SPD, sustainable developments should be served by a Community Building, supporting a range of social and community functions, serving both young people and adults. Paragraph 3.56 states “*The District Council will encourage dual or shared use of leisure and community buildings where feasible.*”

4.2.2 The SPD states that a community building will typically serve a population of 2,500 people, with a floor area of 400m<sup>2</sup>. This equates to an area per person of 0.16m<sup>2</sup>. As the development would have a population of up to approximately 3,670, we have increased the proposed footprint by 46%, resulting in a minimum floor area of 584m<sup>2</sup>.

4.2.3 The proposed configuration of the Community Building is considered in Section 4.3.

### 4.3 Facility Proposals

4.3.1 As briefly summarised in Section 1, it is proposed that outdoor sports facility demand is met through a range of on and off-site means. These are dealt with in turn below.

4.3.2 Starting with on-site provision, the **first aspect** would be a Sports Hub facility, delivered to the north of the development parcel. The Sports Hub facilities would be funded by the development. The facilities (sized in accordance with relevant governing body guidance) are summarised in Table 4.2.

<sup>15</sup> At the FA recommended playing dimensions of 100m x 64m.

**Table 4.2 – Proposed Sports Hub Core Facility Configuration**

Facility Type	Overall Length	Overall Width	Area (m <sup>2</sup> )	Number	Total Area (m <sup>2</sup> )
Hockey Pitch- 23mm sand dressed surface, floodlit	101.4	63.0	6,388	2	12,776
Outdoor Tennis/Netball Court - macadam, fenced, floodlit	36.6	16.0	586	4	2,342
Covered Padel Court - floodlit	20.0	14.0	280	4	1,120
<b>TOTAL</b>				<b>10</b>	<b>16,238</b>

- 4.3.3 With a core facilities area of over 1.6 hectares, the proposed courts and pitches would all have synthetic surfaces, meaning that they could support intensive use, with a far higher carrying capacity (i.e., hours of use) than an equivalent grass area. Specifying a Gen2 surface on one of the hockey pitches would provide added flexibility for a range of additional uses, including netball, futsal, football (training) and tennis. The Gen2 concept is detailed in Appendix 1.
- 4.3.4 The proposed Sports Hub configuration has been prepared in response to key issues identified in the Playing Pitch Strategy, most notably the need for additional hockey and floodlit tennis capacity.
- 4.3.5 The layout has been the subject of preliminary discussion with the relevant National Governing Bodies (NGBs). Supporting information from England Netball is included as Appendix 2 and from the Lawn Tennis Association (LTA) as Appendix 3. Discussions with England Hockey are ongoing.
- 4.3.6 The Sports Hub would also provide an opportunity for the location of 4 indoor tennis courts. The LTA has identified a need for this type of facility to serve the wider catchment area. The inclusion of the indoor courts would take the Sports Hub area closer to 2 hectares.
- 4.3.7 The Sports Hub would be run on a community pay and play basis making it accessible and meeting the LTA’s vision of ‘tennis opened up’, supporting its mission to make tennis “*more relevant, accessible, welcoming and enjoyable*”. The identified tennis demand within a 20-minute drive time Cuckfield is already 58,000, this existing catchment population would be further augmented by the new homes, and it is envisaged that the site would generate over 150,000 community tennis visits each year.
- 4.3.8 An experienced leisure and tennis operator would be appointed to run the facilities to maximise their use and their impact on the health and well-being of the local community. The facilities would be open to all and inclusive with programmes and opportunities put in place to ensure all members of the community can get involved. This would include the provision of opportunities for disabled people, youth programmes and walking tennis. A Community Use Agreement (CUA) would be put in place to secure public access. The Sport England template agreement is included as Appendix 4.
- 4.3.9 As the site is a strategic location for indoor tennis, capital funding from the LTA would be available in the form of a loan, subject to the submission of a viable business plan and operating model. The LTA would anticipate responsibility for the loan repayment would sit with the appointed operator (repayable over 15-years).

- 4.3.10 An indicative Sports Hub layout has been included as Appendix 5. It is envisaged that the Sports Hub would be delivered in the first five years of the development programme for the site.
- 4.3.11 The **second aspect** of on-site sports provision would be derived from public access to the planned primary school pitches. This would be secured through a Community Use Agreement. This would provide additional on-site access to an area of approximately 1.8 hectares.
- 4.3.12 The importance of securing community access to school pitches is noted in the PPS. Delivering the school pitch facilities with a CUA in place from the outset would help to address the somewhat patchy access to educational facilities seen in other parts of the district.
- 4.3.13 Turning to off-site provision, the **third aspect** of the proposed investment in sports facilities would be investment in improvements to the condition and quality of pitches at Beech Barn Field. The PPS notes the importance of improving pitches at existing locations as an important means of meeting demand for additional playing field capacity.
- 4.3.14 The exact scope of the improvements will be addressed in a separate report by specialist sports pitch consultants, Natural Turf Solutions Ltd. However, we understand that there are issues related to playability, particularly during the wetter months. With an area of approximately 6 hectares, any improvement to support additional use would provide a significant amount of additional capacity.
- 4.3.15 Turning to the Community Building, we have prepared a high-level schedule of accommodation for a building to serve as both a community venue and changing room accommodation for the proposed on-site Sports Hub. This has been developed in accordance with Sport England<sup>16</sup> and governing body guidance<sup>17</sup>, the proposed configuration would support the sustainable operation of facilities on site, providing a flexible venue for a range of sports and other uses. This is set out in Table 4.3.

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<sup>16</sup> Sport England Design Guidance Note – Village and Community Halls

<sup>17</sup> Sport England Design Guidance Note - Clubhouses

**Table 4.3 – Proposed Community Building Schedule of Accommodation**

Element		Number	Elemental Area (m <sup>2</sup> )	Total Area (m <sup>2</sup> )
Hockey Team Changing Rooms (Integral Showers and Toilets)		4	38	152
Tennis Changing Rooms (Integral Showers and Toilets)		2	12	24
Officials' Changing Rooms (Integral Shower and Toilet)		2	8	16
Accessible Changing Room (Integral Shower and Toilet)		1	10	10
Combined First Aid and Physio Room		1	6	6
Toilets (Male/Female - Internal)		2	12	24
Accessible Toilets (Internal)		2	5	10
Catering Kitchen & Servery		1	18	18
Club Room/Social Space		1	45	45
Main Hall		1	180	180
Office		1	6	6
Meeting Room		1	15	15
	Internal Storage @	10% of hall & meeting room space		24
	Plant @	3% n/a		16
	Circulation Space @	7% n/a		38
	Internal Walls @	3% n/a		18
<b>TOTAL AREA</b>				<b>602</b>

#### 4.4 Commuted Maintenance Sums

4.4.1 We are cognisant of the need to make adequate provision for future maintenance, in line with the SPD. However, we note that the SPD does not provide a standard approach to Commuted Maintenance Sums for on-site provision or for some of the facility types proposed. Therefore, our clients would seek to reach agreement with the Council on the appropriate contribution based on both the facility configuration, operating arrangements and appropriate guidance.

#### 4.5 Summary

4.5.1 Based on the guidance contained in the Mid Sussex Development Infrastructure and Contributions SPD and the findings in our review of the PPS and other strategy documents, there is a clear need to provide sports and community infrastructure to serve the proposed development.

4.5.2 As the proposals will comprise more than 200 units, the guidance is clear that this provision should ideally be on (or close to) site. The quantum of sports pitch provision would exceed one pitch indicating that it should be a viable and sustainable proposition.

4.5.3 The proposals would result in delivery of a range of sports pitch types both on and off-site serving hockey, netball, tennis, padel and football.

- 4.5.4 New facility provision would total 3.4 hectares. Of which 1.6 hectares would have artificial sports surfaces meaning that they could support more intensive use and have a utility far higher than an equivalent grass area.<sup>18</sup>
- 4.5.5 Coupled with the proposed improvements at Beech Farm Field (6 hectares). The development would deliver new and improved sports provision across an area of almost 9.5 hectares.
- 4.5.6 The proposed community building on the Sports Hub site, would ensure that the development was served by a flexible venue with appropriate ancillary and changing room accommodation.
- 4.5.7 Finally, the facilities would be underpinned by appropriate Commuted Maintenance Sums to secure long-term sustainability and with wider public access secured by Community Use Agreements.

---

<sup>18</sup> On education projects, facilities with artificial sports surfaces are generally accepted as having a spatial value of twice the actual area, i.e., a 1.6-hectare artificial surfaced facility would be equivalent to a 3.2-hectare grass pitch facility.

## **Appendices**

- Appendix 1 – Gen2 Sports Surfaces Guidance
- Appendix 2 – England Netball Supporting Information
- Appendix 3 – LTA Letter of Support
- Appendix 4 – Sport England Template Community Use Agreement
- Appendix 5 – Indicative Sports Hub Layout.

# **Consult QRD**



FIH

INTERNATIONAL HOCKEY FEDERATION



# Gen 2

multi-sports areas  
maximising sporting opportunities

Web [fih.ch/facilities](https://fih.ch/facilities)

Email [facilities@fih.ch](mailto:facilities@fih.ch)

Hockey is the world's third most popular team sport. Fast, technically skilful, and requiring good levels of personal fitness, the sport is renowned for its social inclusiveness, gender equality, and ability to attract and engage with players for many years.

With an innovative approach to improving the game, hockey recognises the benefits synthetic turf surfaces offer, and embraces their use at all levels of the game.

Creating opportunities for people to discover and play hockey is often difficult. For some, the challenge is providing suitable areas to play, for others, ensuring facilities are sustainable is key to their long-term success.

Many sports face these challenges, and this is making the concept of multi-sports fields increasingly attractive; sharing facilities and maximising opportunities is often the best way to secure investment.

Unfortunately, there is not a single type of synthetic turf that meets the needs of every sport. Small or large ball, contact or non-contact sport, high grip or low foot grip; all these factors affect how players rate a surface. Finding the right compromises is key to success.

The GEN 2 concept shows how surfaces designed for hockey, can also be used by other sports.



Community and school hockey is best played on 2G synthetic turf. Unlike longer pile turfs, the short dense pile of a 2G surface allows a hockey ball to travel quickly and predictably across the surface; just what the players want.

By laying the correct shockpad under the 2G synthetic turf, you can also provide a great playing surface for community level:

- Futsal
- Soccer
- Tennis
- Netball
- Lacrosse
- Softball
- Athletics training / jogging tracks



## Outdoors, there are two versions of hockey

**Hockey** – played by two teams, each with 11 players on a full-size field

**Hockey5s** – played by two teams, each with 5 players on a court. These are either set-up temporarily on a full size field, or are standalone facilities.

Both types of hockey facility can be used by other sports. The FIH GEN 2 concept shows you how.



## 2G synthetic turf surfaces

- Short dense pile turf laid over a shock absorbing pad
- FIH Approved
- Suitable for use dry or wet – no need to water
- Environmentally friendly
- Easy and cheap to maintain
- Extremely durable
- Over 20 year's proven real world experience

## Hockey, soccer and futsal

The fast pace of 2G synthetic turfs means they are great for hockey and futsal, and suitable for community soccer and football training.

Dual use hockey/soccer fields are common in many countries, especially in schools and colleges.

Smaller, more affordable, courts are perfect for Hockey5s and futsal. One full size field or eight sports-courts, you decide which makes most sense!



## Hockey and tennis

By laying a stiff shockpad beneath a 2G synthetic turf, a hockey facility can also be a community tennis centre.

Up to 12 tennis courts can be marked onto a full size hockey field. All you need are portable tennis posts and nets, and, ideally, division nets to separate the rows of courts.

A three court tennis block is also large enough for one Hockey5s court.



GEN 2 CONCEPT	Endorsed by
	


## Hockey and netball

2G synthetic turfs provide an acceptable playing surface for community and club level netball.

Up to 9 netball courts can be incorporated onto a full size hockey field. All you need are portable netball goal posts.

A block of three netball courts is also large enough for one Hockey5s court (and three tennis courts).



GEN 2 CONCEPT	Endorsed by
	

## Hockey and lacrosse

Hockey and lacrosse have much in common; both are fast moving, action packed sports played, with a small ball and stick.

Not surprisingly, both sports have similar needs; players want safe, fast surfaces that allow swift and secure movement and play.

2G synthetic turfs allow both sports to be played successfully on the same field.



## Hockey and softball

Base-running sports like softball are increasingly converting to synthetic turf fields due to the benefits they offer in regions that experience inclement weather, or where high levels of use or inadequate maintenance resources, make natural surfaces unsustainable.

Utilising innovative layout designs, softball can be incorporated into multi-sports fields, maximising opportunities, justifying investment.



## Hockey and athletics

2G synthetic turf surfaces provide levels of athletic performance that fall within the ranges specified by World Athletics for polymeric tracks.

Whilst not suggesting 2G synthetic turf are suitable for high level athletics, the surfaces do allow school competitions and community jogging activities to take place.



## FIH Quality Programme

With over 30 years experience, the FIH Quality Programme provides consistent and dependable industry standards that ensures the appropriate facility for the intended level of play.

It protects those investing in facilities by ensuring that only high quality synthetic turf products are installed, and that the field or court has been designed and built to the necessary standards.

- Industry leading design and construction standards
- Over 300 FIH Approved Hockey Turf Products
- FIH Preferred Suppliers, Certified Manufacturers & Certified Field Builders



[fih.ch/hockeyturf](https://www.fih.ch/hockeyturf)

# **Consult QRD**

**RG/1157/2023**



**Area profile - Cuckfield, Haywards Heath RH17 5AB, UK (3 mile radius)**

# Demographics and context

## CURRENT POPULATION

**47,199**

## FUTURE POPULATION

**50,564**

## POPULATION CHANGE

National: +5.9%

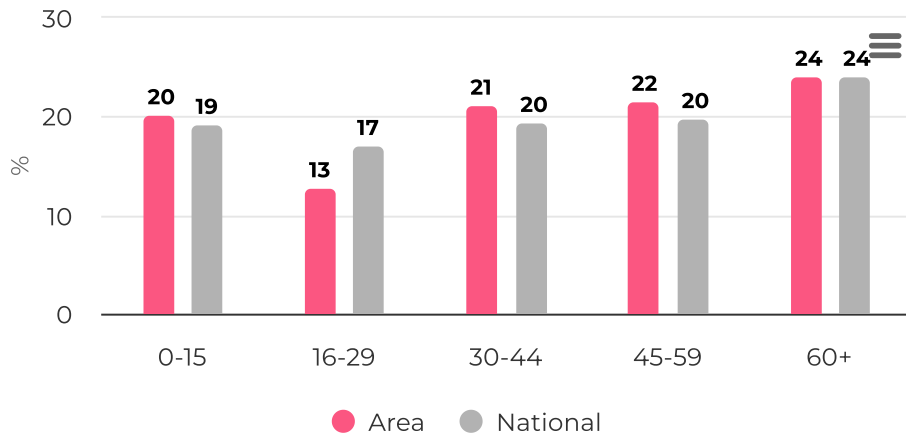
**+7.1%**

## FEMALE PERCENTAGE

National: 50.6%

**51.4%**

## AGE PROFILE

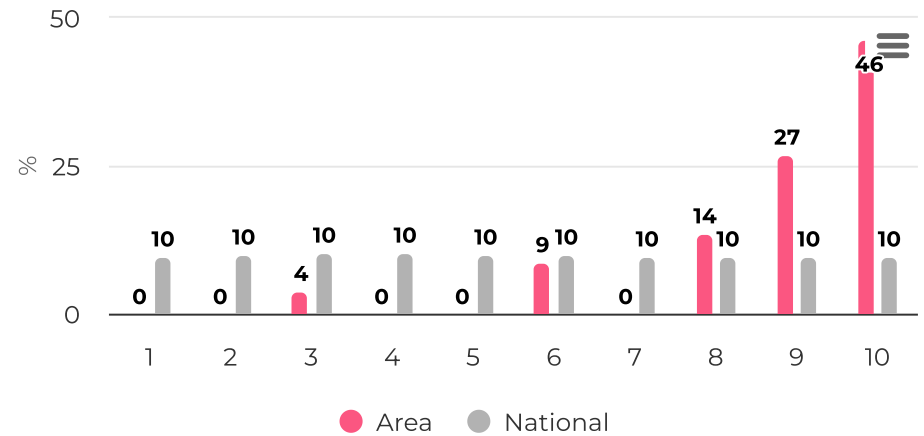


## AVERAGE AGE

National: 42.2

**42.5**

## INDEX OF MULTIPLE DEPRIVATION



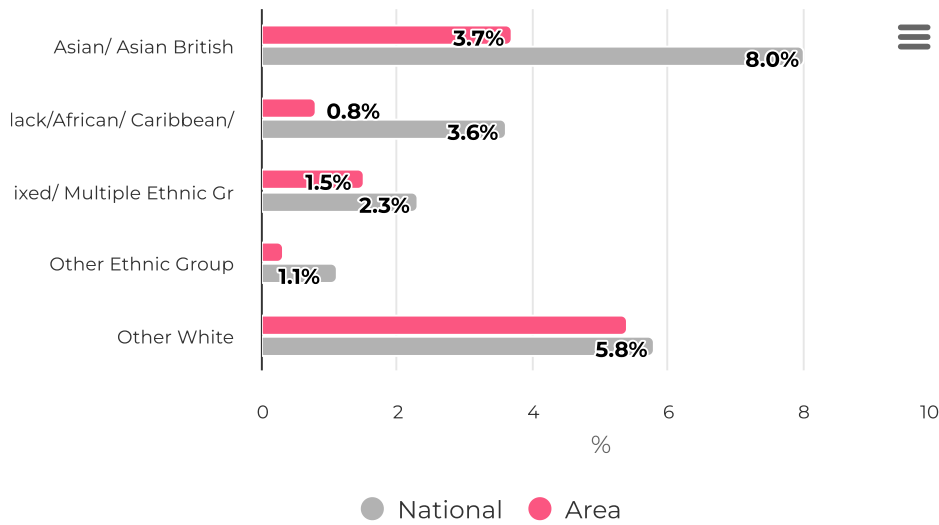
## TOP 30% MOST DEPRIVED AREAS

National: 30.3%

**4.1%**

# Demographics and context

## ETHNIC MINORITY GROUPS

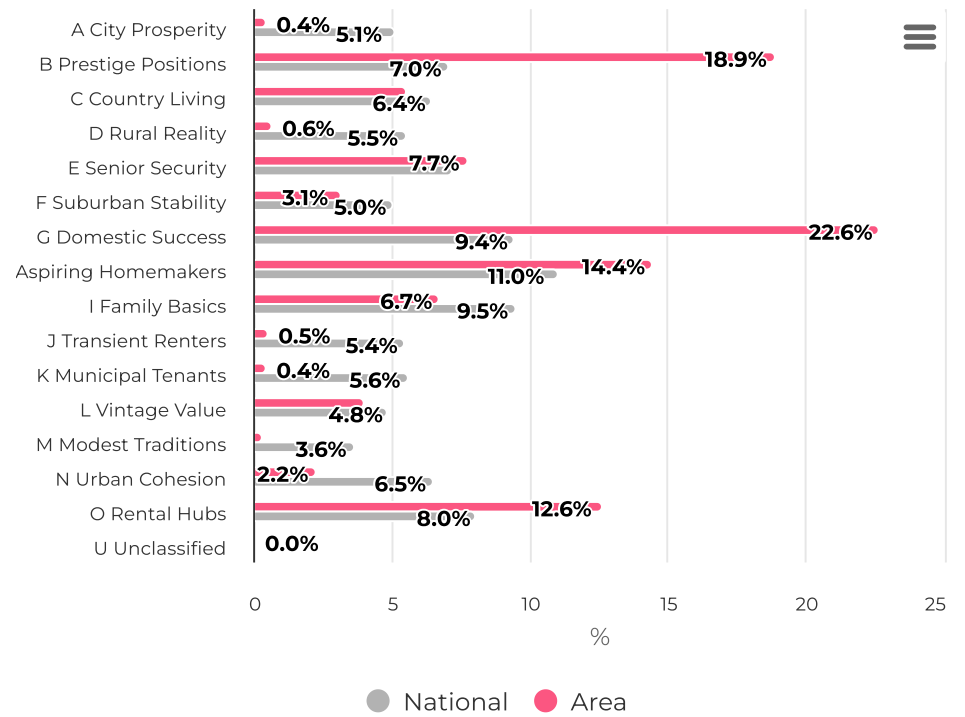


## PERCENTAGE OF POPULATION

National: 21.0%

**11.9%**

## EXPERIAN MOSAIC PROFILE



# Sites and facilities



TOTAL SITES

5



TOTAL COURTS

16



CENTRAL VENUES

1



SCHOOLS

18



OUTDOOR COURTS

10

AT EDUCATION SITES

9

90.0%



INDOOR COURTS

6

AT EDUCATION SITES

2

33.3%

# Participation and demand



**TOTAL CLUBS**

**4**



**CLUB MEMBERS**

**1,841**



**PROGRAMMES**

Back to Netball: **2**

**LEAGUES**

Local: **1**



# Coaches and officials



**OFFICIAL**

**6**



**TECHNICAL OFFICIAL**

**0**



**COACH**

**10**



**PROGRAMME HOST**

**1**



## OFFICIATING QUALIFICATIONS

- Into Award: **1**
- C Award: **5**
- B Award: **0**
- A Award: **0**

## COACHING QUALIFICATIONS

- England Netball Level 1: **6**
- England Netball Level 2: **4**
- England Netball Level 3: **0**



# Data sources and glossary of terms

## **POPULATION 2023, 2033, POPULATION CHANGE, AREA AND GENDER DISTRIBUTION AND ETHNICITY PROFILE.**

Source: ONS census 2021 and ONS subnational population projections 2020 based by sex and single year of age by local authority.

Used to understand the demographic profile of the chosen area in 2023 and 2033, and the percentage change between these years.

## **INDEX OF MULTIPLE DEPRIVATION AND TOP 30% DEPRIVED AREAS**

Source: Department for Communities and Local Government 2019. The English indices of deprivation measure relative deprivation in small areas in England. The measure here represents the percentage of the population living in LSOAs that fall within the top 30% most deprived in England.

## **EXPERIAN MOSAIC PROFILE**

Source: Experian 2023. Mosaic offers detailed classification of the UK consumer market by segmenting households into 15 overarching groups that share similar demographic and socioeconomic characteristics.

## **SITES AND FACILITIES**

Sources: England Netball national facilities database and Active Places Power. Active Places Power ownership type has been used to identify courts on education sites

## **PARTICIPATION AND DEMAND**

Sources: England Netball national club, programme, league and membership databases.

## **COACHES AND OFFICIALS**

Source: England Netball qualifications database July 2023.

# **Consult QRD**

**RG/1157/2023**



**LTA**

The National Tennis Centre  
100 Priory Lane, Roehampton  
London SW15 5JQ

T 0208487 7000  
[www.lta.org.uk](http://www.lta.org.uk)  
[info@lta.org.uk](mailto:info@lta.org.uk)

Richard Grady  
Consult QRD Ltd  
55 East Street  
Faversham  
Kent  
ME13 8AF

3<sup>rd</sup> November 2023

Dear Richard

## **LETTER OF SUPPORT – CUCKFIELD COMMUNITY INDOOR TENNIS AND SPORTS HUB**

I am writing to confirm the LTAs support for the proposed four indoor tennis courts, four covered padel tennis courts, four outdoor tennis courts, multi-use games area, gym, café bar, toilets and changing facilities at Cuckfield Community Indoor Tennis and Sports Hub. The facilities will be designed to meet both LTA and Sport England specifications.

The facility, operated by an experienced leisure and tennis operator, will run on a pay and play basis and will be open to all members of the community. We anticipate over 150,000 annual visits to the sport hub from these members of the community.

Padel is a growing sport in Great Britain, now under the direction of the Lawn Tennis Association who are the Sport England recognised governing body for padel. There are currently 350 courts in GB with a further 300 in construction or in the planning process. Over 90k people play padel in Great Britain. With the sport being the fastest growing in Europe this number is set to grow but will be dependent on the facility infrastructure being in place to enable participation.

Padel tennis courts are dedicated facilities and the sport of padel cannot be played on a tennis court, MUGA or sports hall. There are currently no padel courts in the local area. There is therefore a clear unmet demand for the proposed development, particularly given the level of interest in padel.

The LTA uses a demand modelling tool alongside our own participation and demand tracker managed by YouGov. The demand numbers are as follows: -

- Total population within a 20 min DT of the location – 374,766.
- Tennis demand within a 20 min DT – 59,203. This is calculated using data obtained from YouGov, which sets out on average 20% of the population would be interested in playing tennis if there were more local and relevant opportunities available to them.
- Tennis and padel player base/demand – 4,772. This is taken as a 8% conversion of potential demand, recognising that padel is a relatively new sport in GB.
- Additionally, the construction of 1,300 new homes will further add to demand.



**LTA**

The National Tennis Centre  
100 Priory Lane, Roehampton  
London SW15 5JQ

T 0208487 7000  
[www.lta.org.uk](http://www.lta.org.uk)  
[info@lta.org.uk](mailto:info@lta.org.uk)

**LTA funding**

As the location is a strategic location for the LTA for indoor tennis. Capital funding (in the form of a loan) from the LTA would be available, subject to the submission of a viable business plan and operating model. The LTA would anticipate responsibility for the loan repayment would sit with the appointed operator.

Please contact me should you require further information.

Yours sincerely

A handwritten signature in black ink that reads 'Sophie Curthoys'.

Sophie Curthoys  
**Investment Manager**

**Appendix 4 – Sport England  
Template Community Use  
Agreement**

# **Consult QRD**

**RG/1157/2023**

*[This document is intended to be a basic template for drawing up a formal community use agreement. It, therefore, should be amended accordingly to reflect the context that it is being used in]*

Date:

*[Amend as appropriate]*

**The  School**

**Local Authority**

***[County Council if a two tier authority]***

***[Landowner if different from the above]***

***[Local Education Partnership / Contractor]***

***[Leisure Trust/County Sports Partnership/Community Sports Network if applicable]***

Draft Agreement in relation to arrangements for  
community use of sports facilities at  School

In connection with Planning Permission  
 [reference]

# Contents

No	Heading	Page
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2.	<b>Definitions and Interpretation</b>	<b>3</b>
3.	<b>Aims</b>	<b>4</b>
4.	<b>Arrangements for Community Use</b>	<b>5</b>
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6.	<b>Marketing and Promotion</b>	<b>5</b>
7.	<b>Management</b>	<b>5</b>
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- 1.4 The Council [*amend as appropriate*] has responsibility for the provision of sports facilities in the [*district*] area for use by and for the benefit of the community and is desirous of entering into this Agreement in furtherance of that responsibility [*and as the local planning authority in respect of the Development.*] [*delete as appropriate if County Council is the planning authority*]
- 1.5 [*The County Council is the local education authority for the area [and the Landowner/applicant for Planning Permission/local planning authority]*]. [*Delete as appropriate*]
- 1.6 [*The Landowner is the owner of the [ ] School and agrees to provision of community access to the Sports Facilities.*] [*Delete as appropriate*]
- 1.7 [*The [LOCAL EDUCATION PARTNERSHIP/Contractor] has been appointed by the School to manage and operate the Facility.*] [*Delete as appropriate*]
- 1.8 [*The Leisure Trust/County Sports Partnership/Community Sports Network supports and promotes community participation in sports in the local area.*] [*Delete as appropriate*]

## **2. Definitions and Interpretation**

In this Agreement the following words or phrases have the corresponding meanings ascribed to them unless the context otherwise requires:

<b>Community Use</b>	means use of the Sports Facilities by the local community including organised sports clubs, organisations and for casual use.
<b>Casual Use</b>	means availability for any individual(s) or groups to book the Sports Facilities up to [ <i>insert number</i> ] days in advance for use on a pay-as-you-play basis, where space is available
<b>Development</b>	means [ <i>insert description of the development</i> ] for which Planning Permission has been granted
<b>Sports Facilities</b>	means the sports facilities identified in Schedule 1 to this Agreement forming part of the School Premises

<b>Management Committee<sup>1</sup></b>	means the management committee as defined in clause [6.1] of this Agreement
<b>Parties</b>	means the parties to this Agreement
<b>Planning Permission</b>	means planning permission (reference [ ]) granted by the [Council/County Council] on [ ]
<b>Priority Groups</b>	means those groups identified by the Parties as being under represented for the particular activity engaged in
<b>Review Committee</b>	means representatives of each of the Parties to this Agreement or their nominees
<b>School Core Times</b>	means [ ] to [ ] Mondays to Fridays during term time as defined in Schedule 2 to this Agreement
<b>School Premises</b>	means the land and buildings comprising [ ] School

### 3. Aims

The Parties agree to pursue the following aims: [*amend to reflect local aims as appropriate*]

- Providing opportunities for the local community and sports organisations to participate in sport and physical activity for health improvement and development of their skills, particularly amongst low participant groups;
- Operating in line with the national agenda for sport taking into account nationally adopted strategies;
- Generating positive attitudes in sport and physical activity by young people and reducing the drop out rate in sports participation with age;
- Increasing the number of people of all ages and abilities participating in sport and physical activity including people with disabilities;

---

<sup>1</sup> Delete definition if no Management Committee.

- Using the facilities to encourage the range, quality and number of school sports club links and to stimulate competition that is inclusive of young people and adults;
- To provide affordable access to the facilities and to be self financing in terms of community use;
- *[Insert further local aims as appropriate]*.

#### **4. Arrangements for Community Use**

The School agrees to make the Sports Facilities available for Community Use in accordance with the provisions of Schedule 2 to this Agreement and may also be offered during School Core Times. *[Amend as appropriate]*

#### **5. Targets for Community Use**

The School shall use reasonable endeavours to achieve community use targets *[where appropriate]* in line with appropriate sports development strategies, including making a contribution to *[County and]* local participation targets for sporting and physical activity. The School shall work with *[insert relevant partners e.g. Local Authority Sports Development/the Community Sports Network/the Leisure Trust/County Sports Partnership/National Governing Bodies etc]* to provide a range of opportunities and pathways for the community. These may include existing initiatives and will also include new and local activities.

#### **6. Marketing and Promotion**

The School will be responsible for marketing and promoting the Sports Facilities in accordance with the agreed aims and targets. A marketing strategy will be prepared and implemented and reviewed on an annual basis.

#### **7. Management<sup>2</sup>**

- 7.1 A Management Committee will be established within 3 months of the date of this Agreement to develop Community Use of the Sports Facilities in accordance with the terms of reference and constitution of Schedule 3 to this Agreement.

---

<sup>2</sup> Delete clauses 7.1-7.3 if a Management Committee is not required.

7.2 Membership shall include representative(s) (or their nominee) from each of the following:-

- (a) The School<sup>3</sup>
- (b) The Council
- (c) [*The County Council if applicable*]
- (d) [*The Landowner if applicable*]
- (e) [*The Local Education Partnership/Contractor if applicable*]
- (f) [*The Leisure Trust/County Sports Partnership/Community Sports Network if applicable*]
- (g) [*representative from the community/[ ] user groups if applicable*]
- (h) [*any other organisation considered appropriate*]

7.3 Under these terms of reference, the Management Committee will, in accordance with this Agreement, seek to establish a practical policy framework for the management and operation of the Sports Facilities during agreed periods of Community Use. This framework should seek to enable:

- (a) a policy of affordable pricing to assist in the achievement of the aims of this Agreement. The policy will ensure that prices shall be no greater than similar local authority run facilities in the area;
- (b) the promotion and forward planning of development activities, at times which best suit the target groups;
- (c) equal opportunities of access;
- (d) an easy and accessible booking arrangement for Casual Use and block booking, this system to be reviewed on an annual basis;
- (e) an appropriate marketing strategy for the marketing of the Sports Facilities for Community Use.

---

<sup>3</sup> To be the most appropriate person(s), such as Governor, Head Teacher, Head of PE.

- 7.4 The School will be responsible for the Sports Facilities and shall:-
- (a) resource, control and routinely ensure the maintenance of the Sports Facilities in a manner that will allow achievement of the agreed aims, and
  - (b) make the Sports Facilities available on the occasions and times specified in Schedule 2:
  - (c) ensure provision of heat, light and water and such other amenities as required for the Sports Facilities and their intended use;
  - (d) ensure that the Sports Facilities comply with all legislation and guidance in force at the time of this Agreement relating to access for disabled users;
  - (e) cover the cost of gas, fuel, oil, electricity, water, rates and taxes that may be attributable to the use of the Sports Facilities.

## **8. Financial Matters**

- 8.1 The School endeavours to ensure that the costs of operating Community Use at the Sports Facilities will be fully covered by income from such use and any surplus will be utilised to:
- 8.1.1 contribute to a contingency or sinking fund for major maintenance, repairs and ultimately renewal of fixed life elements of the Sports Facilities.
  - 8.1.2 increase the use of the Sports Facilities by any Priority Groups by staging special promotions or by offering discounted rates of hire; [*where appropriate*]
  - 8.1.3 improve and increase the stock of sports equipment for use in connection with the Sports Facilities.[*where required*]

## **9. Monitoring and Review**

- 9.1 [ ] months prior to the date on which the Review Committee produces its annual report the School shall make available to the Review Committee details of all usage, bookings, maintenance and financial matters relating to the Community Use of the Sports Facilities to assist with the development and improvement of community access.
- 9.2 The Review Committee shall undertake an assessment of the adequacy of the implementation of this Agreement in relation to:

- hours of use of the Sports Facilities;
- pricing policy;
- compliance with targets and aims of this Agreement;
- marketing;
- financial performance of the Sports Facilities during the previous year; and
- maintenance.

9.3 The Review Committee shall prepare a report based on the above assessment and prepare recommendations as to how Community Use of the Sports Facilities can be further developed and improved.

9.4 The School shall implement all reasonable recommendations of the Review Committee as soon as reasonably practicable.

9.5 In the event any significant changes are required to this Agreement as a consequence of each or any annual review prior written approval of each of the Parties to this Agreement shall be required.

9.6 The School shall not materially reduce the level of community access to the Sports Facilities required by Condition [*insert number*] of the Planning Permission without the prior written approval of the local planning authority following consultation with Sport England.

## **10. Duration of Agreement**

This Agreement shall operate for so long as the School Facilities are provided in accordance with the Planning Permission. In the event the School should cease the Parties agree to make every effort to secure the continued operation of the Sports Facilities for Community Use.

## **11. Authority**

The School warrants that it has the full right and authority to enter into this Agreement.

**12. No Variations**

This Agreement may only be varied in writing by a document executed by all the Parties hereto.

**13. No Agency**

Nothing in this Agreement shall be construed as creating a partnership, a joint venture, a contract of employment or a relationship of principal and agent between the parties hereto.

**14. Severability**

If any term condition or provision contained in this Agreement shall be held to be invalid unlawful or unenforceable to any extent such term condition or provision shall (save where it goes to the root of this Agreement) not affect the validity legality or enforceability of the remaining parts of this Agreement.

**15. Waiver**

No term or provision of this Agreement shall be considered as waived by any party to this Agreement unless a waiver is given in writing by that party.

**16. Non-Assignability**

This Agreement is personal to the parties and none of them shall assign sub-contract or otherwise deal with their rights or obligations without the prior written consent of the others.

**17. Governing Law and Jurisdiction**

This Agreement shall be governed by the laws of England and Wales and the parties submit to the exclusive jurisdiction of the courts of England and Wales.

## Schedule 1

1. The outdoor sports areas and facilities to be made available for Community Use shall comprise the following (as shown edged red on the attached plan(s)):-

*[Insert details]*

2. The indoor sports areas and facilities (together with any ancillary facilities [*toilets, changing rooms etc*]) to be made available for Community Use shall comprise the following (as shown edged red on the attached plan(s)):-

*[Insert details]*

## Schedule 2

### Arrangements for Community Use

#### 1. Users

1.1 The Sports Facilities shall be made available for Community Use.

#### 2. Hours of Access

##### TERM-TIME

Community Use	Mon - Fri :	[	]
	Sat :	[	]
	Sun :	[	]

##### SCHOOL HOLIDAYS

Community Use	Mon - Fri :	[	]
	Sat :	[	]
	Sun :	[	]

*[Subject to the School providing appropriate justification to the management committee, the School may restrict the use of grassed sports areas to protect them to fit in with the school requirements<sup>4</sup>.]*

#### 3. Pricing

3.1 A policy of affordable pricing shall apply to maximise Community Use and in accordance with the aims of this Agreement. Prices shall be no greater than for similar local authority run facilities in *[specify the local authority area]*.

*[Insert details of pricing or benchmark prices]*

---

<sup>4</sup> Delete if not applicable.

#### **4. Booking arrangements**

4.1 An easy and accessible advance booking arrangement for Casual Use and block bookings shall be established for hire of the Sports Facilities using a standard booking form.

4.2 The agreed booking arrangements shall operate as follows:-

*[Describe intended booking arrangements for the Sports Facilities. Management Committee to finalise booking arrangements after the first management meeting]*

#### **5. Parking Arrangements (if applicable)**

5.1 [ ] car parking spaces shall be available to park for community users.<sup>5]</sup>

---

<sup>5</sup> Delete if not applicable.

## Schedule 3

### Management Committee<sup>6</sup>

#### Terms of Reference and Constitution [*amend as required*]

#### 1. Purpose

- (a) To monitor progress against agreed aims and targets: programming, usage and financial and to provide regular reports for the stakeholders of the school on those topics.
- (b) To decide on policy issues e.g. pricing, the framework of sports programmes and staffing.
- (c) To ensure effective partnership working between the organisations involved in school community use.
- (d) To determine strategies for future developments at the School and timetables for their implementation.

#### 2. Officers

The Chair shall have the following roles;

- Role of Chair:
  - To direct and control the meetings of the committee.
  - To cast a further vote if necessary to resolve any tied decision(s).
  - To represent the committee at other meetings and functions as necessary.

A Secretary will be elected by the full committee at the first meeting of each financial year (April to March) and will serve for one full year.

- Role of Secretary:

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<sup>6</sup> Delete Schedule 3 if a Management Committee is not required.

- To compile and maintain minutes of all meetings.
- To compile and issue agendas for meetings in timely fashion.
- To take care of all communications to and from the committee.

### **3. Operation**

- (a) The full committee will convene at least [*insert number*] per annum. Additional meetings will be held as considered necessary by a simple majority of members.
- (b) The School will resolve day to day issues. Whilst the School has full authority for any decisions they must adhere to the policy framework established by the full committee.
- (c) Day to day operation will be the responsibility of the School.
- (d) Sub-groups/committees may be formed by the Management Committee if considered necessary or desirable.

### **4. Reporting**

- (a) Minutes of committee meetings will be maintained.
- (b) A formal annual report, as set out in paragraph 9 of this agreement, will be issued to cover policy, financial and sports development matters.
- (c) Other specific reports requested by other committee members when possible.

**IN WITNESS** whereof the hands of the parties or their duly authorised representatives the day and year first above written.

*[Amend as appropriate]*

Signed by .....

Duly authorised by the School

Signed by .....

Duly authorised by the Council

[Signed by .....

Duly authorised by the County Council]

[Signed by .....

Duly authorised by the Landowner]

[Signed by .....

Duly authorised by the [Local Education Partnership/Contractor]]

[Signed by .....

Duly authorised by the [Leisure Trust/County Sports Partnership/Community Sports Network]]

[Signed by .....

Duly authorised by the [*Any other appropriate party*]]

*[Insert execution clause for the School]*

*[Insert execution clause for the Council]*

*[Insert execution clause for the County Council]*

*[Insert execution clause for the Landowner]*

*[Insert execution clause for the LOCAL EDUCATION PARTNERSHIP/Contractor]*

*[Insert execution clause for the Leisure Trust/County Sports Partnership/Community Sports Network]*

*[Insert execution clause for the Other Relevant Party]*

# **Consult QRD**

