

Agenda for Leisure Strategy Delivery Forum Tuesday, 23rd June, 2026, 6.30 pm

Members of Leisure Strategy Delivery Forum

Councillors: P Arnott, K Bloxham, M Goodman, S Hawkins (Chair), P Hayward, N Hookway, G Jung, F King, J Loudoun, S Smith

Venue: Online

Contact: Sarah James;

01395 519978 Email: sarah.james@eastdevon.gov.uk

(or group number 01395 517546)

Monday, 15 June 2026; reissued 16 June 2026



East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

DX 48808 HONITON

Tel: 01404 515616

www.eastdevon.gov.uk

- 1 Minutes of the previous meeting held on 28 April 2026 (Pages 3 - 5)
- 2 Apologies
- 3 Declarations of interest
Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)
- 4 Public Speaking
Information on [public speaking is available online](#)
- 5 Matters of urgency
- 6 Confidential/exempt item(s)
To agree any items to be dealt with after the public (including the Press) have been excluded. There is one item which officers recommend should be dealt with in this way.
- 7 LED Facilities and Activities report June 2026 (Pages 6 - 10)
- 8 LED KPI Dashboard May 2026 (Page 11)
- 9 Playing Pitch and Open Space Strategy and Action Plan (Pages 12 - 186)
- 10 Cranbrook Leisure Centre update (Pages 187 - 193)

Part B

- 11 Leisure Project update (Pages 194 - 200)

Members of the public exercising their right to speak during Public Speaking will be recorded.

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

EAST DEVON DISTRICT COUNCIL**Minutes of the meeting of Leisure Strategy Delivery Forum held at Online on 28 April 2026****Attendance list at end of document**

The meeting started at 6.30 pm and ended at 7.47 pm

40 Minutes of the previous meeting held on 13 January 2026

The minutes of the previous meeting held on 13 January 2026 were noted as a true and accurate record.

41 Declarations of interest

There were no declarations of interest.

42 Public Speaking

No members of the public had registered to speak at the meeting.

43 Matters of urgency

There were no matters of urgency.

44 Confidential/exempt item(s)

There was one confidential/exempt item (minute 48 refers).

45 LED Facilities and Activities report April 2026

The LED Chief Operating Officer presented this report which provided an update on recent activities. He highlighted recent refurbishments, the launch of the Health Key programme, a tree and kelp planting initiative, and preparations for the LTA Tennis Centre Roadshow.

Discussion and clarification included the following points:

- The introduction of the Health Key programme helped LED to compete against private sector operators who were growing their reach.
- It was challenging for LED to compete given that some of the private operators could focus on a particular demographic and do very well at it. In contrast, LED were trying to be something for everyone, providing the support that people needed, remaining affordable and ensuring they had the best quality instructors and were up to date with latest trends.
- Some members were disappointed that the Council had not been consulted on the tree and kelp planting initiative and expressed that it would not have supported a policy of planting trees abroad. The LED Chief Operating Officer responded that there was a variant in the price per unit depending on where in the world a tree was planted and LED could not have delivered the initiative had all trees needed to be planted in the UK.
- Other members expressed that it was not appropriate for the Council to micromanage its contract with LED and whilst it did not absolutely align with the East Devon Tree Policy, the tree and kelp planting initiative was imaginative and had captured the imagination of the customers.

- LED would be engaging with ten schools in and around Exmouth in early June as part of the LTA Tennis Roadshow within the schools (during the week) leading to an Open Weekend at the Tennis Centre. The aim was for over 500 children to take part; however, some Members were disappointed that schools elsewhere in the district were not involved.

The Forum noted the report.

46 **LED KPI Dashboard January - March 2026**

The Forum received and noted key details of the performance of LED Community Leisure for January – March 2026.

47 **Cranbrook Leisure Centre update**

The Leisure Manager presented this report which provided an update on the progress with the Cranbrook Leisure and Wellbeing Centre detailing progress through RIBA Stage 3, results of public consultation, funding status and collaboration with Devon County Council (DCC) and NHS.

The Leisure Manager explained that the [public consultation](#) closed on 4th March 2026. The survey received 874 individual responses and 979 contributions overall. People who filled in anonymously were not recorded as respondents but were recorded as contributions.

Headline figures from the early feedback were as follows:

- 82.8% of respondents aged 25 – 54;
- 69.7% female / 28.4% male / 1.3% prefer not to say / 0.3% non-binary;
- 92.4% of respondents said they were 'very likely' or 'quite likely' to use the centre;
- 65.8% of people would walk, cycle or scoot to the centre;
- Strong desire to see trees and planting within the site;
- Strong support for a café and play facilities;
- Individual and family cubicles and private showers requested for the changing areas;
- 78.7% Cranbrook residents.

A second public consultation event was planned for late spring of 2026 to feed back on the responses received and changes considered / made.

Discussion and clarification included the following points:

- It was reported that the project was currently on schedule.
- Partnership and collaboration with DCC and NHS were important but there were risks around alignment of the work of all agencies involved which needed to be carefully managed; however, the overall prize outweighed the risk.
- It was intended to get the business plan, planning application and costs together by December 2026. The business case, when produced, would give more information about how the funding gap would be managed.

The Forum noted the progress being made by the Cranbrook Leisure Centre Project Team.

The meeting went into private session.

48 **Leisure Project Update**

The Leisure Manager presented this update report.

Members discussed the content at length and asked direct questions.

The report was noted.

Attendance List

Councillors present:

P Arnott
K Bloxham
M Goodman
S Hawkins (Chair)
P Hayward
N Hookway
G Jung
J Loudoun

Councillors also present (for some or all the meeting)

I Barlow
P Faithfull
M Hall
S Jackson

Officers in attendance:

Mike O'Mahony, Senior Leisure Officer
Tim Child, Assistant Director Place, Assets & Leisure
Sarah James, Democratic Services Officer
Andrew Wood, Director of Place

Councillor apologies:

F King
S Smith

Representatives of LED Community Leisure in attendance:

Andrew Dare, LED
Richard Purchase, Chairman of LED Board
Olly Swayne, LED Chief Executive
Matthew Wright, LED Chief Operating Officer

Chair:

Date:

Report to: Leisure Strategy Delivery Forum
Subject: Facilities and Activities Report
From: Operational Delivery Team
Date: 23rd June 2026



Overview

As we move into June, operational planning has continued at pace to support programme delivery and new initiatives across our sites. Membership have been tough due to ever increasing competition coupled with the current economic situation with 217 (April) 238 (May) new sales and 397 (April) 379 (May) leavers with a membership club live at the end of May of 8421.

At Exmouth Tennis Centre, preparation for the upcoming LTA Open Day has been a key focus. Planning activity has ramped up ahead of the event launch on 8th June, ensuring the site is ready to showcase tennis opportunities and drive new participation.

At Coburg, the introduction of new access control systems has been successful. Early indicators show increased usage and improved accessibility, contributing to higher attendance levels. This has been further supported by the launch of Walking Tennis sessions in May, delivered in partnership with Sid Valley Tennis Club, helping to widen access and attract new audiences.

At Honiton Leisure Centre, new access control has also been installed following the recent gym refurbishment. This has enhanced the overall customer experience, particularly in managing access to the gym and studio spaces more efficiently.

Following updated guidance from UK Active, we have reviewed and strengthened our Teen Gym offer (ages 11–15). Improvements now provide greater opportunities for young people to safely access both gym facilities and group exercise sessions, supporting early engagement in physical activity.

Within Aquatics, we continue to diversify the programme. A new Relaxation Swim has been introduced as a trial, aimed at supporting wellbeing and recovery. Alongside this, we have successfully delivered swim galas and are currently finalising plans for school gala events throughout June.

Looking ahead, we are also developing new targeted programmes, including:

- A Bump & Boost session designed to support pregnant participants with safe, guided activity

- An Indoor Triathlon (“Tri a Tri”), aimed at beginners and those looking to experience multisport in a supportive environment

These developments demonstrate our continued focus on innovation, inclusivity, and improving access to physical activity across all age groups and abilities.

Customer Insight & Retention

- New Leavers Survey launched to better understand why customers leave with Initial 5-month data collection underway. Early findings are helping to shape retention strategies, service improvements and customer experience enhancements

Marketing & Engagement

- “**Find Your Feel Good**” Campaign is a new campaign launched to promote wellbeing and activity with focusses on accessibility, Positive mental and physical health outcomes along encouraging new and returning users: Link to the website: [Find Your Feel Good](#)

Active Communities Update

Schools & Young People Engagement

We have continued to strengthen our work within local schools, delivering engaging physical activity sessions that also support mental wellbeing:

- **Primary School Programme (Beacon, Littleham & Littletown)**
 - Delivered in partnership with *Heads Up Mental Health Charity*
 - Sessions combine fun physical activity with dedicated mental health support
 - Provides a safe, supportive environment to build confidence and resilience
- **Littletown Primary Visit – Honiton Leisure Centre**
 - Pupils attended a site visit to explore facilities
 - Aimed to build familiarity and reduce barriers to accessing leisure centres
- **Swim to Sea Programme (Launching June)**
 - 4-week programme with two primary school with a focus on water confidence, sea safety education and responsible coastal use

- **Asylum Seeker Engagement – Cranbrook Education Campus**
 - Ongoing sessions supporting young people through sport delivered in a safe, inclusive setting promoting physical and social wellbeing
- **Year 9 Girls – King’s School**
 - Targeted programme to improve engagement and confidence in physical activity, successfully concluded with a swim session at Honiton Leisure Centre. Feedback from the Inclusion Lead highlights strong engagement driven by a relational and inclusive approach, positive shift in attitudes towards exercise and high levels of enjoyment and participation, particularly during swimming

Health & Wellbeing Initiatives

- **Teacher Health Checks**
 - Expanded from previous work with manual workers (via DCC Public Health) and delivered at Cranbrook Education Campus and Ottery St Mary Primary School. 12 teachers supported to improve their understanding of personal fitness, nutrition and overall wellbeing
- **PausePower Programme (Menopause Support)**
 - 6-week pilot delivered at Ottery Leisure Centre which had strong engagement and positive feedback and now has plans in place to roll out to Seaton/Colyton, Sidmouth and Honiton
- **Fibromyalgia Pilot – Honiton Leisure Centre**
 - Delivered in partnership with Honiton social prescribers a 4-week programme for participants living with Fibromyalgia with weekly attendance of 9 participants. Activities included Cardio and strength training, balance exercises, Tai Chi and guided meditation. The outcomes were high satisfaction and positive feedback with participants valuing a non-judgemental, inclusive environment. Next steps are to develop of a permanent class
- **Dementia Support – NESS Care Group (Exmouth)**
 - 6-week Strength & Balance programme delivered in a familiar setting with 10 participants engaged. participants transitioned into referral sessions

at Exmouth Leisure Centre and now we have plans to deliver further sessions within the NESS setting.

- **Stroke Rehabilitation – Exmouth**

- Ongoing weekly seated exercise class at Exmouth Stroke Survivors Club which supports recovery, mobility, and social connection

Community Partnerships & Engagement

We continue to build strong local partnerships to expand our reach and impact:

- **Key Meetings & Events Attended**

- Honiton Community College Careers Fayre (engaging Year 8 & 9 students)
- Sid Valley Help Network
- WEB Health & Wellbeing (Children & Young People) – Exmouth Town Council
- Exmouth Collaboration Day
- Honiton VCSE Meeting
- CLUK Volunteer Special Interest Group

- **Active Devon – Active Champs Programme**

- Working on improving engagement for young people with additional needs
- Consultation events planned across LED sites

- **Devon County Council – Foster Families**

- Supporting families with awareness of local leisure opportunities

- **Wellbeing Walks Programme**

- Continued expansion of volunteer-led walks across the district
- New developments include Dementia-friendly walks, Carer support walks and Seasonal and wildlife walks along with ongoing volunteer training and support

- **Public Health Collaboration**

- Participation in filming for the *Healthy Conversations Toolkit* with recognition of LED as a trusted delivery partner within our Leisure Centres:

Flagship Community Delivery

- **NHS Community Assessment Day – Exmouth Leisure Centre**
 - Successfully hosted, demonstrating strong partnership working and the first time in Devon.
 - Reinforced the leisure centre as a community health hub
 - Provided valuable engagement between health services and the local community with over 100 people attending: [News Article](#)

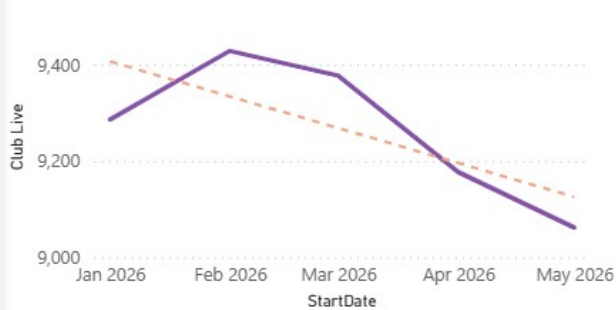


Broadclyst Leisure Centre	Colyton Leisure Centre	Exmouth Leisure Centre	Exmouth Tennis Centre	Honiton Leisure Centre	Ottery Leisure Centre	Sidmouth Leisure Centre	Sidmouth Swimming Pool
---------------------------	------------------------	------------------------	-----------------------	------------------------	-----------------------	-------------------------	------------------------

Memberships

	Current Month	Prior Year Month
Club Live	9,062	9,046
Joiners	281	384
Leavers	440	414
Yield	£37.70	£35.60

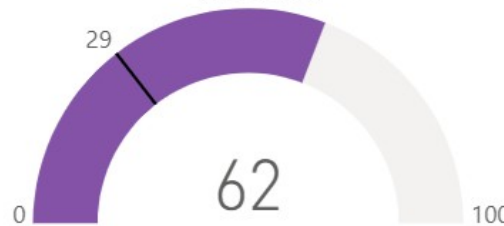
Club Live by Month



Attendances

Swimming	Gym	Group Exercise	Sports
20,369	15,410	13,035	6,357
21,681	17,408	11,708	7,526

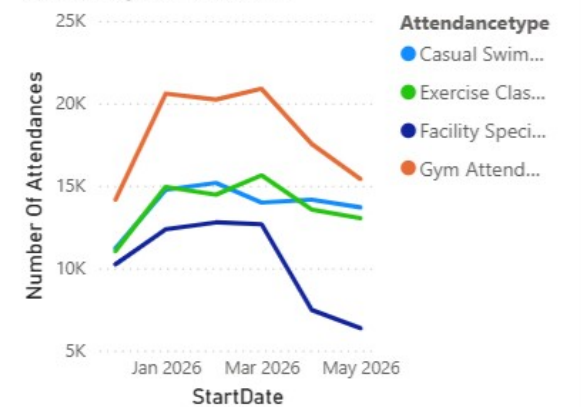
NPS Score



Total Attendance Trend over Previous 6 Months



Attendance by type Previous 6 Months (excluding swim school)





Report to: Leisure Strategy Delivery Forum

Date of Meeting 23rd June 2026

Heading/Title: Playing Pitch Strategy and Action Plan

Cabinet Member(s): Cllr Nick Hookway

Director/Assistant Director: Andy Wood and Mark Barrow / Tim Child

Author and Directorate: Mike O'Mahony, Place, Assets and Leisure

Contact Details mike.o'mahony@eastdevon.gov.uk

Key decision: No

If a Key Decision has it appeared on Forward Plan

Document classification: Part A Public Document

Exemption applied: Para 3 Schedule 12A Information relating to the finance or business affairs of any particular person

1. Background

- 1.1 The last update to the Forum in January 2026 provided a draft Playing Pitch and Outdoor Sports Strategy (PPOSS).
- 1.2 At the Forum, Officers were asked to conduct stakeholder engagement with Town and Parish Councils, National Governing Bodies, colleges and community schools on the draft key principles and detail set out. Officers now return to Committee with feedback and a final edition for endorsement onto Cabinet.

2. Recommendations/Decision

- 2.1 It is recommended that the Forum

Consider the feedback from the consultation set out in this report and how this has shaped the final edition of the Playing Pitch and Outdoor Sports Strategy Executive Summary and Action Plan.

Subject to endorsement, recommend that the Playing Pitch and Outdoor Sports Strategy itself, the Executive Summary and Action Plan are submitted to Cabinet for approval.

Once it has been approved, Officers will provide an update on progress against the Action Plan to the Forum on an annual basis.

3. Reasons for Recommendations/Decision

- 3.1 To provide the Forum with an updated PPOSS in order to provide the services and facilities necessary to support the residents of East Devon

4. Options

- 4.1 The local plan policy should/will be used to determine planning applications and if the local plan does not reference a completed PPOSS there is a danger that it (the PPOSS) will carry lesser weight in determining planning applications (getting the best outcomes that the council wishes to achieve).

5. Relevance to Council Plan/priorities

- 5.1 Set out how report links to the Council Plan/priorities:

- A supported and engaged community that has the right homes in the right places, with appropriate infrastructure
- A sustainable environment that is moving towards carbon neutrality and which promotes ecological recovery.
- A vibrant and resilient economy that supports local business, provides local jobs and leads to a reduction in poverty and inequality.
- A well-managed, financially secure and continuously improving council that delivers quality services

5.2 Indicate how the recommendations/decision contributes to the delivery of the Council Plan and its priorities

A supported and engaged community that has the right homes in the right places, with appropriate infrastructure

- Deliver our Leisure Strategy and action plan to improve access for residents to leisure facilities within the district.

A well-managed, financially secure and continuously improving council that delivers quality services

- Implement the Financial Sustainability Model to identify service costs, enhance performance, drive efficiencies, savings, and maximize income, ensuring the Council's budget remains balanced.

6.0 Background

- 6.1 A previous Leisure Forum Report in January 2026 provided the background for the project. The headlines were that;

- The previous PPOSS was undertaken in 2015.
- The Leisure Strategy 2021 – 2031 identifies the current and future built leisure facility needs of East Devon's population through to 2031. The PPOSS will identify outdoor sports pitches and facility needs through to 2042.

- The PPOSS forms part of the evidence base for the emerging Local Plan and its findings will feed into future updates of the Infrastructure Delivery Plan (IDP) and other Development Plan Documents, which, to date, have been based on the 2015 PPOSS findings.
- Guidance is set out in the National Planning Policy Framework (March 2012 DCLG)
- Specific methodology prescribed and validated by Sport England and relevant sports governing bodies.
- The IDP will set out the updated requirements for sports infrastructure on sites of new housing development, including any provision standards the council may wish to apply, and inform the charge rate for the Community Infrastructure Levy (CIL) which will contribute to strategic sports provision.

6.2 This will provide the evidence to help guide investment from a range of bodies (including but not limited to the Council) in pitch sport facilities around the district. (including but not limited to these below)

- Developer contributions raised through Section 106 Agreements (S106)
- Developer contributions raised through Community Infrastructure Levy (CIL);
- Council capital and maintenance budgets;
- Clubs (both their own finance and to access grant funding);
- Town and parish councils;
- Sport England;
- National Governing Bodies (Football, Cricket, Rugby, Hockey, Tennis);
- Active Devon / Devon County Council;
- School Trusts and Academies
- Leisure operators such as LED; and
- Others.

6.3 The PPOSS sets out in detail the council's approach to local and strategic sports provision, reinforcing the planning guidance and setting out the council's aspirations to maintain the District's reputation for quality leisure provision.

6.4 Any on-going revenue costs arising from proposals to enhance or provide new facilities will need to be identified and appropriate additional resources secured before any scheme is approved. Due regard will also be taken to integrate any schemes into other council projects and strategies that are in place. (i.e. Cranbrook and Marlcombe). Any provision on school sites would need to be approved by DCC or relevant academy organisation.

7.0 Consultation

7.1 There was extensive consultation with the sports sector as part of the research and audit work throughout the process. There will continue to be regular engagement with, and involvement of, providers to progress delivery of the actions in the Strategy.

7.2 The Council's Communication team were very supportive throughout this exercise and have produced a clear report set out in Appendix 1

7.4 This includes a breakdown of:

- Survey goals, methodology and process
- Data analysis of the survey responses
- Key findings and recommendations
- Actual responses and how they have been addressed.

7.5 The committee report along with the PPOSS Executive Summary and Action plan were distributed to all the Town and Parish Councils, providers including LED, Community Colleges and schools and National Governing Bodies. Key questions were to;

- Test whether the draft key principles are clear, appropriate and achievable.
- Identify local issues, priorities and constraints affecting the provision of outdoor sports facilities, including access, capacity and quality.
- Gather practical feedback to strengthen the Action Plan and support effective delivery.
- Ensure the Strategy reflects local demand and the realities of day-to-day facility management and provision.

7.6 A webinar was also provided and saw representation from many of the main Towns and Parishes which included a presentation from the consultant who carried out the work and a Q and A session at the end.

8.0 Key Findings

Following receipt of feedback, the Communications Team identified some key findings

- Broad support for the draft key principles, with many respondents confirming that they are clear, appropriate and aligned with national guidance, including Sport England methodology and Local Plan objectives.
- Strong emphasis on the importance of protecting and improving the quality of existing facilities, particularly where pitches are rated as 'Standard' or 'Poor', before prioritising new provision.
- Consistent feedback highlighting capacity shortfalls for all weather provision, especially for football, rugby and hockey training, and the need for additional or upgraded Artificial Grass Pitches (AGPs) in several parts of the district.
- Repeated calls for greater recognition of schools as strategic sites for community sports provision, balanced with the need to protect curriculum use, safeguarding requirements and site management constraints.
- Identification of perceived gaps or inconsistencies within the draft Action Plan, including the omission of some existing facilities (such as netball courts, tennis courts or cricket sites), and differing levels of priority assigned to comparable sites.
- Strong interest from Town and Parish Councils in ensuring that local growth, including new housing allocations, is appropriately linked to future sports facility provision through developer contributions and partnership working.
- Recognition that long term sustainability, including maintenance, management and operating models, is critical to the successful delivery of new or improved facilities.

9.0 Key Recommendations from consultation

- 9.1 Drawing on the consultation feedback, the following recommendations will inform refinement of the final Playing Pitch and Outdoor Sports Strategy:
- Maintain the overall strategic direction and key principles of the PPOSS, reflecting the strong support expressed through consultation.
 - Strengthen the Action Plan to ensure consistency between the Executive Summary, sport specific assessments and site_level actions, and to clearly reflect identified priorities.
 - Review the prioritisation of sites with multiple 'Poor' or 'Standard' quality facilities to ensure alignment with evidenced need, strategic role and comparative investment levels.
 - Ensure all relevant existing facilities, including school based outdoor courts and pitches, are accurately captured within the Action Plan where they contribute to current or future provision.
 - Reinforce the role of schools and education sites as potential community sports hubs, where appropriate, supported by phased delivery, feasibility work and sustainable management models.
 - Continue to promote a 'Protect, Enhance and Provide' approach, with particular emphasis on improving quality and capacity where deficiencies are most acute.
 - Use the PPOSS as a live evidence base to support funding bids, developer contribution negotiations and partnership working with National Governing Bodies, Town and Parish Councils and other stakeholders.

10 Conclusion

- 10.1 The survey findings reflect positively on the PPOSS and provide some very useful feedback that has been considered and where feasible included in the updated reports.
- 10.2 The central challenge for the District Council in times of continuing budget pressure for local authorities is to address both the current identified facility shortfall (in both quality and quantity) as well as keeping pace with community provision for the ever-increasing population. This also plays out against an uncertain backdrop of a changing political landscape around the Local Government Review.
- 11.3 The survey results indicate partners can and are willing to use the Audit findings and PPOSS to inform their investment and improvement plans and the Council will use the strategy to inform decisions on partnerships that it may enter into.
- 11.4 This work support efforts to ensure that the sports facilities in the District continue to provide a choice of quality and accessible opportunities for participation in sport.

12 Financial Comments / Implications

- 12.1 Delivering the aspirations for enhanced or new infrastructure would require significant capital expenditure and ongoing revenue expenditure which would be sought from a range of sources.
- 12.2 Any proposal for new provision would be accompanied by a robust business plan so the financial implications are fully understood.
- 12.3 It is expected that further reports would be brought to Cabinet for individual plans requiring financial support from this council. Any on-going revenue costs would need to be met from within approved budgets.

13 Legal Comments/Implications

- 13.1 There is no statutory duty for the council to provide or support sports and leisure facilities. Any S106 contributions must be spent in accordance with the purpose for which they were collected and within the area of the development which generated the contribution, where specified, and in accordance with the regulations of the National Planning Policy Framework.
- 13.2 As noted in the report, full Council's approval may be required to the revised Strategy when it is in its final form. This should be addressed at the point that the draft Strategy is submitted to Cabinet for approval, by way of Officer recommendations stage.

14 Risk Implications

- 14.1 The primary risk is a failure to secure the collaborative approach required to deliver the strategy. There is however good partnership working across the sports sector and a consensus among key organisations to work together on the key issues affecting existing and future provision.
- 14.2 If the PPOSS does not make progress towards being endorsed for use in determining planning applications, then there is a risk that relevant evidence will not be available when significant applications are considered throughout the district.
- 14.4 The level of future income / grant opportunities may be limited; and/or priorities for spending on strategic projects could lie elsewhere.

15 Equality Implications (Public Sector Equality Duty)

- 15.1 The impact of the PPOSS on the protected characteristics groups and the implications for the Public Sector Equality Duty. It is intended that the strategy will be generally positive for all groups and will promote equality for all by taking into account the accessibility of buildings and their location.
- 15.2 The provision of quality facilities for sport and physical activity is a key influence on health. It is important that there are choices for participation for people of different interests, ages, income groups and abilities and in different locations so that residents have access to opportunities that suit them.

16 HR and Workforce Implications

16.1 There are no HR implications identified in this report.

17 Community Safety Implications (Crime and Disorder)

17.1 There are no Community Safety implications identified in this report.

18 Climate Change Implications

18.1 There are no Climate Change implications linked to the Climate Change Strategy and Action Plan, however individual projects that come forward may have elements that would need to be reflected on at the appropriate time.

19 Health & Safety implications

19.1 There are no Health and Safety implications linked to this report.

Health & Wellbeing Implications

19.2 The vision of the PPOSS is to ensure that sufficient pitches are provided of a good quality and which support the needs of each sport and the clubs around East Devon taking account of cross-border considerations with adjoining local authorities. This provision should be sufficient and flexible to deal with current and projected increases in demand to ensure that the wellbeing of residents is provided for.

20 Procurement and Social Value implications

20.1 The [Public Services \(Social Value\) Act](#) came into force on 31 January 2013. The Act requires public authorities to consider how the services they commission and procure might improve the economic, social, and environmental well-being of their area.

- Consult with the Community: This project has seen extensive engagement with a large assortment of stakeholders including sports clubs and organisations, to gather input on the quantity, quality and accessibility of facilities for formal sports provision across East Devon. The recent consultation on the findings reflects that approach
- Ensure Accessibility: This was one of the key criteria when assessing sites as part of the study and where improvements could be made
- Foster Social Inclusion: Create spaces within playing pitches and open spaces that encourage social interaction and community engagement.

21 Land and Buildings (non-housing)/Asset Management Implications

21.1 One notable element of feedback from the sports and community sector was related to business rates. This will be covered in more detail in a separate report to the Forum in 2026.

22 Overview and Scrutiny Committees Comments/Recommendations

22.1 Subject to approval at Forum, this will be submitted with comments from the Forum within the Cabinet Report.

23 Digital and Data

23.1 There are no Digital and Data implications linked to this report.

24 Consultation and Engagement

24.1 The main body of the report reflects on the latest consultation carried out in this project.

25 Communications

25.1 Once the PPOSS strategy and Action plan is approved, it will be readily available on the council website. A press release will be distributed at the appropriate time along with an update in the members and Town / Parish Council correspondence. It will also be promoted to sports clubs and organisations.

26 Next Steps

26.1 The completion of the project focuses on the;

- Production of the Draft Playing Pitch and Open Space Strategy (Appendix 2)
- Production of the Draft Playing Pitch and Open Space Action Plan. (Appendix 3)
- Basis for consultation prior to formal adoption by Cabinet and by Full Council.
- Application and delivery of the strategy

26.2 Playing Pitch and Outdoor Sports Strategy (PPOSS), Executive Summary and Action Plan were all updated following feedback from the consultation .

26.3 The Executive Summary and Action Plan are contained within Appendices 2 and 3 of this report. The more detailed Strategy document is also available on request.

26.4 The Cabinet report will confirmation the approach for facility needs that are identified for each sports facility type according to the following three potential strategic courses of action:

o **PROTECT** sports facilities from loss as a result of development.

Retain and maintain existing facilities which are highly valued by the community.

o **ENHANCE** existing facilities through improving their quality, accessibility and / or management.

Improve the quality and capacity of facilities which are highly valued by the community

o **PROVIDE** new or larger facilities that are fit for purpose to meet demands for participation now and in the future.

Where there is evidence of need that cannot be met by existing provision, enable the development of new provision

26.5 The breakdown of the actions set out in the January 2026 report will be updated and included within the Cabinet paper.

- 26.6 The District Council focus will primarily focus on short term plan due to the pending outcomes of the Local Government Review.
- 26.7 This strategy will be reviewed and refreshed as schemes and projects are developed, delivered or changed. After further feasibility work, some projects may be considered unviable. All of the projects identified are aspirational however the overarching approach of this strategy is one of optimism, and over the next few years we will do what we can to enhance yet further the facilities that add so much to lives of residents in East Devon.
- 26.8 Nevertheless, the PPOSS should be used as evidence to help determine planning applications and inform future planning policy requirements within the new East Devon Local Plan or other planning policy documents within the planning process.

27 Appendices

- 27.1 Appendix 1 – Consultation Report
27.2 Appendix 2 – POSS Executive Summary
27.3 Appendix 3 – Site Specific Action Plan

28 Background Papers

- Previous updates to the Forum –
- January 2026 - [PPS - Report Jan 26.pdf](#)

Appendix 1
Leisure Strategy Delivery Forum
June 2026

**Draft Playing Pitch and Outdoor Sports
Strategy (PPOSS)**
Feedback review report

Contents

Survey goals and methodology	3
Survey process	3
Data analysis	4
Summary of consultation responses.....	4
Key findings.....	5
Recommendations.....	6
Next steps.....	Error! Bookmark not defined.
Appendix 1: Schedule of consultation comments and consideration.....	7

Summary

Survey goals and methodology

The Playing Pitch and Outdoor Sports Strategy (PPOSS) consultation aimed to ensure that the draft Strategy is robust, locally informed and deliverable. The key objectives of the consultation were to:

- Test whether the draft key principles are clear, appropriate and achievable.
- Identify local issues, priorities and constraints affecting the provision of outdoor sports facilities, including access, capacity and quality.
- Gather practical feedback to strengthen the Action Plan and support effective delivery.
- Ensure the Strategy reflects local demand and the realities of daytoday facility management and provision.

The consultation was undertaken using a mixed method approach. Feedback was sought through structured surveys and direct engagement with a wide range of stakeholders, including National Governing Bodies of Sport, sports clubs, facility providers, and Town and Parish Councils across East Devon. This approach ensured both strategic and place based perspectives were captured.

The findings from this engagement provide an up to date qualitative and quantitative evidence base to support future planning, investment decisions and funding bids, and to inform the wider Local Plan evidence suite.

Survey process

Consultation on the Playing Pitch and Outdoor Sports Strategy was carried out in several stages to maximise awareness and participation.

Initial engagement took place during summer 2025 through direct surveys issued to National Governing Bodies, sports clubs, facility providers, and Town and Parish Councils. This early engagement informed the development of the draft Strategy and its key recommendations.

Following completion of the draft PPOSS, a further consultation phase was undertaken to gather feedback on the draft key principles, Executive Summary and Action Plan. Multiple email communications were issued to Town and Parish Councils inviting comments and encouraging participation. Stakeholders were asked to submit feedback by email, clearly identifying their organisation and the facility or site(s) being referenced.

To support understanding of the Strategy and encourage informed responses, an online webinar was hosted on 3 February 2026. The webinar provided an overview of the PPOSS, its evidence base and proposed actions, and offered stakeholders an opportunity to ask questions.

The consultation period closed on 27 February 2026 at 10:00am. All feedback received has been reviewed and will be used to refine the Strategy prior to its return to Committee for final endorsement in April 2026.

Data analysis

Summary of consultation responses

Consultation responses were received from a broad range of stakeholders, including National Governing Bodies of Sport, schools, sports clubs, facility providers, and Town and Parish Councils across East Devon. Feedback was generally detailed and site-specific, reflecting both strategic considerations and local operational realities.

Overall view of the draft Strategy

Most respondents expressed support for the development of the Playing Pitch and Outdoor Sports Strategy and acknowledged its value as an evidence-based framework to guide future planning, investment and funding decisions. The draft key principles were widely regarded as clear, appropriate and aligned with national guidance, including Sport England methodology and Local Plan objectives.

Several respondents welcomed the emphasis on protecting and enhancing existing provision, particularly where facilities are already well used but constrained by quality, capacity or maintenance issues.

Quality and condition of existing facilities

A recurring theme across responses was concern about the condition and reliability of existing pitches and courts. Many respondents highlighted facilities currently rated as 'Standard' or 'Poor', citing issues such as drainage, overplay, surface deterioration and ageing infrastructure. There was strong emphasis on the need to address these quality issues as a priority to ensure both curriculum and community use can be sustained.

Several schools and clubs noted that poor-quality surfaces limit training and match play, particularly during winter months, and increase pressure on the remaining higher-quality facilities.

Demand for all-weather provision

Capacity shortfalls for all-weather provision were raised consistently, particularly in relation to football, rugby and hockey training. Respondents identified strong and growing demand for Artificial Grass Pitches (AGPs), including 3G and sand-dressed surfaces, driven by increased participation, competitive requirements and the need for reliable year-round access.

In several cases, respondents suggested specific sites that could play a strategic role in addressing these deficits, particularly where existing school or community facilities could be enhanced or expanded.

Role of schools and education sites

Many responses highlighted the important role schools play, or could play, in the provision of community sports facilities. Schools were frequently identified as suitable locations for future investment, including pitch improvements, outdoor court resurfacing and potential AGP development.

At the same time, respondents stressed the need to balance expanded community use with curriculum delivery, safeguarding requirements, site management constraints and practical considerations such as parking and access. Phased delivery, feasibility work and clear management arrangements were commonly cited as necessary to make school-based provision sustainable.

Coverage and consistency of the Action Plan

A number of respondents raised concerns about omissions or inconsistencies within the draft Action Plan. These included existing facilities that were not referenced, such as outdoor netball courts, tennis courts or cricket sites, as well as perceived differences in the level of priority assigned to comparable sites.

Some respondents queried the alignment between the Executive Summary, sport-specific assessments and the site-by-site actions, and sought greater clarity on how priorities had been determined.

Growth, funding and long-term sustainability

Town and Parish Councils, in particular, emphasised the importance of linking planned housing growth to future sports facility provision. There was strong interest in ensuring that developer contributions, including S106 and CIL funding, are effectively aligned with identified needs and local catchments.

Respondents also highlighted the importance of long-term sustainability, including maintenance costs, management responsibilities and viable operating models. Several comments noted that new or improved facilities will only be successful if ongoing revenue implications are considered alongside capital investment.

Key findings

The consultation generated a wide range of detailed responses from National Governing Bodies of Sport, schools, sports clubs, facility providers and Town and Parish Councils. Overall, respondents welcomed the development of the Playing Pitch and Outdoor Sports Strategy and recognised its value in providing a robust, up-to-date evidence base to inform future planning and investment decisions.

Key findings from the consultation include:

- Broad support for the draft key principles, with many respondents confirming that they are clear, appropriate and aligned with national guidance, including Sport England methodology and Local Plan objectives.
- Strong emphasis on the importance of protecting and improving the quality of existing facilities, particularly where pitches are rated as 'Standard' or 'Poor', before prioritising new provision.
- Consistent feedback highlighting capacity shortfalls for all-weather provision, especially for football, rugby and hockey training, and the need for additional or upgraded Artificial Grass Pitches (AGPs) in several parts of the district.
- Repeated calls for greater recognition of schools as strategic sites for community sports provision, balanced with the need to protect curriculum use, safeguarding requirements and site management constraints.
- Identification of perceived gaps or inconsistencies within the draft Action Plan, including the omission of some existing facilities (such as netball courts, tennis courts or cricket sites), and differing levels of priority assigned to comparable sites.
- Strong interest from Town and Parish Councils in ensuring that local growth, including new housing allocations, is appropriately linked to future sports facility provision through developer contributions and partnership working.

- Recognition that long-term sustainability, including maintenance, management and operating models, is critical to the successful delivery of new or improved facilities.

Recommendations

Drawing on the consultation feedback, the following recommendations will inform refinement of the final Playing Pitch and Outdoor Sports Strategy:

- Maintain the overall strategic direction and key principles of the PPOSS, reflecting the strong support expressed through consultation.
- Strengthen the Action Plan to ensure consistency between the Executive Summary, sport specific assessments and site level actions, and to clearly reflect identified priorities.
- Review the prioritisation of sites with multiple 'Poor' or 'Standard' quality facilities to ensure alignment with evidenced need, strategic role and comparative investment levels.
- Ensure all relevant existing facilities, including school-based outdoor courts and pitches, are accurately captured within the Action Plan where they contribute to current or future provision.
- Reinforce the role of schools and education sites as potential community sports hubs, where appropriate, supported by phased delivery, feasibility work and sustainable management models.
- Continue to promote a 'Protect, Enhance and Provide' approach, with particular emphasis on improving quality and capacity where deficiencies are most acute.
- Use the PPOSS as a live evidence base to support funding bids, developer contribution negotiations and partnership working with National Governing Bodies, Town and Parish Councils and other stakeholders.

Appendix 1: Schedule of consultation comments and consideration

Respondent	Exact Response	Strategic Leisure and EDDC response
<p>Clyst Vale Community College</p>	<p>Whether the draft key principles are clear, appropriate and achievable</p> <ul style="list-style-type: none"> • The draft key principles are clear, appropriate and achievable and appear to align with Sport England methodology and the Local Plan. The emphasis on unlocking school facilities and promoting increased community access is welcomed. <p>Any local issues or priorities that should be recognised, including access, capacity, quality, constraints, and opportunities</p> <ul style="list-style-type: none"> • At Clyst Vale Community College there are several local issues that should be recognised within the PPOSS. • Our current outdoor provision includes an Adult 11v11 pitch rated 'Standard' and a Youth 11v11 pitch rated 'Poor', alongside two 'Poor' quality rugby pitches, all of which require targeted improvement to ensure reliable curriculum and community use. • The Executive Summary also identifies Clyst Vale as a potential Westarea community sports hub, with scope for a fullsize sandressed AGP and associated clubhouse, an opportunity that would directly address the significant shortfalls in hockey and winter training capacity. Delivery on our site is, however, shaped by practical constraints: <ul style="list-style-type: none"> ○ limited day-time access to indoor facilities due to curriculum and safeguarding requirements; ○ winter reliability issues caused by drainage and overplay; and ○ the need to manage parking and traffic impacts should community use expand. • Despite these constraints, Clyst Vale offers substantial opportunity: upgraded grass pitches, resurfacing of our existing netball courts, and feasibility work on AGP development would collectively strengthen multisport provision, protect curriculum PE and ensure the West subarea has equitable access 	<p>Wording has been added to both the strategy and executive summary to strength the benefits of proposed developments on site.</p> <p>Wording added to all documents to support the the development of a multi-sport hub on site.</p>

to highquality facilities aligned with its evidenced deficits.

Any practical suggestions to strengthen the Action Plan and support delivery

To strengthen the Action Plan, I would like to see Clyst Vale recognised as a realistic hub site for the West of the district. We already know there is a shortage of suitable all-weather space locally, and a sand-dressed AGP at Clyst Vale would meet a clear need, particularly for hockey and winter training. Any development here would need to be phased sensibly—starting with feasibility work and improving the quality of our existing pitches, before moving into delivery of an AGP and associated facilities when funding allows. As with other sites, this would rely on a blend of developer contributions and national governing body support, alongside a sustainable long-term model for maintenance. It will also be important to design something that is genuinely inclusive, protects curriculum use during the school day, and manages parking and traffic well for our local community. A school-led approach, supported by a community operator out of hours, seems the most workable option and would ensure good access while keeping safeguarding and curriculum needs at the forefront.

In considering the draft PPOSS, I would urge the Council to recognise the clear disparity between the investment priorities identified for Clyst Vale Community College and those proposed for comparable secondary sites such as Cranbrook Education Campus and The King’s School, Ottery St Mary. Both Cranbrook and King’s are named repeatedly in the Action Plan for immediate and medium-term improvements across grass pitches, 3G AGP development, sports lighting, and enhanced netball and tennis provision; by contrast, Clyst Vale, despite having multiple ‘Poor’-rated pitches and no all-weather provision, is referenced only for low-priority grass pitch improvements.

Clyst Vale also hosts netball courts which now require resurfacing to remain safe and functional, yet these are not acknowledged within the netball actions

Amendments to action plan priorities for the site.

Netball courts added to action plan

	<p>despite similar facilities at other schools receiving support.</p> <p>Furthermore, although the Executive Summary explicitly states that Broadclyst Parish Council has identified Clyst Vale as a potential site for a full-size sand-dressed AGP and community hub, this opportunity is not reflected in the Action Plan. The Action Plan only lists two items for Clyst Vale, to improve football pitch quality (low priority) and improve rugby pitch quality; explore community use agreement (low priority) Our netball courts, which urgently require resurfacing to ensure safe curriculum and community use, are also omitted entirely. Given the documented AGP and hockey capacity deficits in the West sub-area, alongside the poor-quality pitches and the absence of all-weather provision at Clyst Vale, there is a strong evidential basis for elevating Clyst Vale to the same level of strategic priority as Cranbrook and King's. I therefore request that Clyst Vale is formally recognised within the Action Plan as a priority site for pitch quality improvements, netball court resurfacing and feasibility work for AGP development.</p>	<p>The need to carry out feasibility work for the proposed AGP development is now included in the action plan</p>
<p>Devon Cricket</p>	<p>I would indicate that from a cricket perspective, there doesn't seem to be total alignment in the three attached documents. Specifically:</p> <ul style="list-style-type: none"> • Executive summary and Action Plan document (draft key principles)- identifies the short term need for pitch quality improvements at. - <ul style="list-style-type: none"> • Back Lane PF, Branscombe, Broadclyst, Chardstock, Cloakham Lawn, Feniton PF, King George (Uplyme), Pymtree PF, Sidbury, Tipton St John, Withycombe PF, and Woodbury Village – ○ However the Action Plan itself (excel) also calls for similar quality improvements at Winslade Park • Same document above does not reference the need for the performance hub facility at Winslade Park • Executive summary document references this action: - Point 3.Develop new cricket pitch provision at Marlcombe, with up to 3.8 pitches (30 wickets) required for a 10,000 dwelling site. 	<p>Executive summary, Strategy document and Action plan all aligned regarding pitch quality improvements. There are sites stated for this in the action plan that are not priority sites, therefore not included in the exec summary.</p> <p>All documents do reference support for the performance hub at Winslade Park</p> <p>Marlcombe recommendation has been reworded.</p>

	<ul style="list-style-type: none"> ○ Is this recommendation actually stating that four new cricket pitches should be built at Marlcombe - is this a practical solution ? - or should those cricket pitches be better distributed in the wider west sub area ? - Point 5 would indicate that is a possibility but does it contradict the four pitch requirement at Marlcombe ? • Stage D assessment report has a recommendation (point 6) as follows : <ul style="list-style-type: none"> ○ Support the development of and investment into improved ancillary facilities for cricket clubs, with priority sites being Sidbury CC, Clyst St George CC, Sidmouth CC, Tipton St John CC and Whimble CC (Knowle Cross Recreation Ground). ○ No reference to this important action in the Executive summary or action plan 	<p>Ancillary provision recommendation added to exec summary.</p>
<p>Axe Valley School</p>	<p>Thank you for sending this proposal forwards, it clearly has taken a great deal of effort to prepare and is of a high professional standard.</p> <p>I'd like to share that, as a representative of Axe Valley Academy, I am disappointed that there are not proposals to further strengthen the offer in our area. Axminster is an area of relatively high deprivation where access to high quality sports facilities would make a meaningful difference to many lives, particularly young people in the town.</p> <p>Whilst we have a good AGP provision, we do not have any local facility for hockey, poor local grass facilities for football and rugby. It would have been great to see this being recognised and addressed, particularly with the future population growth that Axminster is due to have.</p> <p>I know that, as a school, we would work collaboratively with the LA around the leisure strategy on dual-use agreements that will benefit the area but this seems to have been overlooked.</p>	<p>Wording added to the strategy document – paragraph 3.146</p>

	I'd value any further conversations around this but the report suggests that main decisions have been made.	
Bowls Devon County	<p>Information as requested: Outdoor Bowling Greens(Appendix - page 24 Confirm that 10 sites across East Devon 1 Site (Maderia in Exmouth) has 2 greens, all others have 1 Green. 1 Site (Honiton) has an attached Indoor Section with 4 rinks. 1 Site (Axminster) has all weather pitch 8 Greens are good standard 2 Greens are standard Maintenance of all Greens is of good standard 6 clubs have membership of over 80 people (not including social members) 4 clubs have membership over 35/40 - All are well supported socially and a vital part of the community</p>	Information in the report is based on information provided by Bowls England and through club consultation.
Exmouth Community College	<p>The feedback from Exmouth Community College is as follows:</p> <ul style="list-style-type: none"> • Perhaps the key principles could include a greater emphasis on grass roots activities, encouraging people into leisure activities. This is of particular importance for young people, whereby encouraging and normalising leisure pursuits at an early stage helps to engender lifelong habits. • Para 3.2 refers to three potential strategic courses of action: Protect, Enhance, Provide. There appears to be no option to 'Remove'; this must be an option to be considered where appropriate? • In Appendix 2 Action Plan (i.e. the Spreadsheet) both the outdoor hard court Tennis Courts and Netball Courts available for use at Exmouth Community College have been omitted from the list. • Para 4.9 Short Term (Football) All Weather Pitches states: "Support Town Council to explore possible sites for 3G AGP provision (Exmouth – Football & Rugby)". Exmouth Community College has a potential site for a 	<p>The PPOSS would not recommend the loss of any sports facilities, unless a clear mitigation strategy is already in place.</p> <p>Netball and Tennis courts added to Action Plan.</p> <p>Unsure of reference to Para 4.9, however sites have been identified through consultation with the relevant NGBs and the loss any hockey pitch or other</p>

	<p>full size 3G Football / Rugby pitch, which the school are keen to investigate.</p> <ul style="list-style-type: none"> • Within the Exec Summary document (Appendix 1) the following points are noted: <ul style="list-style-type: none"> ○ Section 3 (3G Artificial Grass Pitches) – this title/section is somewhat confusing, appearing as it does between Section 2 (Grass Football Pitches) and Section 4 (Hockey Pitches). It should be set as a completely separate section, perhaps before each of the sports is examined in turn. ○ Within Section 3, Exmouth Community College should be included as a potential location for full size 3G pitch (WR22 & FA compliant, with requisite run-off areas) ○ Within Section 5 (Rugby Union Pitches) Exmouth Community College should be added as a potential full size 3G pitch site. ○ Section 7 (Outdoor Tennis Courts) – Exmouth Community College facilities have been omitted. ○ Section 8 (Outdoor Netball Courts) – Exmouth Community College facilities have been omitted. <p>Anecdotally we are experiencing an ever increasing demand for a full size 3G Astro pitch within the school grounds. This demand is from not only the requirements of the school to participate in rugby and football competitions (male and female) but also the demand for use by the wider community. Our current 3G & 2G facilities are used extensively outside of school hours during evenings and weekends, are we are receiving calls from clubs as far away as Plymouth to come to use the pitches. Clear demand exists for expanded facilities within the school grounds.</p>	<p>grass pitch would not be recommended. Other space on site does seem to be very tight.</p>
<p>Sidmouth College</p>	<p>Please can you add the following points for consideration.</p> <ul style="list-style-type: none"> • Astro - It mentions Sidmouth getting lighting on the astro but doesn't give a timeline. The astro 	<p>The installation of sports lighting on site is highlighted as</p>

	<p>also needs a new surface and maintenance too.</p> <ul style="list-style-type: none"> • Outdoor Courts - The College courts have now been resurfaced, they can be made bookable. I know the local netball club was looking to book already. These are not flagged at all on the netball section, as far as I can see. Is it worth us asked them to add them on. Future lighting development would be a real bonus 	<p>a short term priority in both the action plan and strategy document.</p> <p>Courts added to action plan.</p>
<p>Offwell Parish Council</p>	<p>Offwell Parish Council has a number of comments to make;</p> <p>We are opposed to the proposed development at Tower Hill. While we recognise the need for improvements to youth football facilities in Honiton, we contend that Tower Hill is the wrong location for such provision as detailed in our responses to the Planning Application.</p> <p>The recent study performed by Strategic Leisure was, by their own statement at the recent webinar, non-technical. This contrasts noticeably with the Honiton Pitch Strategy February 2017 which was far more technical in nature. Its conclusion was that “No sports pitches to be delivered on this site”. Nothing has changed since its adoption.</p> <p>The Honiton Sports Pitch Strategy made five recommendations and a larger number of implementation actions and these should be actioned as its analysis was more technical in nature. Not all have been implemented.</p> <p>No mention or analysis was made of the current Honiton Showground. This is a potential location, has good access and to our knowledge no formal approach has ever been made to The Honiton & District Agricultural Association to discuss the possibility.</p> <p>The assessments didn't seem to include Primary Schools, although there were some Senior Schools looked at. For example, Littletown Primary Academy in Honiton was not mentioned. They have a playing pitch attached. The same applies to Feniton Primary School. Primary Schools would be great locations to start looking at under 11 outside sports. Catch the children young and you improve their health for later in</p>	<p>The references to ‘non-technical’ were regarding audits of existing sites, of which SLL are not turf quality experts. We rely on PitchPower assessments commissioned by clubs and NGBs, for a deeper understanding of pitch quality wherever possible.</p> <p>The above does not relate to recommendations about future developments.</p> <p>Honiton Showground was not highlighted through any consultation as a potential location for future development.</p> <p>The assessments included primary schools wherever pitches were identified. However primary schools are rarely available to the community due to capacity, pitch quality and safeguarding issues. The PPOSS only considers formal marked out pitches, of which Littletown Primary Academy do not appear to have.</p> <p>The PPS identifies the priority sites for grass pitch improvement, based on where the greatest impact would be made.</p>

	<p>life! Surely Primary Schools facilities need to be looked at and funding allocated.</p> <p>The Executive Summary shows 108 football pitches across 59 sites in East Devon with 43% detailed as standard or poor quality. There doesn't appear to be a plan to upgrade these. Surely this should be an initial priority.</p> <p>Village Halls with associated sports pitches. This also is not mentioned or analysed. The focus seems to be on Clubs rather than improving local facilities. For example, Offwell Village Hall and Recreation Ground. Offwell Primary makes good use of this facility, but it could be improved with EDDC grants/funding.</p> <p>Utilising EDDC owned land has not been considered. One example is land detailed as Gitti_03 & 04, land west of Hayne Lane (59/0471L and 59/0472L in the EDDC Asset Register) in the new Draft EDDC Local Plan. This is currently allocated as an employment site. Some of this is EDDC owned. Its location is ideal for sports pitches. It's not in the East Devon Landscape, it is accessible on foot via lit pavements, it is on a number of bus routes (44, 44A, 387 and 694), it is on the Honiton to Exeter cycleway and could be connected to the electricity grid and sewage and drainage. It would be a sustainable and environmentally friendly location, would be able to be floodlit and meet all the requirements of the Local Plan.</p> <p>We also consider that not enough weight is given to utilising the existing facilities in Honiton maximising their use by having an integrated approach. Each sports type is looked at in isolation without considering the hours of use so that youth usage could be timed differently to adult provision.</p> <p>The assessment performed by Strategic Leisure did not include on-going maintenance requirements. Surely this is an important consideration as this has budget implications. There is no point in recommending new/improved facilities if there is insufficient money to maintain them. It must form part of any Strategy.</p>	<p>Offwell Recreation Ground is highlighted in the action plan for grass pitch improvement.</p> <p>The utilisation of EDDC owned land is outside of the scope of this PPS. The strategy identifies the issues with supply and demand and makes recommendations on how to tackle this.</p> <p>The PPS makes recommendations on how best to reduce deficits of pitch provision. These recommendations should then be taken by clubs, EDDC, other local authorities and NGBs to consider their potential feasibility.</p>
<p>Woodbury Parish Council</p>	<p>The Parish of Woodbury consists of three main settlements of Woodbury, Woodbury Salterton and Exton.</p> <p>In the Parish the main outdoor sports sites are in</p>	

	<p>Woodbury.</p> <p>One of the sites is owned by the Parish Council but managed by Woodbury Community Playing Fields and is off Town Lane. It consists of a tennis club, a play park including several pieces of play apparatus suitable for 6 to 14 year olds, an outside MUGA and a full size football pitch and The Hive a community hub.</p> <p>Close to this facility is a free public car park and within 150m is the Village cricket pitch. The cricket pitch / pavilion is located on Town Lane and is home to an active Cricket Club Woodbury & Newton St Cyres which attracts all ages.</p> <p>The football pitch had some drainage work completed a few years ago and until recently was used by adult male and junior football teams. However since the demise of the Village football team the pitch has been used by junior sides from Exmouth.</p> <p>We understand that the pitch comes under the auspices of Sports England and the FA.</p> <p>The Village of Woodbury has planning applications approved or in the pipeline for an additional 200 houses. Within the Parish a further 100+ houses are planned.</p> <p>This additional housing will generate additional demands for football spaces along with other sports.</p> <p>The existing pitch does need additional surface work.</p> <p>We feel that this pitch should be included within your strategy for medium and long term improvements.</p>	<p>The football pitch is identified for improvements in the action plan.</p>
<p>Honiton Town Council</p>	<ul style="list-style-type: none"> • To reinforce that support of improving Honiton’s sports facilities must continue into the final PPOSS report; <p>that EDDC should continue that support through the Planning Application for the Tower Hill site;</p> <ul style="list-style-type: none"> • the draft PPOSS includes support of the proposed HTYFC Tower Hill project and also 	

	<p>the planned 3G at HCC which must continue to final PPOSS;</p> <ul style="list-style-type: none"> • a recognition that CIL support for the HTYFC project is phase I only; • recognition of the draft Planning report (withdrawn) to EDDC Planning Committee included Officer Recommendation to support the PA, and the next planned report should likewise Recommend support for the PA; • that preventing golf balls being hit into existing adjacent land must be resolved; • that further additional town specific reports are not necessary, provided there continues to be support for Honiton’s proposals ie 3G and HTYFC; • That work has been done to improve rugby facilities at Allhallows; • That netting is needed at the Cricket Club to prevent ball strikes to adjacent recent housing development. • EDDC carry out the resurfacing of the netball court that is in the document. 	
<p>Budleigh Salterton Town Council</p>	<p>Budleigh Salterton Town Council has the following initial observations regarding the PPOSS consultation.</p> <p>Budleigh Cricket Club is not referenced (see Appendix 2 – Action Plan).</p> <p>Budleigh Tennis Club is also not referenced.</p> <p>During discussion of plans for CIL/S106 funding associated with new developments in the Local Plan, it was noted that Exmo_20 had not been mentioned, despite the fact that it will be one of the largest developments within the Local Plan. It also appeared that the consultants facilitating the discussion were not aware that Exmo_20 has a clear relationship with Budleigh Salterton.</p> <p>More broadly, the consideration given to catchment areas for existing and proposed sports pitches appears limited. Where such analysis has been undertaken, it seems largely focused on Cranbrook</p>	<p>Budleigh Salterton CC and Budleigh Tennis Club (Games Club) are included in all documents.</p> <p>Exmo 20 is included as ‘land opposite Withycombe Common’ however the reference has been updated.</p>

	<p>and the new town, rather than reflecting the wider geography of nearby communities such as Budleigh Salterton.</p> <p>The Council notes that EDDC's S106 officer, Melissa Wall, is currently meeting with the developer at Exmo_20 to discuss sports pitch provision as part of the master-planning process. Budleigh Salterton Town Council considers it important to highlight that Exmo_20 will be geographically closer to the centre of Budleigh Salterton than to Exmouth. The town already experiences a shortfall in football pitch provision. Even with the planned improvements to the BSFAC ground at Greenway Lane, provision will still not meet the needs of all youth age groups. Access to youth football pitches at Exmo_20 would therefore be highly beneficial.</p> <p>The Council also considers that opportunities for additional sporting provision at Exmo_20 should be explored. This should take place in collaboration with Budleigh Salterton Town Council as well as neighbouring councils, including Exmouth Town Council and potentially Woodbury and Lympstone Parish Councils, subject to their existing provision.</p> <p>Suggested approach</p> <p>Budleigh Salterton Town Council seeks to ensure that the Council is actively included in discussions regarding the planning and delivery of sports facilities associated with the development.</p> <p>Given that this involvement may not occur automatically through the master-planning process, consultation stages, or the planning application process itself, the Council may request that East Devon District Council establishes a working group involving relevant parish and town councils to help inform the development of sports provision at Exmo_20. Alternatively, the councils themselves may consider convening such a group.</p>	
<p>Exmouth Town Council</p>	<p>Exmouth Town Council welcomes the opportunity to comment on the Playing Pitch and Outdoor Sports Strategy (PPOSS) and confirms that the needs identified within the Strategy are consistent with, and strongly supported by, the priorities established in the Exmouth Neighbourhood Plan 2018 - 2031.</p>	

The Neighbourhood Plan sets out a clear commitment to enhancing sport, recreation, health and wellbeing opportunities for the town's growing population. The PPOSS provides robust, up-to-date evidence that supports the delivery of these commitments.

Alignment with the Exmouth Neighbourhood Plan

1. Protection and Enhancement of Existing Sports and Recreational Facilities

Policies within the Neighbourhood Plan emphasise the need to safeguard existing green spaces and recreation areas, ensuring that community facilities remain accessible and fit for purpose.

The PPOSS findings, particularly under the PROTECT and ENHANCE principles, fully support this direction by:

Identifying the importance of maintaining grass pitches, courts, and ancillary facilities across Exmouth.

Highlighting priority sites requiring quality improvements, including those already recognised locally as under pressure from high demand.

This alignment reinforces the community's expectation that valued facilities, such as Phear Park, Withycombe, and club-managed grounds, should be preserved and upgraded wherever possible.

2. Responding to Growing Demand and Future Population Needs

The Neighbourhood Plan recognises the pressures created by population increase, particularly in areas near new housing development.

The PPOSS provides vital evidence on current shortfalls and future capacity gaps, confirming:

- Demand for improved grass pitch quality and increased pitch availability for youth and adult football and cricket.
- The strategic need for additional Artificial Grass Pitch (AGP) provision, including exploration of potential sites within or near Exmouth.
- The importance of supporting Exmouth sports clubs experiencing growth in participation,

especially in football, rugby, tennis, netball, and cricket.

This evidence supports the Neighbourhood Plan's objective to ensure Exmouth maintains sufficient, high-quality facilities as housing development continues.

3. Encouraging Inclusive Physical Activity and Community Wellbeing

The Neighbourhood Plan prioritises opportunities for all residents to engage in sport and recreation, with particular emphasis on:

- Accessibility
- Health and wellbeing
- Inter-generational participation

The PPOSS echoes this by:

- Championing enhanced community access to school facilities.
- Supporting improvement of tennis, netball and AGP facilities to accommodate diverse needs.
- Promoting upgraded lighting, surfaces, and ancillary facilities to extend and broaden participation opportunities.

Together, these reinforce a shared commitment to reducing barriers to activity and supporting broader health outcomes.

4. Planning Obligations and Long-Term Investment

The Neighbourhood Plan recognises the role that Section 106 and Community Infrastructure Levy (CIL) contributions play in improving community infrastructure.

The PPOSS:

- Identifies specific facilities and projects that are suitable for future contributions.
- Provides the technical evidence required to justify investment in new and improved facilities.
- Aligns with Exmouth's aspirations for sustainable long-term sports provision,

ensuring funds are directed where impact will be greatest.

This ensures a consistent strategic approach to funding and delivery.

Exmouth Town Council confirms that the PPOSS supports and strengthens the aims of the Exmouth Neighbourhood Plan. The Council therefore endorses the identified needs and welcomes continued engagement to shape future provision for the residents of Exmouth.

Draft Playing Pitch and Outdoor Sport Strategy
Town and Parish webinar report



Attendees

- Mike O'Mahony (East Devon District Council)
- Jack Hesketh (Strategic Leisure)
- Louie Belfield (East Devon District Council)
- Melissa Wall (East Devon District Council)
- Agnieszka Grzegorzczuk (East Devon District Council)
- Cllr Charlotte Fitzgerald (East Devon District Council)
- Lisa Staddon (Devon Moors Federation)
- Cllr Lisa Bowman (Exmouth Town Council)
- Stephen Hill (Honiton Town Council)
- Andrew Chapman-New (Cranbrook Town Council)
- Sophie Anderson (Cranbrook Town Council)
- Cllr John Pyne (Woodbury Parish Council)
- Cllr Jack Rowland (Seaton Town Council)
- James Penman (Plymtree Parish Council)
- Cllr Pauline Stott (Exmouth Town Council)
- Cllr Steve Craddock (Honiton Town Council)
- Kerry Kennell (Ottery St Mary Town Council)

Purpose of the Webinar

- To present the Playing Pitch and Outdoor Sports Strategy and Action Plan for East Devon District Council, focusing on outdoor sports infrastructure.
- The session was specifically targeted at town and parish councils to ensure collaborative engagement and input into the strategy.
- To answer questions on the strategy and discuss any points raised.

Objectives and What It Set Out to Achieve

- To explain the methodology behind the playing pitch strategy, including stakeholder engagement, facility audits, and demand analysis up to 2042, aligning with the local plan.
- To clarify the scope of the strategy, which covers core sports (football, rugby union, cricket, hockey, netball, tennis, bowls).

- To provide an evidence base for planning, investment, and funding decisions, including Section 106 and CIL contributions, and to support bids for sports infrastructure improvements.
- To outline the roles of East Devon District Council, town and parish councils, and other partners in delivering, supporting, or backing for sports facility projects.
- To present key findings and recommendations for facility protection, enhancement, and new provision. The webinar aimed to address current and future deficits and prioritising actions for short- and long-term delivery.
- To invite feedback from attendees to refine the strategy before final approval, emphasising ongoing consultation and annual reviews to keep the plan relevant and actionable.

Q&A Summary

A variety of questions were asked during the webinar. The questions asked have been summarised to show what was asked by attendees.

Purpose and Scope of the Strategy

- Cllr Charlotte Fitzgerald asked about the purpose, use, and applicability of the strategy. Jack clarified it identifies deficiencies in sport and leisure provision, informs planning and investment, and is not limited to council-owned land.
- Stephen Hill queried whether the strategy covers both district-wide and town-specific needs. Jack and Mike confirmed it does, with analysis at district, sub-area, and town levels.

Inclusion of Athletics and Alternative Sports

- Cllr Jack Rowland questioned the absence of athletics/track and field. Jack and Mike explained it was not in scope, typically covered by built facility strategies, and referenced previous leisure strategy work.
- Ottery St Mary Town Council asked about skate/BMX/pump tracks. Jack confirmed these are also outside the playing pitch strategy scope.
- Cllr Pauline Stott shared a local anecdote about the Exmouth athletics track, noting maintenance challenges led to its removal.

Facilities Database and Additions

- James Penman asked if omitted facilities can be added. Jack welcomed suggestions and explained the audit process, inviting follow-up for any missing sites.

Multi-use and Community Facilities

- James Penman raised questions about village halls and multi-use spaces for sport. Jack and Mike explained these are covered by built facility or community facility strategies, not the playing pitch strategy.

Technical Recommendations and Priorities

- Jack Hesketh summarised findings for each sport:

- Grass football: Major deficits, focus on pitch quality improvements and new provision, especially in large housing developments.
 - 3G/all-weather pitches: Significant shortfalls, priority sites identified (Cranbrook, Honiton, Exmouth, Sidmouth), with attention to rugby and football needs.
 - Cricket: Deficits in the West, need for additional pitches and targeted improvements.
 - Netball: Need for floodlighting and resurfacing to restore league activity, especially at Cranbrook and Honiton.
 - Tennis: Emphasis on LTA registration, online booking, court improvements, and paddle court expansion.
- Mike and Jack discussed balancing grass vs. 3G provision, noting cost, planning, and club preferences.

Local Plan and Housing Development Impacts

- Cllr Fitzgerald asked about Exmouth 20 housing site and Budleigh Salterton football needs. Melissa confirmed ongoing engagement with developers and Football Foundation, and Jack agreed to update the strategy to reflect cross-town impacts.

Pitch Standards and Maintenance

- Andrew asked about pitch standards/specifications. Jack explained the strategy uses non-technical site assessments, with technical details handled by pitch power assessments.

Catchment Areas and Cross-Boundary Use

- James Penman asked about catchment areas for sports facilities. Jack explained the strategy uses sub-areas but recognises people travel across boundaries, especially for less common sports.

Consultation Process and Feedback

- Stephen Hill asked about consultation with town/parish councils. Louie confirmed ongoing consultation via email, with a deadline for feedback, and outlined the process for incorporating comments before final approval.

Playing Pitch and Outdoor Sport Strategy

Executive Summary

East Devon District Council

**A report by Strategic
Leisure Limited**

June 2026



Table of Contents

Foreword	1
1. Executive Summary	4
2. Grass Football Pitches	6
Supply and Demand Audit	6
Analysis Findings	7
Strategy Recommendations	8
3. 3G Artificial Grass Pitches	9
Supply and Demand Audit	9
Analysis Findings	10
Strategy Recommendations	10
4. Hockey Pitches	11
Supply and Demand Audit	11
Analysis Findings	12
Strategy Recommendations	13
5. Rugby Union Pitches	14
Supply and Demand Audit	14
Analysis Findings	15
Strategy Recommendations	16
6. Cricket Pitches	17
Supply and Demand Audit	17
Analysis Findings	18
Strategy Recommendations	19
7. Outdoor Tennis Courts and Padel	20
Supply and Demand Audit	20
Analysis Findings	21
Strategy Recommendations	22

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Executive Summary

8.	Outdoor Netball Courts	23
	Supply and Demand Audit	23
	Analysis Findings	24
	Strategy Recommendations	24
9.	Outdoor Bowling Greens	26
	Supply and Demand Audit	26
	Analysis Findings	27
	Strategy Recommendations	27
10.	Summary of Recommendations	28
	Action Plan	28
	Disclaimer	30

page 47

Tables

Table 1: Summary of Recommendations	28
-------------------------------------	----

Maps

Map 1: Available Football Pitch Sites	6
Map 2: Available 3G AGP Pitch Sites	9
Map 3: Available Sand-Based Hockey Pitch Sites	11
Map 4: Available Rugby Union Pitch Sites	14
Map 5: Available Cricket Pitch Sites	17
Map 6: Available Outdoor Tennis Court Sites	20
Map 7: Available Outdoor Netball Court Sites	23
Map 8: Available Outdoor Bowling Green Sites	26

Glossary of Terms

Abbreviation	Definition
PPOSS	Playing Pitch and Outdoor Sport Strategy
EDDC	East Devon District Council
SLL	Strategic Leisure Limited
MES	Match Equivalent Session
MPS	Matches Per Season
TGR	Team Generation Rate
AGP	Artificial Grass Pitch
NTP	Non-Turf Pitch
RFU	Rugby Football Union
FA	Football Association
FF	Football Foundation
LFFP	Local Football Facilities Plan
DAP	Devon Active Partnership
LTA	Lawn Tennis Association
EN	England Netball
BE	Bowls England
EH	England Hockey

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Executive Summary

Foreword

East Devon’s Playing Pitch Strategy (PPS) covers the period between 2026 and 2040 and aligns with the latest Sport England guidance. Initial data was primarily gathered in 2023/24. Strategic Leisure Limited was commissioned to develop the Playing Pitch Strategy and worked collaboratively with East Devon District Council (EDDC), Planning and Streetscene (Parks) teams, alongside sports national governing bodies (NGBs) and Sport England (the project's steering group) to undertake the work.

A Playing Pitch and Open Space Strategy (PPOSS) serves multiple functions across sport, public health, the local planning authority, parish and town councils, sports clubs, the wider voluntary sector and landowners. It contributes towards health and wellbeing through supporting formal club-based sport and social, casual and informal sport, which encourages broader participation and increased physical activity.

Engagement with neighbouring and local councils, clubs, schools and academies, operators, owners and pitch providers has been carried out to understand the needs of local sports.

The study area for the PPS is the whole of the East Devon District Council (EDDC) area. The study also details the sub-areas and main towns used for analysis and presentation of the strategy’s recommendations and actions.

The strategy covers grass and artificial grass pitches (AGPs) used for football, rugby union, bowls, hockey and cricket, as well as outdoor netball and tennis courts.

As recommended in Sport England guidance, the strategic framework is based on three themes:

- **Protect:**
 - Safeguarding existing playing pitch provision, regardless of ownership or current community access.
- **Enhance:**
 - Improving the quality, accessibility and management of existing pitches and supporting facilities to meet current or future demand.
- **Provide:**
 - Developing new provision where existing provision isn’t meeting demand.
 - On-going revenue expenditure is unlikely to require works that involve development/require planning permission but may still need to be funded from available sources.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Executive Summary

Capital costs arising from proposals to enhance or provide new facilities will need to be identified and appropriate additional resources and planning permissions secured before any scheme is approved. The council will continue to seek and where possible secure Community Infrastructure Levy (CIL)/other funding sources towards improvements to facilities in accordance with NPPF for planning obligations given the competing priorities for CIL monies. This means there has to be a more considered and strategic approach linking development sites with identified projects – the PPOSS helps officers to achieve this. To some extent the PPOSS is useful in linking development sites with projects, but this is only explicitly so where (typically) facilities will actually be located on bigger development sites or rarely clear off-site linked provision is required. Most actual development sites are too small to come into this category and so making direct links is not credible. Grant funding and other sources of capital will always be explored to provide or improve those sports facilities where planning obligations cannot be justified.

Action Plan

The PPOSS also provides more specific identification of the individual schemes to which contributions could be allocated –using the research and analysis now available.

Recommendations and actions are set out and monitored in a “live” action plan framework which steering group members have a responsibility to update and implement. They are aspirational and do not result in any immediate financial commitment by EDDC nor by any other body nor the steering group. The Action Plan (Appendix 1) sets out priority actions in broad terms.

The EDDC Leisure Forum will note that the actions relate to council facilities and to those owned by other organisations. For the latter, the Strategy set out the council’s intention with regard to potential support for those facilities, which in most cases, reflects aspirations and priorities identified through the consultation and projects already under development. The Strategy highlights whether the council’s role will be to ‘lead’, ‘collaborate’ or ‘advocate’ in order to progress the action.

- **Lead** – take responsibility for planning, delivery, monitoring and review
- **Support** – play an active role in delivery partnership (e.g. s106 / CI / Grants and where relevant advice)
- **Advocate** – seek to influence and offer support as appropriate (Supporting letter for grants)

There was extensive consultation with the sports sector as part of the research and audit work. There will continue to be regular engagement with, and involvement of providers to progress delivery of the actions in the Strategy.

Action plan review meetings will be held regularly by the steering group, whilst delivery work will continue between partners on an ongoing basis. The difficulties and the possibilities of the recommendations will be explored, along with their potential impact on other planned actions. A “plan, deliver, monitor, manage” approach will guide the process. Implementation will be a shared responsibility relying on steering group members to coordinate and work closely with clubs, teams, league organisers, providers, and owners of current pitches and potential sites for additional pitches.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Executive Summary

This Strategy will be reviewed and refreshed as schemes and projects are developed, delivered or changed. After further feasibility work, some projects may be considered unviable. All of the projects identified are aspirational however the overarching approach of this Strategy is one of optimism, and over the next few years we will do what we can to enhance yet further the facilities that add so much to lives of residents in East Devon.

The initial focus will be on short term plans due to the pending outcomes of the Local Government Review due in Summer 2026.

Further Information

Comprehensive summary tables of the key findings including information on current demand, future demand, specific calculations on the supply / demand balance and AGP provision are available in separate Assessment Reports for each sport. Further detailed recommendations including sub-area breakdowns are available on the EDDC website.

Any queries or requests for further information should be sent to: (add contact)

1. Executive Summary

- 1.1. East Devon District Council (EDDC) appointed Strategic Leisure Limited (SLL) to undertake a Playing Pitch and Outdoor Sports Strategy (PPOSS) to provide the Council with a clear evidence base and set of recommendations for future outdoor sports facility development. The PPOSS will form part of a wider suite of strategic planning documents that will feed into the development of the Local Plan.
- 1.2. A PPOSS is a strategic assessment that provides an up-to-date analysis of supply and demand for playing pitches (grass and artificial) and its current and future demand in the local authority. The strategy and the evidence base upon which it is based is delivered using Sport England's Playing Pitch Strategy Guidance (2013), Assessing Needs and Opportunities Guidance (ANOG) and facility insight from specific National Governing Bodies of Sport. The following sports are assessed using the PPS guidance:
- Football
 - Rugby Union
 - Cricket
 - Hockey
- 1.3. Tennis, netball and outdoor bowls are assessed using the ANOG guidance.
- 1.4. The findings of the PPOSS are based on data collected from several credible sources, including, but not limited to;
- Local authority and public policy strategic documentation;
 - Sport England tools, including the Playing Pitch Calculator, Sports Facility Calculator, Active Places Power and the Active Lives Survey;
 - Stakeholder consultation, including East Devon Council Officers and Members, Sport England, relevant National Governing Bodies of Sport, education providers, key user clubs; and
 - Site visits, undertaken at all strategically important sites across the Study Area.
- 1.5. A project steering group comprising representation from the Council, Sport England and National Governing Bodies of Sport (NGBs) has guided the study from its commencement. At critical milestones, the Steering Group members have reviewed and verified the data and information collected to allow the work to proceed efficiently through each stage.
- 1.6. All information and data included in this Executive Summary, is taken from the PPOSS Assessment, Strategy and Action Plan documents, in which further detailed analysis can be found for each sport.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Executive Summary

- 1.7. It is important to note that although the PPOSS is compliant with Sport England guidance and provides a robust assessment of need for East Devon it is a mechanism for supporting not ensuring delivery.
- 1.8. The PPOSS identifies the overall need in the district and on a sub area basis and recommends where and how this should be addressed i.e. type and scale of provision. However, it is not an instruction to provide. Rather, its findings are designed to inform the delivery of the Local Plan and other additional infrastructure requirements, demonstrate need, assist in determining planning applications, and secure resources to deliver where necessary.
- 1.9. It is important to use the PPOSS as a planning tool and for identifying potential methods for meeting the needs of East Devon residents. Where it is decided that additional facility development is required, further feasibility work should be undertaken to ensure that the right provision is delivered in the correct location. As the PPOSS does not include costing of individual schemes, nor identifies how much could be raised from s106 etc, it is important that any feasibility work also identifies capital costs and potential funding sources, as well as engaging all necessary partners and stakeholders.

East Devon District Council

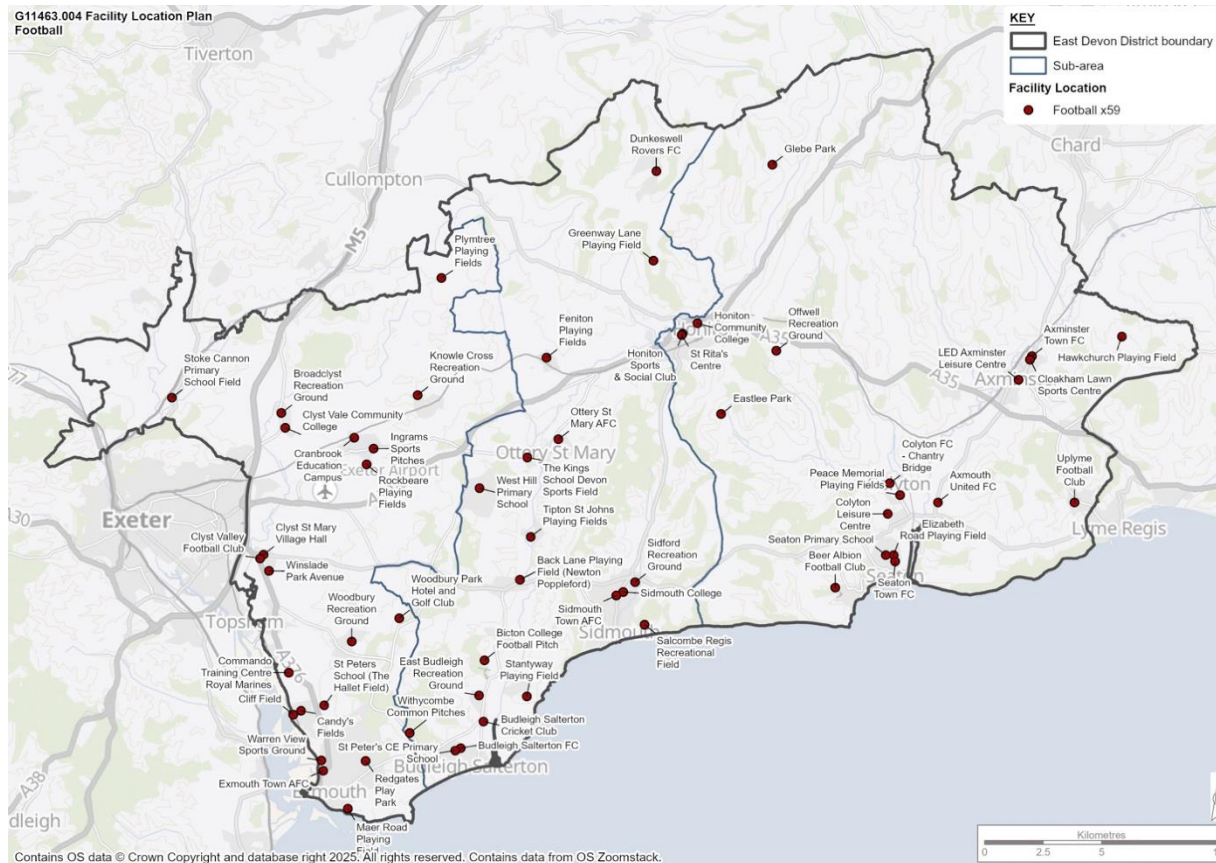
Playing Pitch and Outdoor Sport Strategy – Executive Summary

2. Grass Football Pitches

Supply and Demand Audit

2.1. In East Devon, there is a total of 108 available pitches across 59 sites, of which 57% are rated as good quality, 20% rated as standard, and 23% are rated as poor quality.

Map 1: Available Football Pitch Sites



East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Executive Summary

- 2.2. There are 46 football clubs in East Devon, comprising a total of 292 teams. The largest proportion of these teams come from adult male 11v11 (61), 7v7 (65) and 5v5 (66) teams.
- 2.3. Although ancillary provision is mostly of standard or good quality, there are a number of key community football sites that have poor quality facilities and fail to meet the needs of the clubs.



Ottery St Mary AFC



Feniton Playing Fields (Feniton FC)

Analysis Findings

- 2.4. The current supply and demand analysis for accessible and secure pitch provision in East Devon, shows spare capacity on adult 11v11, 9v9, 7v7 and 5v5 pitch types. There is currently a significant deficit of -9.5 MES of youth 11v11 provision.
- 2.5. When looking forward to 2042, there is predicted to be an insufficient supply of all grass pitch types, with the largest shortfalls found on youth 11v11 pitches.
- 2.6. Growth of the female game is predicted to add 4 adult, 12 youth and 9 mini teams to East Devon in the next 3 years, increasing demand by 12.5 MES per week and further worsening the grass pitch deficit.
- 2.7. As a result of local and national FA initiatives, the demand for football is expected to grow significantly quicker than population growth. Based on FA predictions there could be an additional 91 teams added to East Devon by 2030. 45 of these are expected to be mini 7v7 or 5v5 teams, 42 will be youth 11v11 or 9v9 and 4 will be adult teams.

Strategy Recommendations

1. Improve the quality of grass pitches, wherever possible, with priority given to:
 - Cliff Field
 - Cranbrook Education Campus
 - Clyst Vale Community College
 - Back Lane Playing Field
 - Bicton College
 - The Kings School Devon
 - Hawkchurch Playing Field
 - Sidford Recreation Ground
2. Support the provision of additional grass pitches and ancillary provision in and around Honiton including Tower Hill (subject to planning permission being granted).
3. Where suitable and avoiding unnecessary travel, consider transferring 5v5 and 7v7 match play demand onto 3G AGPs, creating additional capacity on existing grass pitches.
4. Secure community use agreements wherever possible at currently unsecure sites to provide additional capacity to the study area. Due to the current deficits, priority should be focussed on those with youth 11v11 and 9v9 pitches.
5. Consider investment in ancillary facilities at Clyst Valley FC, Candy's Field, Stantyway Playing Field, Elizabeth Road Playing Field, Greenway Lane, Winslade Park, Colyton FC.
6. Ensure that large scale housing developments provide appropriate levels of provision to cater for their new population
7. Protect the existing supply of grass and AGP provision, in line with Sport England's Playing Field Policy and paragraph 104 of the NPPF

3. 3G Artificial Grass Pitches

Supply and Demand Audit

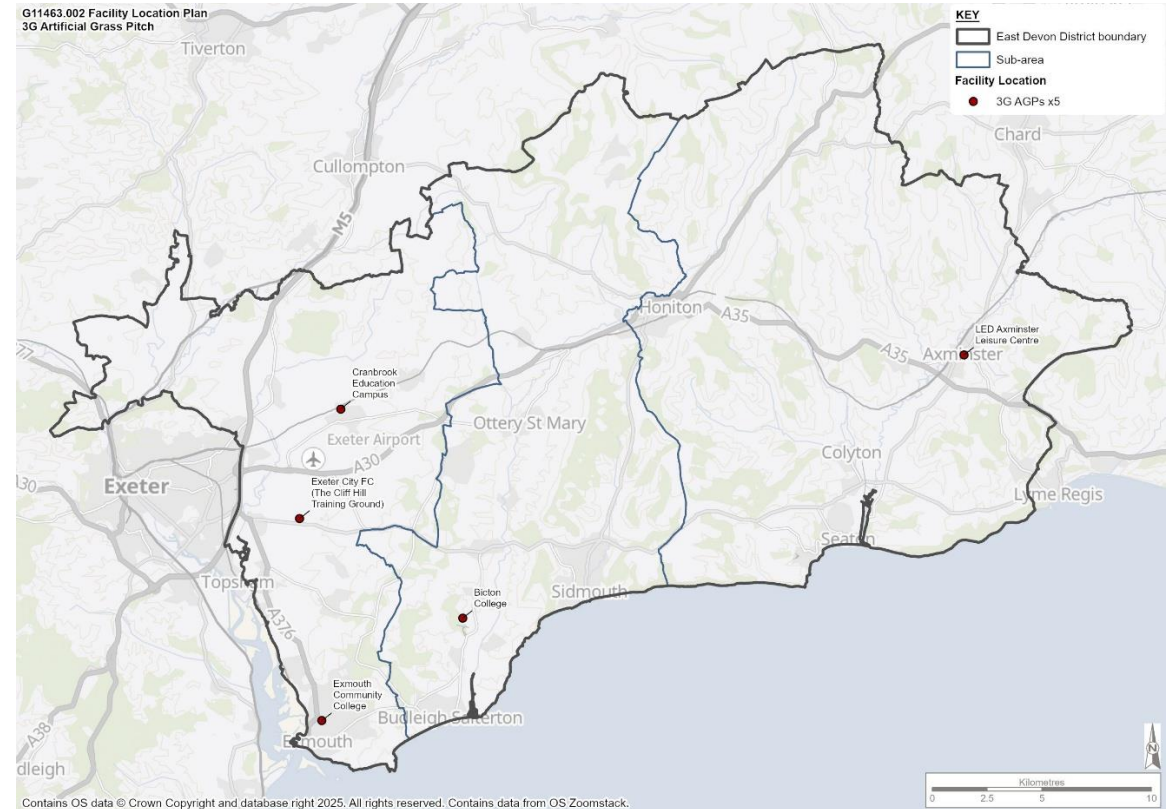
- 3.1. There are 2 11v11 3G AGP's and 1x 5v5 pitch and 1x 7v7 in East Devon. The 11v11 3G at Cliff Hill Training Ground is currently only utilised by Exeter City youth teams and affiliated partners and offers little usage to the wider community. Only the 7v7 pitch at Exmouth Community College has a WR22 compliant surface, however this is not used by any affiliated rugby union clubs.
- 3.2. There is a total supply of 2.5 11v11 equivalent 3G AGPs that are accessible to the community.
- 3.3. 3 of the 5 3G pitches in East Devon are rated as good quality and 2 rated as standard quality. There are no poor quality 3G pitches in the study area.

page 57



Cranbrook Education Campus

Map 2: Available 3G AGP Pitch Sites



Analysis Findings

- 3.4. Based on football and rugby club demand, there is a current deficit of -8 3G pitches in the study area. Most of this deficit is generated by the central sub area (-4), followed by the west (3) and east (-1).
- 3.5. ONS population growth projections and latent demand predict that the total deficit of 3G pitches will increase to -13 by 2042.
- 3.6. However, FA projections suggest a significantly higher level of team growth of 91 teams by 2030, which would increase the deficit substantially. Housing development is also projected to increase the deficit of 3G provision.

Strategy Recommendations

1. Develop additional 3G pitch provision throughout East Devon, with an initial focus on Cranbrook and Honiton Community College. Once delivered, the priority for investment should be the west sub area.
2. Agree the location for further 3G development, with considerations made for, but not limited to:
 - Exmouth Rugby Club
 - Exmouth Town FC
 - Maer Road
 - Land opposite Withycombe Common (Exmo 20)
 - Sidford Recreation Ground
 - Sidmouth Town FC
 - Marlcombe (new community)
3. To mitigate against the loss of Clyst Rovers FC stadia pitch, developer contributions should be secured to ensure that 3G provision at Marlcombe has the capacity and facilities (stadia, supporters rail etc) to allow for a community football club to progress through the football league tier system without restriction).
4. Ensure that wherever 3G development is agreed, WR22 surfaces are considered. Priority sites for WR22 compliance are Exmouth Rugby Club, Sidford Recreation Ground and Marlcombe.
5. Protect the existing supply of AGP provision, in line with Sport England's Playing Field Policy and paragraph 104 of the NPPF.

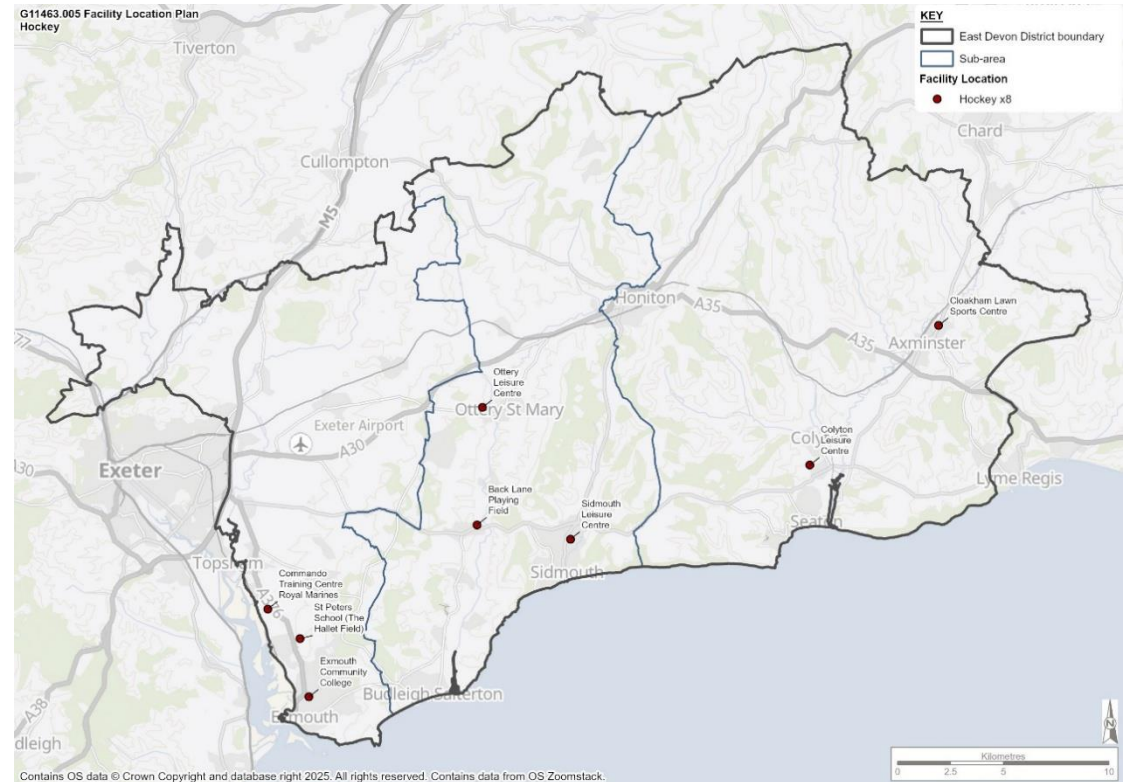
4. Hockey Pitches

Supply and Demand Audit

- 4.1. There is a total of 5 full size AGPs in East Devon that are suitable for Hockey, however only 4 offer community use as CTCRM is not available to the community. There are a further 3 small-sided sand-based AGPs. There is no security of tenure at any site for hockey clubs in East Devon.
- 4.2. There are 3 hockey clubs located within East Devon; East Devon & Exe HC, Sidmouth and Ottery HC and Honiton Hornets. East Devon & Exe are largely based outside of the study area in Exeter.
- 4.3. Sidmouth Leisure Centre is not floodlit, limiting capacity for hockey on site. Exmouth Community College is the only sand-based pitch rated as good quality, with all other AGPs rated as standard apart from CTCRM which is poor quality.

page 59

Map 3: Available Sand-Based Hockey Pitch Sites





Colyton Leisure Centre



Sidmouth Leisure Centre

Analysis Findings

- 4.4. There is a lack of capacity on hockey-appropriate AGPs to meet hockey club demand, alongside football club training demand.
- 4.5. There is a deficit of adequate hockey facilities and future demand driven by population growth and EH participation increases will be unable to be met on the current stock of pitches accessible to the community. If football demand continues to grow, facilities are lost, or East Devon & Exe HC return to the study area, capacity for the growth of hockey clubs will be further restrained.
- 4.6. Due to challenges in accessing appropriate provision in the study area, East Devon & Exe Hockey Club currently utilise poor quality pitches in Exeter, as well as Exmouth Community College which is used for 1 hour per week. The club wish to consolidate all activity to one site within East Devon, allowing them to support all current demand, facilitate future growth and cater for participation and informal activity (Walking Hockey, Back to Hockey etc).
- 4.7. Broadclyst Parish Council have identified Clyst Vale Community College as a potential site for the development of community sports hub that will include a full-sized sand-dressed AGP, a community building and clubhouse, secure storage and appropriate car parking. Delivered alongside upgraded grass pitch provision and resurfaced netball courts, the collective development would ensure that the local community has adequate access to high quality facilities.

- 4.8. England Hockey predict a 20% growth in junior participation, which could add approximately 50 new members to East Devon, further increasing the strain on sand-based AGPs.

Strategy Recommendations

1. Consider the development of a full size sand-based AGP as part of the proposed sports club at Clyst Vale Community College.
2. Install sports lighting at Sidmouth Leisure Centre sand-based AGP.
3. Ensure security of use for hockey clubs on all sites currently utilised for club, community and school activity.
4. Protect all existing sand-based AGP provision, in line with Sport England's Playing Field Policy and paragraph 104 of the NPPF

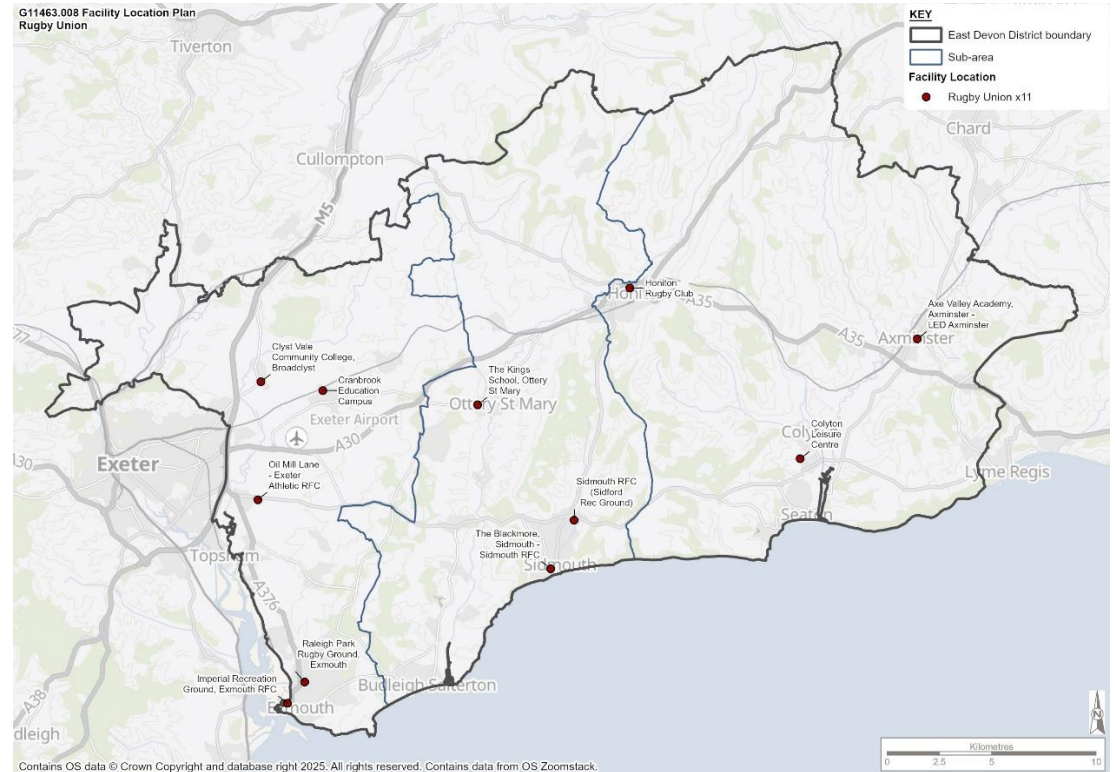
5. Rugby Union Pitches

Supply and Demand Audit

- 5.1. There are currently 15 rugby union club sites in East Devon, with a total of 25 senior pitches. However, only 12 of these sites, with 22 pitches are available to the community. 9 of these are located in the west sub area, 8 in the central area and 5 in the east sub area.
- 5.2. Currently only 6 sites offer any security of tenure: Oil Mill Lane, Imperial Rec Ground, Raleigh Park, Sidmouth RFC, The Blackmore and Honiton RFC, with a total of 12 pitches.
- 5.3. There are 5 clubs in the study area, comprised of 74 teams; 11 senior male, 3 senior female, 25 youth boys, 3 youth girls, 7 U12 and 25 mini teams. 3 clubs are located in the west area, with a total of 44 teams. There is 1, 19 team club in the central sub area and the eastern area also has 1 club, with 11 teams.
- 5.4. Based on population growth and latent demand, it is estimated that there will be a total of 17 new teams in East Devon by 2042.

page 65

Map 4: Available Rugby Union Pitch Sites





Oil Mill Lane (Exeter Athletic RFC)



Sidmouth RFC

Analysis Findings

- 5.5. There is a current large deficit of training provision in the study area due to lack of sports lit pitches and high levels of demand for them. There is a small shortfall of weekend match play availability. The vast majority of this deficit is generated by the west sub area.
- 5.6. There is a deficit of 3G AGP provision in the study area. If future AGP development was to be rugby union compliant, it could help to reduce some of the training deficit currently experienced in East Devon. Due to the expected future growth in demand for rugby union provision, the deficit of both training and match play availability is expected to increase significantly.
- 5.7. The development of additional sports lighting on 8 existing pitches at club sites would have a positive impact on the capacity for training, however in some cases could create overplay that negatively affects match play. Therefore, access to appropriate artificial surfaces is required to adequately cater for rugby union demand. Although pitch quality improvements alone would have a minimal impact on reducing the training shortfall due to lack of sports lighting, they should be considered as part of a holistic approach alongside other methods of increasing capacity.
- 5.8. Additional grass pitch development should be a priority at new large scale housing developments such as Cranbrook and Marcombe.

Strategy Recommendations

1. Development of additional floodlighting at key rugby union club sites. Priority should be to install floodlighting at sites where it can deliver the biggest impact most effectively and where there is the largest need. Consideration should be given to Imperial Rec Ground, Sidmouth RFC and Honiton Community College.
2. Improve grass pitch quality on all sites where possible. Focus to be on pitch improvements at Sidmouth RFC, Oil Mill Lane and The Blackmore.
3. Consider the development of additional grass pitch provision where possible. However, this may be required to be off-site with priority given to proposals at Cranbrook and the future Marlcombe.
4. Consider and support the development of WR22 compliant 3G provision to help meet rugby training demand. Priority sites to explore are Imperial Rec Ground, Honiton Community College, Sidford Rec Ground (Sidmouth RFC).
5. Explore the potential for investment into ancillary facilities, with the priority sites being Oil Mill Lane, Sidmouth RFC and Honiton RFC.
6. Protect the existing supply of grass rugby union provision, in line with Sport England's Playing Field Policy and paragraph 104 of the NPPF.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Executive Summary

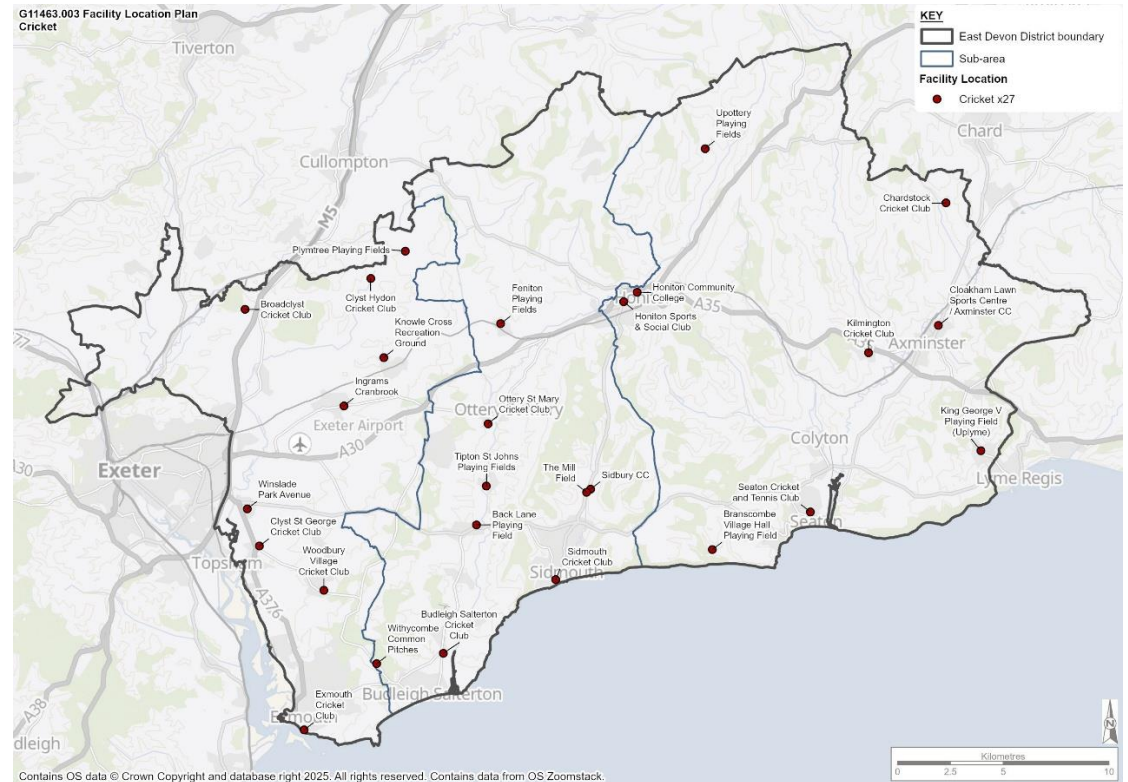
6. Cricket Pitches

Supply and Demand Audit

- 6.1. There is a total of 29 sites in East Devon, of which 27 are available for community use, comprising of 251 grass wickets and 17 artificial grass wickets.
- 6.2. 93 grass wickets are located in the west (38%), 79 in the central sub area (31%) and 79 in the east (31%)
- 6.3. 29% of all sites are owned by community organisations, 26% by EDDC or Parish Council, 23% are owned by sports clubs, education establishments own 13% and 10% of sites are owned commercially.
- 6.4. 22 clubs have been identified as playing in East Devon, with a total of 131 teams. There are 72 teams in junior age categories and 59 senior level teams. The majority of cricket is played in the West sub area with 58 teams, followed by the central sub area with 48, and 25 in the east.

page 65

Map 5: Available Cricket Pitch Sites



East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Executive Summary



Winslade Park - EX5 1DD



Exmouth Cricket Club - EX8 2AY

page 66

Analysis Findings

- 6.5. There is a deficit of -41 MPS of accessible community use grass wicket provision in East Devon. However, this deficit is generated by the West (-186 MPS) sub area, whilst there remains a small level of spare capacity in both the central (4 MPS) and eastern sub areas (141 MPS). By 2042, there is expected to be a grass wicket deficit of -233 MPS, due to population growth and latent demand predictions by clubs.
- 6.6. Improvements to all accessible grass wickets could create current spare capacity and significantly reduce the predicted future shortfall, however, must be carried out alongside additional pitch development.
- 6.7. Devon Cricket aspires to develop a high performance, outdoor, two pitch facility to support the growth in cricket across the county, to help to alleviate some of the demand from seniors and women and girls that is currently being met at community clubs. Further feasibility work is necessary to identify a suitable site locally.
- 6.8. There are plans in place to develop improved ancillary facilities at Winslade Park, improving the playing experience for all community users, in particular women and girls.
- 6.9. Devon Cricket also identifies the need for 2 further pitches in the study area to help meet current demand from the community. Exmouth CC require additional capacity to meet demand and there are proposals, supported by the ECB to deliver additional pitch provision on site.

- 6.10. Population growth and housing development are predicted to create further shortfalls by 2042, requiring more additional pitch development. Where not possible on existing club sites, large scale housing developments such as Marlcombe, provide good opportunities to deliver appropriate cricket facilities.

Strategy Recommendations

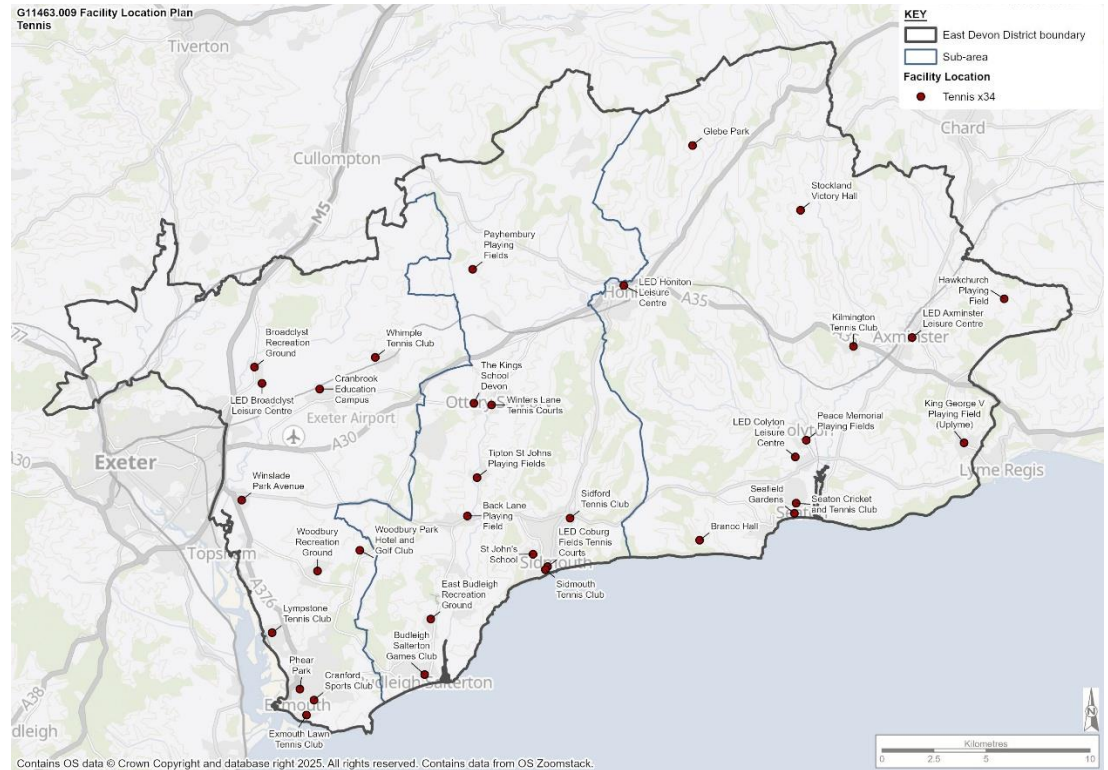
1. Improve the quality of grass wickets on club sites wherever possible, with priority sites being Plymtree Playing Fields (West), Winslade Park (West), Feniton Playing Fields (Central), Newton Poppleford CC (Back Lane Playing Fields) and Sidbury CC (Central).
2. Secure community use agreements at Colyton Leisure Centre and St Peter's School if possible.
3. Develop new cricket pitch provision at Marlcombe, where up to 30 grass wickets could be supported once the site reaches 10,000 dwellings. Also consider some off-site development to support the rest of the west sub area.
4. Support the development of the high performance community cricket facility in East Devon, with further feasibility work to identify a suitable site.
5. Explore the feasibility of developing other additional cricket pitches, with an initial focus on the west sub area to provide further capacity for Exmouth CC. Other pitch provision should be considered for the west and central sub areas.
6. Support the development of and investment into improved ancillary facilities for cricket clubs, with priority sites being Sidbury CC, Clyst St George CC, Sidmouth CC, Tipton St John CC and Whimble CC (Knowle Cross Recreation Ground).
7. Consider investment in netting to prevent ball strike issues at Honiton Sports and Social Club
8. Protect the existing supply of cricket provision, in line with Sport England's Playing Field Policy and paragraph 104 of the NPPF.

7. Outdoor Tennis Courts and Padel
Supply and Demand Audit

- 7.1. There are 98 courts across 35 sites in the EDDC study area, 17 of which are LTA registered. 40 of these courts are located in the west sub area, 35 are in the central area and 23 in the east. 76 courts are available to the public. However, there are courts on un-registered sites and education campuses that either do not allow community access or prioritise other sports such as netball, meaning there is no tennis activity.
- 7.2. 42 of courts are floodlit, accounting for 43% of the total supply. Although 79% of these courts are theoretically available to the community, only LTA registered venues provide effective operating models, online to court journeys and financial sustainability.
- 7.3. 14 out of 35 sites are rated as excellent or good quality, 11 sites are classed as standard quality, 9 sites in East Devon are rated as poor. Winslade Park is classed as unplayable and cannot offer any capacity for tennis activity.
- 7.4. There is a total of 1,536 members of clubs in East Devon, whilst 2,980 people play tennis at least twice every 28 days and 8,939 play at least once per year. 476 people are members of tennis clubs in the west sub area, 810 members are located in the central sub area, and the east sub area accounts for 250. The high membership figures in the central sub area are influenced by large memberships at both Budleigh Salterton Games Club (202) and Sidmouth Tennis Club (275).

7.5. There are 8 padel courts across 2 sites. 6 of these are located at City Padel Exeter, which is an LTA registered venue and there are 2 temporary courts at Woodbury Park Hotel.

Map 6: Available Outdoor Tennis Court Sites



page 68

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Executive Summary



LED Axminster



Phear Park

page 69

Analysis Findings

- 7.6. Club sites in East Devon are operating at 68% of their maximum capacity, whilst publicly available courts are operating at around 48% of their total operational capacity. This level of utilisation is marginally below the national average according to the LTA data. However, if the analysis only considers the 3 LTA registered parks sites, then publicly available courts are currently operating at 86% of their maximum capacity.
- 7.7. If participation continues to grow in line with population the playing population will increase by 16.8%, meaning that club sites across East Devon are estimated to be operating at 79% of their maximum capacity. However, there is disparity between the sub areas, with the west predicted to be at 62% capacity, the central area at 99% capacity and the club sites in the east are likely to be operating at 73% of maximum capacity.
- 7.8. Demand for public courts will also increase by 334 sessions per month, bringing the utilisation of public courts to 56% by 2042.
- 7.9. Although club sites in East Devon are expected to be at 79% of their maximum capacity by 2042, there is a significant over-subscription at 6 out of 14 clubs, the worst of which are East Budleigh Tennis Club (250%) and Whimble Tennis Club (205%).
- 7.10. Although demand for public courts is likely to increase in line with population growth, there is still predicted to be 44% of the total capacity available for community use by 2042. However, if non-LTA registered venues are removed from the analysis due to their inability to provide effective community access, then the 3 remaining venues will be operating at 100% of their maximum capacity with no room for further development.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Executive Summary

- 7.11. There are aspirations to develop additional tennis courts at Cranford Sports Club. Although currently unused, this would involve the loss of 2 floodlit netball courts on site, further decreasing access to appropriate courts that could be used to support netball training and match play throughout the winter.
- 7.12. All indoor and outdoor tennis facilities should be protected and cannot be considered as potential sites for new padel development or any other change of use. Based on LTA calculations, it is estimated that East Devon could sustain 12.8 courts padel courts. If future population figures are accurate, East Devon could effectively sustain 14.6 padel courts by 2042.

Strategy Recommendations

1. To retain and sustain all tennis courts regardless of quality or utilisation.
2. To maintain high quality accessible tennis through effective operating models at Phear Park, Seafield Gardens & Coburg Gardens. Review court quality issues at Phear Park & Seafield Gardens.
3. Improve park tennis provision with high quality facilities and financially sustainable operating models. Priority sites include Winters Lane, Peace Memorial Playing Fields, Broadclyst Rec Ground, Honiton Tennis Courts and Kilmington Tennis Club.
4. Reinstate Winslade Park (as above) as a key strategic location for park tennis.
5. Review court quality, lighting provision and accessibility of courts at Cranford Sports Club.
6. Secure long-term community use agreement at Cranbrook Education Campus.
7. Increase the number of floodlit courts where demand is evident. Cranbrook Education Campus being a priority site.
8. To ensure tennis demand is considered in relation to future housing developments and population growth.
9. Secure lease agreements for clubs, with a particular focus on Seaton Tennis Club.
10. Work towards a minimum of 11 padel courts across East Devon to meet demand based on LTA data.
11. Ensure even geographical spread of facilities is evident
12. Ensure courts meet the needs of the local community through robust community use agreements
13. Ensure padel courts do not replace existing indoor or outdoor tennis provision

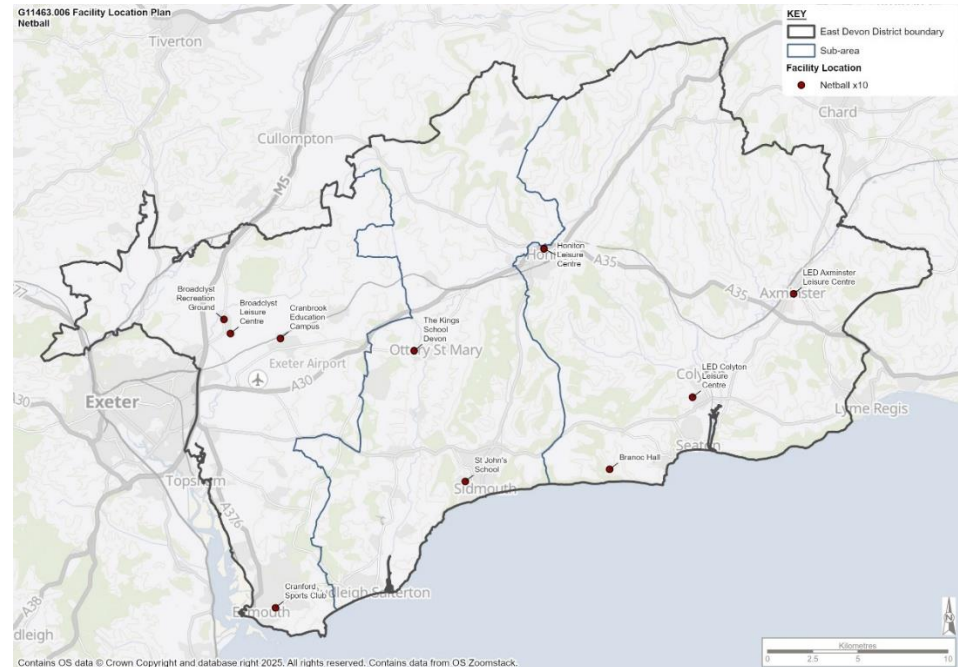
8. Outdoor Netball Courts

Supply and Demand Audit

- 8.1. Education owned sites provide 80% all netball courts in East Devon, 7% are located on local authority sites, 7% on commercially owned sites and 6% are owned by community organisations.
- 8.2. There are 15 courts located in the west sub area, 8 in the central sub area and 7 in the east sub area.
- 8.3. A total of 9 courts are floodlit, of which 6 are in the east sub area and 2 are in the west. However, the 2 floodlit courts in the west are located at Cranford Sports Club which currently does not cater for any netball demand.
- 8.4. The only 2 courts of good quality are located at Honiton Leisure Centre, however the paint used for line markings is not of an appropriate standard and creates a health and safety issue. There are 15 standard courts and 13 poor courts in the study area.
- 8.5. There are 20 netball clubs in the study area utilising outdoor netball provision, as well as a major league that utilises Honiton Leisure Centre

page 71

Map 7: Available Outdoor Netball Court Sites



Cranbrook Education Campus

Analysis Findings

- 8.6. Although there are a number of sites available to the community that are not currently utilised by netball clubs, lack of sports lighting on outdoor courts means that they cannot effectively meet demand for outdoor netball activity in the mid-week.
- 8.7. Courts at Cranbrook Education Campus, although recently resurfaced, also require sports lighting to ensure year round netball activity is possible. Although the site has previously catered for a range of league and club netball, all activity is now displaced to Exeter.
- 8.8. Current trends based on club consultation show that participation in Netball is increasing throughout East Devon. There are thriving netball leagues and clubs and demand is likely to grow through the effective implementation of participation initiatives and recent success at the elite major tournaments.
- 8.9. There are facility development proposals at both Honiton Leisure Centre and Cranbrook Education Campus, for the resurfacing of courts at Honiton, the covering of outdoor provision at Honiton and the installation of sports lighting at Cranbrook. Both developments would provide additional opportunities for netball to grow and for displaced demand to return to the study area.
- 8.10. Plans to create additional tennis provision at Cranford Sports Club involve the loss of 2 floodlit netball courts. Although these do not currently support netball activity as clubs do not like the surface, there is a deficit of provision in the study area and there are aspirations from EN and local netball organisations to future proof the sport and provide further opportunities for netball to be developed, especially at the grass roots level.

Strategy Recommendations

1. Protect existing quantity of netball courts.
2. Consider the development of additional sports lit outdoor courts to support mid-week training and match play demand, including the development of a Football Foundation Playzone in Ottery St Mary.
3. Support the court resurfacing and covering of courts at Honiton Leisure Centre and the installation of sports lighting at Cranbrook Education Campus.
4. Engage further with England Netball and the LTA to agree an appropriate decision on the resurfacing of netball courts at Cranford Sports Club.
5. Ensure club future demand can be accommodated through existing indoor provision and supplemented through existing supply of outdoor courts, working with facility owners/managers to provide both indoor and outdoor netball.

6. Ensure that any large housing developments provide for netball where necessary. Ideally, new netball development should be located as close to the housing development as possible, however it may be more appropriate for additional provision to be provided at existing club or school sites.

East Devon District Council

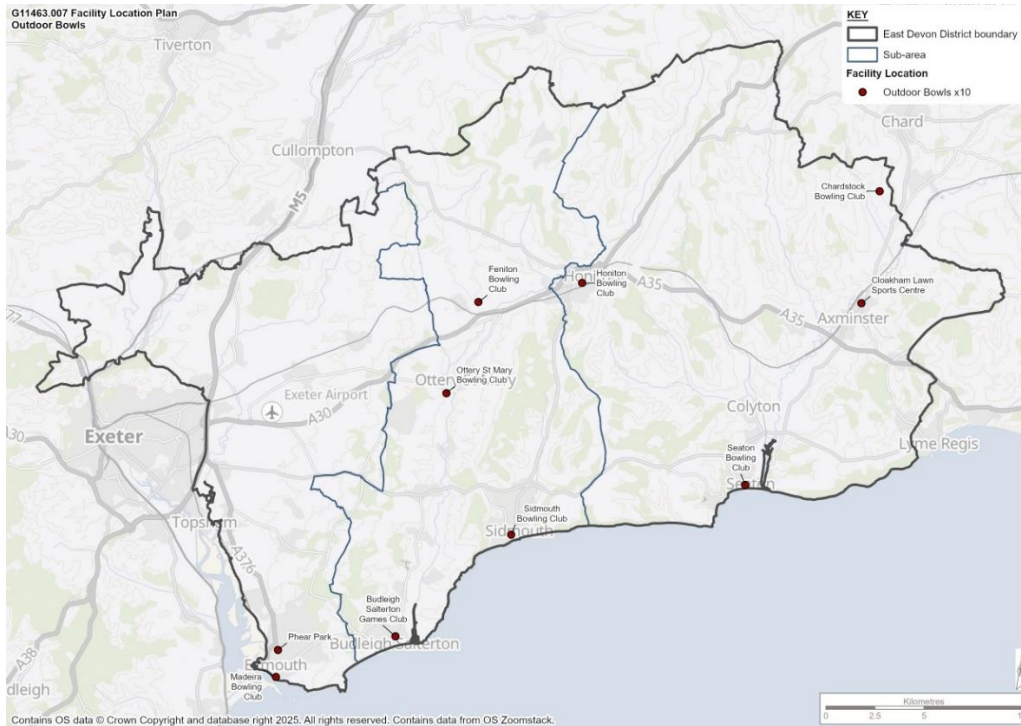
Playing Pitch and Outdoor Sport Strategy – Executive Summary

9. Outdoor Bowling Greens

Supply and Demand Audit

- 9.1. There are currently 10 sites across East Devon with 12 greens.
- 9.2. There are 10 clubs in the EDDC area with a total estimated membership of 764 people.
- 9.3. Of the 12 greens, 9 were rated as good quality and 3 were rated as standard. Maintenance of all greens is of a good standard

Map 8: Available Outdoor Bowling Green Sites



Budleigh Salterton Games Club



Feniton Bowling Club

Analysis Findings

- 9.4. All 10 sites in the study are secured for community use, and based on membership figures provided by Bowls England, consultation and Active Lives participation rates, it is likely that there is spare capacity for new bowls demand on all greens.
- 9.5. Future population projections indicate a potential 523 additional players by 2042. Any future growth in demand can be satisfied with the current green stock and is likely to have little impact on the supply and demand balance in the study area.

Strategy Recommendations

1. Protect existing quantity of all facilities.
2. Support grounds staff to review quality issues on greens to ensure appropriate quality is achieved at sites assessed as standard and sustained at sites assessed as good.
3. Ensure club future demand can be accommodated on existing supply of greens.
4. Work with clubs to support development and growth of the sport.

10. Summary of Recommendations

Table 1: Summary of Recommendations

Objective	Recommendation
OBJECTIVE 1: To protect the existing supply of outdoor sports provision to meet current and future needs	<ul style="list-style-type: none"> • Recommendation 1: Ensure, that all existing outdoor sports facilities are protected through the implementation of local, national and Sport England planning policy; • Recommendation 2: Secure tenure and access to sites for participation-focused development clubs, through a range of solutions and partnership agreements; and • Recommendation 3: Ensure continued use of education facilities where there is a need, these should have long-term security agreements where possible.
OBJECTIVE 2: To enhance outdoor sports provision and ancillary facilities through improving quality and management of sites	<ul style="list-style-type: none"> • Recommendation 4: Improve quality of playing pitches and ancillary facilities; • Recommendation 5: Work with facility owners, operators and sports clubs to ensure there is an appropriate maintenance regime and all pitches being improved. • Recommendation 6: Secure external funding in partnership with other stakeholders; and • Recommendation 7: Secure developer contributions.
OBJECTIVE 3: To provide new outdoor sports facilities where there is current or future demand to do so	<ul style="list-style-type: none"> • Recommendation 8: Identify opportunities to add to the overall stock to accommodate both current and future demand; and • Recommendation 9: Rectify quantitative shortfalls through the current stock. • Recommendation 10: develop facilities in the area of greatest demand to minimise travel time for residents.

page 76

Action Plan

- 10.1. The Sport Specific Action Plan Appendix 1 provides individual sport recommendations and individual site recommendations by geographic area and reflect the outcomes of the scenarios and identified quantitative and quality improvements identified in the assessment report and strategy document of this report.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Executive Summary

10.2. The Sport Specific and Individual Site Action Plans are given timescales to deliver:

Short Term Delivered against or worked towards within three years (ahead of the first full review of the PPS);	Medium Term. Delivered within 6 years; and	Long Term. No specific date – In many instances the action is an aspiration and is general support for clubs or other bodies to progress with and is not an action the Council or the Playing Pitch Steering Group have control over.
---	---	--

10.3. The strategic actions within Appendix 1 have also been ranked as low, medium, or high based on cost. These are based on Sport England’s estimated facility costs. The range in which these sit are:

(L) - Low - less than £50k	(M) - Medium - £50k-£250k	(H) - High £250k and above
-----------------------------------	----------------------------------	-----------------------------------

page 77

10.4. In addition to using the planning system to lever in developer contributions, it is recognised that external partner funding will need to be sought to deliver much of the action plan because there are many competing demands for developer contributions and the funding available is unlikely to be sufficient to meet the identified projects. Although seeking developer contributions in applicable situations and other local funding/community schemes could go some way towards meeting deficiencies and/or improving provision, other potential/match sources of funding will need be investigated e.g. look to apply for grants and work with NGBs and Sport England to seek partnership funding for several projects.

10.5. It is important that the PPS Steering Group keep this strategy alive and the District Council is in the process of establishing an Infrastructure Planning Officer Advisory Group to assist with this. This will be achieved by:

- Monitoring the delivery of the recommendations and actions;
- Providing up to date annual supply and demand for pitch stock; and
- Addressing changing trends and formats for the different pitch sports as they develop and monitoring participation of these changes and trends

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Executive Summary

Disclaimer

Forecasts and recommendations in any proposal, report or letter are made in good faith and on the basis of the information before the Company at the time. Their achievement must depend, among other things, on effective co-operation of the Client and the Client's staff. In any consequence, no statement in any proposal, report or letter is to be deemed to be in any circumstances a representation, undertaking, warranty or contractual condition.

**© 2026 Strategic Leisure Limited
All rights reserved**

Playing Pitch and Outdoor Sport Strategy and Action Plan

Stage D Assessment

East Devon District Council

**A report by Strategic
Leisure Limited**

June 2026



Table of Contents

	Foreword	1
	1. Introduction and Methodology	4
	Study Area	4
	Current and Future Population	6
	Project Scope and Objectives	7
	Methodology	8
	Report structure	10
	2. Headline findings of the evidence base for each sport	12
	Grass Football Pitches	12
	3G Artificial Grass Pitches	12
	Hockey	13
	Rugby Union	13
	Cricket	14
	3. East Devon District Council PPS – Housing Scenarios	15
	Scenario 1 - The impact of housing delivery on sporting provision in each sub area	15
	West Sub Area	17
	Football	17
	Rugby Union	19
	3G Artificial Grass Pitches	20
	Cricket	21
	Hockey	22
	Tennis	22
	Central Sub Area	23
	Football	23
	Rugby Union	24
	3G Artificial Grass Pitches	25
	Cricket	25
	Hockey	26
	Tennis	27
	East Sub Area	27

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

page 81

Football	27
Rugby Union	29
3G Artificial Grass Pitches	29
Cricket	30
Hockey	30
Tennis	31
Scenario 2 – The impact of housing development on outdoor sports facilities in East Devon’s 8 key towns	31
Exmouth	32
Cranbrook	33
Sidmouth	34
Budleigh Salterton	35
Ottery St Mary	36
Honiton	38
Axminster	39
Seaton	40
Scenario 3 – Exploring the level of outdoor sporting facilities required to cater for the new community at Marcombe	41
4. Cricket Stage D Findings	45
Cricket – Grass Pitch Summary key issues	45
Scenario 4 – Exploring the impact of grass wicket quality improvements at community club sites	46
Scenario 5 – Exploring how to reduce current and future deficits through new cricket pitch provision	48
Scenario 6 – The development of a cricket elite performance centre at Winslade Park	50
Cricket Recommendations	50
5. Football Stage D Findings	52
Football – Grass Pitch Summary key issues	52
Scenario 7 – Exploring the impact of growth of the female game	53
Scenario 8 – Exploring the impact of grass pitch quality improvements on pitch capacity	56
Scenario 9 – Exploring the impact of only 50% of latent demand predictions by football clubs being realised	61
Scenario 10 – Mitigating against the loss of Clyst Rovers FC stadia pitch	63
Scenario 11 – The impact of year on year participation growth of over the next 5 years on grass and 3G pitch capacity	63
Football Recommendations	69

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

6.	3G AGP Stage D Findings	70
	3G AGP Summary key issues	70
	Scenario 12 – The impact of 3G AGP development in East Devon	71
	Scenario 13 – The impact on demand for 3G pitch provision if match play demand is transferred to 3G pitches	73
	3G AGP Recommendations	75
7.	Rugby Union Stage D Findings	77
	Rugby Union – Grass Pitch Summary key issues	77
	Scenario 14 – Exploring the impact of grass pitch quality improvement at rugby union club sites	78
	Scenario 15 – Exploring the impact of sports lighting installation at club sites to alleviate the training shortfall	81
	Scenario 16 – Additional grass rugby union pitch development in East Devon	84
	Scenario 17 – Use of 3G provision by affiliated rugby clubs	85
	Rugby Union Recommendations	86
8.	Hockey Stage D Findings	87
	Hockey – Sand-based Pitch Summary Key Issues	87
	Scenario 18 – Exploring the impact of the relocation of East Devon & Exe Hockey Club back to the East Devon study area	87
	Scenario 19 – The installation of sports lighting at Sidmouth Leisure Centre	89
	Scenario 20 – The impact of the increased growth of junior participation in Hockey	90
	Scenario 21 – Securing tenure for hockey clubs on existing unsecure sites	91
	The impact of 3G development on sand-based AGPs	91
	Hockey Recommendations	92
9.	Tennis Overview	93
	Recommendations for Tennis	94
10.	Padel Overview	95
	Recommendations for Padel	95
11.	Netball Overview	96
	Recommendations for Netball	97
12.	Outdoor Bowls Overview	98
	Recommendations for Outdoor Bowls	98

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

13. Summary of Recommendations	99
Action Plan	100
Disclaimer	101

Tables

Table 1: Description of Sub Areas in East Devon	4
Table 2: Current and Future Population for East Devon District Council Area	6
Table 3: Allocated and Projected Housing Delivery – East Devon	15
Table 4: Housing Delivery – Impact on demand for individual sports in East Devon	16
Table 5: West Sub Area - Summary of Current Supply and Demand Peak time of Play (All figures in MES)	18
Table 6: West Sub Area - Current and Future Position for All Community Available Rugby Grass Provision	19
Table 7: West Sub Area - Future Capacity Analysis for AGPs in East Devon	20
Table 8: West Sub Area - Current and Future Position for Adult Grass Wickets. All Figures in MPS.	21
Table 9: West Sub Area - Current and Future Position for Hockey. All Figures in MPS.	22
Table 10: Central Sub Area - Summary of Current Supply and Demand Peak time of Play (All figures in MES)	23
Table 11: Central Sub Area - Current and Future Position for All Community Available Rugby Grass Provision	24
Table 12: Central Sub Area - Future Capacity Analysis for AGPs in East Devon	25
Table 13: Central Sub Area - Current and Future Position for Adult Grass Wickets. All Figures in MPS.	26
Table 14: Central Sub Area - Current and Future Position for Hockey. All Figures in MPS.	26
Table 15: East Sub Area - Summary of Current Supply and Demand Peak time of Play (All figures in MES)	28
Table 16: East Sub Area - Current and Future Position for All Community Available Rugby Grass Provision	29
Table 17: East Sub Area - Future Capacity Analysis for AGPs in East Devon	29
Table 18: East Sub Area - Current and Future Position for Adult Grass Wickets. All Figures in MPS.	30
Table 19: Exmouth Housing Development	32
Table 20: Exmouth - Additional demand created by housing delivery	32
Table 21: Cranbrook Housing Development	33
Table 22: Cranbrook - Additional demand created by housing delivery	33
Table 23: Sidmouth Housing Development	34
Table 24: Sidmouth - Additional demand created by housing delivery	35
Table 25: Budleigh Salterton Housing Development	36
Table 26: Budleigh Salterton - Additional demand created by housing delivery	36
Table 27: Ottery St Mary Housing Development	36

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 28: Ottery St Mary - Additional demand created by housing delivery	37
Table 29: Honiton Housing Development	38
Table 30: Honiton - Additional demand created by housing delivery	38
Table 31: Axminster Housing Development	39
Table 32: Axminster - Additional demand created by housing delivery	39
Table 33: Seaton Housing Development	40
Table 34: Seaton - Additional demand created by housing delivery	41
Table 35: Marlcombe Development - Impact on demand for individual sports in East Devon	42
Table 36: The impact of grass wicket improvements in East Devon – Site Specific	46
Table 37: The impact of grass wicket improvements in East Devon - Total	48
Table 38: Current and Future Position of Adult Grass Wickets – All Figures in MPS	49
Table 39: Current Female Only Football Provision in East Devon	53
Table 40: 50% growth of Female-Only Football Provision in East Devon	53
Table 41: Football – Impact of additional growth of the female game on the future pitch capacities by sub-area (All figures in MES)	54
Table 42: Football – Total impact of additional growth of the female game on the future pitch capacities (All figures in MES)	55
Table 43: The impact of growth of the female game on 3G AGP capacity	55
Table 44: Grass Pitch Improvements - Capacity Analysis for Grass Football Pitches – West	56
Table 45: Grass Pitch Improvements - Capacity Analysis for Grass Football Pitches – Central	57
Table 46: Grass Pitch Improvements - Capacity Analysis for Grass Football Pitches – East	57
Table 47: Grass Pitch Improvements - Adult 11v11 Supply and Demand Analysis - Peak. All Figures in MES	58
Table 48: Grass Pitch Improvements - Youth 11v11 Supply and Demand Analysis - Peak. All Figures in MES	59
Table 49: Grass Pitch Improvements - Youth 9v9 Supply and Demand Analysis. All Figures in MES	59
Table 50: Grass Pitch Improvements - Mini 7v7 Supply and Demand Analysis. All Figures in MES	59
Table 51: Grass Pitch Improvements - Mini 5v5 Supply and Demand Analysis. All Figures in MES	60
Table 52: Grass Pitch Improvements - Summary of Supply and Demand East Devon Peak time of Play	60
Table 53: Future demand driven by latent demand in MES	61
Table 54: Future demand driven by latent demand in MES	62
Table 55: Future demand driven by population growth.	64
Table 56: Adult 11v11 Supply and Demand Analysis - Peak. All Figures in MES	65
Table 57: Youth 11v11 Supply and Demand Analysis - Peak. All Figures in MES	66
Table 58: 9v9 Supply and Demand Analysis - Peak. All Figures in MES	66
Table 59: 7v7 Supply and Demand Analysis - Peak. All Figures in MES	67
Table 60: 5v5 Supply and Demand Analysis - Peak. All Figures in MES	67
Table 61: Future Capacity Analysis for 3G AGPs in East Devon	68
Table 62: Current and future 3G pitch capacity	71

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 63: Proposed New 3G Pitch Development	71
Table 64: Full size 3G pitches required for cater for all football match play demand – West	73
Table 65: Full size 3G pitches required for cater for all football match play demand – Central	74
Table 66: Full size 3G pitches required for cater for all football match play demand – East	74
Table 67: Match Equivalent Calculation for Rugby Pitches.	78
Table 68: Rugby Site Breakdown of Security of Community Use	78
Table 69: Supply and Demand Capacity Balance by Site if Pitch Improvements Undertaken (All Figures in MES)	79
Table 70: Current Position for All Community Available Rugby Grass Provision – Impact of pitch quality improvements	79
Table 71: Future Position for All Community Available Rugby Grass Provision – Impact of pitch quality improvements	80
Table 72: Rugby Site Breakdown – East Devon	81
Table 73: Supply and Demand Capacity Balance by Site if Additional Floodlight Installed (All Figures in MES)	81
Table 74: Current Position for All Community Available Rugby Grass Provision – Impact of floodlighting	83
Table 75: Future Position for All Community Available Rugby Grass Provision – Impact of floodlighting	83
Table 76: East Devon & Exe Hockey Club Team and Membership Numbers	88
Table 77: East Devon & Exe Hockey Club – Weekly Demand	88
Table 78: East Devon Site Capacity Positions – Hockey	88
Table 79: 20% increase in junior hockey membership	90
Table 80: Key PPOSS Findings for Tennis in East Devon	93
Table 81: Key PPOSS Findings for Tennis in East Devon	95
Table 82: Key PPOSS Findings for Netball in East Devon	96
Table 83: Key PPOSS Findings for Bowls in East Devon	98
Table 84: Summary of Recommendations	99

Maps

Map 1: The East Devon Study Area	5
----------------------------------	---

Figures

Figure 1: Developing and Delivering a Playing Pitch Strategy – The 10 Step Approach (Sport England, 2013)	8
---	---

Foreword

East Devon’s Playing Pitch Strategy (PPS) covers the period between 2026 and 2040 and aligns with the latest Sport England guidance. Initial data was primarily gathered in 2023/24. Strategic Leisure Limited was commissioned to develop the Playing Pitch Strategy and worked collaboratively with East Devon District Council (EDDC), Planning and Streetscene (Parks) teams, alongside sports national governing bodies (NGBs) and Sport England (the project's steering group) to undertake the work.

A Playing Pitch and Open Space Strategy (PPOSS) serves multiple functions across sport, public health, the local planning authority, parish and town councils, sports clubs, the wider voluntary sector and landowners. It contributes towards health and wellbeing through supporting formal club-based sport and social, casual and informal sport, which encourages broader participation and increased physical activity.

Engagement with neighbouring and local councils, clubs, schools and academies, operators, owners and pitch providers has been carried out to understand the needs of local sports.

The study area for the PPS is the whole of the East Devon District Council (EDDC) area. The study also details the sub-areas and main towns used for analysis and presentation of the strategy’s recommendations and actions.

The strategy covers grass and artificial grass pitches (AGPs) used for football, rugby union, bowls, hockey and cricket, as well as outdoor netball and tennis courts.

As recommended in Sport England guidance, the strategic framework is based on three themes:

- **Protect:**
 - Safeguarding existing playing pitch provision, regardless of ownership or current community access.
- **Enhance:**
 - Improving the quality, accessibility and management of existing pitches and supporting facilities to meet current or future demand.
- **Provide:**
 - Developing new provision where existing provision isn’t meeting demand.
 - On-going revenue expenditure is unlikely to require works that involve development/require planning permission but may still need to be funded from available sources.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Capital costs arising from proposals to enhance or provide new facilities will need to be identified and appropriate additional resources and planning permissions secured before any scheme is approved. The council will continue to seek and where possible secure Community Infrastructure Levy (CIL)/other funding sources towards improvements to facilities in accordance with NPPF for planning obligations given the competing priorities for CIL monies. This means there has to be a more considered and strategic approach linking development sites with identified projects – the PPOSS helps officers to achieve this. To some extent the PPOSS is useful in linking development sites with projects, but this is only explicitly so where (typically) facilities will actually be located on bigger development sites or rarely clear off-site linked provision is required. Most actual development sites are too small to come into this category and so making direct links is not credible. Grant funding and other sources of capital will always be explored to provide or improve those sports facilities where planning obligations cannot be justified.

Action Plan

The PPOSS also provides more specific identification of the individual schemes to which contributions could be allocated –using the research and analysis now available.

Recommendations and actions are set out and monitored in a “live” action plan framework which steering group members have a responsibility to update and implement. They are aspirational and do not result in any immediate financial commitment by EDDC nor by any other body nor the steering group. The Action Plan (Appendix 1) sets out priority actions in broad terms.

The EDDC Leisure Forum will note that the actions relate to council facilities and to those owned by other organisations. For the latter, the Strategy set out the council’s intention with regard to potential support for those facilities, which in most cases, reflects aspirations and priorities identified through the consultation and projects already under development. The Strategy highlights whether the council’s role will be to ‘lead’, ‘collaborate’ or ‘advocate’ in order to progress the action.

- **Lead** – take responsibility for planning, delivery, monitoring and review
- **Support** – play an active role in delivery partnership (e.g. s106 / CI / Grants and where relevant advice)
- **Advocate** – seek to influence and offer support as appropriate (Supporting letter for grants)

There was extensive consultation with the sports sector as part of the research and audit work. There will continue to be regular engagement with, and involvement of providers to progress delivery of the actions in the Strategy.

Action plan review meetings will be held regularly by the steering group, whilst delivery work will continue between partners on an ongoing basis. The difficulties and the possibilities of the recommendations will be explored, along with their potential impact on other planned actions. A “plan, deliver, monitor, manage” approach will guide the process. Implementation will be a shared responsibility relying on steering group members to coordinate and work closely with clubs, teams, league organisers, providers, and owners of current pitches and potential sites for additional pitches.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

This Strategy will be reviewed and refreshed as schemes and projects are developed, delivered or changed. After further feasibility work, some projects may be considered unviable. All of the projects identified are aspirational however the overarching approach of this Strategy is one of optimism, and over the next few years we will do what we can to enhance yet further the facilities that add so much to lives of residents in East Devon.

The initial focus will be on short term plans due to the pending outcomes of the Local Government Review due in Summer 2026.

Further Information

Comprehensive summary tables of the key findings including information on current demand, future demand, specific calculations on the supply / demand balance and AGP provision are available in separate Assessment Reports for each sport. Further detailed recommendations including sub-area breakdowns are available on the EDDC website.

Any queries or requests for further information should be sent to: (add contact)

1. Introduction and Methodology

Study Area

- 1.1. The study area is the East Devon District Council (EDDC) boundary area. For the purpose of the PPOSS, East Devon is split into 3 distinct sub areas, each made up of a number of parishes. The parish areas covered by each sub area are stated in Table 1.

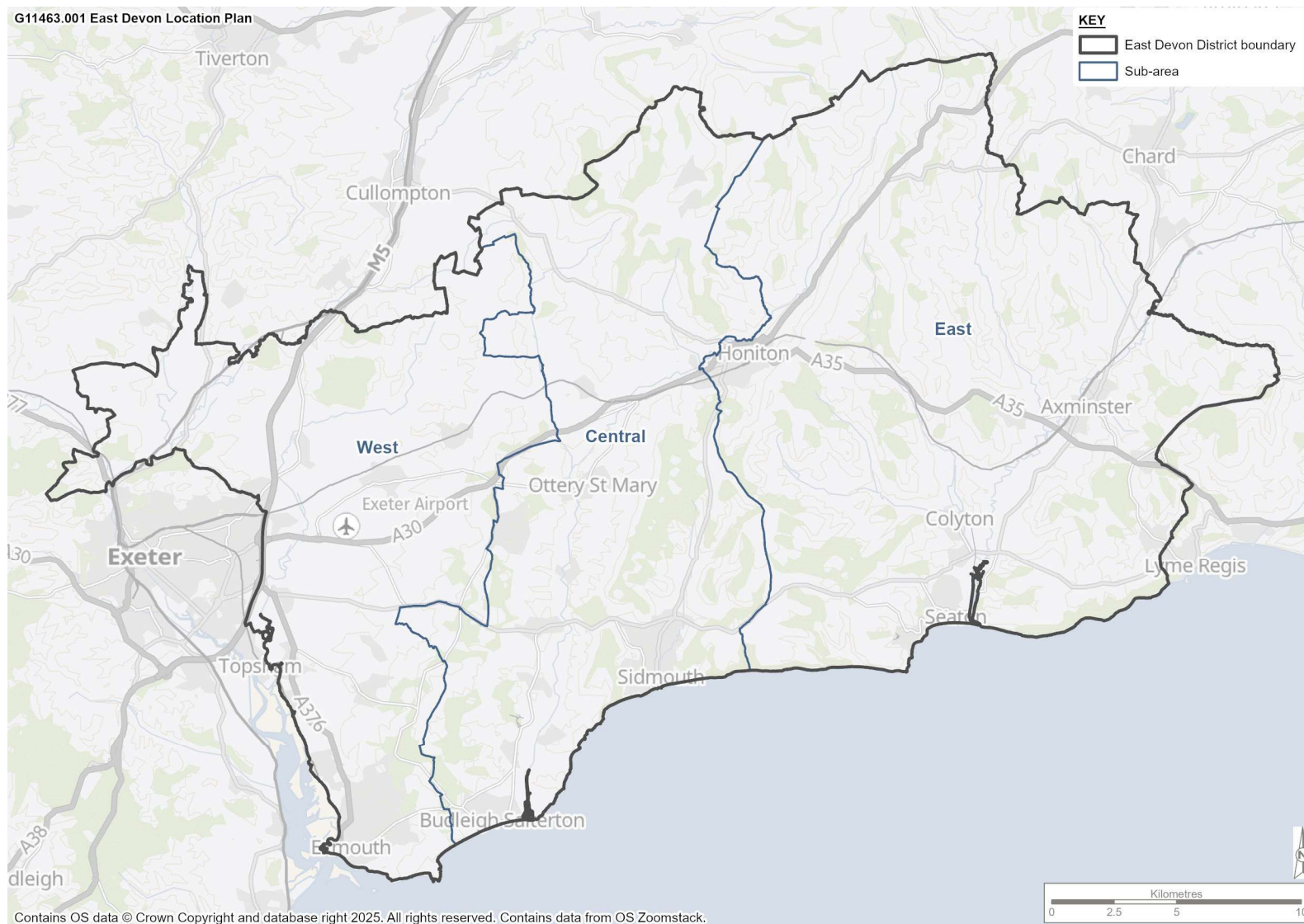
Table 1: Description of Sub Areas in East Devon

Sub Area	Area Name
West	Aylesbeare, Brampford Speke, Broadclyst, Clyst Honiton, Clyst Hydon, Clyst St George, Clyst St Lawrence, Clyst St Mary, Cranbrook, Exmouth, Farringdon, Huxham, Lympstone, Nether Exe, Plymtree, Poltimore, Rewe, Rockbeare, Sowton, Stoke Cannon, Talaton, Upton Pyne, Whimple, Woodbury
Central	Awliscombe, Bicton, Broadhembury, Budleigh Salterton, Buckerell, Colaton Raleigh, Combe Raleigh, Dunkeswell, East Budleigh, Feniton, Gittisham, Newton Poppleford and Harpford, Otterton, Ottery St Mary, Payhembury, Sheldon, Sidmouth, West Hill
East	All Saints, Axminster, Axmouth, Beer, Branscombe, Chardstock, Colyton, Combpyne Rousdon, Cotleigh, Dalwood, Farway, Hawkchurch, Honiton, Kilmington, Luppitt, Membury, Monkton, Musbury, Northleigh, Offwell, Seaton, Shute, Southleigh, Stockland, Uplyme, Uppottery, Widworthy, Yarcombe

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Map 1: The East Devon Study Area



Current and Future Population

1.2. The most up-to-date ONS population predictions were developed in 2018 and only look forward to 2043. Through consultation with EDDC, an updated set of future population projections have been developed to ensure that this PPOSS is able to accurately reflect impact of population growth on the demand for outdoor sports facilities to 2042. The method used to update the ONS projections is:

- The 2018 ONS sub national population projections have been updated using the 2023 ONS Mid-Year estimates, enabling the data to provide an adapted 2025 and 2042 projections. This leaves the following total populations for the whole of East Devon:
 - 2025 – 159,934
 - 2042 – 183,258
- However, it is then necessary to understand how this population is split between the agreed sub areas. To do this, Nomis Parish area data has been used to calculate the percentage of the total population who live in each sub area based on the Census 2021 population estimates.
- This percentage has then been applied to the 2025 and 2042 population projections, to enable an understanding of the population figures by sub area.

1.3. Table 2 shows the current and future population figures that will be used to inform this PPOSS:

Table 2: Current and Future Population for East Devon District Council Area

	Population 2024	Population 2042
East Devon	159,934	183,258

1.4. It must be noted that the 2018 ONS figures do not reflect the significant levels of housing development that is projected to take place in East Devon between 2025 and 2042. As a result of this, the identified future team numbers in sports such as football, rugby union and cricket in the assessment report, may be lower than expected and provide a conservative estimate of growth. However, the impact of projected and allocated housing development on the demand for outdoor sports facilities is explored in depth as part of this Strategy and Action Plan. The additional need housing development will create is explored at a District, sub area and individual town level, and will inform accurate and targeted recommendations for all pitch sports in East Devon to 2042.

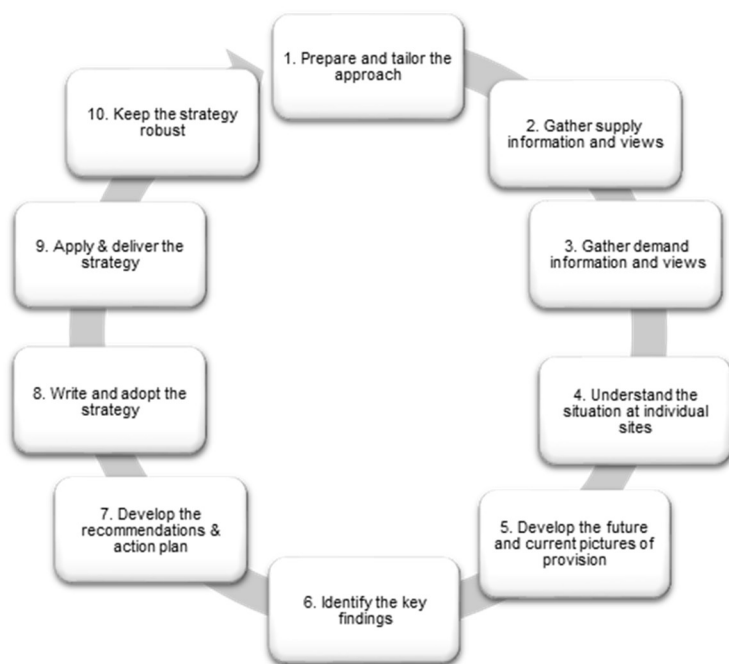
Project Scope and Objectives

- 1.5. East Devon District Council (EDDC) has appointed Strategic Leisure Limited (SLL) to undertake a Playing Pitch and Outdoor Sports Strategy (PPOSS) to provide the Council with a clear evidence base and set of recommendations for future outdoor sports facility development. The PPOSS will form part of a wider suite of strategic planning documents that will feed into the development of the Local Plan.
- 1.6. A PPOSS is a strategic assessment that provides an up-to-date analysis of supply and demand for playing pitches (grass and artificial) and its current and future demand in the local authority. The strategy and the evidence base upon which it is based is delivered using national guidance and facility insight from specific Governing Bodies of Sport. The assessment focusses on natural and artificial facilities used by the following sports:
- Football
 - Rugby Union
 - Cricket
 - Hockey
 - Tennis
 - Netball
 - Outdoor Bowls
- 1.7. Within these sports, the strategy seeks, as far as is practicable, to include consideration of all forms of play, whether;
- Club and league based (formal) competitions and training.
 - Less formal programmed forms of the respective sports (e.g. turn up and play products such as Rush Hockey, walking football, All Stars Cricket, and Touch Rugby)
 - Informal and un-programmed play by groups of residents, workers, students, school friends (out of school).
- 1.8. The PPOSS provides a holistic analysis of sports facilities across the Study Area. This will lead to a comprehensive set of recommendations for the future development of leisure / health and wellbeing provisions, in line with the needs of local residents.
- 1.9. The steering group has worked with the Council to provide a strategy that is fit-for-purpose and addresses the specific issues and risks for the area. It is key that this Playing Pitch Strategy reflects the local context and enables the Council to maximise the amount of high-quality sporting provision for its residents, while understanding the need to meet planning and housing requirements.
- 1.10. A detailed overview of EDDC's strategic priorities as well as geographical and demographic issues are highlighted in Appendix 2.

Methodology

- 1.11. Although the development of a new methodology is underway, this PPOSS follows the published guidance from Sport England. The guidance used is the 2013 version, Playing Pitch Strategy Guidance – An Approach to Developing and Delivering a Playing Pitch Strategy¹. Figure 1.1 summarises the approach proposed in this guidance and is broken down into 10 steps.

Figure 1: Developing and Delivering a Playing Pitch Strategy – The 10 Step Approach (Sport England, 2013)



- 1.12. Stage B of the PPS methodology involves the gathering of supply and demand information from a range of sources.

- 1.13. An initial audit of outdoor sports facilities is gathered using Sport England’s Active Places Power (APP) online tool. This audit then forms the basis of the supply information, before being informed through other sources. Non-technical site assessments, club surveys, and Council officer and NGB consultation also influence this information before it is presented at Stage B.

- 1.14. The supply information at Stage B should include the following:

- Site name and location
- Ownership and management type
- Number and type of pitches
- Accessibility
- Pitch and ancillary facility quality
- Maintenance information
- Security of tenure or community use agreements
- The views of users, providers and other relevant groups.

- 1.15. In addition to supply data, it is important to gather information regarding the demand for outdoor sports facilities. Using information provided by NGBs at Stage A, club affiliation data, league secretaries, education information and club surveys etc, it is possible to build an accurate picture of the demand for that each specific site caters for. The demand information required to inform the PPOSS is as follows:

- Sport clubs matches and training.
- Casual and other demand
- Educational demand
- Displaced demand
- Unmet and latent demand
- Trends and changes
- Future demand

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

page 94

- 1.16. All pitch sports are subject to the Playing Pitch Strategy (PPS) methodology, whereas other outdoor sports (tennis, netball, outdoor bowls and padel) are assessed using the Assessing Needs and Opportunities Guidance (ANOG). There are 4 stages to the ANOG assessment:
- **Stage A – Prepare and tailor the approach.**
 - Establish a clear understanding of the purpose, scope and scale of the assessment. This will be undertaken in line with Stage A of the PPS methodology.
 - **Stage B – Gather information on supply and demand.**
 - To build a clear picture of the supply of outdoor facilities, information will be gathered on the quality, quantity, accessibility and availability of individual sites.
 - Demand data such as local population, club affiliation, educational demand, unmet/latent demand, future growth and sport specific priorities will be gathered.
 - Supply and demand data will be gathered alongside Stage B of the PPS methodology, using consultation, club surveys, site assessments etc.
 - **Stage C – Assessment – bringing the information together.**
 - Development of the key findings regarding quality, quantity, accessibility and availability of outdoor sports provision in the area. Implications of each site will be developed on the principle of protect, enhance and provide.
 - **Application – Application of the assessment**
 - All key findings and priorities from Stage A – C will be applied and used to inform sports strategy, planning policy, infrastructure planning and funding applications.
- 1.17. The findings in this report are based on data collected from several credible sources, including, but not limited to;
- Local authority and public policy strategic documentation;
 - Sport England tools, including the Playing Pitch Calculator, Sports Facility Calculator, Active Places Power and the Active Lives Survey;
 - Stakeholder consultation, including East Devon Council Officers and Members, Sport England, relevant National Governing Bodies of Sport, education providers, key user clubs; and
 - Site visits, undertaken at all strategically important sites across the Study Area.
- 1.18. A project steering group comprising representation from the Council, Sport England and National Governing Bodies of Sport (NGBs) has guided the study from its commencement. At critical milestones, the Steering Group members have reviewed and verified the data and information collected to allow the work to proceed efficiently through each stage.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 1.19. It is important to note that although the PPOSS is compliant with Sport England guidance and provides a robust assessment of need for East Devon it is a mechanism for supporting not ensuring delivery.
- 1.20. The PPOSS identifies the overall need in the district and on a sub area basis and recommends where and how this should be addressed i.e. type and scale of provision. However, it is not an instruction to provide. Rather, its findings are designed to inform the delivery of the Local Plan and other additional infrastructure requirements, demonstrate need, assist in determining planning applications, and secure resources to deliver where necessary.
- 1.21. It is important to use the PPOSS as a planning tool and for identifying potential methods for meeting the needs of East Devon residents. Where it is decided that additional facility development is required, further feasibility work should be undertaken to ensure that the right provision is delivered in the correct location. As the PPOSS does not include costing of individual schemes, nor identifies how much could be raised from s106 etc, it is important that any feasibility work also identifies capital costs and potential funding sources, as well as engaging all necessary partners and stakeholders.

page 95

Report structure

- 1.22. The structure of the PPOSS report is as follows:
- Section 1 – Introduction and Methodology
 - Section 2 – Headline Findings
 - Section 3 – Housing Scenarios
 - Section 4 – Cricket
 - Section 5 – Football
 - Section 6 – 3G AGPs
 - Section 7 – Rugby Union
 - Section 8 – Hockey
 - Section 9 – Tennis
 - Section 10 - Padel
 - Section 11 – Netball
 - Section 12 – Bowls
 - Section 13 - Summary
- 1.23. Supporting information is included in the appendices and referenced throughout.

- 1.24. To inform this strategy document, an assessment document has also been produced, which provides an in depth capacity analysis which forms the basis of the PPOSS.

2. **Headline findings of the evidence base for each sport**

- 2.1. The sport by sport summaries below highlight the quantitative and qualitative findings for the main pitch sports across East Devon generated by the Stage C assessment. Further site-specific findings are identified in the individual sections of this report.

Grass Football Pitches

- 2.2. In East Devon, there is a total of 108 available pitches across 59 sites, of which 57% are rated as good quality, 20% rated as standard, and 23% are rated as poor quality.
- 2.3. There are 46 football clubs in East Devon, comprising a total of 292 teams. The largest proportion of these teams come from adult male 11v11 (61), 7v7 (65) and 5v5 (66) teams.
- 2.4. The current supply and demand analysis for accessible and secure pitch provision in East Devon, shows spare capacity on adult 11v11, 9v9, 7v7 and 5v5 pitch types. There is currently a significant deficit of -9.5 MES of youth 11v11 provision.
- 2.5. When looking forward to 2042, there is predicted to be an insufficient supply of all grass pitch types, with the largest shortfalls found on youth 11v11 pitches.

3G Artificial Grass Pitches

- 2.6. There are 2 11v11 3G AGP's and 1x 5v5 pitch and 1x 7v7 in East Devon. The 11v11 3G at Cliff Hill Training Ground is currently only utilised by Exeter City youth teams and affiliated partners and offers little usage to the wider community. Only the 7v7 pitch at Exmouth Community College has a WR22 compliant surface, however this is not used by any affiliated rugby union clubs.
- 2.7. There is a total supply of 2.5 11v11 equivalent 3G AGPs that are accessible to the community.
- 2.8. 3 of the 5 3G pitches in East Devon are rated as good quality and 2 rated as standard quality. There are no poor quality 3G pitches in the study area.
- 2.9. Based on football and rugby club demand, there is a current deficit of -8 3G pitches in the study area. Most of this deficit is generated by the central sub area (-4), followed by the west (3) and east (-1).
- 2.10. ONS population growth projections and latent demand predict that the total deficit of 3G pitches will increase to -13 by 2042.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Hockey

- 2.11. There is a total of 5 full size AGPs in East Devon that are suitable for Hockey, however only 4 offer community use as CTCRM is not available to the community. There are a further 3 small-sided sand-based AGPs. There is no security of tenure at any site for hockey clubs in East Devon.
- 2.12. There are 3 hockey clubs located within East Devon; East Devon & Exe HC, Sidmouth and Ottery HC and Honiton Hornets. East Devon & Exe are largely based outside of the study area in Exeter.
- 2.13. Sidmouth Leisure Centre is not floodlit, limiting capacity for hockey on site. Exmouth Community College is the only sand-based pitch rated as good quality, with all other AGPs rated as standard apart from CTCRM which is poor quality.
- 2.14. There is a lack of capacity on hockey-appropriate AGPs to meet hockey club demand, alongside football club training demand.
- 2.15. There is a deficit of adequate hockey facilities and future demand driven by population growth and EH participation increases will be unable to be met on the current stock of pitches accessible to the community. If football demand continues to grow, facilities are lost, or East Devon & Exe HC return to the study area, capacity for the growth of hockey clubs will be further restrained.
- 2.16. England Hockey predict a 20% growth in junior participation, which could add approximately 50 new members to East Devon, further increasing the strain on sand-based AGPs.

Rugby Union

- 2.17. There are currently 15 rugby union club sites in East Devon, with a total of 25 senior pitches. However, only 12 of these sites, with 22 pitches are available to the community. 9 of these are located in the west sub area, 8 in the central area and 5 in the east sub area.
- 2.18. There are 5 clubs in the study area, comprised of 74 teams; 11 senior male, 3 senior female, 25 youth boys, 3 youth girls, 7 U12 and 25 mini teams. 3 clubs are located in the west area, with a total of 44 teams. There is 1, 19 team club in the central sub area and the eastern area also has 1 club, with 11 teams.
- 2.19. There is a current large deficit of training provision in the study area due to lack of sports lit pitches and high levels of demand for them. There is a small shortfall of weekend match play availability. The vast majority of this deficit is generated by the west sub area.
- 2.20. There is a deficit of 3G AGP provision in the study area. If future AGP development was to be rugby union compliant, it could help to reduce some of the training deficit currently experienced in East Devon. Due to the expected future growth in demand for rugby union provision, the deficit of both training and match play availability is expected to increase significantly.

Cricket

- 2.21. There is a total of 29 sites in East Devon, of which 27 are available for community use, comprising of 251 grass wickets and 17 artificial grass wickets.
- 2.22. 29% of all sites are owned by community organisations, 26% by EDDC or Parish Council, 23% are owned by sports clubs, education establishments own 13% and 10% of sites are owned commercially.
- 2.23. 22 clubs have been identified as playing in East Devon, with a total of 131 teams. There are 72 teams in junior age categories and 59 senior level teams. The majority of cricket is played in the West sub area with 58 teams, followed by the central sub area with 48, and 25 in the east.
- 2.24. There is a deficit of -41 MPS of accessible community use grass wicket provision in East Devon. However, this deficit is generated by the West (-186 MPS) sub area, whilst there remains a small level of spare capacity in both the central (4 MPS) and eastern sub areas (141 MPS). By 2042, there is expected to be a grass wicket deficit of -233 MPS, due to population growth and latent demand predictions by clubs.
- 2.25. Population growth and housing development are predicted to create further shortfalls by 2042, requiring more additional pitch development. Where not possible on existing club sites, large scale housing developments such as Marcombe, provide good opportunities to deliver appropriate cricket facilities.
- 2.26. Devon Cricket also identifies the need for 2 further pitches in the study area to help meet current demand from the community. Exmouth CC require additional capacity to meet demand and there are proposals, supported by the ECB to deliver additional pitch provision on site.

3. East Devon District Council PPS – Housing Scenarios

3.1. When analysing the future population growth in East Devon and how it affects each sport, Stage C considered ONS data which suggested an increase of 23,324 people from 159,934 in 2025 to 183,258 by 2042; an increase of 14.6%. However, as highlighted in the Current and Future Population section of this report, the ONS figures do not reflect the significant levels of housing development that is projected to take place in East Devon between 2025 and 2042, resulting in a potentially conservative analysis of the increase in future demand. The following housing growth scenarios identify the impact that housing delivery may have on the demand for outdoor sporting facilities across East Devon.

Scenario 1 - The impact of housing delivery on sporting provision in each sub area

3.2. This scenario explores the impact of housing delivery on the supply and demand analysis for 3G AGPs, hockey, grass football, rugby union and cricket pitches in each of the three sub areas in East Devon.

page 100

3.3. The figures used in Table 3 take into account housing projections and allocations that have been identified, have planning permission or are under construction. These figures are based on the East Devon Local Plan which covers the period 2020 to 2042. However, it must be noted that not included in these figures are any potential windfall developments that occur on developments outside of allocations. Although, these windfall developments would add to total housing provision, their impact would be minor and their number of locations difficult to predict.

3.4. Table 3 outlines the level of housing development by sub-area that is anticipated to be delivered based on these current projections and allocations, and the total new population likely to be created. The population figures assume an average of 2.2 people per household, reflective of the district average. However, the new communities of Cranbrook and Marcombe in the West sub area are predicted to have an average occupancy of 2.35 people per dwelling. This is reflected in the future population figures.

Table 3: Allocated and Projected Housing Delivery – East Devon

Sub Area	Projections	Allocations	Total Housing Delivery 2042	Potential Population Growth
West	6,637	12,811	19,448	45,025
Central	414	857	1,271	2,796
East	478	2,498	2,976	6,547
Total	7,529	16,166	23,695	54,369

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 3.5. Housing development is expected to deliver approximately 23,695 new homes in East Devon, increasing the population by 54,369 people. However, it must be noted that a proportion of these would be existing residents forming new households e.g. people moving out of parental homes. The vast majority of new housing will be developed in the West sub area, particularly at Cranbrook and Marlcombe.
- 3.6. This new housing development information, and the level of population for which it will cater, has been used by Sport England’s Playing Pitch Calculator and Sports Facility Calculator to inform the increased level of need for each sport in each of the three sub areas in East Devon. The impact of this is explored for individual sports in Table 4.

Table 4: Housing Delivery – Impact on demand for individual sports in East Devon

Sport	Sub Area	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
Football	West	Adult	4.01	82.61 – Hours on a sports lit 3G AGP
		Youth	18.33	
		Mini	18.97	
	Central	Adult	0.65	5.74 – Hours on a sports lit 3G AGP
		Youth	1.16	
		Mini	1.06	
	East	Adult	1.58	11.13 – Hours on a sports lit 3G AGP
		Youth	2.22	
		Mini	1.78	
Rugby Union	West	Adult (incl Age Grade)	9.86	11.47 – MES on sports lit grass or 3G provision
	Central	Adult (incl Age Grade)	0.49	0.53 – MES on sports lit grass or 3G provision
	East	Adult (incl Age Grade)	0.51	0.6 – MES on sports lit grass or 3G provision
Hockey	West	Adult	4.4	13.21 – Hours on sports lit sand-based AGP
		Junior	3.43	3.37 – Hours on sports lit sand-based AGP
	Central	Adult	0.3	0.9 – Hours on sports lit sand-based AGP

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Sport	Sub Area	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
Cricket	East	Junior	0.26	0.24 – Hours on sports lit sand-based AGP
		Adult	0	0 – Hours on sports lit sand-based AGP
		Junior	0	0 – Hours on sports lit sand-based AGP
	West	Open Ages and Junior	339	N/A
	Central	Open Ages and Junior	26.48	N/A
	East	Open Ages and Junior	31.73	N/A
Demand for Additional Outdoor Tennis Courts				
Tennis	West	All	5.38	N/A
	Central	All	0.33	N/A
	East	All	0.78	N/A

page 102

- 3.7. The additional demand highlighted in Table 4, is applied to the current positions for each pitch sport by sub area below. The analysis builds on the future capacities identified in the assessment document which take into account natural population growth and latent demand predictions from clubs.
- 3.8. All calculations in this document are based on how youth football is currently structured, however it must be noted that from season 2026/2027, a reduced size 3v3 format will be introduced at U7 age groups. Each age group upwards of this will also be impacted, meaning that 11v11 football will begin at U14 rather than U13 as is currently the case. This will result in less usage of 11v11 grass pitches and increased demand for 5v5, 7v7 and 9v9 provision.
- 3.9. The demand for football training sessions figures in Table 4, also suggest that all training will take place on 3G pitch provision. Although this would be the ideal scenario for most clubs, training can also take place on grass pitches with sports lighting and sand-based AGPs.

West Sub Area

Football

- 3.10. Table 4 indicates that anticipated housing growth in the west sub area will result in an increased match play demand for 4 MES for adult football, 18 MES for youth football and 19 MES for mini football.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 3.11. Table 5 shows the current and future position for football pitch types in the west (column 2 and 3), and how the growth created by housing delivery (column 4) affects the capacity of pitches (column 5), as highlighted in the assessment document.
- 3.12. For the purpose of this analysis, the identified growth of youth football will be split evenly between youth 11v11 and youth 9v9. Mini football will be split between 7v7 and 5v5. As these figures have been split evenly into age categories, the overall figures will be required to accommodate accordingly, as and when the actual growth occurs. The text below uses the nearest 0.5 of a number when stating future demand from housing delivery.

Table 5: West Sub Area - Summary of Current Supply and Demand Peak time of Play (All figures in MES)

Pitch type	Current Position	Future Position	Additional Demand – Housing Delivery	Future Position – with Housing Delivery
Adult 11v11	2.75	0.25	4	-3.75
Youth 11v11	-6.5	-12.5	9	-21.5
Youth 9v9	0.5	-5	9	-14
Mini 7v7	4.5	-1.5	9.5	-11
Mini 5v5	1	-5.5	9.5	-15

page 103

- 3.13. **Adult football** – When considering the additional need created by housing delivery to 2042, the current spare capacity of 2.75 MES will be lost, and a deficit of -3.75 MES would be created, in the absence of any further provision.
- 3.14. **Youth 11v11 football** – Across youth 11v11 pitches, there is a current position of -6.5 MES. Housing delivery in the west sub area would increase this deficit to -21.5 MES by 2042 in the absence of any further provision.
- 3.15. **Youth 9v9 football** – As a result of population growth due to housing delivery, the current shortfall of -0.5 MES would increase to -14 MES by 2042 in the absence of any further provision.
- 3.16. **Mini 7v7** – Although there is currently 4.5 MES of spare capacity on 7v7 pitches in the west, housing development would create a potential deficit of -11 MES by 2042.
- 3.17. **5v5 football** – 5v5 pitches in the west sub area currently have 1 MES per week of spare capacity. However, due to population growth as a result of housing, there is predicted to be a shortfall of -15 MES by 2042.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 3.18. As a result of housing delivery, there is predicted to be a deficit of all grass football pitch types in the west sub area by 2042. As the predicted deficits are substantial, the most efficient way to reduce them is to provide additional grass and 3G provision and invest in grass pitch quality improvements through PitchPower assessments and the Grass Pitch Maintenance Fund (GPMF). Based on 1 MES of peak time capacity per pitch, per week, there is the demand for an additional 4 adult 11v11 pitches, 22 youth 11v11, 14 9v9, 11 7v7 and 15 5v5. However, the demand for youth 11v11 will reduce with the proposed changes to the structure of youth football, and these figures are based on the delivery of standalone pitches.
- 3.19. Development of 3G provision in centralised venues for use by younger age groups would also significantly reduce demand for grass provision. Further analysis and recommendations are included in the football section of this report.
- 3.20. As part of housing development at Tithebarn, there is planning permission in place for the delivery of 1x youth 11v11 and 1x youth 9v9 pitches. In addition to this, there is a live planning application in place for the development of a further 1x adult 11v11, 1x 7v7 and 1x 5v5, all catered for by appropriate ancillary facilities. Although, this level of development is expected to cater largely for residents of the new community, it would ensure that additional demand would not be placed on existing facilities.
- 3.21. In addition to this, potential development at Cranbrook is likely to include 3 new adult 11v11 pitches with associated changing facilities.

page 104

Rugby Union

- 3.22. Table 4 states that, as a result of anticipated housing growth in the west sub area, there will be the need for additional 10 MES match play and 11.5 MES for training. Although the Playing Pitch Calculator suggests that rugby training demand will be met by floodlit grass pitches (as explored in Table 6), the potential impact increases in training demand could have on 3G AGPs is also considered in the following section.

Table 6: West Sub Area - Current and Future Position for All Community Available Rugby Grass Provision

West Sub Area	Current Balance		Future Balance		Projected Balance – Housing Delivery 2042	
	Training	Match	Training	Match	Training	Match
Total	-14.9	-2.4	-22.9	-8.3	-34.4	-18.3

- 3.23. Table 6 shows that based on this increase in demand due to housing delivery in the west sub area the future deficit for match play will increase to -18.3 MES per week.
- 3.24. The current shortfall of -14.9 MES for training in the sub area will also be negatively impacted by housing development. As a result of housing development, the deficit will increase to -34.4 MES per week.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

3.25. There are a number of options for reducing this shortfall of provision that are further highlighted in the Rugby Union and 3G AGP sections of this report. The development of additional pitch provision, the development of WR22 3G provision, grass pitch improvements, installation of sports lighting and securing community access to education sites would all help to meet the increased future deficit generated by housing development.

3G Artificial Grass Pitches

3.26. The PPOSS highlights that currently, there is a need for an additional 6 full size equivalent 3G AGPs in the west sub area to cater for both football and rugby union demand. However, Sport England’s Playing Pitch Calculator indicated that there would be an additional demand from football clubs for 82.61 hours due to housing delivery. There are 34 available hours per week on a full size 3G pitch, meaning that housing delivery will increase demand for 3G AGPs by 2 (rounded figure) 11v11 equivalents. This suggests that the total deficit of 3G provision in the west by 2042 will be -8 11v11 equivalent 3G AGPs.

3.27. However, as identified in Table 4 and demonstrated in Table 6, there is also predicted to be an increase in demand for 3G provision from rugby union clubs. Housing development is expected to increase demand for training facilities by 11.5 hours per week. Using the same formula as for football, this equates to 0.5 of a full-size equivalent 3G pitch.

page 105

Table 7: West Sub Area - Future Capacity Analysis for AGPs in East Devon

West Sub Area	Current Position	Future Position	Football - Additional Demand	Rugby Union - Additional Demand	Future Position – Housing Delivery 2042 (Rounded)
Total	-3	-6	2	0.5	-9

3.28. There are plans in place for the development of an 11v11 3G pitch at Cranbrook as part of the phase 2 housing development, which will reduce this deficit. Other potential sites, owned privately, by EDDC, by education and sports clubs that aspire to develop 3G AGP provision. In the west sub area, these potential sites, identified by the Local Football Facilities Plan (LFFP) and EDDC, include Exmouth Rugby Club (Imperial Rec Ground), Exmouth Town FC, Maer Road and land opposite Withycombe Common.

3.29. Demand from the Marcombe housing development is included within this future analysis, and if the development of 3G pitch provision should be considered on site to meet the demands of both the new population and existing clubs.

3.30. Although these sites would all support a significant amount of community activity, to ensure that the needs of both rugby union and football are met, it is important that further analysis of the suitability and sustainability of any potential site is carried out at Stage E and the PPOSS steering group begins a decision-making process to establish a priority site for 3G development.

Cricket

3.31. Table 4 suggests that as a result of housing delivery in the west sub area, there will be the need for an additional 339 MPS. Table 8 shows the potential impact of this on the capacity of grass wickets in the west.

Table 8: West Sub Area - Current and Future Position for Adult Grass Wickets. All Figures in MPS.

West Sub Area	Current Position	Future Position	Additional Demand – Housing Delivery	Future Position – Housing Delivery 2042
Total	-186	-236	339	-575

3.32. Table 8 demonstrates that housing development will create a future deficit of -575 MPS in the west sub area.

3.33. To cater for this significant deficit, three options can be considered: grass wicket improvement, additional grass wicket development and securing access to currently unavailable education sites. Devon Cricket has identified the development of additional grass wickets as a priority, therefore this and the impact of improving wicket quality are explored in other sections of this strategy report.

3.34. Due to the large scale of the predicted deficit, reducing the deficit through the development of additional wickets on existing pitches is unrealistic due to barriers of cost and space. 115 new, good quality, grass wickets would be required. Devon Cricket and the ECB previously identified Winslade Park as a priority site for the development of a high performance, 2 pitch facility to support the growth in recreational cricket across the county, whilst providing a base for performance and elite level activity.

3.35. However, the performance cricket pitch has now been removed from proposals and replaced with the re-instatement of grass football provision. A separate planning application currently resides with EDDC to refurbish the existing cricket pavilion at Winslade Park which serves the existing pitch.

3.36. Devon Cricket has also identified the need for 2 further cricket pitches in East Devon, one of which should be located or used by Exmouth CC or Clyst St George CC in the west sub area. As highlighted in the cricket section of this report, there is a planning application in place for the development of 8 grass wickets as part of a new housing development in Tithebarn, which could cater for the club.

3.37. Although, good quality NTP wickets can cater for up to 60 matches per season, they are not suitable for competitive cricket and therefore not a priority for the ECB. Also, moving junior activity onto NTPs would significantly reduce the quality of junior cricket across East Devon, and dependent on pitch quality, may cause some safety concerns. The cost of implementing and maintaining NTPs can be detrimental for clubs, and additional NTPs may involve the loss of grass wickets if there is a shortage of space on sites.

3.38. Therefore, a holistic approach that focuses on pitch improvement, facility development and securing community use agreements should be prioritised.

Hockey

- 3.39. Table 4 states that housing delivery in the west sub area will result in the additional need for a total of 16.5 hours of training demand and 8 hours of match play demand on sand-based AGPs. Table 9 shows the impact this will have on the capacity of hockey facilities in the sub area.

Table 9: West Sub Area - Current and Future Position for Hockey. All Figures in MPS.

West Sub Area	Supply (hours)			Demand (Hours: training and matches)			Balance (hours)			Future Demand – Housing Delivery 2042	Future Balance – Housing Delivery 2042		
	Week	Sat	Sun	Week	Sat	Sun	Week	Sat	Sun		Week	Sat	Sun
Exmouth Community College	18	8	8	18	0	0	0	8	8	Training – 16.5 hours Match Play – 8 hours	-16.5	4	4

page 107

- 3.40. Due to population growth through housing delivery, the spare weekend capacity currently at Exmouth Community College will be reduced by 8 hours across Saturday and Sunday. There is currently no availability during the week on site, therefore increases to training demand will create a deficit of -16.5 hours.
- 3.41. However, as identified in the assessment document, East Devon & Exe Hockey Club utilise AGPs outside of the study area for 30 hours per week. The club aspire to return all activity to the west sub area of East Devon, suggesting that there are in fact significant current and future deficits of provision that housing delivery will only add to.
- 3.42. There are proposals for a community sports hub at Clyst Vale Community College, which would include the development of a sand-based AGP. If developed, the pitch could cater for all of East Devon & Exe HC's demand, as well as allowing them to engage further in informal activity such as walking hockey and increase school outreach sessions.
- 3.43. Although the development of additional 3G AGPs may allow the movement of football demand away from Exmouth Community College, the development of an additional hockey specific pitch in the west sub area should be considered, with Clyst Vale Community College being a priority site.

Tennis

- 3.44. Table 4 suggests that housing delivery will result in the need for an additional 5.38 outdoor tennis courts in the west sub area. Analysis as part of the assessment report suggests that the only LTA registered public court in the west sub area is Phear Park and that it will be operating at 100% capacity by 2042.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 3.45. There are also 5 club sites in the west sub area, of which Lypstone TC, Whimble TC and Woodbury TC are all projected to be operating significantly above capacity by 2042. Only Exmouth Lawn TC and Cranford Sports Club are expected to retain any spare capacity. However, there is a current planning application in place for a reduction in the number of tennis courts at Cranford Sports Club.
- 3.46. This suggests that there is a requirement for additional court development in the west sub area. New housing development could benefit from additional provision, and it should be a priority to develop accessible courts that offer an online booking to court journey.
- 3.47. Consideration should also be made to court improvement where possible and ensuring that Broadclyst Recreation Ground obtains LTA registration and is publicly accessible on a pay and play basis through improved court quality and an online journey to court.

Central Sub Area

Football

- 3.48. Table 4 suggests that housing delivery in the central sub area will add demand for 0.5 MES for adult football and 1 MES for both youth and mini football.
- 3.49. Table 10 shows the current and future position for football pitch types in the central area and highlights the impact that housing delivery may have on the capacity of all pitch types.
- 3.50. For the purpose of this analysis, the identified growth of youth football will be split evenly between youth 11v11 and youth 9v9. Mini football will be split between 7v7 and 5v5. As these figures have been split evenly into age categories, the overall figures will be required to accommodate accordingly, as and when the actual growth occurs. The text below uses the nearest 0.5 of a number when stating future demand from housing delivery.

Table 10: Central Sub Area - Summary of Current Supply and Demand Peak time of Play (All figures in MES)

Pitch type	Current Position	Future Position	Additional Demand – Housing Delivery	Future Position – with Housing Delivery
Adult 11v11	-1.75	-5.25	0.5	-5.75
Youth 11v11	-1	-2	0.5	-2.5
Youth 9v9	0.5	-1.5	0.5	-2
Mini 7v7	2	0	0.5	-0.5
Mini 5v5	0.5	-2	0.5	-2.5

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 3.51. **Adult football** – Additional housing delivery is expected to increase the future deficit of adult football provision to -5.75 MES by 2042.
- 3.52. **Youth 11v11 football** – The impact of housing development will increase the current deficit of -1 MES to -2.5 MES, alongside latent demand predictions by clubs.
- 3.53. **Youth 9v9 football** – Population growth as a result of housing delivery, is expected to turn the 0.5 MES of current spare capacity into a shortfall of -2 MES by 2042.
- 3.54. **Mini 7v7** – The current 2 MES of spare capacity on 7v7 pitches is expected to be turned into a deficit of -0.5 MES by 2042 as a result of increases in demand due to housing development.
- 3.55. **5v5 football** – 5v5 pitches in the central sub area currently have 0.5 MES per week of spare capacity. However, as a result of housing delivery, latent demand and population growth, there is predicted to be a shortfall of -2.5 MES by 2042.
- 3.56. There is predicted to be shortfalls in the provision of all grass football pitch types in the central sub area by 2042, when housing delivery is taken into account, the largest deficit being of adult 11v11 pitches. As the predicted deficits are significant, the most efficient way to reduce them is to provide additional grass and 3G provision and invest in grass pitch quality improvements through PitchPower assessments and the Grass Pitch Maintenance Fund (GPMF). Further analysis and recommendations are included in the football section of this report.

page 609

Rugby Union

- 3.57. As highlighted in Table 4, there is a predicted increase in demand of 0.5 MES for both training and match play, for grass rugby union pitches in the central sub area. Table 11 presumes that the training demand will be met on floodlit grass pitches. However, the impact of training demand being met on 3G pitches will be explored in the section below.

Table 11: Central Sub Area - Current and Future Position for All Community Available Rugby Grass Provision

Central Sub Area	Current Balance		Future Balance		Projected Balance – Housing Delivery 2042	
	Training	Match	Training	Match	Training	Match
Total	-6.5	-0.2	-6.5	-0.2	-7	-0.7

- 3.58. Table 11 highlights that as a result of housing development, the future deficits of both training and match play provision in the central sub area, will increase to -7 MES and -0.7 MES respectively.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

3.59. There are a number of options for reducing this shortfall of provision that are further highlighted in the Rugby Union and 3G AGP sections of this report. The development of additional pitch provision, the development of WR22 3G provision, grass pitch improvements, installation of floodlighting and securing community access to education sites would all help to meet the increased future deficit generated by housing development.

3G Artificial Grass Pitches

3.60. Based on the analysis undertaken in the assessment document, there is a deficit of -5 full size equivalent 3G AGPs in the central sub area, when demand from both football and rugby union is considered. When factoring in the impact of housing development, Sport England’s Playing Pitch Calculator identified a further 5.74 hours of demand for 3G pitches from football clubs. The calculator also suggests that demand for rugby training facilities will increase by 0.5 hours per week.

3.61. There are 34 available hours per week on a full size 3G pitch, meaning that housing delivery will increase demand for 3G AGPs from football and rugby union clubs by 0.5 (rounded from 0.2) 11v11 equivalents. This suggests that the total deficit of 3G provision in the central area by 2042 will be -6 11v11 equivalent 3G AGPs.

page 110

Table 12: Central Sub Area - Future Capacity Analysis for AGPs in East Devon

Central Sub Area	Current Position	Future Position	Combined Football and Rugby Additional Demand	Future Position – Housing Delivery 2042 (Rounded)
Total	-4	-5	0.5	-6

3.62. There are 3 potential sites in the central area, identified in the LFFP, that would partly reduce the deficit in the sub area. 3G development at Sidmouth Town Recreation Ground or Sidmouth Town FC sites could support demand from local community rugby and football clubs. Development Ottery St Mary AFC could meet demand from the 3* accredited club, as well as other clubs in the area.

3.63. Although these sites would all support a significant amount of community activity, to ensure that the needs of both rugby union and football are met, it is important that further analysis of the suitability and sustainability of any potential site is carried out at Stage E and the PPOSS steering group begins a decision-making process to establish a priority site for 3G development.

Cricket

3.64. Table 4 suggests that there will be demand for an extra 26 MPS on grass wickets by 2042 as a result of housing delivery in the central sub area. Table 13 shows the potential impact of this on the capacity of grass wickets in the central area.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 13: Central Sub Area - Current and Future Position for Adult Grass Wickets. All Figures in MPS.

Central Sub Area	Current Position	Future Position	Additional Demand – Housing Delivery	Future Position – Housing Delivery 2042
Total	4	-76	26	-102

- 3.65. Table 13 demonstrates that housing development will create a future deficit of -102 MPS in the central sub area.
- 3.66. To cater for this significant deficit, three options can be considered: grass wicket improvement, additional grass wicket development and securing access to currently unavailable education sites. Devon Cricket has identified the development of additional grass wickets as a priority, therefore this and the impact of improving wicket quality are explored in other sections of this strategy report.
- 3.67. 20 new good quality grass wickets would be required in the central sub area to completely reduce the future deficit. Due to lack of space on existing pitches, new cricket pitch sites would be required. Although Devon Cricket has identified the need a number of new cricket pitches in East Devon, the current focus is on the west sub area, with no identified sites in the central area.
- 3.68. Therefore, an approach that includes pitch improvement, facility development and securing community use agreements should be considered.

Hockey

- 3.69. Table 4 identifies the requirement for an additional 0.5 match play hours and 1 training hour in the central sub area due to housing delivery. Table 14 shows the impact this will have on the capacity of hockey facilities in the sub area.

Table 14: Central Sub Area - Current and Future Position for Hockey. All Figures in MPS.

Central Sub Area	Supply (hours)			Demand (Hours: training and matches)			Balance (hours)			Future Demand – Housing Delivery 2042	Future Balance – Housing Delivery 2042		
	Week	Sat	Sun	Week	Sat	Sun	Week	Sat	Sun		Week	Sat	Sun
Central Sites	18	10	13	18	8	5	0	2	8	Training – 1 hours Match Play – 0.5 hours	-1	1.5	8

- 3.70. Ottery Leisure Centre and Sidmouth Leisure Centre are both utilised by Sidmouth and Ottery HC. Although most of the club's activity takes place at Ottery Leisure Centre due to the lack of sport lighting at Sidmouth Leisure Centre, the club do utilise the Sidmouth site for 3 hours at the weekends. However, due to the lighting issue there is only limited spare capacity on site on a Sunday. There is no capacity at either site during the mid-week.

- 3.71. Population growth due to housing development, will reduce the spare weekend capacity for additional match play by 0.5 hours, leaving 9.5 hours of spare capacity in the central sub area by 2042.
- 3.72. However, the increase in population will result in a shortfall of 1 hour for mid-week training opportunity. Due to the lack of sports lighting at Sidmouth Leisure Centre, this will be located at Ottery Leisure Centre.
- 3.73. Ottery Leisure Centre is used extensively by community football clubs due to the lack of 3G provision in the central sub area. The development of new 3G pitches, could allow the movement of football demand away from the site creating additional capacity for hockey clubs to utilise. The installation of sports lighting at Sidmouth Leisure Centre would also create additional training and match play opportunities for hockey clubs.

Tennis

- 3.74. Table 4 identifies the need for an additional 0.33 tennis courts by 2042 to meet demand created by housing development.
- 3.75. Analysis as part of the assessment report suggests that in the central sub area, only LED Coburg Fields is an LTA registered public court available on a pay and play basis. The site will be operating at 100% capacity by 2042.
- 3.76. Of the 6 club sites in the central area, only 2 are predicted to be operating over maximum capacity by 2042. There is spare capacity at Back Lane, Budleigh Salterton Games Club, Sidford Tennis Club, and Tipton St John Tennis Club.
- 3.77. This suggests that there should be a focus on providing community access through improved court quality and LTA registration at currently inaccessible sites such as Payhembury Playing Fields, St Johns School and The Kings School, Devon, alongside exploring additional court development at key housing sites.

East Sub Area

Football

- 3.78. The results of Sport England's Playing Pitch Calculator in Table 4, identify an increase in demand of 1.5 MES for adult football, 2 MES for youth football and 2 MES for mini football, as a result of housing development in the east sub area. Table 15 shows the impact of this demand on the capacity of grass pitches in the east.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 3.79. For the purpose of this analysis, the identified growth of youth football will be split evenly between youth 11v11 and youth 9v9. Mini football will be split between 7v7 and 5v5. As these figures have been split evenly into age categories, the overall figures will be required to accommodate accordingly, as and when the actual growth occurs. The text below uses the nearest 0.5 of a number when stating future demand from housing delivery.

Table 15: East Sub Area - Summary of Current Supply and Demand Peak time of Play (All figures in MES)

Pitch type	Current Position	Future Position	Additional Demand – Housing Delivery	Future Position – with Housing Delivery
Adult 11v11	6	3.5	1.5	2
Youth 11v11	-2	-5.5	1	-6.5
Youth 9v9	1.5	0	1	-1
Mini 7v7	0.5	-1	1	-2
Mini 5v5	0	-2.5	1	-3.5

page 113

- 3.80. **Adult football** – As a result of housing development, the current spare capacity of 6 MES, is expected to reduce to 2 MES by 2042.
- 3.81. **Youth 11v11 football** – The current deficit of -2 MES is predicted to increase to -6.5 MES per week on youth 11v11 pitches by 2042 as a result of housing delivery in the east sub area.
- 3.82. **Youth 9v9 football** – Additional demand created by housing delivery, is expected to turn the 1.5 MES of current spare capacity into a shortfall of -1 MES by 2042.
- 3.83. **Mini 7v7** – The current 0.5 MES of spare capacity on 7v7 pitches is expected to be turned into a deficit of -2 MES by 2042 as a result of increases in demand due to housing development.
- 3.84. **5v5 football** – Although 5v5 pitches in the east sub area are currently in a neutral position, a deficit of -3.5 is expected to be created by 2042 due to housing development.
- 3.85. When considering the increase in demand caused by housing development. there are expected deficits of all grass football pitch types, other than Adult 11v11, in the east sub area by 2042. The football section of this report explores methods of reducing this deficit, such as additional pitch provision, quality improvements and 3G development.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Rugby Union

- 3.86. Table 4 states that housing development will result in an increase in demand of 0.5 MES for both training and match play on grass rugby union pitches in the east sub area. Table 16 presumes that the training demand will be met on floodlit grass pitches. However, the impact of training demand being met on 3G pitches is explored in the 3G AGP section below.

Table 16: East Sub Area - Current and Future Position for All Community Available Rugby Grass Provision

East Sub Area	Current Balance		Future Balance		Projected Balance – Housing Delivery 2042	
	Training	Match	Training	Match	Training	Match
Total	-3.75	2.5	-6.25	1	-6.75	0.5

- 3.87. Table 16 suggests that the future deficit of grass pitch training provision in the east sub area will increase by 0.5 to -6.75 MES by 2042 as a result of housing development.
- 3.88. Although there will remain spare capacity for match play on grass pitches in the sub area, it will be reduced to 0.5 MES per week.
- 3.89. There are a number of options for reducing this shortfall of provision that are further highlighted in the Rugby Union and 3G AGP sections of this report. The development of additional pitch provision, the development of WR22 3G provision, grass pitch improvements, installation of floodlighting and securing community access to education sites would all help to meet the increased future deficit generated by housing development.

3G Artificial Grass Pitches

- 3.90. The assessment document identified a future deficit of -2 full size equivalent 3G AGPs in the east sub area, when demand from both football and rugby union is considered. Using the Playing Pitch Calculator, it is predicted that housing development will create a further demand for 11.13 hours of demand for 3G pitches from football clubs and 0.6 hours from rugby union clubs.
- 3.91. There are 34 available hours per week on a full size 3G pitch, meaning that housing delivery will increase demand for 3G AGPs from football and rugby union clubs by 0.5 11v11 equivalents. This suggests that the total deficit of 3G provision in the east by 2042 will be -3 11v11 equivalent 3G AGPs.

Table 17: East Sub Area - Future Capacity Analysis for AGPs in East Devon

East Sub Area	Current Position	Future Position	Combined Football and Rugby Additional Demand	Future Position – Housing Delivery 2042 (Rounded)
---------------	------------------	-----------------	---	---

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Total	-1	-2	0.5	-3
-------	----	----	-----	----

- 3.92. This analysis does not take into account the 3G development, for which planning permission has been granted, at Honiton Community College. The facility is expected to be delivered in 2026 and will cater for a number of community football clubs from the east and central sub areas. Once the facility is operational, the total future deficit of 3G AGPs in the east sub area will be reduced to -2 11v11 equivalents.
- 3.93. Although no other sites in the east sub area have been identified by partners or the LFFP, it is important that an ongoing analysis of potential sites and their possible impact is undertaken by the steering group at Stage E of the PPOSS.

Cricket

- 3.94. Table 4 identifies and increase in demand of 32 MPS on grass wickets by 2042 as a result of housing delivery in the east sub area. Table 18 shows the potential impact of this on the capacity of grass wickets.

Table 18: East Sub Area - Current and Future Position for Adult Grass Wickets. All Figures in MPS.

East Sub Area	Current Position	Future Position	Additional Demand – Housing Delivery	Future Position – Housing Delivery 2042
Total	141	79	32	47

- 3.95. Table 18 demonstrates that despite an increase in demand, there will remain 47 MPS of spare capacity on grass wickets in the east sub area by 2042, and it is likely that the only site operating in a deficit will be Kilmington CC.
- 3.96. Although spare capacity will be retained, it remains important to ensure that grass wickets are improved wherever possible and access to currently unavailable education sites is secured, to ensure the long term sustainability of cricket in the east sub area and across East Devon.

Hockey

- 3.97. There is currently no community hockey activity in the east sub area of East Devon. Although Colyton Leisure Centre has a sand-based AGP, it is not used by a community club. The Honiton Hornets are a single team club that are based at and operate from Ottery Leisure Centre. The club, their members and any potential growth have therefore been factored into the central sub area analysis.
- 3.98. However, Colyton Grammar School are a hockey playing school, upholding a strong hockey reputation, and utilise the pitch extensively, therefore the pitch should be protected as a hockey-compliant surface. The site is also used extensively by community football clubs.

Tennis

- 3.99. Table 4 identifies the need for an additional 0.78 tennis courts by 2042 to meet demand created by housing development.
- 3.100. Analysis as part of the assessment report suggests that in the east sub area, only Seaford Gardens is an LTA registered public court available on a pay and play basis. The site will be operating at 100% capacity by 2042. The area has a number of other sites, including at community leisure centres (LED Axminster, LED Colyton, LED Honiton), that have tennis provision, but it is either unused or unavailable to the community due to ineffective operation.
- 3.101. Other sites such as Branoc Hall, Glebe Park, Hawkchurch Playing Field, King George Playing Field and Peace Memorial Playing Fields are available to the public but are not LTA registered and not offer a bookable pay and play access route that is vital in ensuring effective utilisation of the courts.
- 3.102. There are 2 club sites in the east area, Seaton Cricket and Tennis Club and Stockland Tennis Club. Seaton Cricket and Tennis club are operating at 60% of their maximum capacity, however Stockland Tennis Club are expected to be operating at 90% over their maximum capacity by 2042.
- 3.103. This above suggests that there should be a focus on providing community access through improved court quality and LTA registration at currently inaccessible or unavailable sites, alongside exploring additional court development at key housing sites.

Scenario 2 – The impact of housing development on outdoor sports facilities in East Devon’s 8 key towns

- 3.104. This scenario explores the additional demand that is predicted to be created by housing delivery in the 8 key towns across East Devon, how it could be catered for through the development of new facilities or improvement of existing ones. The towns to be considered are:
- Exmouth (West)
 - Cranbrook (West)
 - Sidmouth (Central)
 - Budleigh Salterton (Central)
 - Ottery St Mary (Central)
 - Honiton (East)
 - Axminster (East)
 - Seaton (East)

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 3.105. The housing development explored in this scenario is entirely limited to urban boundaries and does not take into consideration rural areas of East Devon. However, it must be noted that pitches in rural areas of East Devon do often cater very effectively for community sport and physical activity, and their contribution is considered in all other scenarios.
- 3.106. As per scenario 1, the population projections used in the following analysis assume an average occupancy of 2.2 people per dwelling. However, in the case of Cranbrook the average occupancy used is 2.35 to ensure alignment with other local planning documents and to reflect higher levels of young families.
- 3.107. Also as with scenario 1, the housing figures used in the following tables are based on allocated housing sites and do not take into account any windfall developments that may or may not occur.

Exmouth

- 3.108. Table 19 states that there are 1,979 houses planned to be developed in Exmouth between 2025 and 2042, creating an additional population in the town of 4,254 people. Table 20 shows the demand for sports facilities that this population will create.

Table 19: Exmouth Housing Development

Town	Total Housing Development 2025-2042	Potential Population Growth
Exmouth	1,979	4,354

Table 20: Exmouth - Additional demand created by housing delivery

Sport	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
Football	Adult	0.39	7.99 hours on a 3G pitch
	Youth	1.77	
	Mini	1.83	
Rugby Union	Adult (incl Age Grade)	0.95	1.11 match equivalent sessions on a floodlit pitch
Hockey	Adult	0.43	1.28 hours on a sand-based AGP
	Junior	0.33	0.33 hours on a sand-based AGP
Cricket	Open Ages and Junior	32.79	N/A

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 3.109. In regard to football, the additional population growth is anticipated to create demand for 0.5 MES on adult pitches, 2 MES on youth pitches and 2 MES on mini pitches. To meet the training demand from the new population, 8 hours on a 3G AGP will be required.
- 3.110. An additional 1 MES for weekend match play will be required to meet new demand for rugby union, alongside 1 MES on a floodlit grass pitch or 90 minutes on a 3G AGP to meet training demand.
- 3.111. Hockey will require a 1 additional MES on sand-based AGPs at weekends to meet new adult and junior demand. 1.5 hours of additional access to sand-based AGPs will also be required mid-week to ensure new training demand can be catered for.
- 3.112. Housing development in Exmouth will increase demand for grass wickets by 33 MPS, increasing an already significant deficit locally. Although the proposed development of a 2 pitch facility at Winslade Park would alleviate some of this additional demand, further pitch provision would still be required.

Cranbrook

- 3.113. Although part of a larger housing development, local plan housing figures indicate that there are a further 4,932 houses to be built pre-2042. This equates to a further population increase in the town of 11,590 people. Table 22 shows the extra demand for sports facilities that this population will create.

Table 21: Cranbrook Housing Development

Town	Total Housing Development 2025-2042	Potential Population Growth
Cranbrook	4,932	11,590

Table 22: Cranbrook - Additional demand created by housing delivery

Sport	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
Football	Adult	1.03	21.27 hours on a 3G pitch
	Youth	4.72	
	Mini	4.88	
Rugby Union	Adult (incl Age Grade)	2.54	2.95 match equivalent sessions on a floodlit pitch
Hockey	Adult	1.13	3.4 hours on a sand-based AGP
	Junior	0.88	0.87 hours on a sand-based AGP

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Cricket	Open Ages and Junior	87.28	N/A
---------	----------------------	-------	-----

- 3.114. Demand for football will increase significantly as a result of housing development at Cranbrook. An additional 1 MES for adult football, 4.5 MES for youth football and 5 MES for mini football will be required to meet match play demand on grass pitches. To meet training demand, the new population will require access to 21 hours on a floodlit 3G AGP.
- 3.115. Existing or new rugby clubs will require access to an additional 2.5 MES on grass pitches for weekend match play. 3 MES of training demand will also need to be accommodated on floodlit grass or 3G AGP provision.
- 3.116. To meet the hockey demand for match play that the new population will create, access to 2 hours on a sand-based AGP will be required on Saturdays to cater for senior match play and 1 hour on Sundays for junior demand. 3.5 hours of mid-week AGP usage will also be necessary to cater for club training.
- 3.117. An additional 87 MPS on grass wickets will be required to meet new demand for cricket from the new population at Cranbrook.
- 3.118. There are proposals for the development of new sports hub at Cranbrook, involving the delivery of 7.29ha of outdoor sports facilities. These are due to include:
- 1x 3G AGP – 112x76m World Rugby Compliant pitch with spectator barriers and team dugouts
 - 2x senior rugby pitches, one of which will have sports lighting
 - 3x adult 11v11 grass football pitches
 - 4x floodlit tennis courts
 - Pavilion with 6-8 changing rooms and community/function room
- 3.119. The development may also include the off-site development of an additional youth 11v11 grass pitch at Ingrams Sports Hub and 2x MUGAs on a site yet to be confirmed.

Sidmouth

- 3.120. Sidmouth, in the central sub area, is expected to receive development of 382 dwellings between 2025 and 2042, resulting in a direct increase in population of 840 people. Table 24 identifies the increase in demand that this specific population will cause.

Table 23: Sidmouth Housing Development

Town	Total Housing Development 2025-2042	Potential Population Growth
------	-------------------------------------	-----------------------------

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Sidmouth	382	840
----------	-----	-----

Table 24: Sidmouth - Additional demand created by housing delivery

Sport	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
Football	Adult	0.2	1.72 hours on a 3G pitch
	Youth	0.35	
	Mini	0.32	
Rugby Union	Adult (incl Age Grade)	0.15	0.16 match equivalent sessions on a floodlit pitch
Hockey	Adult	0.09	0.27 hours on a sand-based AGP
	Junior	0.08	0.07 hours on a sand-based AGP
Cricket	Open Ages and Junior	7.96	N/A

page 120

- 3.121. Table 24 shows that due to the small levels of housing development in Sidmouth, the increase in demand for pitch sports will be minimal.
- 3.122. There will only be demand for an additional 0.5 MES for adult, youth and mini football as a direct result of housing development in Sidmouth. Training demand increases will also be minimal, with new teams requiring access to 2 additional hours on 3G AGPs.
- 3.123. There will be almost no impact on demand for rugby union provision, with only 0.15 MES of match play demand and 0.16 MES of training demand required to cater for the new population.
- 3.124. The new population created by housing delivery in Sidmouth will also have a very limited impact on the demand for hockey provision.
- 3.125. An additional 8 MPS on grass wickets will be required to meet new demand for cricket from the new population at Sidmouth.

Budleigh Salterton

- 3.126. Table 25 shows that there is only anticipated to be the development of 50 houses in Budleigh Salterton between 2025 and 2042.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 25: Budleigh Salterton Housing Development

Town	Total Housing Development 2025-2042	Potential Population Growth
Budleigh Salterton	50	110

Table 26: Budleigh Salterton - Additional demand created by housing delivery

Sport	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
Football	Adult	0.03	0.23 hours on a 3G pitch
	Youth	0.05	
	Mini	0.04	
Rugby Union	Adult (incl Age Grade)	0.02	0.02 match equivalent sessions on a floodlit pitch
Hockey	Adult	0.01	0.04 hours on a sand-based AGP
	Junior	0.01	0.01 hours on a sand-based AGP
Cricket	Open Ages and Junior	1.04	N/A

page 121

3.127. Table 26 highlights the likely minimal impact of housing development in Budleigh Salterton. Increases in demand are negligible across all sports and pitch types, therefore any development of facilities in the central sub area should be focussed on other towns and any developer contributions should be focussed on off-site facility development or improvement.

Ottery St Mary

3.128. Ottery St Mary is expected to be the site for the development of 339 dwellings between 2025 and 2042, leading to a projected population growth of 746 people. Table 28 demonstrates the additional demand for outdoor pitch sports created by this population.

Table 27: Ottery St Mary Housing Development

Town	Total Housing Development 2025-2042	Potential Population Growth
Ottery St Mary	339	746

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 28: Ottery St Mary - Additional demand created by housing delivery

Sport	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
Football	Adult	0.17	1.53 hours on a 3G pitch
	Youth	0.31	
	Mini	0.28	
Rugby Union	Adult (incl Age Grade)	0.13	0.14 match equivalent sessions on a floodlit pitch
Hockey	Adult	0.08	0.24 hours on a sand-based AGP
	Junior	0.07	0.06 hours on a sand-based AGP
Cricket	Open Ages and Junior	7.07	N/A

page 122

- 3.129. Similarly to Sidmouth, housing development in Ottery St Mary is predicted to create minimal additional demand for pitch sports.
- 3.130. Demand for youth and mini football will increase by 0.5 MES per week each, whilst there will be very limited impact on adult football. When considering training demand, housing development in Ottery St Mary will result in the need for an additional 1.5 hours on a 3G AGP.
- 3.131. There will be almost no impact on demand for rugby union provision, with only 0.13 MES of match play demand and 0.14 MES of training demand required to cater for the new population.
- 3.132. The new population created by housing delivery in Sidmouth will also have almost no impact on the demand for hockey provision.
- 3.133. An additional 7 MPS on grass wickets will be required to meet new demand for cricket generated by the new housing development population.
- 3.134. Planning permission has been granted (21/1192/FUL) for the development of a 20 x30m Football Foundation Play Zone adjacent to Ottery St Mary Bowling Club, which will provide a surface and markings suitable to for informal football, basketball and netball. The court will be sports lit, have gated access system which is bookable online and have a hard standing area for spectators. This development has the potential to meet demand for casual football, basketball and netball and creating additional capacity at Ottery Leisure Centre and providing opportunities for evening sport and physical activity throughout the winter.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Honiton

3.135. There are plans to develop 1,106 houses in Honiton, leading to a population increase of 2,433 people by 2042. Table 30 shows the demand for outdoor pitches that this new population will generate.

Table 29: Honiton Housing Development

Town	Total Housing Development 2025-2042	Potential Population Growth
Honiton	1,106	2,433

Table 30: Honiton - Additional demand created by housing delivery

Sport	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
Football	Adult	0.59	4.14 hours on a 3G pitch
	Youth	0.82	
	Mini	0.66	
Rugby Union	Adult (incl Age Grade)	0.19	0.22 match equivalent sessions on a floodlit pitch
Hockey	Adult	0	0 hours on a sand-based AGP
	Junior	0	0 hours on a sand-based AGP
Cricket	Open Ages and Junior	11.79	N/A

3.136. As a result of housing development in Honiton, match play demand for adult, youth and mini grass pitches are likely to increase by 0.5 MES, 1 MES and 0.5 MES respectively. Alongside this, there will also be a requirement for access to 4 additional hours on a 3G AGP to meet increases in training demand.

3.137. Although there is planning permission for a new 3G pitch at Honiton College, there will still remain a deficit of provision in the area which this housing demand will further increase.

3.138. An additional 0.5 MES for weekend match play will be required to meet new demand for rugby union, as well as 0.5 MES on a floodlit grass pitch or 45 minutes on a 3G AGP to meet training demand.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 3.139. As there is no current demand for community hockey in the east sub area, and all current demand has been factored into the west and central areas, the Playing Pitch Calculator does not identify any additional hockey demand. However, Colyton Leisure Centre could meet additional hockey demand if it was open at weekends and if football training demand decreases due to 3G development.
- 3.140. Housing development in Honiton will increase demand for cricket by 12 MPS on grass wickets by 2042.
- 3.141. There are proposals for the development of 8 new grass pitches, alongside new ancillary provision at Tower Hill, Honiton. This development will enable all current demand for grass football provision in the east to be catered for, whilst making a significant contribution to the future sustainability of football provision in both the sub area and across East Devon.
- 3.142. The demand for this development is increased due to the uncertainty over the future availability of St Rita’s Centre pitches for community football teams. The loss of these pitches, without re-provision at Tower Hill, would negatively impact the ability of football clubs to access appropriate grass pitch provision, limiting young people’s opportunities to engage in sport and physical activity

page 124

Axminster

- 3.143. There is expected to be an additional 1127 new homes developed in Axminster by 2042, leading to a growth in population of 2,479 people.

Table 31: Axminster Housing Development

Town	Total Housing Development 2025-2042	Potential Population Growth
Axminster	1,127	2,479

Table 32: Axminster - Additional demand created by housing delivery

Sport	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
Football	Adult	0.6	4.22 hours on a 3G pitch
	Youth	0.84	
	Mini	0.67	
Rugby Union	Adult (incl Age Grade)	0.19	0.23 match equivalent sessions on a floodlit pitch
Hockey	Adult	0	0 hours on a sand-based AGP

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Sport	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
	Junior	0	0 hours on a sand-based AGP
Cricket	Open Ages and Junior	12.01	N/A

3.144. Table 32 shows the direct increases in demand that will be generated as result of housing development in Axminster.

3.145. Football match play demand will increase by 0.5 MES for adults, 1 MES for youth and 0.5 MES for mini. As a total, new demand will require 4 hours on floodlit 3G provision to satisfy training needs.

3.146. An additional 0.5 MES for weekend match play will be required to meet new demand for rugby union, as well as 0.5 MES on a floodlit grass pitch or 0.5 hours on a 3G AGP to meet training demand.

3.147. As there is no hockey provision in the east sub area, and all current demand has been factored into the west and central areas, the Playing Pitch Calculator does not identify any additional hockey demand. However, whilst there is no community hockey demand, it should be noted the Colyton Grammar School remains a strong hockey-playing school within the east sub area.

3.148. Housing development in Axminster will increase demand for cricket by 12 MPS on grass wickets by 2042.

3.149. The quality and quantity of local grass pitch provision is behind other areas of East Devon. Axe Valley Academy (LED Axminster), indicate a desire to further develop community use on site and highlight the impact that pitch quality improvements could have on young people in particular in the town. Collaboration with the school should be considered in any pitch development or improvement within Axminster.

Seaton

3.150. The development of 450 new homes in Seaton is expected to add approximately 990 new people to the town by 2042.

Table 33: Seaton Housing Development

Town	Total Housing Development 2025-2042	Potential Population Growth
Seaton	450	990

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 34: Seaton - Additional demand created by housing delivery

Sport	Age Group	Demand for Match Equivalent Sessions (MES) in the Peak Period (per season for cricket)	Demand for Training Sessions or Hours Per Week
Football	Adult	0.24	1.68 hours on a 3G pitch
	Youth	0.34	
	Mini	0.27	
Rugby Union	Adult (incl Age Grade)	0.08	0.09 match equivalent sessions on a floodlit pitch
Hockey	Adult	0	0 hours on a sand-based AGP
	Junior	0	0 hours on a sand-based AGP
Cricket	Open Ages and Junior	4.8	N/A

page 126

- 3.151. Table 34 shows the direct increases in demand that will be generated as result of housing development in Seaton.
- 3.152. Although increases in demand for football provision are likely to be minimal in Seaton as a result of housing development, there will be an additional 0.5 MES required for adult, youth and mini match play by 2042. Housing development will also result in an additional requirement for 1.5 hours on a floodlit 3G pitch to meet training demand.
- 3.153. Housing development in Seaton is predicted to have very limited impact on increased match play or training demand for rugby union or hockey by 2042.
- 3.154. To meet new demand for cricket in Seaton, an additional 5 MPS on grass wickets will be required by 2042.

Scenario 3 – Exploring the level of outdoor sporting facilities required to cater for the new community at Marcombe

- 3.155. Marcombe is a new community development in the west sub area of East Devon, adjacent to Exeter Airport, that will deliver 8,000 new homes, with long term capacity for up to 10,000. The settlement is planned to be developed in three phases with 3,300 homes being developed by 2042, with the remainder delivered beyond the local plan period. EDDC aspire for the community to be self-sufficient, with new infrastructure, transport networks, green spaces being delivered alongside 20ha of outdoor grass and artificial pitches and courts.
- 3.156. Using data and analysis carried out in the assessment report, alongside information about the Marcombe housing development, this scenario will identify the additional playing pitch and outdoor sport facility requirements that will be required to meet the needs of the new community. It will explore the amount of provision required based on the delivery of 3,300, 8,000 and 10,000 dwellings.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

3.157. Using Sport England’s Playing Pitch Calculator allows us to establish the additional demand created by the Marcombe development. Table 35 shows the demand created by different levels of population growth at Marcombe. 3,300 new houses will generate a population of 7,755; 8,000 new homes will increase the population by 18,800; and the development of 10,000 houses is predicted to result in an increase of 23,500 people.

3.158. Figures are based on growth of current demand in the West sub area and are shown in MES for match play (MPS for cricket).

Table 35: Marcombe Development - Impact on demand for individual sports in East Devon

Sport	Age Group	3,300 Dwellings		8,000 Dwellings		10,000 Dwellings	
		Match Play Demand	Training Demand	Match Play Demand	Training Demand	Match Play Demand	Training Demand
Football	Adult	0.69	14.23 – Hours on a 3G AGP	1.67	34.5 – Hours on a 3G AGP	2.09	43.12 – Hours on a 3G AGP
	Youth	3.16		7.65		9.57	
	Mini	3.27		7.92		9.9	
Rugby Union	Adult (incl Age Grade)	1.49	1.56 - MES on floodlit grass or 3G provision	3.62	3.79 - MES on floodlit grass or 3G provision	4.52	4.74 - MES on floodlit grass or 3G provision
Hockey	Adult	1.14	3.41 – Hours on sand-based AGP	2.76	8.27 – Hours on sand-based AGP	3.45	10.34 – Hours on sand-based AGP
	Junior	1.07	1.01 – Hours on sand-based AGP	2.58	2.44 – Hours on sand-based AGP	3.23	3.06 – Hours on sand-based AGP
Cricket	Open Ages and Junior	58.4	N/A	141.58	N/A	176.98	N/A
Demand for Additional Outdoor Tennis Courts							
Tennis	All	1		2		3	

3.159. Using the demand figures in Table 35, the following analysis provides an insight into the actual pitch requirements to allow this demand to be met in way that enables the community to be self-sufficient. The analysis is carried out using figures generated by Sport England’s Playing Pitch Calculator and all new pitch development is presumed to be of good quality

3.160. **Football** – For a 3,000 dwelling development, the increased match play demand of 0.69 MES for adults, 3.16 MES for youth and 3.27 MES for mini relates to a requirement for 1x adult 11v11, 4x youth 11v11 or 9v9, and 4x 7v7 or 5v5 pitches.

3.161. Once 8,000 homes are developed, there will be a requirement for 2x adult 11v11, 8x youth 11v11 or 9v9 and 8x mini soccer pitches, to meet the demands of Marcombe residents.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 3.162. To cater for expansion of Marlcombe to 10,000 homes, 2x adult pitches, 10x youth pitches and 10x 5v5 or 7v7 pitches will be necessary to ensure that the sporting needs of all residents can be met within the new community.
- 3.163. As there is already a predicted shortfall of all grass football provision in the west sub area by 2042, the needs of Marlcombe residents cannot be met by current provision, meaning that there is a requirement to deliver all necessary stated pitch provision.
- 3.164. **Rugby Union** – Once 3,300 dwellings have been developed at Marlcombe, there will be demand for 2x senior rugby pitches to meet match play and training demand. If training demand is to be met on grass pitch provision, 1 of these pitches requires sports lighting.
- 3.165. An increase in housing numbers to 8,000 will see demand for senior pitches increase to 4. Once development reaches 10,000 homes, there will be a requirement for 5 pitches to meet the rugby union match play and training demand from Marlcombe residents. If training demand is to be met on grass pitch provision, the 8,000 home development will require 2 pitches to have sports lighting, whilst the 10,000 home development will require 3 floodlit pitches for training.
- 3.166. **3G AGP** – To meet training demand from football and rugby union teams, 3G AGP development will be required. Based on a 3,300 house development, 1x 11v11 equivalent 3G pitch could meet the training demand from all new football and rugby teams, whilst also leaving spare capacity for other teams from outside of Marlcombe to access the pitch.
- 3.167. 1x 11v11 3G pitch could also meet the football and rugby union demand from training provision from an 8,000 home development. However, there would be no spare capacity on site for any further growth or from use by external teams. Teams may also not have access to appropriately timed slots. Therefore, the development of an additional small-sided 3G may provide some flexibility in meet demand from Marlcombe teams. However, this option should be explored further with the relevant NGBs prior to any development.
- 3.168. Once 10,000 homes are developed, there will be a requirement for 2x 11v11 3G pitches. Based on predicted football and rugby union demand from Marlcombe residents, this would leave some spare capacity for further unanticipated growth of the sports, or for external clubs to utilise the facility, reducing the wider deficit of 3G pitch provision in the study area.
- 3.169. At least one of these required pitches should be developed at the sports hub, however one could be located at the proposed school site. If it is necessary to reduce capital costs, the development of a carpet hybrid pitch could be considered at the sports hub. These grass/artificial hybrids cannot cater for the same amount of demand as a 3G pitch, however existing examples have demonstrated the ability to catering for approximately 24 hours per week.
- 3.170. **Hockey** – The Playing Pitch Calculator states that to meet the hockey demand for sand-based AGPs from Marlcombe residents, there will be the requirement for a full size equivalent AGP once 3,300 homes are delivered. Demand is a predicted to rise to 1 AGP based on an 8,000 home development and will rise further to 1.25 once 10,000 homes are delivered.

- 3.171. However, small-sided sand-based AGPs do not effectively cater for hockey training or match play demand, therefore development of full-size provision should be prioritised. Although aspirations are for Marcombe to be self-sufficient, delivery of full-sized AGP pitches, alongside other proposed developments such as Clyst Vale Community College may create a surplus of provision that is not financially sustainable. Further consultation with England Hockey should be carried out when planning for hockey specific AGP development.
- 3.172. **Cricket** – The playing pitch calculator assumes that 1 cricket pitch consists of 8 grass wickets and NTPs. Based on this, the development of 3,300 homes at Marcombe is expected to result in demand for 1.25 cricket pitches (or 10 grass wickets). If 8,000 homes are developed the demand will rise to 3 pitches (24 grass wickets). Once 10,000 homes are delivered cricket demand from the Marcombe community will require 3.8 pitches (30 grass wickets).
- 3.173. Although there are proposals from the ECB and Devon Cricket for the development of elite cricket facilities alongside enhanced community provision at Winslade Park in the west sub area, this will only have a minor impact on the already significant deficit of grass wicket provision in the sub area and across East Devon. Housing development at Marcombe will only increase this deficit, meaning that further cricket provision will be required to meet demand created by the new population.
- 3.174. However, the development of 3.8 cricket pitches to meet demand from 10,000 homes will require 7.8ha of land space, approximately 40% of the allocated space for outdoor sporting facilities. Although it contravenes the self-sufficient aspirations of the new community, off-site contributions may be required to meet this new demand, as well as the overlaying of grass football or rugby pitches on cricket outfields.
- 3.175. **Tennis** – Sport England has worked with the LTA to develop a Sports Facility Calculator for outdoor tennis courts. The calculator shows that a 3,300 house development will require 1 additional court, 8,000 houses will require 2 courts, and 10,000 homes will require 3 courts to meet demand from the new population. Any court development should ideally be floodlit, be LTA registered and be accessible to the community through an online booking system.
- 3.176. Although the location of any outdoor sports facilities at Marcombe is yet to be decided, the development of a ‘sports hub’ site would maximise community and opportunities for the development of all sports, as well as provide necessary efficiencies in the delivery of required ancillary facility and changing room provision.

4. Cricket Stage D Findings

- 4.1 To help develop the recommendations/actions and to understand their potential impact, several relevant scenario questions are tested against the key issues in this section, resulting in sport specific recommendations.

Cricket – Grass Pitch Summary key issues

- There is a total of 29 sites in East Devon, comprising of 251 grass wickets and 17 artificial grass wickets.
- 93 grass wickets are located in the west (38%), 79 in the central sub area (31%) and 79 in the east (31%).
- 29% of all sites are owned by community organisations, 26% by EDDC or Parish Council, 23% are owned by sports clubs, education establishments own 13% and 10% of sites are owned commercially.
- 22 clubs have been identified as playing in East Devon, with a total of 131 teams. There are 72 teams in junior age categories and 59 senior level teams. The majority of cricket is played in the West sub area with 58 teams, followed by the central sub area with 48, and 25 in the east.
- The analysis shows that, overall, there is a deficit of -41 MPS of accessible community use grass wicket provision in East Devon. However, this deficit is generated by the West (-186 MPS) sub area, whilst there remains a small level of spare capacity in both the central (4 MPS) and eastern sub areas (141 MPS).
- By 2042, there is expected to be a grass wicket deficit of -233 MPS, due to population growth and latent demand predictions by clubs.
- Although ancillary provision is generally of standard to good quality, a number of clubs highlighted the need for investment to raise the quality of provision and better cater for a wider section of the community. Whimble CC, Sidbury CC, Clyst St George CC, Sidmouth CC and Tipton St John CC all highlighted issues with ancillary facilities, whilst Ottery St Mary CC suggested the need for improvements to changing provision to cater for women and girls.

Scenario 4 – Exploring the impact of grass wicket quality improvements at community club sites

4.2 This scenario considers how grass wicket quality improvements will impact the capacity position of cricket club facilities across East Devon. Table 36 shows the sites utilised by community clubs in the study area and how their capacity positions will change based on pitch quality improvements. For the purpose of analysis in this PPOSS it is assumed that:

- A good quality grass wicket can accommodate 5 matches per season (MPS)
- Standard quality grass wicket can accommodate 4 MPS
- A poor-quality grass wicket has not been assigned any carrying capacity (0 MPS) as it is assumed that the wicket is not safe for formal or informal cricket use

4.3 The analysis below assumed that all wickets will be improved to ‘good’ quality.

Table 36: The impact of grass wicket improvements in East Devon – Site Specific

Playing Pitch Sites	Sub Area	Squares	Current Quality of Provision*	Grass Wickets	Current Grass Supply (MPS)	Grass Demand	Current Grass Balance (MPS)	Improved Grass Supply (MPS)	Improved Grass Balance (MPS)
Broadclyst Cricket Club	West	1	Standard	8	32	20	12	40	20
Clyst Hydon Cricket Club	West	1	Good	10	50	10	40	50	40
Clyst St George Cricket Club	West	1	Good	10	50	116	-66	50	-66
Exmouth Cricket Club	West	1	Good	18	90	209	-119	90	-119
Ingrams Cranbrook	West	1	Good	6	30	10	20	30	20
Knowle Cross Recreation Ground	West	1	Good	10	50	88	-38	50	-38
Plymtree Playing Fields	West	1	Standard	5	20	20	0	25	5
Winslade Park Avenue	West	1	Standard	8	32	75	-43	40	-35
Woodbury Village Cricket Club	West	1	Standard	8	32	24	8	40	16
Newton Popleford CC (Back Lane Playing Field)	Central	1	Standard	7	28	10	18	35	25
Budleigh Salterton Cricket Club	Central	2	Good	19	95	59	36	95	36

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Playing Pitch Sites	Sub Area	Squares	Current Quality of Provision*	Grass Wickets	Current Grass Supply (MPS)	Grass Demand	Current Grass Balance (MPS)	Improved Grass Supply (MPS)	Improved Grass Balance (MPS)
Feniton Playing Fields	Central	1	Standard	8	32	36	-4	40	4
Ottery St Mary Cricket Club	Central	1	Good	11	55	102	-47	55	-47
Sidbury CC	Central	1	Standard	5	20	26	-6	25	-1
Sidmouth Cricket Club	Central	1	Good	16	80	120	-40	80	-40
The Mill Field	Central	1	Good	5	25	0	25	25	25
Tipton St Johns Playing Fields	Central	1	Standard	8	32	10	22	40	30
Branscombe Village Hall Playing Field	East	1	Standard	6	24	10	14	30	20
Chardstock Cricket Club	East	1	Standard	7	28	10	18	35	25
Cloakham Lawn Sports Centre / Axminster CC	East	1	Standard	10	40	7	33	50	43
Honiton Sports & Social Club	East	1	Good	10	50	20	30	50	30
Kilmington Cricket Club	East	1	Good	9	45	52	-7	45	-7
King George V Playing Field (Uplyme)	East	1	Standard	11	44	7	37	55	48
Seaton Cricket and Tennis Club	East	1	Good	12	60	58	2	60	2
Upton Playing Fields	East	1	Good	14	70	56	14	70	14
Total				241	1114	1155	-41	1205	50

page 132

- 4.4 Table 36 shows the difference in capacity between the current facility stock and one where all sites used by cricket clubs are improved to good quality.
- 4.5 By undertaking pitch quality improvements, 91 MPS of capacity can be added to the East Devon study area. The site where the highest impact would be made at Feniton Playing Fields, where the current deficit of -4 MPS would be turned into 4 MPS of spare capacity.
- 4.6 The capacity is impacted heavily by the significant deficit of grass wicket provision at Exmouth CC, where despite all provision being of good quality there is a deficit of -119 MPS.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 37: The impact of grass wicket improvements in East Devon - Total

Analysis Area	Current position	Future position	Additional Site Capacity – Wicket Improvements	Potential Current Position	Potential Future Position
West	-186	-236	29	-157	-207
Central	4	-76	28	32	-48
East	141	79	34	175	113
East Devon Total	-41	-233	91	50	-142

- 4.7 Table 37 indicates the impact on the wicket capacity in East Devon of quality improvements. The current deficit of -41 MPS would be converted into 50 MPS of spare capacity, and the significant future deficit of -233 MPS would be reduced to -142 MPS by 2042.
- 4.8 Pitch quality improvements should be considered at all sites used by community clubs, but prioritisation should be at Plymtree Playing Fields (West), Winslade Park (West), Feniton Playing Fields (Central) Newton Poppleford CC (Central) and Sidbury CC (Central). Although the majority of deficit is generated by Exmouth CC, there is no way of adding to the capacity of the site through quality improvements, as the wicket quality is good.
- 4.9 As well as meeting demand from the home club, Newton Poppleford CC (Back Lane Playing Fields) will also cater for some demand from Exmouth CC and Royal Devon CC in 2026. This additional demand is likely to create a deficit in provision due to the basic quality of the wickets and will therefore require significant grounds management to ensure that it can meet the demand for cricket placed on it. However, as there is no dedicated on-site groundskeeper, creating grass wickets of an adequate standard will be challenging.
- 4.10 Where there are high levels of overplay on individual sites, that are already of good quality, additional provision may need to be created. As previously highlighted, new cricket pitches should be considered at the new Marlcombe community and an additional pitch delivered as part of an elite performance centre at Winslade Park. However, further pitch provision will be required to reduce the overall deficit, and Devon Cricket has identified the requirement for at least 2 further cricket sites in addition to Marlcombe and Winslade Park, at least 1 of which is to be used by Exmouth CC. The location of these pitches is yet to be identified and further work between Devon Cricket, the ECB and EDDC is required at Stage E to establish priority sites.

Scenario 5 – Exploring how to reduce current and future deficits through new cricket pitch provision

- 4.11 As highlighted in Table 38, the assessment document identified a current deficit of -41 MPS for grass wickets across East Devon. However, when population growth, latent demand and housing development are taken into account, the deficit of grass wicket provision increases significantly to -630 MPS, the majority of which is located in the west sub area.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 38: Current and Future Position of Adult Grass Wickets – All Figures in MPS

Analysis Area	Site Capacity	Current Demand	Current Position	Future Position - 2042	Future Position – Housing Delivery 2042
West	436	622	-186	-236	-575
Central	367	363	4	-76	-102
East	361	220	141	79	47
Total	1164	1185	-41	-233	-630

- 4.12 Presuming new grass wicket development will be of good quality (capacity of 5 MPS per wicket), there is a requirement for 37 new wickets in the west sub area to completely reduce the current deficits.
- 4.13 Devon Cricket has identified the need for 2 further pitches in East Devon to help reduce deficits. Devon Cricket suggest one of these pitches should be utilised as a second ground for Exmouth CC, requiring it to be located in the west sub area. Catering for the demand from Exmouth CC will significantly reduce the overall current deficit, meaning that the other additional pitch should look to tackle the future deficit, for which sites in both the west and central sub areas should be considered.
- 4.14 As part of the housing development at Tithebarn (west sub area), there is a planning application in place for additional sports facilities, which will include a cricket pitch with 8 grass wickets. If development is undertaken, this will add a 40 MPS of capacity to the west sub area and could serve as a potential 2nd site for Clyst St George CC or Exmouth CC.
- 4.15 The majority of additional future demand in the west sub area is predicted to be generated by the 10,000 dwelling development at Marlcombe, for which 177 MPS of additional demand can be attributed. As highlighted in Scenario 3, new pitch development is likely to take place in Marlcombe to cater for demand from residents in a self-sufficient manner. Therefore, if this demand is not considered then the west (excluding Marlcombe) will have a future deficit of -398 MPS and there will be a study area-wide deficit of -453 MPS by 2042 (excluding Marlcombe).
- 4.16 To reduce this deficit, there is a requirement for 80 new wickets in the west and 20 in the central sub area. The east sub area is predicted to retain 47 MPS of spare capacity, so no new wicket development is required. Sport England benchmarks assume the average cricket pitch consists of 8 grass wickets. Based on these assumptions, the delivery of two further pitches identified by Devon Cricket, would add 16 new wickets, leaving a further deficit of 84 wickets or 10.5 pitches across the west and central area of East Devon.
- 4.17 The location of any future pitch development should be informed by further work between Devon Cricket, the ECB and EDDC at Stage E of the PPOSS.

Scenario 6 – The development of a cricket elite performance centre at Winslade Park

- 4.18 The Devon Cricket Facilities Strategy sets out a number of recommendations in relation to cricket provision in East Devon, of which one is for the development of a high performance, outdoor, two pitch facility to support the growth in cricket across the county, to help to alleviate some of the demand from seniors and women and girls that is currently being met at community clubs. Although Winslade Park was highlighted as the priority site, the performance pitch has been removed from the planning proposals.
- 4.19 A separate planning application currently resides with EDDC to refurbish the existing cricket pavilion at Winslade Park which serves the existing pitch.
- 4.20 Although the development of additional cricket provision will not take place at Winslade Park, the PPOSS supports the need for further cricket development to address the significant current and future shortfalls of cricket provision in the west sub area, as well as providing further opportunities for the enhancement and development of community cricket in East Devon. Both Exmouth CC and Clyst St George CC require access to additional provision, which can only be met by further development.
- 4.21 An alternative location should be identified for the performance/community hybrid facility that is able to cater for demand from East Devon and the wider county cricket community.

Cricket Recommendations

1. Improve the quality of grass wickets on club sites wherever possible, with priority sites being Plymtree Playing Fields (West), Winslade Park (West), Feniton Playing Fields (Central) (Newton Poppleford CC (Back Lane Playing Fields) and Sidbury CC (Central).
2. Secure community use agreements at Colyton Leisure Centre and St Peter’s School if possible.
3. Develop new cricket pitch provision at Marcombe, where up to 30 grass wickets could be supported once the site reaches 10,000 dwellings. Also consider some off-site development to support the rest of the west sub area.
4. Support the development of the high performance community cricket facility, with identification of a suitable site necessary.
5. Explore the feasibility of developing other additional cricket pitches, with an initial focus on the west sub area to provide further capacity for Exmouth CC and/or Clyst St George CC. Other pitch provision should be considered for the west and central sub areas.
6. Support the development of and investment into improved ancillary facilities for cricket clubs, with priority sites being Sidbury CC, Clyst St George CC, Sidmouth CC, Tipton St John CC and Whimble CC (Knowle Cross Recreation Ground).

7. Consider investment in netting to prevent ball strike issues at Honiton Sports and Social Club.
8. Protect the existing supply of cricket provision, in line with Sport England’s Playing Field Policy and paragraph 104 of the NPPF.

5. Football Stage D Findings

- 5.1. To help develop the recommendations/actions and to understand their potential impact, several relevant scenario questions are tested against the key issues in this section, resulting in sport specific recommendations.
- 5.2. As stated in Section 3, all calculations in this document are based on how youth football is currently structured, however from season 2026/2027, a reduced size 3v3 format will be introduced at U7 age groups, and teams will stay at reduced size pitches for longer, meaning that 11v11 football will begin at U14 rather than U13 as is currently the case. This will result in less usage of 11v11 grass pitches and increased demand for 5v5, 7v7 and 9v9 provision.

Football – Grass Pitch Summary key issues

- There is a total of 108 available pitches across 59 sites in East Devon.
- 57% of available pitches are rated as good quality, 20% rated as standard, and 23% are rated as poor quality
- There are 46 football clubs in East Devon, comprising a total of 292 teams. The largest proportion of these teams come from adult male 11v11 (61), 7v7 (65) and 5v5 (66) teams.
- The current supply and demand analysis for accessible and secure pitch provision in East Devon, shows spare capacity on adult 11v11 (7 MES), 9v9 (2.5 MES), 7v7 (7 MES) and 5v5 (1.5 MES) pitch types. There is currently a significant deficit of -9.5 MES of youth 11v11 provision.
- The large -9.5 MES deficit of youth 11v11 provision is caused mainly by overplay at Cliff Field and Cranbrook Education Campus creating a deficit of -6.5 in the west sub area. There are also deficits in provision in both the central and east sub areas.
- If demand increases through population growth and latent demand are realised, by 2042 there will be a deficit of -1.5 MES on Adult 11v11 pitches, -20 MES on youth 11v11 pitches, -6.5 MES on 9v9 pitches, 7v7 would have a deficit of -2.5 MES and there could be a potential shortfall of -10 MES on 5v5 pitches.

Scenario 7 – Exploring the impact of growth of the female game

- 5.3. The Football Foundation has identified a minimum growth in the female game of 50% over a 3 year period. As highlighted in Table 39, there are currently 39 female-only teams in the East Devon.

Table 39: Current Female Only Football Provision in East Devon

Sub Area	Adult 11v11	Youth 11v11	9v9	7v7	5v5	Total No. Teams
West	0	4	5	3	1	13
Central	3	5	3	5	1	17
East	3	2	2	1	1	9
Totals	6	11	10	9	3	39

page 38

- 5.4. Table 40 identifies the number of women’s and girls’ teams per type and sub area if demand was to increase by 50%. All figures have been rounded to the nearest whole number. Although there is no current adult 11v11 female only teams in the west sub area, it is likely that there will be at least some minimal growth in this area. Therefore, 2 additional teams have been added.
- 5.5. There is predicted to be a growth of 6 adult 11v11 teams, 6 youth 11v11 teams, 6 9v9 teams, 6 7v7 teams and 3 5v5 teams. This gives a total growth 27 teams, of which 10 will be in West, 11 in the central sub area and 6 in the east.

Table 40: 50% growth of Female-Only Football Provision in East Devon

Sub Area	Adult 11v11	Youth 11v11	9v9	7v7	5v5	Total No. Teams
West	2	6	8	5	2	23
Central	5	8	5	8	2	28
East	5	3	3	2	2	15
Totals	12	17	16	15	6	64

- 5.6. Tables 41 and 42 show the impact of this level of growth on grass pitch capacity in East Devon. Each team has been assigned 0.5 MES of demand to take into account home and away fixtures. The future position used is based on the housing growth figures used in Scenario 1.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 41: Football – Impact of additional growth of the female game on the future pitch capacities by sub-area (All figures in MES)

Pitch Type	Sub Area	Current Position	Future Position	Additional Female Demand	Future Position – with Additional Female Demand
Adult 11v11	West	2.75	-3.75	1	-4.75
	Central	-1.75	-5.75	1	-6.75
	East	6	2	1	1
	TOTAL	7	-7.5	3	-10.5
Youth 11v11	West	-6.5	-21.5	1	-22.5
	Central	-1	-2.5	1.5	-4
	East	-2	-6.5	0.5	-7
	TOTAL	-9.5	-30.5	3	-33.5
9v9	West	0.5	-14	1.5	-15.5
	Central	0.5	-2	1	-3
	East	1.5	-1	0.5	-1.5
	TOTAL	2.5	-17	3	-20
7v7	West	4.5	-11	1	-12
	Central	2	-0.5	1.5	-2
	East	0.5	-2	0.5	-2.5
	TOTAL	7	-13.5	3	-16.5
5v5	West	1	-15	0.5	-15.5
	Central	0.5	-2.5	0.5	-3
	East	0	-3.5	0.5	-4
	TOTAL	1.5	-21	1.5	-22.5

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 42: Football – Total impact of additional growth of the female game on the future pitch capacities (All figures in MES)

	Pitch type	Current Total	Future position	Additional Female Demand	Future Position – with Additional Female Demand
East Devon Totals	Adult 11v11	7	-7.5	3	-10.5
	Youth 11v11	-9.5	-30.5	3	-33.5
	Youth 9v9	2.5	-17	3	-20
	Mini 7v7	7	-13.5	3	-16.5
	Mini 5v5	1.5	-21	1.5	-22.5

- 5.7. The additional 27 female teams predicted would increase demand by 13.5 MES per week, resulting in worsening deficits on all pitch types across East Devon. The only area which is predicted to retain any spare capacity is adult 11v11 pitches in the east sub area. The largest deficits are anticipated to be of youth 11v11 pitches, which will have a shortfall of -33.5 MES by 2042.
- 5.8. However, due to the restructure in youth football from 2026/2027, some of the additional demand for Youth 11v11 pitches will actually be met by 9v9 provision and will also result in extra demand for 7v7 and 5v5 pitches. Regardless of where additional demand is placed, significant deficits will be found on all pitch types by 2042.
- 5.9. Growth of the female game will also increase demand for 3G AGP pitches. Table 43 identifies the impact that the additional demand would have on the capacity for 3G AGPs using the FA's 1:38 model which assumes each team will train once per week on a 3G pitch. Again, the future capacity used is based on housing growth outlined in Scenario 1.

Table 43: The impact of growth of the female game on 3G AGP capacity

Pitch Type	Sub Area	Current Position	Future Position	Additional Female Demand - Teams	Additional Female Demand – 3G AGPs	Future Position – with Additional Female Demand
3G AGP	West	-3	-9	10	0.3	-9.3
	Central	-4	-6	11	0.3	-6.3
	East	-1	-3	6	0.2	-3.2
	TOTAL	-8	-18	25	0.8	-18.8

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 5.10. Additional demand created by growth of the female game would create a requirement for an additional 0.8 11v11 equivalent 3G pitches, raising the future deficit to -18.8 by 2042. Although growth of the female game alone would not sustain additional 3G development in any single sub area, an additional 10 hours would be required in the west, 11 hours in the central area and 6 hours in the east, assuming that each team will train on 3G provision. once per week.
- 5.11. Based on the analysis for both grass and 3G pitches, it is important to undertake a range of measures such as grass pitch improvement, securing community use agreements and investing in 3G provision in order to reduce potential future deficits. All of these measures are explored in more detail as part of this strategy document.

Scenario 8 – Exploring the impact of grass pitch quality improvements on pitch capacity

- 5.12. This scenario explores how pitch capacities will be impacted if all poor quality, available grass pitches are improved to a good quality. Tables 44 - 46 show changes in capacity for each poor quality pitch by sub area.

Table 44: Grass Pitch Improvements - Capacity Analysis for Grass Football Pitches – West

Site name	Security of Use	Pitch Supply	No. Pitches	Pitch Quality Rating	Pitch capacity MES	Pitch demand MES	Balance Weekly MES	Peak period MES	Improved Pitch Capacity - MES	Improved Weekly Balance - MES	Improved Peak Period MES
Candy's Fields	Secure	Mini 7v7	1	Poor	2	1	1	No spare capacity	6	5	No spare capacity
Cliff Field	Secure	Youth 11v11	1	Poor	1	3.5	-2.5	No spare capacity	4	0.5	No spare capacity
Clyst St Mary Village Hall	Secure	Mini 7v7	1	Poor	2	1	1	No spare capacity	6	5	No spare capacity
Clyst Vale Community College	Secure	Youth 11v11	1	Poor	2	2	0	No spare capacity	4	2	No spare capacity
Cranbrook Education Campus	Secure	Youth 11v11	2	Poor	2	6	-4	No spare capacity	8	2	No spare capacity
Redgates Play Park	Secure	Mini 5v5	1	Poor	2	0	2	1	6	6	1
Stoke Cannon Primary School Field	Unsecure	Mini 7v7	1	Poor	2	1	1	No spare capacity	6	5	No spare capacity

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 45: Grass Pitch Improvements - Capacity Analysis for Grass Football Pitches – Central

Site name	Security of Use	Pitch Supply	No. Pitches	Pitch Quality Rating	Pitch capacity MES	Pitch demand MES	Balance Weekly MES	Peak period MES	Improved Pitch Capacity - MES	Improved Weekly Balance - MES	Improved Peak Period MES
Back Lane Playing Field (Newton Poppleford)	Secure	Youth 9v9	2	Poor	1	2.5	-1.5	No spare capacity	8	5.5	No spare capacity
Back Lane Playing Field (Newton Poppleford)	Secure	Mini 7v7	2	Poor	2	3	-1	No spare capacity	12	9	No spare capacity
Bicton College Football Pitch	Secure	Adult 11v11	1	Poor	1	3.75	-2.75	No spare capacity	3	-0.75	No spare capacity
Sidford Recreation Ground	Secure	Adult 11v11	2	Poor	1	1.5	0.5	No spare capacity	6	4.5	0.5
Sidford Recreation Ground	Secure	Youth 11v11	1	Poor	1	1	0	No spare capacity	4	3	No spare capacity
The Kings School Devon Sports Field	Secure	Youth 11v11	3	Poor	3	4	-1	No spare capacity	12	8	No spare capacity

Table 46: Grass Pitch Improvements - Capacity Analysis for Grass Football Pitches – East

Site name	Security of Use	Pitch Supply	No. Pitches	Pitch Quality Rating	Pitch capacity MES	Pitch demand MES	Balance Weekly MES	Peak period MES	Improved Pitch Capacity - MES	Improved Weekly Balance - MES	Improved Peak Period MES
Colyton FC - Chantry Bridge	Secure	Adult 11v11	1	Poor	1	0.5	0.5	0.5	3	2.5	0.5
Elizabeth Road Playing Field	Secure	Youth 11v11	1	Poor	1	0.5	0.5	0.5	4	3.5	0.5
Hawkchurch Playing Field	Secure	Adult 11v11	1	Poor	1	2.5	-1.5	No spare capacity	3	0.5	No spare capacity
LED Axminster Leisure Centre	Secure	Youth 9v9	1	Poor	1	0.5	0.5	0.5	4	3.5	0.5
St Rita's Centre	Unsecure	Youth 11v11	2	Poor	2	4.5	-2.5	No spare capacity	8	3.5	No spare capacity

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Site name	Security of Use	Pitch Supply	No. Pitches	Pitch Quality Rating	Pitch capacity MES	Pitch demand MES	Balance Weekly MES	Peak period MES	Improved Pitch Capacity - MES	Improved Weekly Balance - MES	Improved Peak Period MES
St Rita's Centre	Unsecure	Mini 5v5	1	Poor	2	2	0	No spare capacity	6	4	No spare capacity

- 5.13. Tables 44 - 46 show that pitch quality improvements will have a positive impact on the weekly capacity of all currently poor quality pitches. Overplay will be reduced completely on all sites currently of a poor, other than at Bicton College, where there will remain a deficit of -0.75 MES on the Adult 11v11 pitch. Overplay will be eliminated and spare weekly capacity created at Cliff Field, Cranbrook Education Campus, Back Lane Playing Field, The Kings School Devon, Hawkchurch Playing Field and St Rita's Centre.
- 5.14. However, quality improvements will have less of an impact the peak time capacity of sites. As there are no additional pitches being created, there are no additional peak time slots available, other than at Sidford Recreation Ground, where due to quality improvements the 2 pitches can now support an additional 0.5 MES per week.
- 5.15. Table 47 - 51 show the impact of the quality improvements by pitch type and sub area, before Table 52 consolidates the analysis into a study area-wide overview. As with other scenarios, the future demand considers the housing growth figures used in Scenario 1, alongside latent demand predictions and population growth factored in at Stage C.

Table 47: Grass Pitch Improvements - Adult 11v11 Supply and Demand Analysis - Peak. All Figures in MES

Analysis Area	Updated Spare capacity MES (Peak)	Updated Total Overplay	Existing position	Updated Position	Future demand	Existing Future Position	Updated Position	Future
West	3.75	-1	2.75	2.75	6.5	-3.75	-3.75	
Central	1.5	-0.75	-1.75	0.75	4	-5.75	-3.25	
East	7.5	0	6	7.5	4	2	3.5	
Total	12.75	-1.75	7	11	14.5	-7.5	-3.5	

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 48: Grass Pitch Improvements - Youth 11v11 Supply and Demand Analysis - Peak. All Figures in MES

Analysis Area	Updated Spare capacity MES (Peak)	Updated Total Overlay	Existing position	Updated Position	Future demand	Existing Future Position	Updated Position	Future
West	0	0	-6.5	0	15	-21.5	-15	
Central	0	0	-1	0	1.5	-2.5	-1.5	
East	0.5	0	-2	0.5	4.5	-6.5	-4	
Total	0.5	0	-9.5	0.5	21	-30.5	-20.5	

Table 49: Grass Pitch Improvements - Youth 9v9 Supply and Demand Analysis. All Figures in MES

Analysis Area	Updated Spare capacity MES (Peak)	Updated Total Overlay	Existing position	Updated Position	Future demand	Existing Future Position	Updated Position	Future
West	0.5	0	0.5	0.5	14.5	-14	-14	
Central	2	0	0.5	2	2.5	-2	-0.5	
East	1.5	0	1.5	1.5	2.5	-1	-1	
Total	4	0	2.5	4	19.5	-17	-15.5	

Table 50: Grass Pitch Improvements - Mini 7v7 Supply and Demand Analysis. All Figures in MES

Analysis Area	Updated Spare capacity MES (Peak)	Updated Total Overlay	Existing position	Updated Position	Future demand	Existing Future Position	Updated Position	Future
West	4.5	0	4.5	4.5	15.5	-11	-11	
Central	3	0	2	3	2.5	-0.5	0.5	
East	1	0	0.5	1	2.5	-2	-1.5	
Total	8.5	0	7	8.5	20.5	-13.5	-12	

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 51: Grass Pitch Improvements - Mini 5v5 Supply and Demand Analysis. All Figures in MES

Analysis Area	Updated Spare capacity MES (Peak)	Updated Total Overlay	Existing position	Updated Position	Future demand	Existing Future Position	Updated Position	Future
West	1	0	1	1	16	-15	-15	
Central	0.5	0	0.5	0.5	3	-2.5	-2.5	
East	0	0	0	0	3.5	-3.5	-3.5	
Total	1.5	0	1.5	1.5	22.5	-21	-21	

Table 52: Grass Pitch Improvements - Summary of Supply and Demand East Devon Peak time of Play

Pitch type	Updated Spare capacity MES (Peak)	Updated Total Overlay	Existing position	Updated Position	Future demand	Existing Future Position	Updated Position	Future
Adult 11v11	12.75	-1.75	7	11	14.5	-7.5	-3.5	
Youth 11v11	0.5	0	-9.5	0.5	21	-30.5	-20.5	
Youth 9v9	4	0	2.5	4	19.5	-17	-15.5	
Mini 7v7	8.5	0	7	8.5	20.5	-13.5	-12	
Mini 5v5	1.5	0	1.5	1.5	22.5	-21	-21	

- 5.16. Table 52 shows that grass pitch quality improvements will have the largest meaningful impact on the current and future position of Youth 11v11 pitches. The current deficit of -9.5 MES would be eradicated and a small level of spare capacity (0.5 MES) created. Although, there is still predicted to be a significant deficit of -20.5 MES of the pitch type by 2042, pitch quality improvements do lead to a reduction of 10 MES from -30.5 MES.
- 5.17. Pitch quality improvements would also have a positive impact on 7v7 pitches in the east sub area, enabling 0.5 MES of spare capacity to be retained by 2042. The deficit of adult pitches in the central sub area would also be turned into 0.75 MES of spare capacity by improving all poor quality pitches to good.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

5.18. Due to their ability to reduce overplay and to add peak time capacity, priority sites for pitch improvement should be:

- Cliff Field
- Cranbrook Education Campus
- Back Lane Playing Field
- Bicton College
- The Kings School Devon
- Hawkchurch Playing Field
- Sidford Recreation Ground
- St Rita’s Centre

Scenario 9 – Exploring the impact of only 50% of latent demand predictions by football clubs being realised

page 146

5.19. Latent demand is demand that evidence suggests may be generated from the current population but cannot be met for a number of reasons. Clubs may identify that they could grow team numbers if they had access to more pitches, improved surfaces, training facilities, increased coach availability.

5.20. As part of club consultation, clubs across East Devon highlighted a level of latent demand that they believe can realistically be realised within 3-5 years. However, latent demand predictions may not always be accurate, and clubs may inflate predictions. Therefore, this scenario explores the impact of only 50% of the clubs’ predictions being realised.

5.21. Table 53 highlights, in MES, the latent demand that clubs identified through consultation.

Table 53: Future demand driven by latent demand in MES

Sub Area	Adult 11v11 (MES)	Youth 11v11 (MES)	Youth 9v9 (MES)	Mini 7v7 (MES)	Mini 5v5 (MES)	Total (MES)
West	2	6	5.5	6	5	24.5
Central	3	1	2	2	2	10
East	2	3.5	1.5	1.5	2	10.5
Total	7	10.5	9	9.5	9	45

5.22. Table 54 demonstrates the impact of a 50% reduction in latent demand, by pitch type and sub area. The future position used is based on the housing growth figures used in Scenario 1. Latent demand figures are rounded down to the nearest 0.5.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 54: Future demand driven by latent demand in MES

Pitch Type	Sub Area	Current Position	Future Position	Reduction in Latent Demand	Updated Future Position
Adult 11v11	West	2.75	-3.75	1	-2.75
	Central	-1.75	-5.75	1.5	-4.25
	East	6	2	1	3
	TOTAL	7	-7.5	3.5	-4
Youth 11v11	West	-6.5	-21.5	3	-18.5
	Central	-1	-2.5	0.5	-2
	East	-2	-6.5	1.5	-5
	TOTAL	-9.5	-30.5	5	-25.5
9v9	West	0.5	-14	2.5	-11.5
	Central	0.5	-2	1	-1
	East	1.5	-1	0.5	-0.5
	TOTAL	2.5	-17	4	-13
7v7	West	4.5	-11	3	-8
	Central	2	-0.5	1	0.5
	East	0.5	-2	0.5	-1.5
	TOTAL	7	-13.5	4.5	-9
5v5	West	1	-15	2.5	-12.5
	Central	0.5	-2.5	1	-1.5
	East	0	-3.5	1	-2.5
	TOTAL	1.5	-21	4.5	-16.5

- 5.23. Table 54 shows that if only 50% of latent demand predictions are realised, although future study area wide deficits of all pitch types will remain, they will be significantly reduced. Spare capacity would be increased on adult 11v11 pitches in the east, and the current deficit of 7v7 provision in the central sub area would be turned into 0.5 MES of spare capacity.

Scenario 10 – Mitigating against the loss of Clyst Rovers FC stadia pitch

- 5.24. As highlighted in the assessment document, Clyst Rovers FC was a semi-professional team, based at a small stadia pitch adjacent to Exeter Airport. The pitch and its facilities were lost in 2014 due to the expansion of the airport, and the club has since folded with no replacement pitch facilities having yet been provided. Consideration needs to be made regarding the most effective way of mitigating against this loss.
- 5.25. There is an existing obligation to deliver a new football ground (70,000 sq. m) however, due to the football club no longer existing, there is no identified need for the development of a new stadia facility. Therefore, the planning authority should look to agree an alternative specification.
- 5.26. The previous pitch's location, adjacent to the future Marlcombe, suggests that the new community would be the most suitable location for development to mitigate against the loss.
- 5.27. Scenario 3 identified the need for 2 new 11v11 equivalent 3G pitches at Marlcombe, based on a 10,000 dwelling development, alongside extensive changing room provision to cater for ancillary requirements of a range of sports and facilities. To cater for the ancillary requirements of all sports, efficiencies must be made through the co-location of outdoor pitches on a 'sports hub', with associated pavilion/clubhouse.
- 5.28. Therefore, consideration should be made into the development of 3G provision and associated community ancillary facilities at Marlcombe, as an alternative but appropriate mitigation for the loss of the Clyst Rovers FC site. Although this is not a like for like replacement, the demand for 3G provision is significantly higher than a floodlit 'post and rail' show pitch and would support usage from a much wider section of the community.

Scenario 11 – The impact of year on year participation growth of over the next 5 years on grass and 3G pitch capacity

- 5.29. The Stage C assessment explored the impact of population growth to 2041 on grass pitch and 3G AGP capacity. However, the FA predict an average of 3.09% year-on-year growth of affiliated football teams over the next 5 years to 2030. This figure is better aligned to actual growth that has been realised by football clubs nationally. However, the rate of growth varies significantly across all age groups. The predicted rate of growth by age category is:
- Adult Male - -0.61%
 - Adult Female - +11.1%
 - Youth Boys - +3.97%
 - Youth Girls - +15.02%

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- Mini Soccer - +6.74%

5.30. As in scenario 7, an additional 2 female 11v11 teams have been added to the west sub area, to take into consideration likely growth.

5.31. Table 55 identifies the potential level of team growth by age category and sub-area, if the rates of participation growth above are realised.

Table 55: Future demand driven by participation growth.

Sub Area	Age Groups	Current no. of Teams	Projected Team Number Change	Projected no. Teams 2030
West	Adult Men 11v11 (16-45yrs)	13	0	13
	Adult Women 11v11 (16-45yrs)	0	2	2
	Youth Boys 11v11 (12-15yrs)	26	6	32
	Youth Girls 11v11 (12-15yrs)	4	4	8
	Youth Boys 9v9 (10-11yrs)	18	4	22
	Youth Girls 9v9 (10-11yrs)	5	5	10
	Mini Soccer Mixed 7v7 (8-9yrs)	25	10	35
	Mini Soccer Mixed 5v5 (6-7yrs)	32	12	44
	Total	123	43	166
Central	Adult Men 11v11 (16-45yrs)	19	0	19
	Adult Women 11v11 (16-45yrs)	3	2	5
	Youth Boys 11v11 (12-15yrs)	17	4	21
	Youth Girls 11v11 (12-15yrs)	5	5	10
	Youth Boys 9v9 (10-11yrs)	10	2	12
	Youth Girls 9v9 (10-11yrs)	3	3	6
	Mini Soccer Mixed 7v7 (8-9yrs)	20	8	28
	Mini Soccer Mixed 5v5 (6-7yrs)	13	5	18
	Total	90	29	119
East	Adult Men 11v11 (16-45yrs)	21	0	21

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Sub Area	Age Groups	Current no. of Teams	Projected Team Number Change	Projected no. Teams 2030
	Adult Women 11v11 (16-45yrs)	3	2	5
	Youth Boys 11v11 (12-15yrs)	16	3	19
	Youth Girls 11v11 (12-15yrs)	2	2	4
	Youth Boys 9v9 (10-11yrs)	10	2	12
	Youth Girls 9v9 (10-11yrs)	2	2	4
	Mini Soccer Mixed 7v7 (8-9yrs)	13	5	18
	Mini Soccer Mixed 5v5 (6-7yrs)	12	5	17
	Total	79	21	100

page 150

5.32. The predicted growth of affiliated football teams over the next 5 years, could significantly increase the level of future of demand for all age categories except adult male football, therefore impacting capacity positions on both grass and 3G AGP pitches. Tables 56-60 below demonstrate the impact this growth will have on grass pitch provision. All teams have been assigned 0.5 MES per week of demand, as a result of playing home and away fixtures.

Table 56: Adult 11v11 Supply and Demand Analysis - Peak. All Figures in MES

Analysis Area	Current position	Existing Future Position	Increased Future Demand – Participation Growth and Latent Demand	Increased Future Position – Participation Growth and Latent Demand	Increased Future Position – Additional Housing Growth
West	2.75	0.25	3	-0.25	-4.25
Central	-1.75	-5.25	4	-5.75	-6.25
East	6	3.5	3	3	1.5
Total	7	-1.5	10	-3	-9

5.33. Table 56 indicates that if adult 11v11 team growth in East Devon follows national projections over the next 5 years, demand for an additional 3 MES will be required (1 MES in each of the sub areas). This, alongside latent demand predictions and housing development outlined in Scenario 1, will see a deficit of -10 MES created on adult football pitches by 2042.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 57: Youth 11v11 Supply and Demand Analysis - Peak. All Figures in MES

Analysis Area	Current position	Existing Future Position	Increased Future Demand – Participation Growth and Latent Demand	Increased Future Position – Participation Growth and Latent Demand	Increased Future Position – Additional Housing Growth
West	-6.5	-12.5	11	-17.5	-26.5
Central	-1	-2	5.5	-6.5	-7
East	-2	-5.5	5.5	-7.5	-8.5
Total	-9.5	-20	22	-31.5	-42

5.34. As a result of FA identified participation growth, latent demand and housing development, it is predicted that there will be a significant deficit of -42 MES on youth 11v11 pitches in East Devon by 2042. The majority of this deficit (63%) is located in the west sub area.

page 151

Table 58: 9v9 Supply and Demand Analysis - Peak. All Figures in MES

Analysis Area	Current position	Existing Future Position	Increased Future Demand – Participation Growth and Latent Demand	Increased Future Position – Participation Growth and Latent Demand	Increased Future Position – Additional Housing Growth
West	0.5	-5	10	-9.5	-18.5
Central	0.5	-1.5	4.5	-4	-4.5
East	1.5	0	3.5	-2	-3
Total	2.5	-6.5	18	-15.5	-26

5.35. Table 58 identifies a future deficit of -26 MES for 9v9 provision across the study area, if FA identified growth is considered alongside housing development and latent demand. -18.5 MES of this deficit will be located in the west, -4.5 MES in the central sub area and -3 MES in the east.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 59: 7v7 Supply and Demand Analysis - Peak. All Figures in MES

Analysis Area	Current position	Existing Future Position	Increased Future Demand – Participation Growth and Latent Demand	Increased Future Position – Participation Growth and Latent Demand	Increased Future Position – Additional Housing Growth
West	4.5	-1.5	11	-6.5	-16
Central	2	0	6	-4	-4.5
East	0.5	-1	4	-3.5	-4.5
Total	7	-2.5	21	-14	-25

5.36. Table 59 shows that when the year-on-year growth rate of 6.74% is applied to demand for 7v7 pitches and considered next to latent demand predictions, the future capacity analysis increases from a deficit of -2.5 MES to -14 MES. If housing growth is also applied to this figure, there is predicted to be a deficit of -25 MES for 7v7 pitches in East Devon.

page 152

Table 60: 5v5 Supply and Demand Analysis - Peak. All Figures in MES

Analysis Area	Current position	Existing Future Position	Increased Future Demand – Participation Growth and Latent Demand	Increased Future Position – Participation Growth and Latent Demand	Increased Future Position – Additional Housing Growth
West	1	-5.5	11	-10	-19.5
Central	0.5	-2	4.5	-4	-4.5
East	0	-2.5	4.5	-4.5	-5.5
Total	1.5	-10	20	-18.5	-29.5

5.37. As a result of housing growth, latent demand predictions and the FA growth predictions, there is likely to be a deficit of -29.5 MES on 5v5 provision in East Devon by 2042. Again, the majority of this deficit will be located in the west sub area (-19.5 MES), followed by the east (-5.5 MES) and the central sub area (-4.5 MES).

5.38. Table 61 shows the impact that FA projected team growth will have on the capacity of 3G pitches in the study area.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 61: Future Capacity Analysis for 3G AGPs in East Devon

	Current Balance	Future Balance	New Teams – Participation Growth	Number of new AGPs required to meet future participation growth	Future Balance 2029
West	-3	-6	43	1	-7
Central	-4	-5	29	1	-6
East	-1	-2	21	1	-3
Total	-8	-13	91	3	-16

- 5.39. If the growth of football in East Devon is in line with national benchmarks, it is likely there will be a requirement for an additional 3 11v11 equivalents to meet demand by 2042. This results in a deficit of -16 3G AGPs by 2042 to cater for both football and rugby union demand. If housing development is also considered, the total deficit could increase to -20 11v11 equivalents 3G pitches.

Football Recommendations

1. Improve the quality of grass pitches through PitchPower wherever possible, with priority given to:
 - Cliff Field
 - Cranbrook Education Campus
 - Clyst Vale Community College
 - Back Lane Playing Field
 - Bicton College
 - The Kings School Devon
 - Hawkchurch Playing Field
 - Sidford Recreation Ground
 - St Rita's Centre
2. Where suitable and avoiding unnecessary travel, consider transferring 5v5 and 7v7 match play demand onto 3G AGPs, creating additional capacity on existing grass pitches.
3. Support the provision of additional grass pitches and ancillary provision in and around Honiton including Tower Hill (subject to planning permission being granted).
4. Secure community use agreements wherever possible at currently unsecure sites to provide additional capacity to the study area. Due to the current deficits, priority should be focussed on those with youth 11v11.
5. Consider investment in ancillary facilities at Clyst Valley FC, Candy's Field, Stantyway Playing Field, Elizabeth Road Playing Field, Greenway Lane, Winslade Park, Colyton FC.
6. Ensure that large scale housing developments provide appropriate levels of provision to cater for their new population, in line with findings of Scenarios 1, 2 and 3.
7. Protect the existing supply of grass and AGP provision, in line with Sport England's Playing Field Policy and paragraph 104 of the NPPF.

6. 3G AGP Stage D Findings

- 6.1 To help develop the recommendations/actions and to understand their potential impact, several relevant scenario questions are tested against the key issues in this section, resulting in sport specific recommendations.

3G AGP Summary key issues

1. There are 2 11v11 3G AGP's and 1x 5v5 pitch and 1x 7v7 in East Devon. The 11v11 3G at Cliff Hill Training Ground is currently only utilised by Exeter City youth teams and affiliated partners and offers little usage to the wider community. Only the 7v7 pitch at Exmouth Community College has a WR22 compliant surface, however this is not used by any affiliated rugby union clubs.
2. There is a total supply of 2.5 11v11 equivalent 3G AGPs that are accessible to the community.
3. 3 of the 5 3G pitches in East Devon are rated as good quality and 2 rated as standard quality. There are no poor quality 3G pitches in the study area.
4. Based on football and rugby club demand, there is a current deficit of -8 3G pitches in the study area. Most of this deficit is generated by the central sub area (-4), followed by the west (3) and east (-1).
5. Based on ONS population growth projections and latent demand, it is predicted that the total deficit of 3G pitches will increase to -13 by 2042. However, FA projections suggest a significantly higher level of team growth of 91 teams by 2030, which would increase the deficit substantially. Housing development is also projected to increase the deficit of 3G provision.

- 6.2 It must be noted that the identified current and future deficits of 3G AGP provision in East Devon, although theoretically correct based on the FA 1:38 model, provide a potentially unrealistic expectations for the future delivery of 3G pitches. The delivery of this level of new provision, as well as facing significant financial challenges, will also likely have an impact on existing grass pitches, multi-sport sites and sand-based hockey AGPs.
- 6.3 Although this PPOSS will use the figures generated by the FA 1:38 model as a baseline for all calculations, the figures should be seen only as an indicator of the size of the significant shortfall in East Devon. New 3G pitch development should be considered wherever possible, however this should not be at the detriment to other sports, such as hockey, and should ensure that all existing AGPs remain financially sustainable.

Scenario 12 – The impact of 3G AGP development in East Devon

6.4 Table 62 shows the capacity analysis for 3G pitches in East Devon, broken down by sub areas. In the west there is a current deficit of -3 11v11 equivalent 3G pitches, rising to a potential shortfall of -9 by 2042. The current shortfall of -4 in the central sub area is predicted to rise to -6, whilst the east current has a deficit of -1, increasing to -3 by 2042 due to population growth, housing development and latent demand.

Table 62: Current and future 3G pitch capacity

Pitch Type	Sub Area	Current Position (No. of 11v11 equivalent pitches)	Future Position (No. of 11v11 equivalent pitches)	Future Position incl Housing Development
3G AGP	West	-3	-6	-9
	Central	-4	-5	-6
	East	-1	-2	-3
	Total	-8	-13	-18

page 156
6.5

To increase access to 3G provision for both football and rugby union clubs, there are a number of proposals in place for the development of additional 3G AGP pitches. It should be noted that to support rugby union demand and alleviate the grass pitch shortfalls outlined in the rugby union section, further provision of World Rugby compliant pitches (WR22) should be considered wherever possible. Table 63 provides an overview of these.

Table 63: Proposed New 3G Pitch Development

Location	Sub Area	Number of Pitches Proposed	Estimated Delivery Date	Comments
Cranbrook	West	1	TBC	Proposal
Exmouth Rugby Club (Imperial Rec Ground)	West	1	TBC	Proposal
Exmouth Town FC (Stadia 11v11 3G pitch)	West	1	TBC	Proposal
Maer Road	West	1	TBC	Proposal
Land opposite Withycombe Common (Exmo 20)	West	1	TBC	Proposal
Ottery St Mary AFC	Central	1	TBC	Proposal
Sidford Recreation Ground	Central	1	TBC	Proposal

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Location	Sub Area	Number of Pitches Proposed	Estimated Delivery Date	Comments
Sidmouth Town FC	Central	1	TBC	Proposal
Honiton Community College	East	1	2026	Planning Permission Granted

- 6.6 **West** – The greatest demand for 3G pitches in East Devon is generated by the west sub area. There are current proposals for new pitch provision at 4 sites, that have been identified through the LFFP or through consultation. The development of all 5 potential pitches would reduce the future deficit from -9 to -4 by 2042. However, as identified in Scenario 3, Marcombe alone contributes demand for 2x 3G AGPs. If the new community provides these as part of their contribution to outdoor pitch provision, the deficit would be further reduced to -2.
- 6.7 There are proposals to deliver a new FIFA standard, WR22 compliant 3G AGP as part of a new sports hub at Cranbrook. Provision will be developed alongside football and rugby union grass pitches, pavilion with 8 changing rooms and community rooms, as well as tennis courts and MUGAs. The site is well suited to cater effectively for both football and rugby union demand and should be seen as a priority development.
- 6.8 3G development at Exmouth Rugby Club would be geographically well located, have access to existing ancillary provision and have the potential to be a true multi-sport facility. However, clear usage agreements would be required to ensure that the needs of both rugby union and football clubs are met.
- 6.9 Exmouth Town FC currently utilises a large amount of capacity on existing 3G and sand-based AGPs across the west sub area. Proposals for the development of a stadia 3G pitch would see the clubs 19 teams catered for, whilst also creating spare capacity on existing 3G pitches. However, any development should not be for the sole use of one club, and it is important for an agreement to provide extensive community use for both football and rugby clubs be put in place. It should also be noted that use of 3G provision for competitive match play, may restrict the club’s potential progression through the league tiers.
- 6.10 Maer Road (also an Exmouth Town FC facility) has good access and newly developed ancillary facilities and could be more accessible to the community than the Exmouth Town stadia facility. However, the proximity of new housing developments surrounding the site is likely to provide a planning barrier due to the necessary installation of sports lighting to make a 3G pitch effective and financially viable.
- 6.11 Withycombe Common is a thriving grass pitch site, utilised by 18 teams from 7 clubs. The land opposite (Exmo 20) has been identified as a potential location of the development of 3G provision. Although this could create a small football hub site, access to the pitches is off a busy B-road, with poor visibility and no pedestrian access.
- 6.12 **Central** – There is a current deficit of -4 11v11 equivalent 3G pitches in the central sub area, rising to -6 by 2042 due to population growth, housing development and latent demand predictions. There are current proposals for the development of 3 new 3G pitches in the sub area at Ottery St Mary AFC, Sidford Recreation Ground and Sidmouth Town FC. If all three were developed, the future deficit would be reduced to -3.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

page 158

- 6.13 Development at Ottery St Mary AFC would cater for the 3* accredited club’s 19 senior, junior and female teams, whilst leaving capacity for 19 other teams in the local area but would involve the loss of grass pitches on site.
- 6.14 The installation of a 3G pitch at Sidford Recreation Ground, would serve the football and rugby union clubs who already utilise the site. However, despite there being existing ancillary provision, access to the site is challenging.
- 6.15 Sidmouth Town FC is a single pitch site, well located with good access and ancillary facilities. It also has existing sports lighting installed, reducing the risk of planning objections. However, the club has 24 teams meaning that without clear usage agreements in place, access to provision from other football clubs and rugby union teams may be limited.
- 6.16 **East** – The current deficit of 1x 11v11 equivalent 3G pitch in the east study area will be resolved through the development of 3G provision at Honiton Community College. Planning permission has been granted, and the pitch is expected to be delivered in 2026, to be used by a number of local football clubs, as well as Honiton RFC.
- 6.17 Although this development reduced the future deficit, there will remain a requirement for 2 additional 3G pitches in the east sub area. Further development should be focused on the key towns of Seaton and Axminster.
- 6.18 Although all sites identified above would support a significant amount of community activity, to ensure that the needs of both rugby union and football are met, it is important that further analysis of the suitability and sustainability of any potential site is carried out by the PPOSS steering group and a decision-making process undertaken to establish priority sites for 3G development.

Scenario 13 – The impact on demand for 3G pitch provision if match play demand is transferred to 3G pitches

- 6.19 The scenario explores the impact on demand if all matches for teams playing competitive football on grass pitches in East Devon were played on 11v11 equivalent floodlit 3G AGPs. Tables 64-66 use an FA suggested approach to calculating the 3G match play demand, and this has been completed separately for each sub area.

Table 64: Full size 3G pitches required for cater for all football match play demand – West

Format	No. of teams at peak time	No. of matches at peak time	3G units per match	Total units required	3G pitches required
	(x)	(y) = x/2	(z)	(A)=(y)*(z)	B= (A)/64
Mini Soccer 5v5	32	16	4	64	1

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Format	No. of teams at peak time	No. of matches at peak time	3G units per match	Total units required	3G pitches required
	(x)	(y) = x/2	(z)	(A)=(y)*(z)	B= (A)/64
Mini Soccer 7v7	25	12.5	8	100	1.6
Youth 9v9	23	11.5	10	115	1.8
Youth 11v11	30	15	32	480	7.5
Adult 11v11	13	6.5	32	208	3.3
Total (Rounded)					15

Table 65: Full size 3G pitches required for cater for all football match play demand – Central

Format	No. of teams at peak time	No. of matches at peak time	3G units per match	Total units required	3G pitches required
	(x)	(y) = x/2	(z)	(A)=(y)*(z)	B= (A)/64
Mini Soccer 5v5	13	6.5	4	26	0.4
Mini Soccer 7v7	20	10	8	80	1.3
Youth 9v9	13	6.5	10	65	1.0
Youth 11v11	22	11	32	352	5.5
Adult 11v11	22	11	32	352	5.5
Total (Rounded)					14

Table 66: Full size 3G pitches required for cater for all football match play demand – East

Format	No. of teams at peak time	No. of matches at peak time	3G units per match	Total units required	3G pitches required
	(x)	(y) = x/2	(z)	(A)=(y)*(z)	B= (A)/64
Mini Soccer 5v5	12	6	4	24	0.4

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Format	No. of teams at peak time	No. of matches at peak time	3G units per match	Total units required	3G pitches required
	(x)	(y) = x/2	(z)	(A)=(y)*(z)	B= (A)/64
Mini Soccer 7v7	13	6.5	8	52	0.8
Youth 9v9	12	6	10	60	0.9
Youth 11v11	18	9	32	288	4.5
Adult 11v11	24	12	32	384	6
Total					13

- 6.20 Tables 64-66 show that 42 full size 3G AGPs would be required to meet all match play demand from affiliated football clubs in East Devon. There would be a requirement for an additional 15 11v11 equivalents in the west, 14 in the central sub area and 13 in the east. However, this is significantly above the number of 3G pitches that have been identified to meet the current training demand from clubs and is therefore unrealistic.
- 6.21 However, the tables above show that to meet match play demand from all 5v5 and 7v7 mini teams, there would be a total requirement for 6 x 3G AGPs, 3 of which should be in the west, 2 centrally and 1 in the east. These pitches could also meet training demand from affiliated clubs and cater for the potential increase in demand created by FutureFit (3v3 for U7 players).

3G AGP Recommendations

1. Develop additional 3G pitch provision throughout East Devon, with an initial focus on Cranbrook and Honiton Community College. Once delivered, the priority for investment should be the west sub area.
2. Agree the location for further 3G development, with considerations made for, but not limited to:
 - Exmouth Rugby Club
 - Exmouth Town FC
 - Maer Road
 - Land opposite Withycombe Common (Exmo 20)
 - Sidford Recreation Ground
 - Sidmouth Town FC

- Marlcombe (new community)
3. To mitigate against the loss of Clyst Rovers FC stadia pitch, it is recommended that new 3G provision at Marlcombe should have the capacity and facilities (stadia, supporters rail etc) to allow for a community football club to progress through the football league tier system without restriction.
 4. Ensure that wherever 3G development is agreed, WR22 surfaces are considered. Priority sites for WR22 compliance are Exmouth Rugby Club, Sidford Recreation Ground and Marlcombe.
 5. Protect the existing supply of AGP provision, in line with Sport England's Playing Field Policy and paragraph 104 of the NPPF.

7. Rugby Union Stage D Findings

- 7.1 To help develop the recommendations/actions and to understand their potential impact, several relevant scenario questions are tested against the key issues in this section, resulting in sport specific recommendations.

Rugby Union – Grass Pitch Summary key issues

- There are currently 15 rugby union pitch sites in East Devon, with a total of 25 XV-a-side pitches. However, only 12 of these sites, with 22 pitches are available to the community. 9 of these are located in the west sub area, 8 in the central area and 5 in the east sub area.
- Currently only 6 sites offer any security of tenure: Oil Mill Lane, Imperial Rec Ground, Raleigh Park, Sidmouth RFC, The Blackmore and Honiton RFC, with a total of 12 pitches
- There are 5 clubs in the study area, comprised of 74 teams; 11 senior male, 3 senior female, 31 age grade boys, 4 age grade girls and 25 mini teams. 3 clubs are located in the west area, with a total of 44 teams. There is 1, 19 team club in the central sub area and the eastern area also has 1 club, with 11 teams
- There is a current deficit of -25.15 MES for training in the study area due to lack of floodlit pitches and high levels of demand for them. There is a small shortfall of -0.1 MES for weekend match play. The vast majority of this deficit is generated by the west sub area.
- Based on population growth and latent demand, it is estimated that there will be a total of 17 new teams in East Devon by 2042, creating additional demand for 10.5 hours of training and 7.4 MES for match play.
- There is a deficit of 3G AGP provision in the study area. If future AGP development was to be rugby union compliant, it could help to reduce some of the training deficit currently experienced in East Devon.
- Due to the expected future demand for rugby union provision, the deficit of training availability is expected to increase to -35.65 MES by 2042. The match play shortfall is also expected to increase to -7.5 by 2042.
- Since the completion of the PPOSS assessment, the installation of sports lighting on 1 pitch at Honiton RFC has taken place.

Scenario 14 – Exploring the impact of grass pitch quality improvement at rugby union club sites

7.2 This scenario explores how improving each grass rugby union pitch on club sites by 1 incremental level, will impact the site and study area capacity positions. Table 67 sets out the match equivalent sessions (MES) possible on each pitch based on Performance Quality Standard (PQS) scores.

Table 67: Match Equivalent Calculation for Rugby Pitches.

		Good (advanced and good PQS)	Standard (basic PQS)	Poor (poor PQS)
Rugby Union	XV-a-side Pitch	3.3 MES	2.6 MES	2 MES

7.3 Table 68 outlines the current pitch supply at rugby union club sites in East Devon, as well as the pitch ratings if they were improved by 1 incremental level.

Table 68: Rugby Site Breakdown of Security of Community Use

Site Name	Sub Area	Security of Use	No. Adult Pitches	Current Pitch Quality	Improved Pitch Quality	No. Floodlit Pitches
Imperial Recreation Ground, Exmouth RFC	West	Secure	2	Standard	Good	1
Oil Mill Lane - Exeter Athletic RFC	West	Secure	3	Standard	Good	0
Raleigh Park Rugby Ground, Exmouth	West	Secure	1	Standard	Good	0
Sidmouth RFC	Central	Secure	3	2x Standard / 1x Poor	2x Good / 1x Standard	1
The Blackmore, Sidmouth - Sidmouth RFC	Central	Secure	1	Standard	Good	0
Honiton Rugby Club	East	Secure	2	1x Good / 1x Standard	Good	0

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

7.4 Table 69 highlights how improved PQS scores would impact the training and match play capacity of each site.

Table 69: Supply and Demand Capacity Balance by Site if Pitch Improvements Undertaken (All Figures in MES)

Site	Sub Area	Number of Floodlit Pitches	Mid-Week Day/Training			Weekend Match Day			Total Pitch Balance
			Supply	Demand	Balance	Supply	Demand	Balance	
Imperial Recreation Ground, Exmouth RFC	West	1	3.3	7.5	-4.2	3.3	6.6	-3.3	-7.5
Oil Mill Lane - Exeter Athletic RFC	West	0	0	4.75	-4.75	9.9	4.4	5.5	0.75
Raleigh Park Rugby Ground, Exmouth	West	0	0	5.25	-5.25	3.3	4.4	-1.1	-6.35
Sidmouth RFC	Central	1	2.6	8.5	-5.9	6.6	3.7	2.9	-3
The Blackmore, Sidmouth - Sidmouth RFC	Central	0	0	0	0	3.3	3.7	-0.4	-0.4
Honiton Rugby Club	East	0	0	3.75	-3.75	6.6	3.4	3.2	-0.55
Total					-23.85			6.8	-17.05

page 164

7.5 Table 69 shows that implementing grass pitch quality improvements, has very little impact on the training capacity of club sites due to the lack of pitches with sports lighting. The current study area-wide training deficit would only decrease from -25.15 MES to -23.85 MES.

7.6 Although a significant impact would be seen when match play capacity is considered, with the current small shortfall of -0.1 MES improving to provide 6.8 MES of spare capacity, those sites currently in a deficit would remain in a deficit, albeit reduced (Imperial Rec Ground, Raleigh Park and The Blackmore).

7.7 Table 70 demonstrates how these grass pitch quality improvements will impact both the current training and match play capacities on a sub area and study area level.

Table 70: Current Position for All Community Available Rugby Grass Provision – Impact of pitch quality improvements

Area	Current Balance		Current Balance with Pitch Improvements	
	Training	Match	Training	Match
West	-14.9	-2.4	-14.2	1.1

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Area	Current Balance		Current Balance with Pitch Improvements	
	Training	Match	Training	Match
Central	-6.5	-0.2	-5.9	2.5
East	-3.75	2.5	-3.75	3.2
East Devon Study Area	-25.15	-0.1	-23.85	6.8

7.8 Pitch quality improvements would reduce the current study area-wide deficit of training provision from -25.15 MES to -23.85 MES per week. The current match play deficit of -0.1 MES would be turned into 6.88 MES of spare capacity across East Devon.

Table 71: Future Position for All Community Available Rugby Grass Provision – Impact of pitch quality improvements

Area	Projected Balance		Projected Balance – Housing Development		Projected Balance with Pitch Improvements	
	Training	Match	Training	Match	Training	Match
West	-22.9	-8.3	-34.4	-18.3	-33.7	-14.8
Central	-6.5	-0.2	-7	-0.7	-6.4	2
East	-6.25	1	-6.75	0.5	-6.75	1.2
East Devon Study Area	-35.65	-7.5	-48.15	-18.5	-46.85	-11.6

7.9 The projected balance with pitch improvements column in Table 71 utilises the future position including housing development to paint a picture of the future capacity of rugby union pitches in East Devon.

7.10 If all pitches are improved by one PQS level, the training deficit will reduce from -48.15 MES to -46.85 MES and the match play deficit of -18.5 MES is predicted to reduce from -18.5 MES to -11.6 MES.

7.11 Although pitch quality improvements will have a positive impact on reducing the current shortfalls of provision across East Devon, a holistic approach to investment should be considered, including grass pitch improvements, floodlight installation as well as grass and 3G pitch development.

7.12 It should be a priority for all club sites to undertake pitch quality improvements wherever possible.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Scenario 15 – Exploring the impact of sports lighting installation at club sites to alleviate the training shortfall

- 7.13 This scenario explores the level of additional floodlighting that would need to be provided to remove the deficit of training provision in East Devon. Table 72 outlines the current pitch supply at rugby union club sites in East Devon.

Table 72: Rugby Site Breakdown – East Devon

Site Name	Sub Area	Security of Use	No. XV-a-side Pitches	Pitch Quality	Floodlit
Imperial Recreation Ground, Exmouth RFC	West	Secure	2	Standard	1
Oil Mill Lane - Exeter Athletic RFC	West	Secure	3	Standard	No
Raleigh Park Rugby Ground, Exmouth	West	Secure	1	Standard	No
Sidmouth RFC	Central	Secure	3	2x Standard / 1x Poor	1
The Blackmore, Sidmouth - Sidmouth RFC	Central	Secure	1	Standard	No
Honiton Rugby Club	East	Secure	2	1x Good / 1x Standard	1

page 166

- 7.14 There are 6 club sites in East Devon with a total of 12 grass pitches, however only 2 pitches, located at Imperial Rec Ground and Sidmouth RFC have sports lighting.
- 7.15 Due to this lack of sports lighting, there is a significant deficit of -25.15 MES for training capacity across East Devon which is predicted to rise to -35.65 MES based on future team growth. However, if the impact of housing development (Scenario 1) is also considered, then the training deficit could rise to -48.15 MES by 2042. Table 73 explores the level of floodlighting needed, using existing pitches to reduce training deficits on rugby club sites as much as possible.

Table 73: Supply and Demand Capacity Balance by Site if Additional Floodlight Installed (All Figures in MES)

Site	Sub Area	Number of Floodlit Pitches	Mid-Week Day/Training		
			Supply	Demand	Balance
Imperial Recreation Ground, Exmouth RFC	West	2	5.2	7.5	-2.3
Oil Mill Lane - Exeter Athletic RFC	West	2	5.2	4.75	0.45
Raleigh Park Rugby Ground, Exmouth	West	1	2.6	5.25	-2.65

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Site	Sub Area	Number of Floodlit Pitches	Mid-Week Day/Training		
			Supply	Demand	Balance
Sidmouth RFC	Central	3	7.2	8.5	-1.3
The Blackmore, Sidmouth - Sidmouth RFC	Central	0	0	0	0
Honiton Rugby Club	East	2	5.9	3.75	2.15
					-3.65

7.16 Table 73 suggests that to reduce the training deficit each site, there would be a requirement for a total of 10 floodlit pitches. However, this does not consider existing floodlit provision or the impact of training demand on match play capacity. A site-by-site analysis is below:

- **Imperial Rec Ground** – If the 2nd pitch on site had sports lighting, an additional 2.6 MES of training capacity would be created. However, although the deficit would be reduced, there would remain a shortfall of -2.3 MES for training. The site has been highlighted for consideration for the development of WR22 3G pitch provision, potentially catering for all of Exmouth RFC’s training demand. However, this may involve the loss of one grass pitch, significantly reducing the site’s capacity for rugby union match play. If 3G development is to take place on site, a secure usage agreement that allows some of the club’s match play demand to be met on the 3G surface would be required.
- **Oil Mill Lane** - The installation of sports lighting on 2 of the site’s 3 pitches would be adequate in meeting Exeter Athletic RFC’s training demand. However, this may result in a deficit of 1.7 MES for match play, as most pitch capacity will have been utilised meeting training demand.
- **Raleigh Park Rugby Ground** – If sports lighting was installed on the single pitch on site, 2.6 MES of training capacity would be created. However, there would remain a deficit of -2.65 MES for training on site, and match play shortfalls could be negatively impacted.
- **Sidmouth RFC** - Installation of sports lighting on the 2nd and 3rd pitch on site would result in a total mid-week training supply of 7.2 MES. However, this would not be adequate in catering for the total demand for 8.5 MES, leaving a shortfall of -1.3 MES. This site has also been proposed for the development of WR22 3G provision, which could support some of the club’s training demand, as well as leaving capacity for other football and rugby clubs. The remaining two pitches could adequately cater for the club’s match play demand.
- **Honiton RFC** – Although since the assessment section of the PPOSS, sports lighting has been installed on one grass pitch, providing sports lighting on both pitches would meet all training demand from the club, whilst leaving 2.15 MES of spare capacity. However, this would negatively impact the pitches capacity for weekend match play. Planning permission has been granted for a 11v11 equivalent 3G pitch at Honiton Community College, which will support some of Honiton RFC’s training demand.

7.17 Installation of this level of floodlighting would reduce the study area-wide training deficit from -25.15 MES to -3.65 MES.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

7.18 Table 74 below highlights how providing additional floodlighting of adult rugby union club pitches impacts both the current and future training capacity.

Table 74: Current Position for All Community Available Rugby Grass Provision – Impact of floodlighting

Area	Current Balance	Current Balance with Additional Floodlighting
	Training	Training
West	-14.9	-4.5
Central	-6.5	-1.3
East	-3.75	2.15
East Devon Study Area	-25.15	-3.65

7.19 Training shortfalls in the west sub area would be reduced from -14.9 MES to -4.5 MES, deficits in the central sub area would be lowered to -1.3 MES and 2.15 MES of spare capacity would be created at Honiton RFC in the east sub area.

Table 75: Future Position for All Community Available Rugby Grass Provision – Impact of floodlighting

Area	Projected Balance	Projected Balance with Additional Floodlighting	Housing Development Balance with Additional Floodlighting
	Training	Training	Training
West	-22.9	-12.5	-23.97
Central	-6.5	-1.3	-1.83
East	-6.25	-0.35	-0.95
East Devon Study Area	-35.65	14.15	-26.75

7.20 Table 75 highlights that by providing additional floodlighting, the future training deficit is able to be reduced from -35.65 MES to 14.15 MES. However, if housing development is taken into account, the shortfall of training provision will remain a significant -26.75 MES.

7.21 It is unlikely that all floodlighting suggested above will be delivered, however due to the significant current and future deficits of training provision, development should be considered at all sites.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 7.22 It should also be noted that enhanced pitch maintenance regimes would also be required, alongside the delivery of sports lighting, to ensure that the carrying capacity of grass pitches is maximised.
- 7.23 3G AGP development should also be considered wherever possible to help meeting training demand from affiliated rugby union clubs.

Scenario 16 – Additional grass rugby union pitch development in East Devon

- 7.24 This scenario aims to identify the additional provision or development required to reduce current and future deficits of both training and match play capacity.
- 7.25 Scenario 15 suggests that the development of sports lighting at each rugby union club site could reduce the training deficit across East Devon to -3.65 MES. This leaves a combined current match play and training deficit of -3.66 MES at club sites in the study area.
- 7.26 Scenario 14 suggests that if all grass pitches were improved by 1 quality increment, an additional 7.6 MES of capacity would be created, which in partnership with floodlight installation could reduce all current training and match play shortfalls in East Devon and create a small level of spare capacity.
- 7.27 However, as highlighted in Scenario 15, large scale installation of sports lighting across all sites is unrealistic, meaning that new grass pitch development may be required to reduce the shortfall of rugby union provision further. Although necessary, available space for additional pitch development at all rugby club sites is at a premium and will require significant initial costs as well as an increased maintenance responsibility for clubs.
- 7.28 However, new pitch development could be considered as part of large scale housing developments. Proposals for a new sports hub at Cranbrook include 2x senior rugby pitches, one of which will be floodlit. If these are good quality, an additional 3.3 MES of training capacity and 3.3 MES of match play capacity would be added to the supply.
- 7.29 As outlined in Scenario 3, proposals for a 10,000 dwelling development at Marlcombe would result in additional demand for 4.52 senior pitches. Although, these may not be delivered immediately, any future development of rugby pitches on site will contribute to the reduction of the future training and match play deficits in the west sub area and across East Devon.
- 7.30 3G development would also help to alleviate shortfalls, if adequate access is provided for rugby union clubs. Although training demand could be met on 11v11 sized AGPs, if they are to be used for match play, surfaces are required to be World Rugby compliant and as well as meet the size requirements for XV-a-side rugby union.
- 7.31 Considering all of the above, a combined approach should be taken, utilising grass pitch quality improvements, sports lighting installation, and grass/3G pitch development.

Scenario 17 – Use of 3G provision by affiliated rugby clubs

- 7.32 There is currently one WR22 compliant 3G pitch in East Devon, which is a 7v7 sized pitch, located at Exmouth Community College in the west sub area. However, the pitch caters for no rugby union demand due to its size and demand for it by football teams.
- 7.33 Analysis in the assessment document, in identified a current mid-week training demand for 3G pitches of 38.85 hours by rugby union clubs in East Devon. 23.35 hours of this are in the west, 9.5 in the central sub area and 6 hours in the east. As there are 18 hours of peak time usage on 3G pitches Monday-Friday, this suggests a requirement for:
- **West Sub Area** – 1.3 full size equivalent 3G pitches
 - **Central Sub Area** – 0.5 full size equivalent 3G pitches
 - **East Sub Area** – 0.3 full size equivalent 3G pitches
- 7.34 The future analysis carried out in the assessment document, alongside the housing development demand projections in Table 4, identified an additional future demand for
- **West Sub Area** – 23.47 hours midweek / 18.11 hours weekend
 - **Central Sub Area** – 0.53 hours mid-week / 0.49 hours weekend
 - **East Sub Area** – 4.35 hours mid-week / 2.76 hours weekend.
- 7.35 Based on a 3G pitch having 34 peak time hours, future growth of rugby union requires an additional 1.2 3G pitches in the west and 0.2 in the east. If all future generated training and match play demand is met on 3G AGPs, there will be a total demand, for rugby union clubs only of:
- **West Sub Area** – 2.5 full size equivalent 3G pitches
 - **Central Sub Area** – 0.5 full size equivalent 3G pitches
 - **East Sub Area** – 0.5 full size equivalent 3G pitches
- 7.36 The priority for rugby union clubs is to secure access to appropriate 3G pitch provision in the west sub area. Development proposals at Imperial Rec Ground would cater for some rugby demand, mainly by Exmouth RFC, but any development is likely to require football usage to ensure its financial sustainability. This means that access to other 3G provision in the west sub area would be necessary to meet the needs of Exeter Athletic and Withycombe RFC. Securing use of the proposed development of WR22 compliant pitch at Cranbrook should also be a priority.
- 7.37 In the central sub area, some training demand from Honiton RFC will be met on the new 3G pitch at Honiton Community Centre.
- 7.38 There are proposals in the east sub area for the development of 3G provision at Sidford Recreation Ground (Sidmouth RFC), which if WR22 compliant could meet the needs of both the rugby club and football club who use the site, if usage agreements are secured.

Rugby Union Recommendations

1. Development of additional floodlighting at key rugby union club sites. Priority should be to install floodlighting at sites where it can deliver the biggest impact most effectively and where there is the largest need.
2. Improve grass pitch quality on all grass pitch sites where possible.
3. Consider the development of additional grass pitch provision where possible. However, this may be required to be off-site with priority given to proposals at Cranbrook and the future Marlcombe.
4. Consider and support the development of WR22 compliant 3G provision to help meet rugby training demand.
5. Explore the potential for investment into ancillary facilities.
6. Protect the existing supply of grass rugby union provision, in line with Sport England's Playing Field Policy and paragraph 104 of the NPPF.

8. Hockey Stage D Findings

- 8.1. To help develop the recommendations/actions and to understand their potential impact, several relevant scenario questions are tested against the key issues in this section, resulting in sport specific recommendations.

Hockey – Sand-based Pitch Summary Key Issues

- There is a total of 5 full size AGPs in East Devon that are suitable for Hockey, however only 4 offer community use as CTCRM is not available to the community. There is no security of tenure at any site for hockey clubs in East Devon.
- There are 3 hockey clubs located within East Devon; East Devon & Exe HC, Sidmouth and Ottery HC and Honiton Hornets. East Devon & Exe are largely based outside of the study area in Exeter.
- Sidmouth Leisure Centre does not have sports lighting, limiting capacity for hockey on site. Exmouth Community College is the only sand-based pitch rated as good quality, with all other AGPs rated as standard apart from CTCRM which is poor quality
- There is a lack of capacity on hockey-appropriate AGPs to meet hockey club demand, alongside football club training demand.
- There is a deficit of adequate hockey facilities and future demand driven by population growth and EH participation increases will be unable to be met on the current stock of pitches accessible to the community. If East Devon & Exe HC return to the study area, capacity for the growth of hockey clubs will be further restrained.

Scenario 18 – Exploring the impact of the relocation of East Devon & Exe Hockey Club back to the East Devon study area

- 8.2. East Devon & Exe HC mainly utilise facilities, outside of the study area, at St Peter's School and St James School in Exeter city. Only 1 hour of the club's demand is met within the study area at Exmouth Community College.
- 8.3. Due to challenges in operating across 3 sites, pitch quality issues at both schools in Exeter and lack of capacity due to football demand, the club has identified aspirations to return to East Devon and ideally consolidate all activity on one site.
- 8.4. The club has a total of 24 teams and 212 junior members, as shown in Table 76, and require access to a sand-based AGP for a total of 31 hours a week (Table 77).

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Table 76: East Devon & Exe Hockey Club Team and Membership Numbers

Club Name	Team Numbers							
	Men	Women	Mixed	Masters Male	Masters Female	Junior Male (membership no.)	Junior Female (membership no.)	Total
East Devon & Exe Hockey Club	5	6	1	0	2	4 (101)	6 (111)	24

Table 77: East Devon & Exe Hockey Club – Weekly Demand

Club	Weekly AGP Hours Required in East Devon		
	Midweek Training	Weekend Match Play/Training	Total
East Devon & Exe Hockey Club	16	15	31

page 173

- 8.5. Table 78 shows that there is no mid-week capacity on any site in East Devon, other than 5 hours at Colyton Leisure Centre, meaning that the hockey club cannot currently relocate training demand back to the study area.
- 8.6. As the majority of the hockey club’s senior match play takes place on a Saturday, there is inadequate capacity on current facilities to meet their demand, and much of the available time is not actually accessible. The pitch at Sidmouth Leisure Centre is not floodlit, meaning that there are limited daylight hours, even at weekends, and is used at peak times by Sidmouth and Ottery Hockey Club. Ottery Leisure Centre has 2 hours available on Saturdays and 4 on Sundays, however the pitch is also used by Sidmouth and Ottery HC for 10 hours peak time during weekends, meaning access to appropriate slots for East Devon & Exe HC would be challenging. There is spare weekend capacity for match play at Exmouth Community College that could be utilised.
- 8.7. However, to create adequate capacity for East Devon & Exe HC to return to the study area, additional pitch development or the installation of sports lighting at Sidmouth Leisure Centre is required.

Table 78: East Devon Site Capacity Positions – Hockey

Site name	Supply (Peak Period Hours)			Demand (Hours: training and matches)			Balance (hours)		
	Week	Sat	Sun	Week	Sat	Sun	Week	Sat	Sun
Exmouth Community College	18	8	8	18	0	0	0	8	8

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Site name	Supply (Peak Period Hours)			Demand (Hours: training and matches)			Balance (hours)		
	Week	Sat	Sun	Week	Sat	Sun	Week	Sat	Sun
Ottery Leisure Centre	18	8	8	18	6	4	0	2	4
Sidmouth Leisure Centre	0	5	5	0	2	1	0	0	4
Colyton Leisure Centre	18	0	0	13	0	0	5	0	0
Totals							5	10	16

- 8.8. As part of their neighbourhood development plan, Broadclyst Parish Council has identified Clyst Vale Community College as a potential site for the development of community sports hub. Early feasibility work undertaken proposed the inclusion of a full-sized sand-based AGP alongside ancillary provision.
- 8.9. The club are supportive of the proposals for the community sports hub as although they may still require a small amount of access to Exmouth CC for overspill match play and school outreach, it would allow the majority of their demand to be met on site and therefore provide opportunities for the club to develop. Delivered alongside upgraded grass pitch provision and resurfaced netball courts, the collective development would ensure that the local community has adequate access to high quality facilities.
- 8.10. Without additional development, there is no opportunity for all demand from hockey clubs in East Devon to be met within the study area. Therefore, consideration should be given to the proposed sports hub development at Clyst Vale Community College and/or the installation of sports lighting at Sidmouth Leisure Centre.

Scenario 19 – The installation of sports lighting at Sidmouth Leisure Centre

- 8.11. Sidmouth Leisure Centre has a poor quality sand-based AGP, that does not have sports lighting. As a result, it cannot cater for mid-week training demand from hockey and football clubs throughout the winter, and match play capacity at weekends is also limited.
- 8.12. A full size pitch with sports lighting can provide 34 hours per week of peak time capacity, however because of its limitations, Sidmouth Leisure Centre can only offer 10; 5 hours on Saturdays and 5 on Sundays. As well as limiting opportunities for community sports clubs, lack of sports lighting also has a significant impact on its financial sustainability.
- 8.13. Both East Devon & Exe HC and Sidmouth & Ottery HC have expressed difficulty in operating effectively across a number of sites, as well as challenges in accessing adequate training time during peak times Monday – Friday.

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 8.14. If sports lighting was installed at Sidmouth Leisure Centre, an additional 18 hours of mid-week training capacity and 6 hours of weekend match play capacity would be added to the supply of sand-based AGPs in East Devon.
- 8.15. Sports lighting on site will also likely result in the pitch meeting demand from affiliated football clubs, due to the lack of 3G provision in the study area. Although priority access should be given to hockey clubs, football demand will ensure the financial viability of the pitch.
- 8.16. The installation of sports lighting at Sidmouth Leisure Centre, dependent on planning permission, should be a priority to ensure the future sustainability of the site and provide additional capacity for hockey and multi-sport activities in East Devon.

Scenario 20 – The impact of the increased growth of junior participation in Hockey

- 8.17. As agreed with England Hockey, the assessment document used a growth rate of 5% for each age group to establish the future demand for hockey in East Devon. However, due to successful promotion of the sport, increased participation pathways and elite success, growth in junior participation is thought to be ahead of this. This scenario looks at the impact of a 20% growth in boys 11-13, girls 11-13 and mixed 5-10 year old membership.

Table 79: 20% increase in junior hockey membership

Sport and Age Groups	No. of members	20% growth	Projected number of members
Hockey Junior Boys (11-13yrs)	62	12	74
Hockey Junior Girls (11-13yrs)	60	12	72
Hockey Mixed (5-10yrs)	125	25	150
Total	247	49	296

- 8.18. The increased growth of junior hockey, will lead to 49 additional members, resulting in a total junior membership of 296.
- 8.19. The vast majority of current junior members are affiliated to East Devon & Exe, who cannot meet the current demand for training from their teams and membership base. Junior training currently takes place for 1 hour a week at Exmouth Community College, at which over 100 juniors are catered for. This is not an effective or sustainable way of nurturing youth and alternative and additional provision is already required, without the additional membership identified in Table 79.
- 8.20. Securing access to additional mid-week and weekend time on sand-based AGPs is vital to ensure that juniors have the opportunity to experience hockey in a safe and inspiring way. This should be achieved through the development of additional pitch provision at Clyst Vale Community College or the installation off sports lighting at Sidmouth Leisure Centre.

Scenario 21 – Securing tenure for hockey clubs on existing unsecure sites

- 8.21. Although there are 3 sites utilised by hockey clubs in East Devon, none of Exmouth Community College, Ottery Leisure Centre or Sidmouth Leisure Centre offer security of tenure for clubs. East Devon & Exe Hockey Club do not have security of tenure on the pitches they access outside of the study area either.
- 8.22. If access to any pitch currently used to meet hockey demand is lost, it will have a hugely negative impact on one or multiple clubs in East Devon. There is no capacity on other provision in the study area, and club consultation and information provided by England Hockey suggests that there is no capacity on appropriate pitches in the surrounding areas.
- 8.23. The significant shortfall of 3G AGPs in the study area, increases demand for sand-based AGPs from community football clubs and results in major accessibility challenges for hockey clubs in accessing appropriate surfaces. Exmouth Community College is fully booked at peak times Monday – Friday, despite only being utilised for hockey activity for 1 hour a week.
- 8.24. Securing long-term community use agreements with set times and availability for hockey clubs is vital in ensuring that clubs can cater to the demand of their membership, to reduce the potential for current shortfalls of hockey to worsen, and to ensure that hockey clubs in East Devon are not displaced.

page
176

The impact of 3G development on sand-based AGPs

- 8.25. If football demand was lost from Ottery Leisure Centre, an additional 13.5 hours of peak time capacity would be created, providing opportunities for Honiton Hornets HC and Sidmouth and Ottery HC to expand.
- 8.26. Unlike some sports, hockey can only be played competitively on sand or water based Artificial Grass Pitches (AGPs). Water based AGPs are not common and only found at elite sites, whereas sand based/sand dressed AGPs can be found on secondary school sites, leisure centres and higher education establishments.
- 8.27. Its popularity on education sites is due to the surface being able to be used for several sports to be played and taught. However, a large majority of these facilities did not financially plan to replace the surface, or carpets as they are known. A carpet has roughly a 12–15-year life span dependant on use and maintenance.
- 8.28. Since the introduction of the 3G surfaces, and its popularity with football, schools in particular have seen this as a way of replacing their tired carpets with 3G pitches and generating money from the hire to football clubs/ commercial football providers. This is at the expense of hockey, and in some areas in England, hockey players are travelling over 40 minutes to get to a suitable AGP (in some cases this is doubling the travel time). Additionally, because of the conversion to 3G surfaces some local authorities no longer have hockey teams playing within their areas and they have been displaced to different areas or had to disband all together.

East Devon District Council

Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

- 8.29. The 3G surface is limited in the range of sports which can be played or taught on it and has a range of piles. Those proposing to change the carpets should take advice from the appropriate sports' NGB or refer to Sport England's guidance on artificial grass pitches ([Sport England - Outdoor Surface Guidance](#))
- 8.30. Due to the impact on hockey, it is appropriate to ensure that sufficient sand based AGPs are retained for the playing development of hockey within the local authority administrative area. To that end, a change of an Artificial Grass Pitch's surface or carpet will require a planning application, and as part of it the applicants will have to show that there is sufficient AGP provision available for hockey in the locality if the surface is changed. Otherwise planning permission will not be granted. Advice from Sport England and England Hockey should be sought prior to any planning application being submitted. On education sites, curricular hockey should also be considered, even if there is no use from hockey clubs, as this plays an important role in introducing players to the sport and generating demand.
- 8.31. It should also be noted that if a surface is changed, it could require the existing sports lights to be changed and in some instances noise attenuation measures may need to be put in place.
- 8.32. During the consultation it was identified that several football clubs in the study area were using sand AGPs for their midweek training, due to a lack of 3G pitch provision. Should 3G pitch demand be met through delivery of the Action Plan, this could help create additional midweek capacity for hockey clubs to grow

page 177

Hockey Recommendations

1. Consider the development of a full size sand-based AGP as part of the proposed sports club at Clyst Vale Community College
2. The installation of sports lighting at Sidmouth Leisure Centre sand-based AGP
3. Ensure security of use for hockey clubs on all sites currently utilised for club, community and school activity
4. Protect all existing sand-based AGP provision, in line with Sport England's Playing Field Policy and paragraph 104 of the NPPF.

9. Tennis Overview

Table 80: Key PPOSS Findings for Tennis in East Devon

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	<p>There are 98 courts across 35 sites in the EDDC study area, 17 of which are LTA registered. 40 of these courts are located in the west sub area, 35 are in the central area and 23 in the east.</p> <p>80 courts are available to the public. However, there are courts on un-registered sites and education campuses that either do not allow community access or prioritise other sports such as netball, meaning there is no tennis activity.</p> <p>42 of courts are floodlit, accounting for 43% of the total supply. Although 79% of these courts are theoretically available to the community, only LTA registered venues provide effective operating models, online to court journeys and financial sustainability.</p> <p>There is a total of 1,536 members of clubs in East Devon, whilst 2,980 people play tennis at least twice every 28 days and 8,939 play at least once per year. 476 people are members of tennis clubs in the west sub area, 810 members are located in the central sub area, and the east sub area accounts for 250. The high membership figures in the central sub area are influenced by large memberships at both Budleigh Salterton Games Club (202) and Sidmouth Tennis Club (275).</p>
Is there enough accessible and secured community use provision to meet current demand?	<p>Club sites in East Devon are operating at 68% of their maximum capacity, whilst publicly available courts are operating at around 48% of their total operational capacity. This level of utilisation is marginally below the national average according to the LTA data.</p> <p>Both the club and recreational analysis suggests that there is adequate tennis provision in East Devon. However, if the analysis only considers the 3 LTA registered parks sites, then publicly available courts are currently operating at 86% of their maximum capacity.</p>
Is the provision that is accessible of sufficient quality and appropriately maintained?	<p>14 out of 35 sites are rated as excellent or good quality. 3 of these sites are in the west sub area, 5 in the central area and 6 are in the east.</p> <p>11 sites are classed as standard quality, of which the west and central sub areas have 4 each and the east sub area has 3.</p> <p>9 sites in East Devon are rated as poor. 4 of these are in the west, 2 in the central sub area and 3 in the east sub area. Winslade Park is classed as unplayable and cannot offer any capacity for tennis activity.</p>
What are the main characteristics of the future supply and demand for provision?	<p>If participation continues to grow in line with population the playing population will increase by 16.8%. This means that club sites across East Devon are estimated to be operating at 79% of their maximum capacity. However, there is disparity between the sub areas, with the west predicted to be at 62% capacity, the central area at 99% capacity and the club sites in the east are likely to be operating at 73% of maximum capacity.</p> <p>Demand for public courts will also increase by 334 sessions (hours) per month, bringing the utilisation of public courts to 56% by 2042.</p>

East Devon District Council
Playing Pitch and Outdoor Sport Strategy – Strategy and Action Plan

Key Question	Analysis
Is there enough accessible and secured community use provision to meet future demand?	<p>Although club sites in East Devon are expected to be at 79% of their maximum capacity by 2042, there is a significant over-subscription at 6 out of 14 clubs, the worst of which are East Budleigh Tennis Club (250%) and Whimble Tennis Club (205%).</p> <p>Although demand for public courts is likely to increase in line with population growth, there is still predicted to be 44% of the total capacity available for community use by 2042. However, if non-LTA registered venues are removed from the analysis due to their inability to provide effective community access, then the 3 remaining venues will be operating at 100% of their maximum capacity with no room for further development.</p> <p>All indoor and outdoor tennis facilities should be protected and cannot be considered as potential sites for new padel development or any other change of use.</p>

Recommendations for Tennis

1. To retain and sustain all tennis courts regardless of quality or utilisation.
2. To maintain high quality accessible tennis through effective operating models at Phear Park, Seafeld Gardens & Coburg Gardens. Review court quality issues at Phear Park & Seafeld Gardens.
3. Improve park tennis provision with high quality facilities and financially sustainable operating models. Priority sites include Winters Lane, Peace Memorial Playing Fields, Broadclyst Rec Ground, Honiton Tennis Courts and Kilmington Tennis Club.
4. Reinstate Winslade Park (as above) as a key strategic location for park tennis.
5. Review court quality, lighting provision and accessibility of courts at Cranford Sports Club.
6. Secure long-term community use agreement at Cranbrook Education Campus.
7. Increase the number of floodlit courts where demand is evident. Cranbrook Education Campus being a priority site.
8. To ensure tennis demand is considered in relation to future housing developments and population growth.
9. Secure lease agreements for clubs, with a particular focus on Seaton Tennis Club.

10. Padel Overview

Table 81: Key PPOSS Findings for Tennis in East Devon

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	There are 8 courts across 2 EDDC study area. 6 of these are located at City Padel Exeter (Clyst St Mary), which is an LTA registered venue and there are 2 temporary courts at Woodbury Park Hotel.
Is there enough accessible and secured community use provision to meet current demand?	Based on LTA calculations, it is estimated that East Devon could sustain 12.8 courts
Is the provision that is accessible of sufficient quality and appropriately maintained?	All courts are of good or excellent quality, however the 2 courts at Woodbury Park Hotel are temporary installations
What are the main characteristics of the future supply and demand for provision?	If future population figures are accurate, East Devon could effectively sustain 14.6 padel courts by 2042.
Is there enough accessible and secured community use provision to meet future demand?	Development of additional padel facilities is necessary to cater for increasing demand. However, new courts should never replace existing indoor or outdoor tennis courts.

page 180

Recommendations for Padel

1. Work towards a minimum of 11 courts across East Devon to meet demand based on LTA data.
2. Ensure even geographical spread of facilities is evident
3. Ensure courts meet the needs of the local community through robust community use agreements.
4. Ensure padel courts do not replace existing indoor or outdoor tennis provision.

5. The development of padel courts should be, where possible, covered doubles courts.

11. Netball Overview

Table 82: Key PPOSS Findings for Netball in East Devon

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	<p>Education owned sites provide 80% all netball courts in East Devon, 7% are located on local authority sites, 7% on commercially owned sites and 6% are owned by community organisations.</p> <p>There are 15 courts located in the west sub area, 8 in the central sub area and 7 in the east sub area.</p> <p>A total of 9 courts are floodlit, of which 6 are in the east sub area and 2 are in the west. However, the 2 floodlit courts in the west are located at Cranford Sports Club which currently does not cater for any netball demand,</p> <p>Courts at Cranbrook Education Campus (west) although recently resurfaced, require sports lighting to ensure year round netball activity is possible. Although the site has previously catered for a range of league and club netball; all activity is now displaced to Exeter.</p> <p>There are 20 netball clubs in the study area utilising outdoor netball provision, as well as a major league that utilises Honiton Leisure Centre.</p>
Is there enough accessible and secured community use provision to meet current demand?	<p>Although there are a number of sites available to the community that are not currently utilised by netball clubs, lack of sports lighting on outdoor courts means that they cannot effectively meet demand for outdoor netball activity in the mid-week.</p>
Is the provision that is accessible of sufficient quality and appropriately maintained?	<p>The only 2 courts of good quality are located at Honiton Leisure Centre, however the paint used for line markings is not of an appropriate standard and creates a health and safety issue. There are 15 standard courts and 13 poor courts in the study area.</p>
What are the main characteristics of the future supply and demand for provision?	<p>Current trends based on club consultation show that participation in Netball is increasing throughout the study area. There are thriving netball leagues and clubs and demand is likely to grow through the effective implementation of participation initiatives and recent success at the elite major tournaments.</p> <p>There are facility development proposals at both Honiton Leisure Centre and Cranbrook Education Campus, for the resurfacing of courts at Honiton, the covering of outdoor provision at Honiton and the installation of sports lighting at Cranbrook. Both developments would provide additional opportunities for netball to grow and for displaced demand to return to the study area.</p>

Key Question	Analysis
Is there enough accessible and secured community use provision to meet future demand?	Although there is spare capacity on outdoor courts in East Devon, there is a lack of floodlit courts to support outdoor mid-week training and match play demand in the study area.

Recommendations for Netball

1. Protect existing quantity of netball courts. Responsibility of EDDC, Sports Club, Facility Owners.
2. Consider the development of additional floodlit outdoor courts to support mid-week training and match play demand, including the development of a Football Foundation Playzone in Ottery St Mary.
3. Support the court resurfacing and covering of courts at Honiton Leisure Centre and the installation of sports lighting at Cranbrook Education Campus.
4. Engage further with England Netball and the LTA to agree an appropriate decision on the resurfacing of netball courts at Cranford Sports Club.
5. Ensure club future demand can be accommodated through existing indoor provision and supplemented through existing supply of outdoor courts, working with facility owners/managers to provide both indoor and outdoor netball. Responsibility of England Netball, EDDC and Sports Clubs where appropriate.
6. Ensure that any large housing developments provide for netball where necessary, and need is assessed by use of Sport England’s Assessing Needs and Opportunities Guidance (ANOG). Ideally, new netball development should be located as close to the housing development as possible, however it may be more appropriate for additional provision to be provided at existing club or school sites.

12. Outdoor Bowls Overview

Table 83: Key PPOSS Findings for Bowls in East Devon

Key Question	Analysis
What are the main characteristics of the current supply and demand for provision?	There are currently 11 sites across East Devon with 13 greens. There are 11 clubs in the EDDC area with a total estimated membership of 778 people.
Is there enough accessible and secured community use provision to meet current demand?	All 10 sites in the study are secured for community use, and based on membership figures provided by Bowls England, consultation and Active Lives participation rates, it likely that there is spare capacity for new bowls demand on all greens.
Is the provision that is accessible of sufficient quality and appropriately maintained?	Of the 13 greens, 9 were rated as good quality and 4 were rated as standard. Maintenance of all greens is of a good standard.
What are the main characteristics of the future supply and demand for provision?	Future population projections indicate a potential 523 additional players by 2042. Any future growth in demand can be satisfied with the current green stock and is likely to have little impact on the supply and demand balance in the study area.
Is there enough accessible and secured community use provision to meet future demand?	The potential increase in demand of 523 participants by 2042 is able to be met by the current green and club supply.

page 183

Recommendations for Outdoor Bowls

1. Protect existing quantity of all facilities. Responsibility of EDDC, Sports Club, Facility Owners.
2. Support grounds staff to review quality issues on greens to ensure appropriate quality is achieved at sites assessed as standard and sustained at sites assessed as good. Responsibility of Bowls bodies, EDDC and Sports Clubs where appropriate.
3. Ensure club future demand can be accommodated on existing supply of greens. Responsibility of Bowls bodies, EDDC and Sports Clubs where appropriate.
4. Work with clubs to support development and growth of the sport.

13. Summary of Recommendations

Table 84: Summary of Recommendations

Objective	Recommendation
<p>OBJECTIVE 1: To protect the existing supply of outdoor sports provision to meet current and future needs</p>	<ul style="list-style-type: none"> • Recommendation 1: Ensure, that all existing outdoor sports facilities are protected through the implementation of local, national and Sport England planning policy; • Recommendation 2: Secure tenure and access to sites for participation-focused development clubs, through a range of solutions and partnership agreements; and • Recommendation 3: Ensure continued use of education facilities where there is a need, these should have long-term security agreements where possible.
<p>OBJECTIVE 2: To enhance outdoor sports provision and ancillary facilities through improving quality and management of sites</p>	<ul style="list-style-type: none"> • Recommendation 4: Improve quality of playing pitches and ancillary facilities; • Recommendation 5: Work with facility owners, operators and sports clubs to ensure there is an appropriate maintenance regime and all pitches being improved. • Recommendation 6: Secure external funding in partnership with other stakeholders; and • Recommendation 7: Secure developer contributions.
<p>OBJECTIVE 3: To provide new outdoor sports facilities where there is current or future demand to do so</p>	<ul style="list-style-type: none"> • Recommendation 8: Identify opportunities to add to the overall stock to accommodate both current and future demand; and • Recommendation 9: Rectify quantitative shortfalls through the current stock. • Recommendation 10: develop facilities in the area of greatest demand to minimise travel time for residents.

Action Plan

- 13.1. The Sport Specific Action Plan Appendix 2 provides individual sport recommendations and individual site recommendations by geographic area and reflect the outcomes of the scenarios and identified quantitative and quality improvements identified in the assessment report and strategy document of this report.
- 13.2. The Sport Specific and Individual Site Action Plans are given timescales to deliver:

Short Term Delivered against or worked towards within three years (ahead of the first full review of the PPS);	Medium Term. Delivered within 6 years; and	Long Term. No specific date – In many instances the action is an aspiration and is general support for clubs or other bodies to progress with and is not an action the Council or the Playing Pitch Steering Group have control over.
---	---	--

- 13.3. The strategic actions within Appendix 2 have also been ranked as low, medium, or high based on cost. These are based on Sport England’s estimated facility costs. The range in which these sit are:

(L) - Low - less than £50k	(M) - Medium - £50k-£250k	(H) - High £250k and above
-----------------------------------	----------------------------------	-----------------------------------

- 13.4. In addition to using the planning system to lever in developer contributions, it is recognised that external partner funding will need to be sought to deliver much of the action plan because there are many competing demands for developer contributions and the funding available is unlikely to be sufficient to meet the identified projects. Although seeking developer contributions in applicable situations and other local funding/community schemes could go some way towards providing for new residents and could contribute towards meeting existing deficiencies and/or improving provision, other potential/match sources of funding will need be investigated e.g. look to apply for grants and work with NGBs and Sport England to seek partnership funding for several projects.
- 13.5. It is important that the PPS Steering Group keep this strategy alive and the District Council use it to make informed investment and planning decisions. This will be achieved by:
- Monitoring the delivery of the recommendations and actions;
 - Providing up to date annual supply and demand for pitch stock; and
 - Addressing changing trends and formats for the different pitch sports as they develop and monitoring participation of these changes and trends.

page 185

Disclaimer

Forecasts and recommendations in any proposal, report or letter are made in good faith and on the basis of the information before the Company at the time. Their achievement must depend, among other things, on effective co-operation of the Client and the Client's staff. In any consequence, no statement in any proposal, report or letter is to be deemed to be in any circumstances a representation, undertaking, warranty, or contractual condition.

**© 2026 Strategic Leisure Limited
All rights reserved**



Report To: Leisure Strategy Delivery Forum

Date of Meeting 23rd June 2026

Heading/Title: Cranbrook Leisure Centre

Cabinet Member(s): Cllr Nick Hookway / Cllr Todd Olive

Director/Assistant Director: Andy Wood / Tim Child

Author and Directorate: Mike O'Mahony, Place, Assets and Leisure

Contact Details mike.o'mahony@eastdevon.gov.uk

Key decision: No

If a Key Decision has it appeared on Forward Plan

Document classification: Part A Public Document

Exemption applied: Para 3 Schedule 12A Information relating to the finance or business affairs of any particular person

1. Background

- 1.1 The Leisure Delivery Forum requested in April 2025 that regular updates are received on the progress with the Cranbrook Leisure and Wellbeing Centre, part of Cranbrook Leisure, Health and Wellbeing project.
- 1.2 The project is now progressing at pace with a second Public Consultation currently underway and the RIBA Stage 3 Design approaching completion. The completion of the RIBA stage 3 design will allow a Planning Application to be submitted in Summer 2026.
- 1.3 In parallel with the design, a procurement exercise has been undertaken to appoint a Contractor under a two stage Design and Build procurement route. The first stage tender has been awarded and the Contractor is now working with the EDDC and Consultant Team under a Pre Construction Services Agreement. The latest developments are set out in the report.

2. Recommendations/Decision

- 2.1 That the Forum notes the progress being made by the Cranbrook Leisure Centre Project Team.

3. Reasons for Recommendations/Decision

- 3.1 To enable progress to be made on the delivery of a leisure centre for Cranbrook in order to provide the services and facilities necessary to support the growing town and its community.

4. Options

- 4.1 Include details of Options considered or rejected when making a recommendation.

5. Relevance to Council Plan/priorities

- 5.1 Set out how report links to the Council Plan/priorities:

- A supported and engaged community that has the right homes in the right places, with appropriate infrastructure
- A sustainable environment that is moving towards carbon neutrality and which promotes ecological recovery.
- A vibrant and resilient economy that supports local business, provides local jobs and leads to a reduction in poverty and inequality.
- A well-managed, financially secure and continuously improving council that delivers quality services

- 5.2 Indicate how the recommendations/decision contributes to the delivery of the Council Plan and its priorities

A supported and engaged community that has the right homes in the right places, with appropriate infrastructure

- Deliver our Leisure Strategy and action plan to improve access for residents to leisure facilities within the district.

A well-managed, financially secure and continuously improving council that delivers quality services

- Implement the Financial Sustainability Model to identify service costs, enhance performance, drive efficiencies, savings, and maximize income, ensuring the Council's budget remains balanced.

6. Current Status

- 6.1 The Project team have been progressing on a number of areas. The latest developments are:

- Second Public Consultation event underway, providing feedback on the first event held in early 2026.
- Contractor Procurement undertaken and a Pre Construction Services Agreement under a two stage design and build procurement route.
- RIBA Stage 2 design and cost plan completed and signed off.
- RIBA Stage 2 BREEAM Submission made.
- RIBA Stage 3 design and cost plan approaching completion.

- Ecology surveys continue.
 - Ground Investigation survey completed.
 - Other site surveys ongoing
 - Risk management ongoing.
 - Programme updated.
 - Engagement with Sport England ongoing.
 - Engagement with DCC in regard to their facility and its inclusion within the Leisure facility.
- 6.2 It should be noted that NHS Devon are currently progressing work on a business case for the health facility, which is a key component of the Cranbrook Leisure, Health and Wellbeing Campus and Council Officers and Members are involved in that project. This work is not progressing at the same pace as the Leisure project.
- 6.3 In addition to the development of designs, the Cranbrook Plan DPD identifying a leisure centre as being a key facility in Cranbrook, the Council's Leisure and Built Facilities Strategy was approved in October 2022 and also contains within it, a recommendation for a leisure centre in the town, to include a 6 lane, 25m swimming pool, learner pool, health and fitness studio, 4 court sports hall and 2 studios as a minimum. This has now been updated with an addendum to reflect the latest population and leisure industry guidelines.

7. Next Steps

- 7.1 The most immediate steps include the completion of the RIBA Stage 3 design and cost planning process, allowing submission of a Planning Application in Summer 2026 and the progression of the design into more levels of detail.
- 7.2 The programme as developed for Cranbrook Leisure Centre is highly accelerated, and as such it is very important that key decisions are made in a timely manner to allow the pace to be maintained.
- 7.3 Additional surveys will be commissioned over the coming period together with further design activity.

8. Funding

- 8.1 The team are currently working to deliver to the budget agreed by Council on 15th October 2025.
- 8.2 A funding strategy and Business Case is being developed in regard to the capital required to allow the construction of the facility.
- 8.3 The first two outline planning applications for the expansion of Cranbrook have been approved and both secure some funding for the pooled category 4 contributions (the infrastructure category that both the leisure centre and health and wellbeing project fall under). There are resolutions to approve a further three outline planning applications and live applications for approximately 550 homes at the Grange expansion area. Together, these applications make up the vast majority of the allocated expansion area land.

- 8.4 In addition to the s106 monies, together with Exeter City Council, the council has Sport England Place Partnership status. Being part of this programme provides the opportunity for capital funding bids that are exclusive to Place Partners. Bids for external grant funding are often most likely to be successful if a project is 'shovel ready'; this further enhances the imperative nature of progressing the leisure centre project. Officers are currently engaging with Sport England and will make a bid for funding when adequate information is available to allow this to be fully considered.

9. Leisure Delivery Review

- 9.1 On a parallel path, a Leisure Officer Working Group has also been established to inform the Leisure Management arrangements for the future.
- 9.2 The Cranbrook Leisure programme and the Programme for the Leisure Review are now shown together to allow interrelationships to be clearly identified.

10. Financial Comments/Implications

- 10.1 The recommendations in the report at this stage have no direct financial implications that have not already been considered by Cabinet. The funding strategy and business case will be key documents, within the next steps, to fully understand the funded position and the funding gap that needs to be addressed if a leisure centre is to be provided in Cranbrook.

11. Legal Comments/Implications

- 11.1 As this is an update report only, there are no substantive legal issues directly arising.

12. Risk Implications

- 12.1 At this stage the overall risk is considered to be low as there is currently no commitment to capital expenditure for the build, however, a commitment has been made to fund fees for the advancement of design.

13. Equality Implications (Public Sector Equality Duty)

- 13.1 Any new Leisure Centre needs to be designed to be accessible for all people and groups. Careful consideration of accessibility and the scope and range of services and facilities provided will need to be made. A full equalities impact assessment will be completed as part of the Leisure Centre project initiation

14. HR and Workforce Implications

- 14.1 As this is an update report only, there are no substantive HR issues directly arising.

15. Community Safety Implications (Crime and Disorder)

- 15.1 As this is an update report only, there are no Community Safety implications issues directly arising.

16. Climate Change Implications

- 16.1. The Project has been registered with BREEAM v6. Multiple BREEAM workshops have been held to determine and agree the most suitable credits to target. At the current time we are above 75 points which is well within the Excellent score parameters targeted.
- 16.2 Essentially, BREEAM ensures that construction projects are designed, built, and operated to high environmental, health, and sustainability standards.

17. Health & Safety and Health & Wellbeing Implications

- 17.1 This project is based upon a facility mix and specification that will incorporate all the best industrial standards in design, build, operation and maintenance. This will be consistently applied by consultants commissioned by the Council to provide that assurance and contractors appointed who will absorb that liability.
- 17.2 The facility is a wellbeing hub and is designed with the end user in mind – a fully accessible community venue that will seek to encourage use from the whole community to partake in activities that promote their physical and mental wellbeing. There have been several local studies and consultation to shape the needs of the community that the facility will aim to provide for.

18. Procurement and Social Value implications

- 18.1 The [Public Services \(Social Value\) Act](#) came into force on 31 January 2013. The Act requires public authorities to consider how the services they commission and procure might improve the economic, social, and environmental well-being of their area.
- 18.2 As part of this development, the Cranbrook Project Team have undertaken :
- Consultation with the Community to gather input on what facility mix they would like to see in the centre such as swimming pools, fitness gym and studios and soft play area.
 - Appointment of contractors that promotes local employment and social value initiatives for the design and construction of the site.
 - Dialogue with the design and construction teams to source (where possible and economically feasible) materials to promote environmental sustainability.
 - Dialogue with Sport England and Designers to ensure that the centre will be designed to be accessible to people of all ages and abilities, including wheelchair users.
 - Create spaces within the centre (Cafe) that encourage social interaction and community events.
- 18.3 By considering these factors, the council ensures that the new centre not only provides a living breathing wellbeing hub, but also delivers broader social, economic, and environmental benefits to the community.

19. Land and Buildings / Asset Management Implications

19.1 The Cranbrook Leisure and wellbeing facility forms part of the Cranbrook Masterplan. Previous reports have outlined the strategic implications of this project.

20. Leisure Strategy Delivery Committee

20.1 The Leisure Delivery Forum received regular updates since April 2025 on the progress of the Cranbrook Leisure and Wellbeing Centre, part of Cranbrook Leisure, Health and Wellbeing project.

21. Digital and Data

21.1 No digital and data implications in this update report.

22. Consultation and Engagement

22.1 Public Consultation has been undertaken as set out within this and the previous report. This is an update only with no recommendations included.

23. Communications

23.1 No PR/Comms implications arising from the report which is for information only.

24. Next Steps

24.1 The team are now working to complete RIBA Stage 3. This design stage takes the project through Spatial Coordination Design, allowing the design to be tested, coordinated and more detailed costing undertaken. A Planning Application will be submitted in Summer 2026 allowing the team to progress into more detailed stages of design and costing.

24.2 In parallel with the design, a procurement exercise has been undertaken to appoint a Contractor under a two stage Design and Build procurement route. The first stage tender has been awarded and the Contractor is now working with the EDDC and Consultant Team under a Pre Construction Services Agreement. The latest developments are set out in the report.

25. Appendices

25.1 No appendices attached to this report.

26 Background Papers

26.1 Previous Forum updates (Since April 2025) that are in the public domain.

Proposed Report Sign Off process

Please make sure you have obtained the relevant sign off and the date completed before submitting your report to Democratic Services.

	Officer Name	Date requested	Date Completed
Legal & Governance	Monitoring Officer or Deputy Monitoring Officer		Required
Finance	Section 151 Officer or Deputy S151 Officer		Required
Communications	communications@eastdevon.gov.uk		If applicable
Digital and Data	digital@eastdevon.gov.uk		If applicable
Engagement	engagement@eastdevon.gov.uk		If applicable
HR	HR Lead		If applicable
Chief Executive	Chief Executive		If applicable
Director	Relevant Director		Required
Assistant Director(s)	Relevant Assistant Director(s)		Required
Cabinet Lead Member(s)	Relevant Lead Member (s)		Required
Executive Leadership Team	ELT	N/A	Required
Strategic Leadership Team	SLT	9 th June 2026	If applicable

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted